Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, July 26, 2017  
7:00 P.M.

Agenda

Salute to the Flag
Commencement Statement

General Rules
   Meeting will start at 7:00P.M.
   No applications will be heard after 09:30P.M.
   All persons testifying before the board must be sworn in.
   The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR ADOPTION

Zoning Board Minutes - Wednesday, June 28, 2017

RESOLUTIONS FOR MEMORIALIZATION

#172027C  
John & Ruth Massanova  
Bulk C Variance  
Block: 10201 Lot: 1.05

#172028C  
Dan Doyle  
Bulk C Variance  
Block: 3004 Lot: 2

#172030C  
Dian McCracken  
Bulk C Variance  
Block: 9502 Lot: 1
# APPLICATIONS FOR REVIEW

<table>
<thead>
<tr>
<th>Application #</th>
<th>Type of Application</th>
<th>Zoning</th>
<th>Lot Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>#172032C</td>
<td>Bulk C Variance</td>
<td>R3</td>
<td>Block: 5403 Lot: 2, Location: 94 Oak Ave., Blackwood</td>
</tr>
<tr>
<td>Daniel Geserick</td>
<td></td>
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</tr>
</tbody>
</table>

Lot coverage, a 20'x36' in-ground pool & assoc. concrete/pavers & 6' vinyl fence with setbacks

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<table>
<thead>
<tr>
<th>Application #</th>
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<th>Lot Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>#172036C</td>
<td>Bulk C Variance</td>
<td>R1</td>
<td>Block: 8601 Lot: 10, Location: 7 Eyres Pl, Somerdale</td>
</tr>
<tr>
<td>Rosemary Valentin</td>
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<td></td>
</tr>
</tbody>
</table>

2 sheds (10'x20'x11' & 10'x14'x10') with setbacks

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<table>
<thead>
<tr>
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<th>Zoning</th>
<th>Lot Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>#172038C</td>
<td>Bulk C Variance</td>
<td>R3</td>
<td>Block: 18310 Lot: 70, Location: 71 Mullen Dr, Sicklerville</td>
</tr>
<tr>
<td>Russ Prichard</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Permit a 90'x94' hot tub 1' from dwelling

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Meeting Adjourned
Chairman Bucceroni called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

Vice Chairman Simiriglio: Present
Mr. Bucceroni: Present
Mr. Scarduzio: Absent
Mrs. Chiumento: Present
Mr. Rosati: Present
Mr. Acevedo: Present
Mr. Treger: Present
Ms. Scully: Present
Mr. Rich Rosetti: Present (7:23 pm Arrival)
Chairman McMullin: Present

Chairman Bucceroni had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James Mellett, P.E., Churchill Engineering
Mr. Ken Lechner, Township Planner

MINUTES FOR ADOPTION

Zoning Board minutes for Wednesday June 14, 2017

A motion to approve the above mentioned minutes was made by Mr. Scarduzio and seconded by Mr. Chiumento.

Roll Call:

Mr. Bucceroni: Yes
Mr. Scarduzio: Yes
Mr. Rosati: Yes
Mr. Rosetti: Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#172026C
Poonam Kaushal
Bulk C Variance
Block: 1201 Lot: 14

#172022C
Gregory & JoAnn Mattia
Bulk C Variance
Block: 15607 Lot: 12

#172023C
John Bennett
Bulk C Variance
Block: 11507 Lot: 25

#172024C
Robert Mantusavage
Bulk C Variance
Block: 17502 Lot: 60

#172025C
Nick Louie
Bulk C Variance
Block: 19306 Lot: 3,10

A motion to approve the above mentioned resolutions was made by Mr. Scarduzio and seconded by Mr. Rosati.
Roll Call:

Mr. Bucceroni
Mr. Scarduzio
Mr. Rosati
Mr. Rosetti

Yes
Yes
Yes
Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#172027C
John & Ruth Massanova
Zoned: R2
Bulk C Variance
Block: 10201 Lot: 1.05
Location: 13 Royalty Lane, Laurel Springs
2nd garage 20' x 20' with setbacks S-10', F-45'; 15' x 25' above ground pool w/setback: F-32', 15' from dwelling.

Mr. Costa swears in John and Ruth Massanova.
Mr. Massanova states the 2nd garage is 10' with 15' x 25' above ground pool 32' from property line.
The lot is an irregular shape with an easement. The pole barn is 20' x 20' and is for storage of mowers, tools and other personal items.
Mr. Lechner states the variances are from the property line not on the easement. He suggests getting permission from the people who own the easement before Mr. Massanova builds the pool.
Mr. Costa states: if you build on the easement and they need to get to the storm water pipe; you will have to move the pool.
Mr. Bucceroni states the property could be MUA/storm water and there could be a pipe underneath the ground.
Mr. Massanova states he wonders if he moves the fence and then the pool, it may be easier to get permission.
In addition: the home is on the easement and the pool is an above ground pool, which is moveable. The patio is the easement too. No matter how I put the pool it touches the easement. The yard is all fenced in and he'll take care of it.
Mr. Massanova states he will move the fence and pool but it still won't be 50' from the property line.
Mr. Lechner discusses moving the fence so Mr. Massanova can move the pool off the easement.
*variance: fence 5' from front of house; this moves the fence off the easement.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

A motion to approve the above mentioned application was made by Mr. Scarduzio and seconded by Mr. Acevedo.

Roll Call:

Mr. Scarduzio
Mr. Rosati
Mr. Acevedo
Mr. Rich Rosetti
Chairman Bucceroni

Yes
Yes
Yes
Yes
Yes

Application Approved.

*Mr. McMullin is now present and taking over for Mr. Bucceroni.
#172028C
Dan Doyle
Zoned: R3
Bulk C Variance
Block: 3004 Lot: 2
Location: 22 Albert Rd., Glendora

Mr. Costa swears in Mr. and Mrs. Doyle.
Mr. Doyle states his back property is very small and the back left corner seemed to be the "normal" corner for the shed.
In addition they have a tree line to deal with. The shed will be for personal use.
Mr. Lechner states if you're closer than 5' you have to have a 1 hour fire rating for the interior/exterior of the shed, including the eaves.
Mrs. Doyle asks if every shed has to be insulated if it is less than 5' from the property line.
Mr. Costa asks if Mr. and Mrs. Doyle received a letter from the construction office.
Mrs. Doyle states: No.
Mr. Costa explains the construction dept. deals with building issues.
Mr. Lechner states: any shed over 100 sq. ft. that is closer than 5' from the property line has to be fire rated.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

A motion to approve the above mentioned application was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

Roll Call:

Mr. Bucceroni  Yes
Mr. Scarduzio  Yes
Mr. Rosati  Yes
Mr. Acevedo  Yes
Mr. Rich Rosetti  Yes
Chairman McMullin  Yes

Application Approved.

#172030C
Dan McCracken
Zoned: R3
Bulk C Variance
Location: 410 Orchard Ave., Somerdale
7' x 7' Upper Deck with setbacks R (1) - 9

Mr. Costa swears in Dan McCracken.
Mr. McCracken states they had a fire and the deck destroyed, it was also 16 yrs. old and not grandfathered in; 7' x 7'
upper deck.

Open to the public:
No Comments:

Open to Professionals:
No Comments:

A motion to approve the above mentioned application was made by Mr. Rosati and seconded by Mr. Acevedo.

Roll Call:
Mr. Bucceroni  Yes
Mr. Scarduzio  Yes
Mr. Rosati  Yes
Mr. Acevedo  Yes
Mr. Rich Rosetti  Yes
Chairman McMullin  Yes

Application Approved.

#172017SPW
John Connolly III
Zoned: NC
Site Plan Waiver/Use Variance
Block: 11901 Lot: 20.01
Location: 161 S. Black Horse Pike, Blackwood
Construct 80’ x 40 pole barn, relocate carports, storing landscaping trucks, trailers & personal vehicles.

