**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.

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## MINUTES FOR ADOPTION

Zoning Board Minutes - ***Wednesday, June 28, 2017***

## RESOLUTIONS FOR MEMORIALIZATION

| | |
|---|---|
| #172027C<br>John & Ruth Massanova | Bulk C Variance<br>Block: 10201 Lot: 1.05 |
| #172028C<br>Dan Doyle | Bulk C Variance<br>Block: 3004 Lot: 2 |
| #172030C<br>Dian McCracken | Bulk C Variance<br>Block: 9502 Lot: 1 |

# APPLICATIONS FOR REVIEW

#172032C
Daniel Geserick
Zoned: R3

Bulk C Variance
Block: 5403 Lot: 2
Location94 Oak Ave., Blackwood

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

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#172036C
Rosemary Valentin
Zoned: R1

Bulk C Variance
Block: 8601 Lot: 10
Location: 7 Eyres Pl, Somerdale

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

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#172038C
Russ Prichard
Zoned: R3

Bulk C Variance
Block: 18310 Lot: 70
Location: 71 Mullen Dr, Sicklerville

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

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**
**WEDNESDAY, JUNE 28, 2017**

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

**Roll Call:**

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

**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**

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## 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** | **Yes** |
| **Mr. Scarduzio** | **Yes** |
| **Mr. Rosati** | **Yes** |
| **Mr. Rosetti** | **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** | **Yes** |
| **Mr. Rosati** | **Yes** |
| **Mr. Acevedo** | **Yes** |
| **Mr. Rich Rosetti** | **Yes** |
| **Chairman Bucceroni** | **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 he 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 then 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**
**Dian 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 Dian 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 Littlehales, 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/fertilizer 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. Littlehales (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. Littlehales 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. Littlehales 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. Littlehales 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 6am to 6pm time frame because it's still light out at 8pm and if they get behind or run into a problem on a job site, 6pm may not be accurate.**
**Mr. Costa suggests 6am to 8pm**
**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** | **Yes** |
| **Mr. Scarduzio** | **Yes** |
| **Mr. Rosati** | **Yes** |
| **Mr. Acevedo** | **Yes** |
| **Mr. Rich Rosetti** | **Yes** |
| **Chairman McMullin** | **Yes** |

**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 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 # 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**

# TOWNSHIP OF GLOUCESTER
## INTER-OFFICE CORRESPONDENCE

**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:**

| Description | Required | Proposed | Complies |
|---|---|---|---|
| Minimum lot size | 9,375 sf | ±17,154 sf[1] | yes |
| Minimum lot frontage | 75 ft. | 197.62 ft. | yes |
| Minimum lot depth | 125 ft. | 100 ft. | enc |
| Maximum building coverage | 20% | ±13.4%[1] | yes |
| **Maximum lot coverage** | **40%** | **±54.2%[1]** | **no*** |
| **Principal Building Minimum Yard Depths and Height Limitations** | | | |
| Front yard (dwelling) | 30 ft. | 29.60 ft. | enc |
| Side yard | 10 ft. | ±53 ft. / ±68 ft. | yes / yes |
| Rear yard | 30 ft. | ±38 ft. | yes |
| Minimum Useable Yard Area | 25% | > 25% | yes |
| Maximum Height | 35 ft. | n/a | n/a |
| RESIDENTIAL SWIMMING POOL REQUIREMENTS | | | |
| **Front yard (apron)[2]** | **30 ft.** | **±24 ft.** | **no*** |
| **Side yard (apron)[2]** | **10 ft.** | **5 ft.** | **no*** |
| Side yard (apron)[2] | 10 ft. | > 10 ft. | yes |
| Rear yard (apron)[2] | 10 ft. | > 10 ft. | yes |
| Distance from dwelling and garage | 10 ft. | > 10 ft. | yes |

[1] = Scaled data. [2] = 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

*K:\ZBA Reviews\Year 2017\Pools\Sailer-R3-17009C\Rpt\R_17009C-R3-Jason Sailer.docx*

# 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

RECEIVED
JUN 01 2017

**For Office Use Only**

Submission Date[1]: _____ Application №.: 1780382

Taxes Paid Yes/No (Initial)

☐ Planning Board ✓ Zoning Board of Adjustment

Fees 160. Project # 11455

[1] Upon receipt of all fees, documents, plans, etc.