Mr. Costa swears in Mr. John Connolly III and Mr. John Connolly Jr., Mr. Erik Littlehares, PE.
Mr. (John) Jack Connolly III states he was born and raised in Gloucester Township and now lives in Runnemede. He started his landscaping company in 1997. He doesn't have 1,000 trucks with no supervision. He has: 5 employees, boat and car collection, 5 trucks, 4 trailers, minimal traffic in and out of location, employees load up at 6am and leave. He would like to keep the property private and orderly. The largest truck he has is a F450 and 1/4 ton pick ups. The pole barn is only for storing his car and boat collection (80’ x 40’). Mr. Connolly III is not looking to make a mess in the neighborhood.

Mr. Connolly Jr. states: They are consistent with the master plan; the pole barn is for storage only and will aesthetically complement the area. The proposed use will continue the status quo. A stockade fence will hide the trucks and equipment. The property will be kept neat and clean.

Mr. Lechner asks about the hours of operation.
Mr. Connolly Jr. states about 6am to 6pm.
Mr. Connolly III states they could be done with work anytime between 3pm and 7pm, depending on the difficulties of the day and weather during the week. There will not be any office on the property or bins of mulch or stone. They plan to store 4 plows for the trucks, ground maintenance equipment, weed wackers, mowers; etc will be stored in garage up front. The car ports will be used for snow plows. They will buy stone/mulch/organizer as they need it and it will be delivered to the work site. There will be no storage on this site.

Mr. Costa asks if they plan on expanding the business and adding trucks.
Mr. Connolly III states he has 5 trucks and 4 trailers and they have served him well for the past 14 years.
Mr. Costa clarifies 5 trucks and 4 trailers.
Mr. Connolly III states “yes”.
Mr. Lechner asks what is in the garage.
Mr. Connolly III states just electric.
Mr. Lechner asks if there are going to be Porto potties.
Mr. Connolly III states: “no”.
Mr. Connolly III states they only have 2 or 3 bags of trash they put at the curb.
Mr. Lechner asks the color of the barn and if it will have aluminum roof.
Mr. Connolly III states it will be blue/tan or green/tan.
Mr. Lechner asks if the roof line will be visible from the street.
Mr. Littlehares (PE) states with the 5’ grade the current garage in front, the majority of the roof line will not be visible from the street.
Mr. Lechner states the town has plans (re-development) from the Meadows Diner to the Premium Outlets.
Mr. Mellett asks if the garage and loading will be behind the fence.
Mr. Connolly III states “yes”.
Mr. Mellett inquires about employees.
Mr. Connolly III states the 5 employees come in 2 cars.
Mr. Rosati asks if they will be storing fuel on the property.
Mr. John Connolly III states “no”.
Mr. Rosati asks if it will be a 7 day a week business.
Mr. Connolly III states: they try not to work 7 days a week and they are closed between December and March unless there is a snow storm.
Mr. Lechner asks about the lighting.
Mr. Connolly Jr. states there are flood lights on the existing garage. They don’t want to bring a lot of attention brought to this property. Lights will be on the current garage to the back.
Mr. Lechner states there will not be a trash enclosure but the fence on either side of the garage is old.
Mr. Connolly III states the stockade fence will be replaced if in poor condition. They will install a gate with a bolt and chain. The fence will be landscaped and signed. An evergreen buffer with Leyland cypress will be used for landscaping.

Mr. Bucceroni asks for a timeline on the driveway.
Mr. Connolly III states within a year and hopefully the pole barn will be built in the fall.
Mr. Costa states the driveway will be completed by 6/18/2018.
Mr. Connolly III states “yes, that’s fine”.
Mr. Lechner states the CO for the pole barn will be conditioned to landscaping being complete.
Mr. Connolly III states the landscaping will be done by October to December long before a CO will be needed.
Mr. Mellett discusses storm water.
Mr. Littlehaes states there will be a French drain on the pole barn and the grading will be from front to back.
Mr. Mellett suggests checking the wetlands and waterway buffers that are near the property.
Mr. Littlehaes states the LOI was done when the used car lot was there and there are no buffers on this property.
Mr. Mellett discusses the absence of a sidewalk on either side of the property. The driveway must be a minimum of 24’ and portions of this driveway are 18’.
Mr. Littlehaes states it narrows to 20’ in the middle but with no parking it should be sufficient.
Mr. Mellett worries about the stabilization of the rear property.
Mr. Connolly III states there will be a 3/4” stone driveway at that point and there will be no commercial vehicles w/in 100’ of the rear property; it is for car storage only.

PUBLIC PORTION:

Mr. Keith Kemery: 159 S. Black Horse Pike
Mr. Kemery lives on lot 20 on left; his property goes to the creek and wraps around the back of Mr. Connolly’s property. He has spoken to Mr. Connolly about the storage garage and understands the commercial vehicle usage. He has no objections because it is generally a quiet business. His home is 110 yrs. old and wouldn’t want anything to happen to hurt the home. Mr. Kemery understands about the driveway, there will be no interference issues for himself.

Mr. Costa states: this is not a re-zoning; it is only a use variance and the resolutions will have the conditions, which are:
- pole barn is for private storage only
- business 5 trucks open from 6 am to 6 pm.
Mr. Lechner discusses black coated vinyl on the chain link fence with Mr. Connolly and Mr. Kemery.
Mr. Kemery states “I’m sure it will be nice”.
Mr. Connolly is nervous about his resolution stating 6 am to 6 pm time frame because it’s still light out at 8 pm and if they get behind or run into a problem on a job site, 6 pm may not be accurate.
Mr. Costa suggests 6 am to 8 pm
Mr. Connolly discusses snow removal with Mr. Costa and Mr. Lechner briefly.

A motion to approve the above mentioned application was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

Mr. Bucceroni
Mr. Scarduzio
Mr. Rosati
Mr. Acevedo
Mr. Rich Rosetti
Chairman McMullin

Application Approved.
A motion to Adjourn was made by Mr. Acevedo and seconded by Mr. Rosetti.

Respectfully Submitted, Jean Gomez, Recording Secretary.
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172027C
John Massanova
Block 10201, Lot 1.05

WHEREAS, John Massanova is the owner of the land and premises located at 13 Royalty Lane in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a second detached garage 20' x 20' where only one is permitted and side wall height 10' instead of 9' and a 15' x 25' above ground pool 32' from the front property line instead of the required 50' for the property located upon Block 10201, Lot 1.05, as shown on the Official Map of the Township of Gloucester, located in a R-2 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 28, 2017 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, John Massanova is the owner of the land and premises located at 13 Royalty Lane in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 10201, Lot 1.05, on the Official Tax Map of the Township of Gloucester, located in an R-2 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has an irregular shaped lot and this is the only location for the pool. The 20x20’ garage is for personal use only and the applicant agreed that the pool will be outside the easement.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a shed 1’ from the side property line, the Board voted six (6) in favor, none(0) against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 28th day of June 2017, the applicant John Massanova is hereby granted the aforesaid variances for the property located upon Block 10201, Lot 1.05 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Mike Acevedo  Yes
Kevin Bucceroni  Yes
Andy Rosati  Yes
Carmen Scarduzzio  Yes
Richard Rosato  Yes
Jay McMullin  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 26th day of July, 2017.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172028C
Dan Doyle
Block 3004, Lot 2