Escr. 150. Escr.# 11455

## LAND DEVELOPMENT APPLICATION

| 1. Applicant | 2. Owner(s) (List all Owners) |
|---|---|
| Name: DANIEL GESERICK | Name(s): DANIEL GESERICK<br>MELISSA GESERICK |
| Address: 94 OAK AVENUE | Address: 94 OAK AVENUE |
| City: BLACKWOOD | City: BLACKWOOD |
| State, Zip: NJ, 08012 | State, Zip: NJ, 08012 |
| Phone: (856) 689-4097 Fax: (__)__-__ | Phone: (856) 689-4097 Fax: (__)__-__ |
| Email: dcgezz@yahoo.com | |

*ALTERNATE PHONE # 856-553-7547

**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
- ☐ _____

[2] Legal advertisement and notice is required to all property owners within 200 feet.

**4. Zoning Districts (Circle all Zones that apply)**

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

**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: _____ | Firm: _____ |
| Address: _____ | State, Zip: _____ |
| City: _____ | Phone: (__)__-__ Fax: (__)__-__ |
| | Email: _____ |

**6. Name of Persons Preparing Plans and Reports:**

| | |
|---|---|
| Name: DANIEL GESERICK | Name: WALTER H. MACNAMARA ASSOC., INC. |
| Address: 94 OAK AVENUE | Address: 813 HADDON AVE, |
| Profession: SENIOR NETWORK ENGINEER | Profession: |
| City: BLACKWOOD | City: COLLINGSWOOD |
| State, Zip: NJ, 08012 | State, Zip: NJ 08108 |
| Phone: (856) 689-4097 Fax: ( ) - | Phone: (856) 854-5229 Fax: ( ) - |
| Email: dcgezz@yahoo.com | Email: |

**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:**

Number of Existing Lots:

Number of Proposed Lots:

**Proposed Form of Ownership:**

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

Are there *existing* deed restrictions? ☐ No ☐ Yes **(If yes, attach copies)**

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

| All Applications | Proposed |
|---|---|
| Front setback 1 | |
| Front setback 2 | |
| Rear setback | |
| Side setback 1 | |
| Side setback 2 | |
| Lot frontage | |
| Lot depth | |
| Lot area | |
| Building height | |

| Fence Application | Proposed |
|---|---|
| Setback from E.O.P.*1 | 10 |
| Setback from E.O.P.*2 | ~~0~~ |
| Fence type | VINYL |
| Fence height | 6 FT |

*E.O.P. = Edge Of Pavement.

| Pool Requirements | |
|---|---|
| Setback from R.O.W.1 | 31 FT TO APRON |
| Setback from R.O.W.2 | |
| Setback from property line 1 | 24 FT TO APRON |
| Setback from property line 2 | 5 FT TO APRON |
| Distance from dwelling | 22 FT TO WATER |

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

| Garage Application | |
|---|---|
| Garage Area | |
| Garage height | |
| Number of garages | |
| (Include attached garage if applicable) | |
| Number of stories | |

| Shed Requirements | |
|---|---|
| Shed area | |
| Shed height | |
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| Setback from property line 1 | |
| Setback from property line 2 | |

## 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

5/25/17
Date

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).**

5/30/17
Date

Signature

DANIEL GESERICK
Print Name

Sworn and Subscribed to before me this

30 day of MAY,

2017 (Year).

Signature

MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

Print Name

**18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):**

Complete each of the following sections:

| | | |
|---|---|---|
| A. Is this application to subdivide a parcel of land into six or more lots? | ☑ No | ☐ Yes |
| B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? | ☑ No | ☐ Yes |
| C. Is this application for approval on a site or sites for commercial purposes? | ☑ No | ☐ Yes |
| D. Is the applicant a corporation? | ☑ No | ☐ Yes |
| E. Is the applicant a limited liability corporation? | ☑ No | ☐ Yes |
| F. Is the applicant a partnership? | ☑ No | ☐ Yes |

**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? ☑ No ☐ Yes

**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). ☑ No ☐ Yes

Signature of Applicant

DANIEL GESERICK
Print Name

5/30/17
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 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,**
**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.

Sworn and subscribed to
On this 30 day of MAY,
20 17 before the following authority.

Name of property owner or applicant

Notary public

MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
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

Totatl 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.

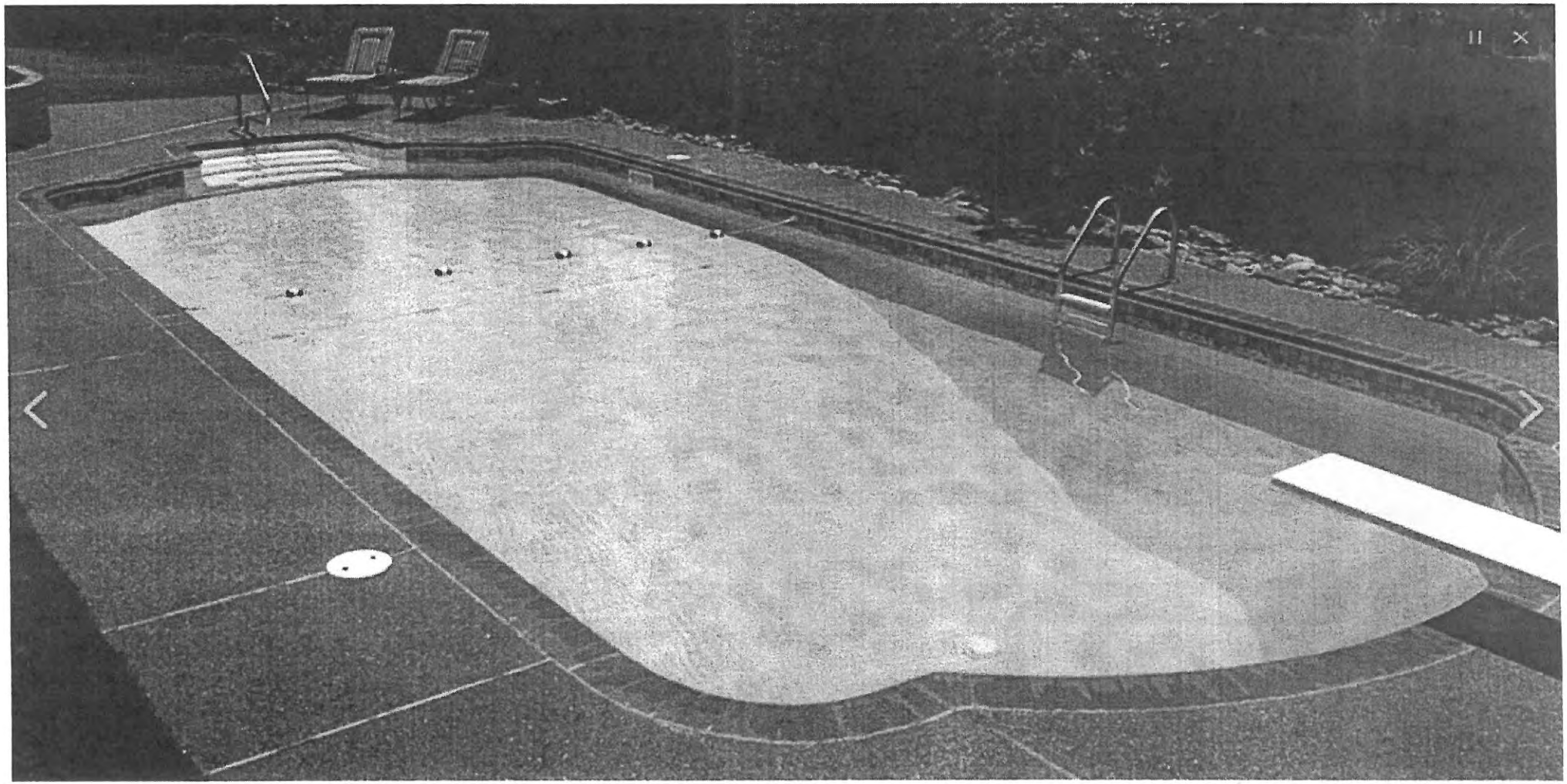
***M - continued*** (these notes did not fit on the drawing)
*Calculations regarding Impermeable Surface area - continued
Impervious Areas which will remain after changes shown in drawing -
Total square footage includes the following:
- Asphalt driveway 'D2' (existing asphalt plus additional area)
- 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%)

*THIS POOL IS SIMILAR TO THE ONE WE WANT TO INSTALL BUT NOT AN EXACT MATCH.
ALSO, WE ARE NOT PUTTING A DIVING BOARD.