WHEREAS, Dan Doyle is the owner of the land and premises located at 22 Albert Road in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a residential tool shed 1' from the side property line instead of the required 5' for the property located upon Block 3004, Lot 2, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 28, 2017 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Dan Doyle is the owner of the land and premises located at 22 Albert Road in the Glendora section of Gloucester Township, New Jersey, as shown on Block 3004, Lot 2, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he has a small corner lot and wants to follow the tree line. The applicant agreed to an 1 hour fire rating for the shed and it is for personal use only.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a shed 1’ from the side property line, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 28th day of June 2017, the applicant Dan Doyle is hereby granted the aforesaid variance for the property located upon Block 3004, Lot 2 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Mike Acevedo  Yes
Kevin Bucceroni  Yes
Andy Rosati  Yes
Carmen Scarduzio  Yes
Richard Rosato  Yes
Jay McMullin  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 26th day of July, 2017.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172030C
Diana McCracken
Block 9502, Lot 1

WHEREAS, Diana McCracken is the owner of the land and premises located at 410 Orchard Avenue in the Somerdale section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 7' x 7' deck 27' from the rear property line instead of the required 30' for the property located upon Block 9502, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 28, 2017 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Diana McCracken is the owner of the land and premises located at 410 Orchard Avenue in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 9502, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.
4. After being sworn, the applicant testified she had a fire and is replacing the deck in the exact same location.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a shed 1' from the side property line, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 28th day of June 2017, the applicant Diana McCracken is hereby granted the aforesaid variance for the property located upon Block 9502, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Mike Acevedo      Yes
Kevin Bucceroni  Yes
Andy Rosati       Yes
Carmen Scarduzzio Yes
Richard Rosato    Yes
Jay McMullin      Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin         Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 26th day of July, 2017.

Ken Lechner, Secretary

Prepared by:
ANthony p. costa, Esquire
TO: Zoning Board of Adjustment  
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner  
Department of Community Development & Planning  
RE: APPLICATION #17032C  
Daniel Geserick  
94 Oak Avenue  
BLOCK 5403, LOT 2  
DATE: June 29, 2017  

The Applicant requests approval to install a 20' x 36' in-ground swimming pool and associated concrete/pavers and six (6) foot high vinyl fences within the R-3 Residential District as indicated on the attached sketch.  

I. **ZONING INFORMATION**  

R-3 ZONE REQUIREMENTS:  

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>±17,154 sf&lt;sup&gt;1&lt;/sup&gt;</td>
<td>yes</td>
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<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>197.62 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>100 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±13.4%&lt;sup&gt;1&lt;/sup&gt;</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±54.2%&lt;sup&gt;1&lt;/sup&gt;</td>
<td>no*</td>
</tr>
</tbody>
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Principal Building Minimum Yard Depths and Height Limitations  

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Front yard (dwelling)</td>
<td>30 ft.</td>
<td>29.60 ft.</td>
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<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>±53 ft. / ±68 ft.</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>±38 ft.</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>&gt; 25%</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
</tr>
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**RESIDENTIAL SWIMMING POOL REQUIREMENTS**  

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (apron)&lt;sup&gt;2&lt;/sup&gt;</td>
<td>30 ft.</td>
<td>±24 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Side yard (apron)&lt;sup&gt;2&lt;/sup&gt;</td>
<td>10 ft.</td>
<td>5 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Side yard (apron)&lt;sup&gt;2&lt;/sup&gt;</td>
<td>10 ft.</td>
<td>&gt; 10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (apron)&lt;sup&gt;2&lt;/sup&gt;</td>
<td>10 ft.</td>
<td>&gt; 10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Distance from dwelling and garage</td>
<td>10 ft.</td>
<td>&gt; 10 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

<sup>1</sup> = Scaled data.  
<sup>2</sup> = Inground swimming pool setback is measure from apron.  
enc = Existing nonconformance.  
n/a = not applicable.  
* = Variance required.  

**Variance Expiration:** The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.
II. VARIANCE COMMENTS

The application requires the following variances from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

§405.F, Area, Yard, Height and Building Coverage
1. Lot Coverage: (±54.2% provided v. 40% maximum allowed).

§422.K, Residential Swimming Pools and Cabana
2. Front Yard: (±24 ft. provided v. 30 ft. min. required).
3. Side Yard: (5 ft. provided v. 10 ft. min. required).

§425.C, Other Height Restrictions
4. To install a six (6) foot high vinyl fence ten (10) feet from the property line along Oak Avenue (20 ft. minimum required).

POSITIVE CRITERIA ("C1" and "C2" variances)
5. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested setback variance:
   a. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
   b. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

NEGATIVE CRITERIA
The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis 40:55D-70).

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F to permit a lot coverage of approximately fifty four and two tenths (54.2) percent (40% maximum allowed), Section 422.K(2) to permit an in-ground swimming pool apron approximately twenty four (24) feet from the front property line (30 ft. minimum required) and five (5) feet from the side property line (10 ft. minimum required), and Section 425.C to install six (6) foot high vinyl fence ten (10) feet from the front property along Oak Avenue (20 ft. minimum required).

IV. RECOMMENDATIONS

I have no further comments regarding this application at this time; however, reserve the right to provide additional comments during the public hearing to advance the planning process.

cc: Daniel Geserick
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers

APPLICATION #172032C
Daniel Geserick
94 Oak Avenue
BLOCK 5403, LOT 2
**TOWNSHIP OF GLOUCESTER**

Chews-Landing Clementon Road at Hider Lane  
P.O. Box 8 Blackwood, NJ 08012  
(856) 374-3512 Planning  (856) 374-3512 Zoning  (856) 232-6229

---

**For Office Use Only**  
Taxes Paid [Yes/No] (Initial)  
Fees [ ]  
Project # [ ]

---

1. Applicant

<table>
<thead>
<tr>
<th>Name</th>
<th>DANIEL GESERICK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>94 OAK AVENUE</td>
</tr>
<tr>
<td>City</td>
<td>BLACKWOOD</td>
</tr>
<tr>
<td>State, Zip</td>
<td>NJ, 08012</td>
</tr>
<tr>
<td>Phone</td>
<td>(856) 689-4097</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:draq22@yahoo.com">draq22@yahoo.com</a></td>
</tr>
</tbody>
</table>

2. Owner(s) (List all Owners)

<table>
<thead>
<tr>
<th>Name(s)</th>
<th>DANIEL GESERICK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>94 OAK AVENUE</td>
</tr>
<tr>
<td>City</td>
<td>BLACKWOOD</td>
</tr>
<tr>
<td>State, Zip</td>
<td>NJ, 08012</td>
</tr>
<tr>
<td>Phone</td>
<td>(856) 689-4097</td>
</tr>
</tbody>
</table>

---

3. Type of Application. Check as many as apply:

- [ ] Informal Review
- [ ] Minor Subdivision
- [ ] Preliminary Major Subdivision
- [ ] Final Major Subdivision
- [ ] Minor Site Plan
- [ ] Preliminary Major Site Plan
- [ ] Final Major Site Plan
- [ ] Conditional Use Approval
- [ ] General Development Plan
- [ ] Planned Development
- [ ] Interpretation
- [ ] Appeal of Administrative Officer's Decision
- [ ]Bulk "C" Variance
- [ ] Use "D" Variance
- [ ] Site Plan Waiver
- [ ] Rezoning Request
- [ ] Redevelopment Agreement

---

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
</tbody>
</table>

5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership

<table>
<thead>
<tr>
<th>Name of Attorney:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Firm:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>State, Zip:</td>
<td></td>
</tr>
<tr>
<td>Phone: ( ) - ( )</td>
<td>Fax: ( ) - ( )</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