# 94 Oak Avenue
# Blackwood, NJ 08012

*Gesenick residence*

*Proposed pool and fence variance*

*Scale 1/32" = 1'*

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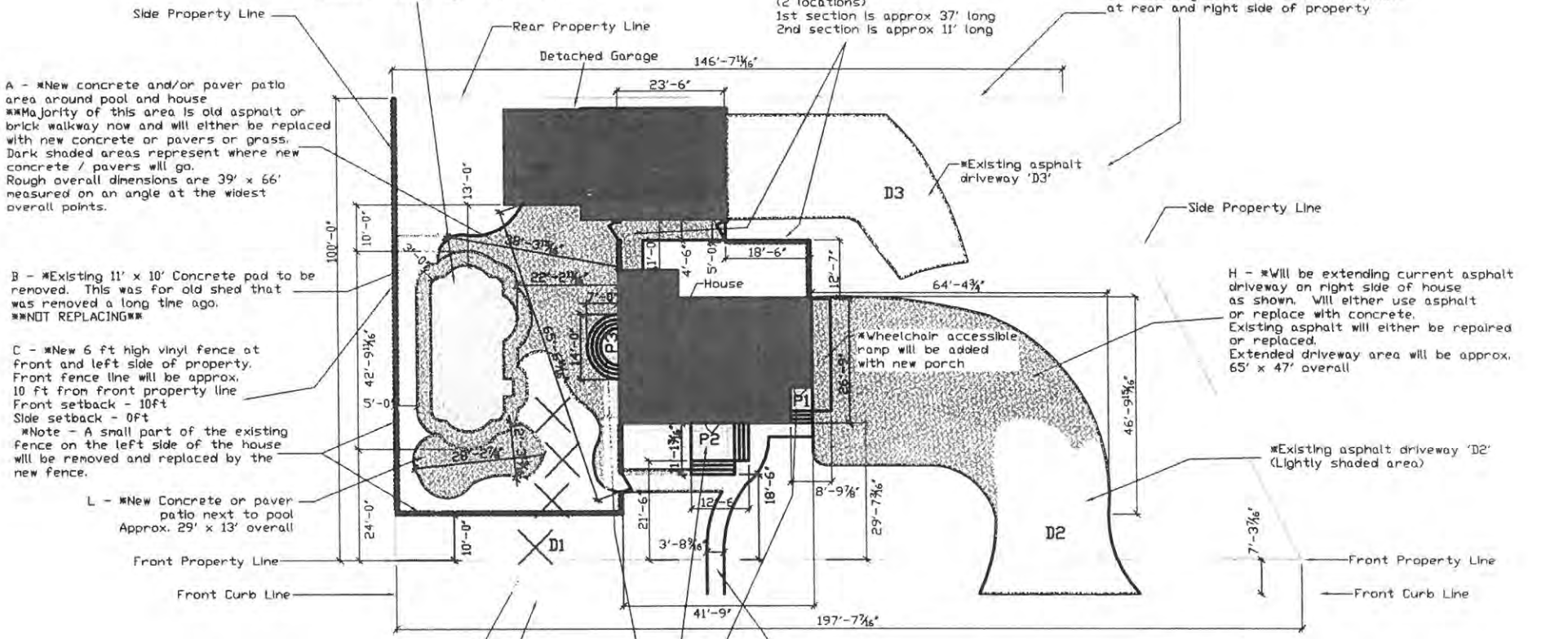


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Extended driveway area will be approx. 65' x 47' overall

*Existing asphalt driveway 'D2' (Lightly shaded area)

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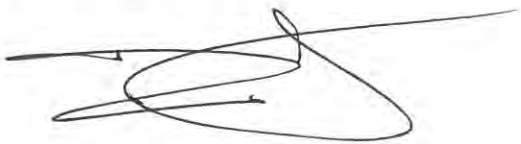
(Front setback - 18'-6")

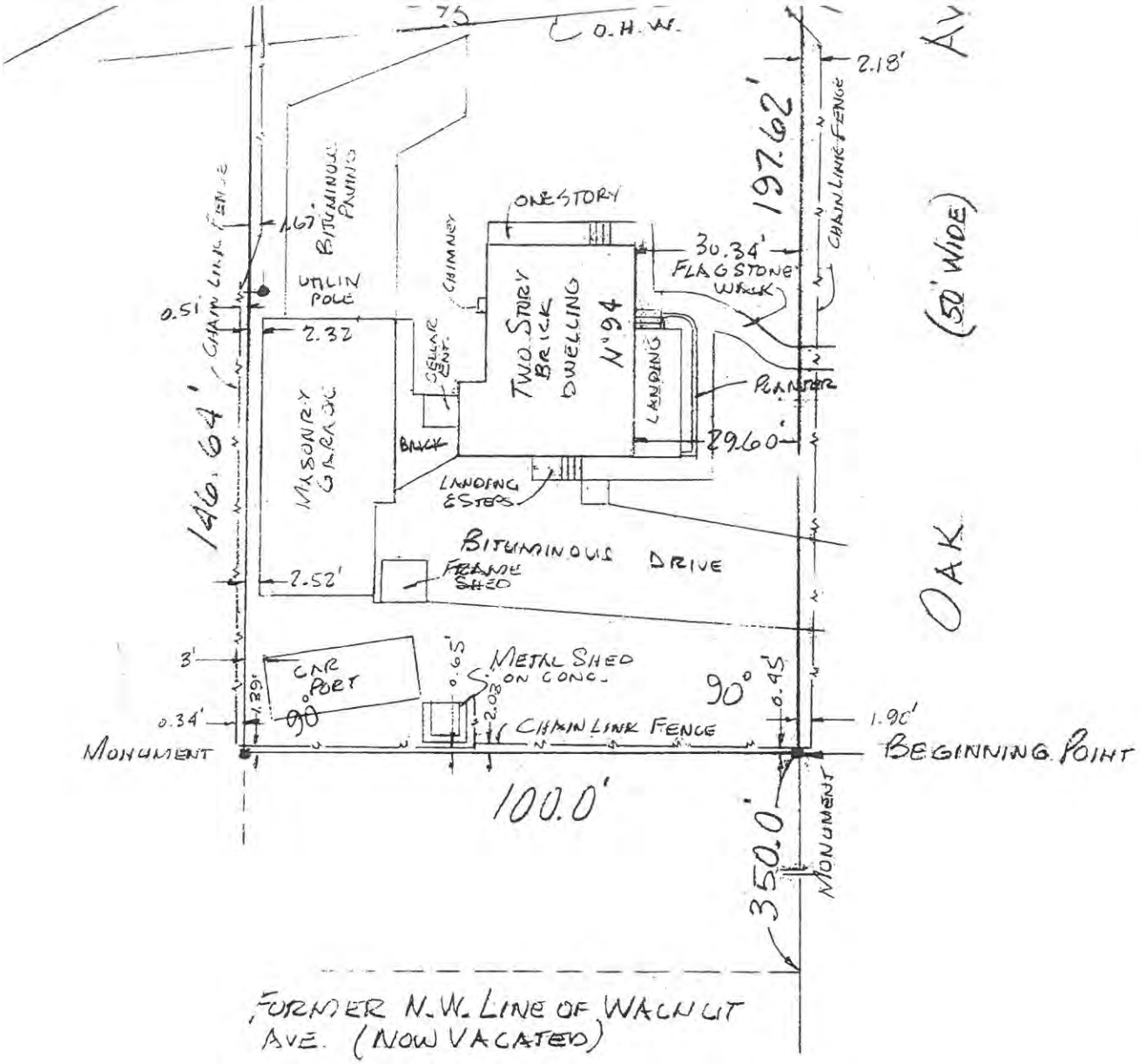
< OAK AVENUE >



94 Oak Avenue
Blackwood, NJ 080

Geserick residence
Proposed pool and fence va
Satellite image of proper
of planned changes

94 Oak Avenue
Blackwood, NJ 08
Gesenck residence
Proposed pool and fen
Satellite image of pro
without overlay
Google
94 Oak Avenue
Oak Ave
Oak Ave




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

TO _____
any Insuror 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 easement, 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 insuror of title to insure the title to the lands and premises shown thereon. Responsibility limited to current transaction.