---

1 of 4
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Daniel Geserick</th>
<th>Name: Walter H. MacNamara Assoc., Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 94 Oak Avenue</td>
<td>Address: 818 Madison Ave.</td>
</tr>
<tr>
<td>Profession: Senior Network Engineer</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Blackwood</td>
<td>City: Collingswood</td>
</tr>
<tr>
<td>State, Zip: NJ, 08012</td>
<td>State, Zip: NJ, 08108</td>
</tr>
<tr>
<td>Phone: (609) 691-4979 Fax: ( )</td>
<td>Phone: (856) 554-5229 Fax: ( )</td>
</tr>
<tr>
<td>Email: <a href="mailto:dcgezz@yahoo.com">dcgezz@yahoo.com</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address: 94 Oak Avenue | Block(s): 5403 |
| Tract Area: | Lot(s): 2 |

8. Land Use:

| Existing Land Use: Residential |
| Proposed Land Use (Describe Application): Please see attached typed notes, pages A1-A4 |

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots:</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots:</td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>□ Cooperative</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>□ Condominium</td>
</tr>
<tr>
<td></td>
<td>□ Rental</td>
</tr>
<tr>
<td></td>
<td>(If yes, attach copies)</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

| □ Public Water | □ Public Sewer | □ Private Well | □ Private Septic System |

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
### 13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td>10</td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td>VINYL</td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td>6 ft</td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Pool Requirements

- **Setback from R.O.W.**
  - **Setback from R.O.W.1**
  - **Setback from R.O.W.2**
- **Setback from property line 1**
- **Setback from property line 2**
- **Distance from dwelling**
  - Distance = measured from edge of water.
  - Setback = Measured from edge of pool apron.

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Shed Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>Shed area</td>
</tr>
<tr>
<td>Garage height</td>
<td>Shed height</td>
</tr>
<tr>
<td>Number of garages</td>
<td>Setback from R.O.W.1</td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td>Setback from R.O.W.2</td>
</tr>
<tr>
<td>Number of stories</td>
<td>Setback from property line 1</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 2</td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:

- **Number of parking spaces required:**
- **Number of parking spaces provided:**
- **Number of loading spaces required:**
- **Number of loading spaces provided:**

### 15. Relief Requested:

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

**NOTE:** If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

### 16. Signature of Applicant

[Signature of Applicant]

[Date: 5/25/17]

[Signature of Co-applicant]

[Date]
17. Consent of Owner(s):

I, the undersigned, being the owner(s) of the lot or tract described in this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach a resolution authorizing application and officer signature).

Date: 5/13/17
Signature: [Signature]

Sworn and Subscribed to before me this 30 day of May, 2017 (Year).

Print Name: Michele Lyn Treger
State of New Jersey
My Commission Expires October 1, 2018


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
C. Is this application for approval on a site or sites for commercial purposes?
D. Is the applicant a corporation?
E. Is the applicant a limited liability corporation?
F. Is the applicant a partnership?

IF YES TO ANY OF THE ABOVE:
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

Signature of Applicant: Daniel Geseck
Print Name: [Signature]

Date: 5/30/17

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 11/24/2009, shows and discloses the premises in its entirety, described as Block 5403 Lot 1/2/3, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey, Sworn and subscribed to County of Camden:
Michele Lyn Treger of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Date: 5/20/17

Name of property owner or applicant: Michele Lyn Treger
Print Name: [Signature]
State of New Jersey
My Commission Expires October 1, 2018
94 Oak Avenue
Geserick Residence
Proposed Pool and Fence Variance

Notes copied from drawing (for easier reading)

*Each letter listed below matches up with letter on drawing for easy reference.

**A** - *New concrete and/or paver patio area around pool and house
**Majority of this area is old asphalt or brick walkway now and will either be replaced with new concrete or pavers or grass. Dark shaded areas represent where new concrete / pavers will go. Rough overall dimensions are 39' x 66' measured on an angle at the widest overall points.*

**B** - *Existing 11' x 10' Concrete pad to be removed. This was for old shed that was removed a long time ago.
**NOT REPLACING**

**C** - *New 6 ft high vinyl fence at front and left side of property. Front fence line will be approx. 10 ft from front property line
Front setback - 10ft
Side setback - 0ft
*Note - A small part of the existing fence on the left side of the house will be removed and replaced by the new fence.*
D - *Existing old asphalt driveway 'D1' being removed and replaced with combination of grass and concrete patio area around pool
*Will use other driveway on right side of house for parking
**Lightly shaded area represents old driveway areas that will not be replaced.

E - *Main sewer drain for the house runs underneath existing driveway. Drain is going to be replaced and moved a few feet closer to home before construction of pool begins

F - *Existing brick porches being removed and replaced with new concrete or paver porch at 3 locations:

(P1) right side porch - approx. 9' x 27'
    *This porch will have wheelchair accessible ramp.

(P2) front entry porch - approx 12' x 13'

(P3) left side porch - approx. 7' x 14'

**New Front entry porch (P2) will be approx. 18'-6" from front property line
(Front setback - 18'-6"

G - *Existing concrete & Slate walkway
Replacing with new concrete and/or pavers keeping similar shape and layout
Pathway is approx. 4' wide x 41' long in one direction and 30' long overall in other direction.
**H** - *Will be extending current asphalt driveway on right side of house as shown. Will either use asphalt or replace with concrete. Existing asphalt will either be repaired or replaced. Extended driveway area will be approx. 65' x 47' overall*

**I** - *Existing Chain link fence will remain at rear and right side of property*

**J** - *New 6 ft high vinyl fence with gate at rear of house (2 locations) 1st section is approx 37' long 2nd section is approx 11' long*

**K** - *New Inground pool to be installed where shown. Overall dimensions of pool are 20' x 36' at waterline and 26' x 42' including apron (3 ft concrete walkway around perimeter) Front setback - 24' from pool apron / 27' from water line Side setback - 5' from pool apron / 8' from water line Distance from house to water line - 22' Distance from house to pool apron - 25' Distance from garage to water line - 13' Distance from garage to pool apron - 10'*

**L** - *New Concrete or paver patio next to pool Approx. 29' x 13' overall*
M - Calculations regarding Impervious Surface area
Total area of lot including buildings: 17,213 sq ft
less Detached Garage footprint: - 1,113 sq ft
less House footprint: - 1,181 sq ft
Total Area without building structures: 14,919 sq ft

Total impervious areas: 5,823 sq ft
Percentage of impervious area: 5,823 / 14,919 = 39% impervious
**See separate page of notes for more info regarding impervious calculations. Could not fit all notes on this drawing.

M - continued (these notes did not fit on the drawing)
*Calculations regarding Impermeable Surface area - continued
Impervious Areas which will remain after changes shown in drawing:
Total square footage includes the following:
- Asphalt driveway 'D2' (existing asphalt plus additional area)
- Asphalt driveway 'D3' (staying as is - no changes)
- Three porches (P1, P2 & P3)
- Concrete walkway at front of house leading up to front porch (either staying as is or replacing with new concrete)
- New Concrete / Paver patio areas around pool
- Pool apron (3 ft concrete walkway surrounding pool)

*Note: Existing Asphalt driveway 'D1' is not included in this total because it is being removed.

Total for items above: 5,823 sq ft
Percentage of impervious area: 5,823 / 14,919 = 39% impervious

**Note - Total surface area of water in pool (558 sq ft) was not included in the above total. If that needs to be included in the "impervious" area total, then percentage of impervious area would increase to 42.7% (6,381 / 14,919 = 42.7%)
BEING LOTS 1, 2 & 3, BLOCK 5403, TAX MAP, GLOUCESTER TWP.

Richard S. Humphries
P.L.S. N.J. LIC. 34859
DATE OF SURVEY Nov. 24, 2009

Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
Certificate of Authorization 24GA28052300
813 Haddon Ave., Collingswood, NJ 08108

Survey of Premises

W.94 Oak Avenue
Township of Gloucester
Camden, Co. New Jersey
856-854-5229
Scale — 1" = 30' 44.1-16

Daniel G. Becker
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for
TO BANX, N.A., ITS SUCCESSEES & ASSIGNS.
SURETY TITLE CORPORATION

TO any Incumbent of Title relying hereon and any other party in interest.
In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any interest of title to insure the title to the lands and premises shown hereon. Responsibility limited to current transaction.
Being Lots 1, 2 & 3, Block 5403, Tax Map, Gloucester Twp.

MERS (MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.) Solely as Nominee For TD Bank, N.A., Its Successors and/or Assigns

SURETY TITLE CORPORATION

Daniel Geserick

Walter H. Macnamara Assoc., Inc.
To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: Melissa & Daniel Geserick
Address: 94 Oak Ave Blackwood NJ 08012
Block: 5403 Lot: 2

If you have any questions, please feel free to contact the tax office at 856-228-4000.

5-4-17

Date

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Cumberland County

Printed on recycled paper
Application #172032C  Block: 5403  Lot: 2

☒ Plans as shown along with available information do not reveal any anticipated traffic problems.

☐ Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.

☐ Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.

☐ Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

☐ Other

Received
JUN 19 2017

Reviewed By: ☒ Lt. Jason Gittens #134
Signature: ________________________________ Date Submitted: Friday June 16th, 2017
TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT TRANSMITTAL

DATE: June 1, 2017

LOCATION: Daniel Geserick
94 Oak Avenue, Blackwood, NJ 08012

TRANSMITTAL TO:

0 Camden County Planning
0 Township Engineer
0 Zoning Planner
0 Taxes & Tax Assessor
0 Aqua Water Co.
0 New Jersey America
0 Fire Districts 1, 2, 3, 4, 5, 6

APPLICATION NO. 172032 C
Block: 5403 Lot: 2
Zoned: R3

STATUS OF APPLICATION:
0 New Application: Bulk C - Inground Pool & Fence

PURPOSE OF TRANSMITTAL:
0 For your Review by JUNE 15, 2017

☐ 1 Copy - Surveys, pictures, specifications
☐ 1 Copy - Revised Minor Subdivision/Deeds
☐ 1 Copy - Fresh Water Wetlands Statement/Ordinance Relief
☐ 1 Copy - Aerial Map Exhibit/Boundary & Topographic Survey
☐ 1 Copy - Certification from Tax Assessor - New Lot Numbers
☐ 1 Copy - Minor Subdivision/Legal Descriptions/Access & Road Easements
☐ 1 Copy - Stormwater Management Report
☐ 1 Copy - Traffic Impact Study
☐ 1 Copy - Plan of Survey & Topography

W/o Comment

REVIEWED
APPROVED
FIRE DISTRICT 2
DATE: 6-6-17
FIRE OFFICIAL:
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #172032C  
Daniel Geserick  
94 Oak Avenue, Blackwood, NJ 08012  
Block 5403, Lot 2

Gentlemen:

In response to your transmittal regarding the above application, approval of the pool will have no effect on the sanitary sewer system.

However, the Authority needs to approve the plans of the new sewer drain location PRIOR to construction. And after construction, the sewer line must be inspected by the Authority.

Should you have any further questions, please feel free to contact me.

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

[Signature]

Raymond J. Carr  
Executive Director

RJC: mh
Date: June 13, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Daniel Geserick

Site: 94 Oak Ave Blackwood, NJ 08012

Block: 5403 Lot: 2

Application #: 172032C

1. Existing chain link fence, if allowed to remain must comply with the current pool code.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT TRANSMITTAL

DATE: June 1, 2017

APPLICATION NO. 172032C
Block: 5403 Lot: 2

LOCATION: Daniel Geserrick
94 Oak Avenue, Blackwood, NJ 08012

Escrow: #172032C
Zoned: R3

TRANSMITTAL TO:

☐ Camden County Planning
☐ Township Engineer
☐ Zoning Planner

☐ Taxes & Tax Assessor
☐ Aqua Water Co.
☐ New Jersey America
☐ Fire District: 1,2,3,4,5,6

☐ MUA
☐ Construction
☐ Traffic/Police

STATUS OF APPLICATION:

☐ New Application: Bulk C-- Inground Pool & Fence

PURPOSE OF TRANSMITTAL:

☐ For your Review by JUNE 15, 2017

☐ 1 Copy - Surveys, pictures, specifications
☐ 1 Copy - Revised Minor Subdivision/Deeds
☐ 1 Copy - Fresh Water Wetlands Statement/Ordinance Relief
☐ 1 Copy - Aerial Map Exhibit/Boundary & Topographic Survey
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☐ 1 Copy - Minor Subdivision/Legal Descriptions/Access & Road Easements
☐ 1 Copy - Stormwater Management Report
☐ 1 Copy - Traffic Impact Study
☐ 1 Copy - Plan of Survey & Topography

Note: Existing Chain Link Fence, it allowed to remain must comply with the current pool code.
TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT TRANSMITTAL

DATE: June 1, 2017

LOCATION: Daniel Geserick
94 Oak Avenue, Blackwood, NJ 08012

APPLICATION NO. 172032C
Block: 5403 Lot: 2

TRANSMITTAL TO:
O Camden County Planning
O Township Engineer
O Zoning Planner

O Taxes & Tax Assessor
O Aqua Water Co.
O New Jersey America
O Fire District: 1,2,3,4,5,6

STATUS OF APPLICATION:
O New Application: Bulk C--Inground Pool & Fence

PURPOSE OF TRANSMITTAL:
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☐ 1 Copy - Minor Subdivision/Legal Descriptions/Access & Road Easements
☐ 1 Copy - Stormwater Management Report
☐ 1 Copy - Traffic Impact Study
☐ 1 Copy - Plan of Survey & Topography

Only issue would be so much area of impervious coverage. I would be concerned about how & where water runoff would be so it does not affect this or other properties, or pond in the street.

Assessor 6/6/17
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #172036C
Rosemary Valentin
7 Eyres Place
BLOCK 8601, LOT 10
DATE: June 29, 2017

The Applicant requests approval for two sheds 10' x 14' and 10' x 20' within the R-3 Residential District as indicated on the sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>9,375 sf</td>
<td>9,375 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>75 ft.</td>
<td>80 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>125 ft.</td>
<td>125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>±16.5%¹</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>40%</td>
<td>±25.8%¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>30 ft.</td>
<td>30.43 ft.</td>
<td>n/a</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>±11 ft. / 12.90 ft.</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>±72 ft.</td>
<td>n/a</td>
</tr>
<tr>
<td>Useable Yard Area (min.)</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Height (max.)</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

¹ = Scaled data.
<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>§422.L, RESIDENTIAL TOOL SHED</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shed area (max.)</td>
<td>168 sf</td>
<td>140 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Shed area (max.)</td>
<td>168 sf</td>
<td>200 sf</td>
<td>no*</td>
</tr>
<tr>
<td>Number (max.)</td>
<td>1</td>
<td>2</td>
<td>no*</td>
</tr>
<tr>
<td>Maximum shed height (max.)</td>
<td>12 ft.</td>
<td>≤ 11 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft.</td>
<td>&gt; 10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>N.P.</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.) – 10’ x 14’ shed</td>
<td>5 ft.</td>
<td>2 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Rear yard (min.) – 10’ x 200’ shed</td>
<td>5 ft.</td>
<td>4 ft.</td>
<td>no*</td>
</tr>
</tbody>
</table>

N.P. = Not Permitted.

* = Variance required.

Variance Expiration: The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.

II. VARIANCE COMMENTS

The application requires the following variances from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

§422.L, Residential Tool Shed

1. Shed Area: (200 sf provided v. 168 sf maximum allowed).
2. Number: (2 provided v. 1 maximum allowed).
3. Side yard: (2 ft. provided v. 5 ft. minimum required).
4. Rear yard: (4 ft. provided v. 5 ft. minimum required).

POSITIVE CRITERIA ("C1" and "C2" variances)

5. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested variance:
   a. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
   b. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

NEGATIVE CRITERIA

The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis 40:55D-70).
III. **NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

_from Section 422.L, Residential Tool Shed to permit a shed two hundred (200) square feet (168 sf maximum allowed), two (2) sheds (1 maximum allowed), two (2) feet from the side property line and four (4) feet from the rear property line (5 ft. minimum required)._ 

IV. **RECOMMENDATIONS**

I have no further comments regarding this application at this time; however, reserve the right to provide additional comments during the public hearing to advance the planning process.

**cc:** Rosemary Valentin  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers
TOWNSHIP OF GLOUCESTER
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning   (856) 374-3512 Zoning   (856) 232-6229

For Office Use Only
Submission Date: Application No: \[H12036C\]
□ Planning Board  X Zoning Board of Adjustment
Taxes Paid: Yes/No \[\checkmark\] (Initial)
Fees: \[\$0\] Project #: \[11501\]
Escr 1500  Esr. #: 11501

1. Applicant
Name: Rosemary Valentin
Address: 7 Tepes Place
City: Somerdale
State, Zip: NJ 08083
Phone: (609) 784-3044 Fax: (_ ) (_)
Email: 856-371-1916

2. Owner(s) (List all Owners)
Name(s): __________________________
Address: __________________________
City: __________________________
State, Zip: _______________________
Phone: ( ) ( ) Fax: ( ) ( )

3. Type of Application. Check as many as apply:
□ Informal Review 2
□ Minor Subdivision
□ Preliminary Major Subdivision 2
□ Final Major Subdivision
□ Minor Site Plan
□ Preliminary Major Site Plan 2
□ Final Major Site Plan
□ Conditional Use Approval 2
□ General Development Plan 2

□ Planned Development 2
□ Interpretation 2
□ Appeal of Administrative Officer's Decision
□ Bulk "C" Variance 2
□ Use "D" Variance 2
□ Site Plan Waiver
□ Rezoning Request
□ Redevelopment Agreement

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JUN 14 2017

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>R1</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>ER</td>
<td>R1</td>
<td>R4</td>
<td>GCR</td>
<td>CR</td>
<td>BP</td>
<td>G-RD</td>
<td>LP-1</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>WP</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>LP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership

Name of Attorney: __________________________
Address: __________________________
City: __________________________

Firm: __________________________
State, Zip: _______________________
Phone: ( ) ( ) Fax: ( ) ( )
Email: __________________________
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name</th>
<th>Name: Frank Maiase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>23 Wesickaman Dr</td>
</tr>
<tr>
<td>Profession</td>
<td>Contractor</td>
</tr>
<tr>
<td>City</td>
<td>Shamong</td>
</tr>
<tr>
<td>State, Zip</td>
<td>NJ 08088</td>
</tr>
<tr>
<td>Phone</td>
<td>856 470 5786</td>
</tr>
<tr>
<td>Email</td>
<td>Maiase Construction @ outlook.com</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address</th>
<th>JEVRE Place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area</td>
<td></td>
</tr>
<tr>
<td>Block(s)</td>
<td>8601</td>
</tr>
<tr>
<td>Lot(s)</td>
<td>10</td>
</tr>
</tbody>
</table>

8. Land Use:

| Existing Land Use:   | RESIDENTIAL |
| Proposed Land Use (Describe Application): | 2 sheds |
| 1. 10 x 20 x 11 |
| 2. 10 x 14 x 10 |
| 3. 5'6" x 4' |
| 4. Brick patio - 3' |
| 5. 5'2" x dwelling 18'6" |

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots:</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td></td>
<td>□ Cooperative</td>
</tr>
<tr>
<td></td>
<td>□ Condominium</td>
</tr>
<tr>
<td></td>
<td>□ Rental</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>□ No □ Yes</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>□ No □ Yes</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

- □ Public Water
- □ Public Sewer
- □ Private Well
- □ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
### 13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td>-dwelling-</td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool apron</td>
<td></td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Shed Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>Shed area</td>
</tr>
<tr>
<td>Garage height</td>
<td>Shed height</td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
<td></td>
</tr>
</tbody>
</table>

### 15. Relief Requested:

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

**NOTE:** If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

### 16. Signature of Applicant

**Rosemary Valentine**  
Signature of Applicant  
6/13/2017  
Date

---

Signature of Co-applicant  
Date

---

3 of 4
17. Consent of Owner(s):
I, the undersigned, being the owner(s) of the lot or tract described in this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach a resolution authorizing application and officer signature).

Date: 6-13-17

Signature: Rosemary Valentin

Print Name: Rosemary Valentin

Sworn and Subscribed to before me this 13 day of June 2017 (Year).

Signature: Rosemary Valentin

Complete each of the following sections:
A. Is this application to subdivide a parcel of land into six or more lots?
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
C. Is this application for approval on a site or sites for commercial purposes?
D. Is the applicant a corporation?
E. Is the applicant a limited liability corporation?
F. Is the applicant a partnership?

IF YES TO ANY OF THE ABOVE:
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

IF YES:
List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

Signature of Applicant: Rosemary Valentin

Print Name: Rosemary Valentin

19. Survey waiver certification:
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 3/26 shows and discloses the premises in its entirety, described as Block 100 Lot 4.1, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

MICHAEL LYNCH, of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant: Rosemary Valentin

Sworn and subscribed to On this 13 day of June 2017 before the following authority.

MICHAELETHESS
ID # 2439103
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018
NOTE: Under and subject to all conditions, restrictions and assessments of record, where applicable.
Meridian = DEED BASE

- REBAR/IRON PIPE SET
- CONCRETE MONUMENT SET

N/F OWENS CORNING FIBERGLASS CORP.

N 55° 50' 20" W 75.00'

LOT 11, T.M.
AN LOT 4.5

LOT 10, BLOCK 8601 TAX MAP

LOT 10, BLOCK 8601 TAX MAP

PLAN LOT 4.4

LOT 9, T.M.
PLAN LOT 4.3

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BY 418036C

EYRES PLACE 50' WIDE

BI-LEVEL BRICK & FRAME DWELLING NO. 7

BRICK PATIO

18.41'

32'

202.61'

P.O.B./CABLE BOX ON CORNER

CHEMS LANDING - SPINOSALE
ROAD 48 FROM C

12.40'

SURVEY OF PREMISES

NO. 7 EYRES PLACE
Rear of Both Sheds
To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: Rosemary Valentin
Address: 7 Cypress Place
Block: 8601 Lot: 10

If you have any questions, please feel free to contact the tax office at 856-228-4000.

Date 6/1/17

Gloucester Township Tax Collector

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JUN 14 2017
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 14, 2017
APPLICATION No. #172036C
APPLICANT: ROSEMARY VALENTIN
PROJECT No. 11507
BLOCK(S): 8601 Lot(S): 10
LOCATION: 7 EYRES PL, SOMERDALE, NJ 08083

TRANSMITTAL TO:
☐ Township Engineer
☐ Zoning Board Planner
☐ Camden County Planning Board
☐ Traffic Officer
☐ N.J. American Water Co.
☐ Aqua N.J. Water Co.
☐ Taxes
☐ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 123456

STATUS OF APPLICATION:
☐ New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☐ For Your Review.
☐ For Your Files.
☐ Please Forward Report by JUNE 26, 2017

ENCLOSED:
☐ 2 Copies - Minor Subdivision Plat, 2 County Apps, 1 Twp. App.
☐ 1 Copy - Minor Site Plan
☐ 1 Copy - Minor Subdivision Plat
☐ 3 Copies - Preliminary, Site Plan, 2 County Apps and 1 Twp. App.
☐ 3 Copies - Major Subdivision - Preliminary, Plat, 2 County Apps, 1 Twp. App.
☐ 1 Copy - Major Subdivision - Preliminary, Plat
☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Final Site Plan
☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plat, 2 County Apps, 1 Twp. App.
☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
☐ 1 Copy - Traffic Report
☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report
☐ Variance Plan
☐ Bulk (C) Variance
☐ Use (D) Variance

Signature

REVIEWED
APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT
FIRE OFFICIAL
DATE: 6.21.17
Date: June 21, 2017
To: Ken Lechner
From: Jim Gallagher
Re: Site Plan Review

Applicant: Rosemary Valentin
Site: 7 Eyres Pl
Block: 8601 Lot: 10
Application #: 172036C

1. See attached diagram for fire ratings for structures less than 5’ from property line.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 14, 2017
APPLICANT: ROSEMARY VALENTIN
APPLICATION No. #172036C
BLOCK(S): 8601 Lot(S): 10
PROJECT No. 11507
LOCATION: 7 EYRES PL, SOMERDALE, NJ 08083

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:
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☐ 1 Copy - Minor Site Plan
☐ 1 Copy - Minor Subdivision Plat
☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Preliminary. Plat
☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Final Site Plan
☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
☐ 1 Copy - Traffic Report
☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report
☐ Variance Plan  ☒ Bulk (C) Variance  ☐ Use (D) Variance

JUL 6-2017 Bldg.
See Attached Diagram for Fire Ratings
for Structures less than 5' from
property line. Please type note for
Ken. Thanks! Jim G
June 19, 2017

Township of Gloucester
Dept. of Community Development
P.O. Box 8
Blackwood, New Jersey 08012

Re: Application #172036C
Rosemary Valentin
7 Eyres Place, Somerdale, NJ 08083
Block 8601, Lot 10

Gentlemen:

In response to your transmittal regarding the above application, approval will have no effect on the sanitary sewer system.

Should you have any further questions, please feel free to contact me.

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

[Signature]

Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 14, 2017
APPLICATION No. #172036C
APPLICANT: ROSEMARY VALENTIN
PROJECT No. 11507
BLOCK(S): 8601 Lot(S): 10
LOCATION: 7 EYRES PL, SOMERDALE, NJ 08083

TRANSMITTAL TO:

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☐ Camden County Planning Board
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☐ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 1 2 3 4 5 6

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☒ 1 Copy - Major Subdivision - Preliminary Plat
☒ 1 Copy - Preliminary Site Plan
☒ 1 Copy - Major Subdivision - Final Plat
☒ 1 Copy - Final Site Plan
☒ 3 Copies - Major Subdivision - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☒ 1 Copy - Amended Site Plan
☒ 1 Copy - Major Subdivision - Amended Plat
☒ 1 Copy - Traffic Report
☒ 1 Copy - Development Plan
☒ 1 Copy - Drainage Calculations
☒ 1 Copy - E.I.S.
☒ Recycling Report

☐ Variance Plan
☒ Bulk (C) Variance

☐ Use (D) Variance

2"sheds" (large) each over 8' high very unusual for a regular residential lot. Doesn't say what foundation. Significant impervious coverage.
TO:    Zoning Board of Adjustment
FROM:  Kenneth D. Lechner, PP, AICP, Director/Planner
        Department of Community Development & Planning
RE:    APPLICATION #172038C
        Russ Pritchard
        71 Mullen Drive
        BLOCK 18310, LOT 70

DATE:  June 29, 2017

The above application is to permit a 90" x 94" hot tub within the R-3 - Residential district
as per the submitted sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>±21,891 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft</td>
<td>100 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft</td>
<td>202.92 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±11.65%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±17.10%</td>
<td>yes</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (dwelling)</td>
<td>30 ft</td>
<td>33.38 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft</td>
<td>19.881 ft / 19.78 ft</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft</td>
<td>±120 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>&gt; 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

RESIDENTIAL SWIMMING POOL REQUIREMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>30 ft</td>
<td>±74 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft</td>
<td>±60 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft</td>
<td>±31 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>10 ft</td>
<td>±120 ft</td>
<td>yes</td>
</tr>
</tbody>
</table>

Distance from dwelling

<table>
<thead>
<tr>
<th>Distance from dwelling</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 ft</td>
<td>1 ft</td>
<td>no</td>
</tr>
</tbody>
</table>

1 = Scaled data.

n/a = not applicable.

= Variance required.

Variance Expiration: The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.
II. VARIANCE COMMENTS

The application requires the following variances from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

§422.K, Residential Swimming Pools and Cabana
1. Distance from dwelling: (1 ft. provided v. 10 ft. min. required).

POSITIVE CRITERIA ("C1" and "C2" variances)
2. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested setback variance:
   a. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
   b. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

NEGATIVE CRITERIA
The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis 40:55D-70).

III. NOTICE REQUIREMENTS
The applicant must notice for the following variances:

From Section 422.K(2) to permit a hot tub one (1) foot from the dwelling (10 ft. minimum required).

IV. RECOMMENDATIONS
I have no further comments regarding this application at this time; however, reserve the right to provide additional comments during the public hearing to advance the planning process.

cc: Russ Prichard
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers

APPLICATION #172038C
Russ Prichard
71 Mullen Drive
BLOCK 18310, LOT 70
LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Russ Baker
Address: 71 Miller Drive
City: Sicklerville
State, Zip: NJ 08081
Phone: (609) 618-2271 Fax: ( )
Email: 

2. Owner(s) (List all Owners)

Name(s): Russ Baker
Address: 71 Miller Drive
City: Sicklerville
State, Zip: NJ 08081
Phone: (609) 618-2271 Fax: ( )

3. Type of Application. Check as many as apply:

- [ ] Informal Review
- [ ] Minor Subdivision
- [ ] Preliminary Major Subdivision
- [ ] Final Major Subdivision
- [ ] Minor Site Plan
- [ ] Preliminary Major Site Plan
- [ ] Final Major Site Plan
- [ ] Conditional Use Approval
- [ ] General Development Plan

4. Zoning Districts (Circle all Zones that apply)

- [ ] BP
- [ ] G-RD
- [ ] LP-1
- [ ] ER
- [ ] R4
- [ ] GCR
- [ ] CR
- [ ] BP
- [ ] M-RD
- [ ] NVBP
- [ ] R1
- [ ] RA
- [ ] BWD
- [ ] NC
- [ ] IN
- [ ] SCR-HC Overlay
- [ ] R2
- [ ] APT
- [ ] OR
- [ ] HC
- [ ] PR
- [ ] BW-RD
- [ ] SCR-HC Overlay
- [ ] R3
- [ ] SCR
- [ ] OF
- [ ] GI
- [ ] FP
- [ ] L-RD
- [ ] NVSCR Overlay

5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership

Name of Attorney: 
Address: 
City: 
State, Zip: 
Phone: ( ) Fax: ( )
Email: 

Firm: 

1 of 4
6. Name of Persons Preparing Plans and Reports:

| Name:      | ______________________ |
| Address:   | 900B North Colony Drive |
| Profession:| Land Surveyors         |
| City:      | Clayton                |
| State, Zip:| NJ 08312               |
| Phone:     | (856) 881-9937 Fax:   |
| Email:     | ______________________ |

| Name:          | ______________________ |
| Address:       | ______________________ |
| Profession:    | ______________________ |
| City:          | ______________________ |
| State, Zip:    | ______________________ |
| Phone:         | ______________________ |
| Fax:           | ______________________ |
| Email:         | ______________________ |

7. Location of Property:

| Street Address: | 71 Mullica Drive |
| Tract Area:     | 000 # 900-20     |
| Block(s):       | 18310            |
| Lot(s):         | 70                |

8. Land Use:

- Existing Land Use: Residential home. (90" x 94" x 36" hot tub 1' from dwelling)
- Proposed Land Use (Describe Application): Homeowner desires to place an 8' x 8' hot tub immediately behind house and under cover of deck so it can be used year round. It will be 5' from electrical shut off per code and will be a portable structure on top of patio.

9. Property:

| Number of Existing Lots: | ______________________ |
| Number of Proposed Lots: | ______________________ |
| Are there existing deed restrictions? | ☐ No ☐ Yes |
| Are there proposed deed restrictions? | ☐ No ☐ Yes |

10. Utilities: (Check those that apply.)

- ☐ Public Water
- ☐ Public Sewer
- ☐ Private Well
- ☐ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td>Setback from property line 1</td>
<td></td>
</tr>
</tbody>
</table>

Garage Application

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Proposed</th>
<th>Shed Requirements</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td></td>
<td>Shed area</td>
<td></td>
</tr>
<tr>
<td>Garage height</td>
<td></td>
<td>Shed height</td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
<td></td>
<td>Setback from property line 1</td>
<td></td>
</tr>
</tbody>
</table>

14. Parking and Loading Requirements:

<table>
<thead>
<tr>
<th>Number of parking spaces required:</th>
<th>Number of parking spaces provided:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of loading spaces required:</th>
<th>Number of loading spaces provided:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

15. Relief Requested:

☑ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

16. Signature of Applicant

[Signature]

6/21/12

Signature of Co-applicant

Date
17. Consent of Owner(s):

I, the undersigned, being the owner(s) of the lot or tract described in this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach a resolution authorizing application and officer signature).

June 27th, 2017

Sworn and Subscribed to before me this 27th day of June, 2017.

Signature

Print Name

JUDITH A. CALABRESE


Complete each of the following sections:
A. Is this application to subdivide a parcel of land into six or more lots?
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
C. Is this application for approval on a site or sites for commercial purposes?
D. Is the applicant a corporation?
E. Is the applicant a limited liability corporation?
F. Is the applicant a partnership?

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock or any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

IF YES:

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership as the case may be. This requirement is to be followed by every corporate stockholder or partner, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

Signature of Applicant

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of June 12, shows and discloses the premises in its entirety, described as Block 130 Lot 76 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden;

RUSSELL F. PARCELL of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to on this 27th day of June, 2017 before the following authority.

Name of property owner or applicant

Notary public
"LAKE"

105' ±

SET IRON FIN

FOUND IRON FIN

90.9

8.7

EDGE OF WATER

METAL FENCE

METAL FENCE

15' Wide Landscape Buffer Easement, as shown being 15' from the waters edge. No accessory buildings, fencing, or grading permitted within easement to be dredge restricted.

LOT 70

AREA= 21,8910.0 S.F.
OR 0.50± ACRE

LOT 71

2 STORY FRAME DWELLING

4' Wide Shade Tree Maintenance Easement

CONCRETE SIDWALK

P.O.B. S 16'-41.35" E 100.00'

MULLEN DRIVE

(60' Wide)

CERTIFIED TO:
RUSS FRITCHARD AND HEIDI MATTNER

"IN CONSIDERATION OF THE FEES PAID FOR MAKING THIS SURVEY I HEREBY CERTIFY IN ITS ACCORDANCE (EXCEPT FOR EASEMENTS) THAT THE MAPS OR LOCATIONS HEREIN SHOWN ARE CORRECT AND THAT THE FENCE AND RETAINING WALL ARE SET IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

THAT IS TO CERTIFY THAT ON MARCH 23, 2017 I MADE A SURVEY OF THE LAND AND PREPARED THE PLAT SHOWN HEREIN. THIS PLAT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

BRUCE A. EWING
LAND SURVEYOR

30550 LA.

SURVEY OF PREMISES

71 MULLEN DRIVE

SITUATED IN

TOWNSHIP OF GLOUCESTER

COUNTY OF CAMDEN, NEW JERSEY

DRAWN

F.D.G.

DATE 3/23/17

SCALE 1"=30

EWING ASSOCIATES

9260 NJ 170 W

CLAYTON, NJ 08312

PHONE: (856) 861-4093

RECEIVED JUN 28 2017

\p/72038C

NOTES:

BEING KNOWN AS LOT 70 IN BLOCK 18506 AS SHOWN ON PLAN OF LOTS COTTER-STEIN FARM, SECTION 15.

FILED OCTOBER 1, 2003 AS FILE #20030060875, MAP #600-20. A.K.A. LOT 70 IN BLOCK 18506 ON THE TOWNSHIP OF GLOUCESTER TAX MAPS.
ZONING PERMIT DENIED

Applicant
Chris DiKovtinis
122 Woodland Ave.
Barrington, NJ 08007

Real Estate Owner
PRITCHERD, RUSS
71 MULLEN DR
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for a proposed 8'x8' hot tub. This application for approval is hereby denied.

Comments on Decision:
Hot tub must be setback a minimum of 10' from dwelling. A Variance approval is required prior to issuance of permit.

Additional permits must be obtained through the Construction Office.

Gloucester Township
P O Box 8
Blackwood, NJ 08012

(856)228-4000 FAX (856)232-6229

Application is Denied

Alisa Ortiz
Zoning Officer
June 22, 2017

Applic No. 11275

Deliver to...

Chris DiKovtinis
122 Woodland Ave.
Barrington, NJ 08007
To whom it may concern:

This is to certify that the below resident does not have any tax or sewer liens on their property or any outstanding balances.

Name  **Heidi Mattner**
Address  **71 Mullen Dr. Sicklerville, NJ 08081**
Block  **18310** Lot **70**

**6-27-17**

[Signature]

**Marilyn Lusa**
Asst. Gloucester Township Tax Collector

[Stamp: OFFICIAL VERIFICATION]

[Stamp: Tax Collector
Gloucester Township
Camden County]
**EQUINOX**

**SEATING:** 6 Adults, with lounge

**DIMENSIONS:** 90" x 94" x 36"

**WATER CAPACITY:** 455 US Gallons
1,722 Litres

---

**FEATURES**

- 56 Two-Tone Plastic Jets
- Two-Tone Air Controls
- LED Illuminated Waterfall
- LED Multi-Colour Main Light & Deck Controls
- LED Exterior Cabinet Corner Lighting
- 1 Headrest/2 Neck Cushions
- 5" x 3" Tapered Thermal Cover

---

**EQUIPMENT**

- Balboa BP Series Electronic Control
- Two 5.0SPL Dual Speed Jet Pumps
- 4Kw Heating System
- 100 Sq. Ft. Filtration System

---

**STRUCTURE**

- Capped Bottom Liner
- Galvanized SureSteel Support Structure
- GreenGuard Roxul Insulation
- Polysteel Cabinet Panels w/6" Deluxe Corners

---

**OPTIONAL FEATURES**

- Acrylic Colour Upgrade
- Factory Installed Ozonator
- LED Perimeter Lighting Upcharge
- BWA Wi-Fi Module
- 2 Speaker Bluetooth/MP3 Audio System
- 03/UV Sanitizing System

---

*Specifications subject to change without notice. Product may not be exactly as photographed.*
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 28, 2017

APPLICANT: RUSS PRICHARD

APPLICATION No. #172038C

PROJECT No. 11537

BLOCK(S): 18310 Lot(S): 70

LOCATION: 71 MULLEN DR., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:
☒ New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review.         Please Forward Report by JULY 10, 2017
☐ For Your Files.

ENCLOSED:
☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Minor Site Plan
☐ 1 Copy - Minor Subdivision Plat
☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and 1 Twp. App.
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☐ Recycling Report
☐ Variance Plan  ☒ Bulk (C) Variance  ☐ Use (D) Variance

Signature

No Issues.

6/28/17