Richard S. Humphries

**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
856-854-5229

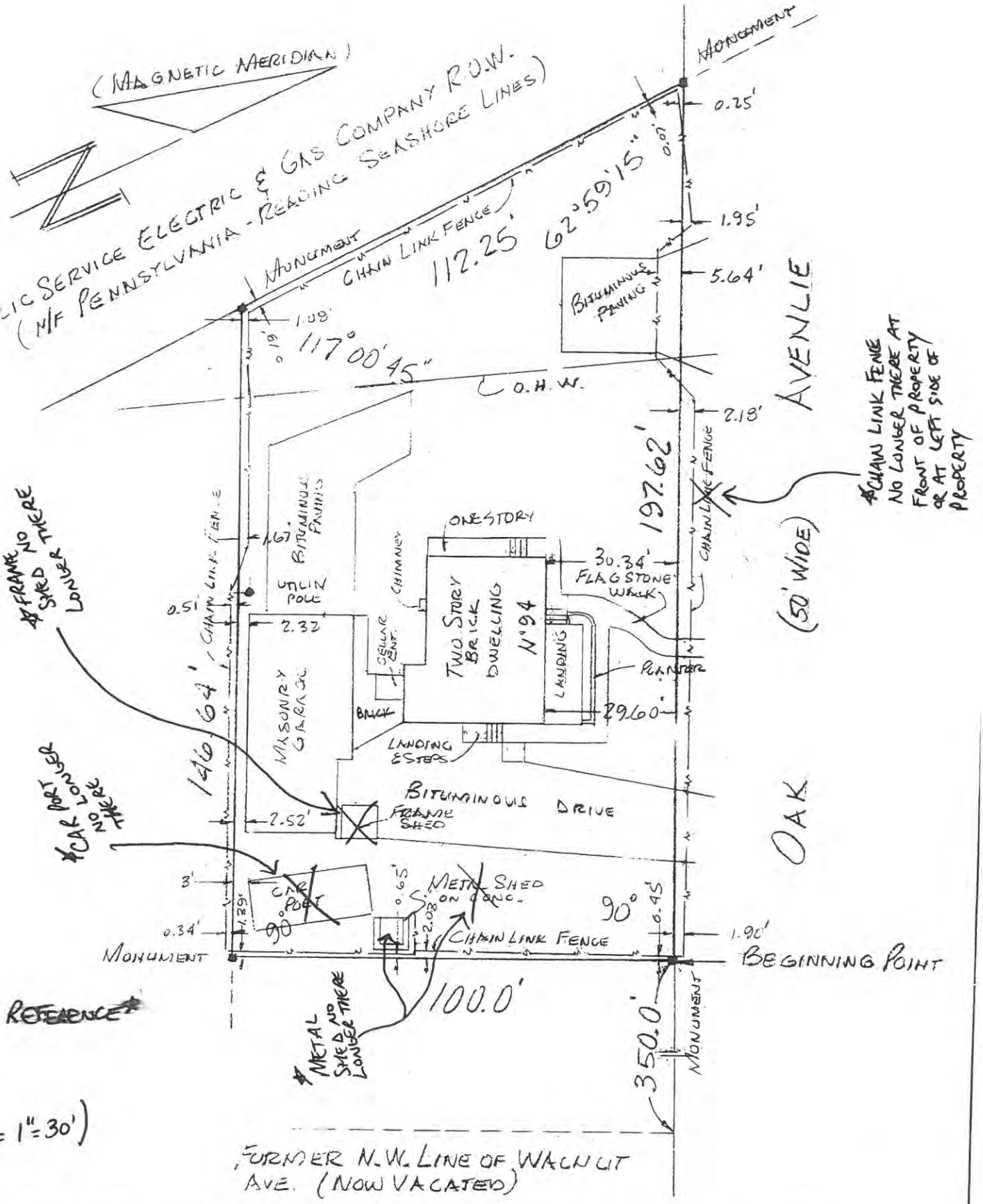

**Survey of Premises**

N°94 OAK AVENUE

TOWNSHIP OF GLOUCESTER
CAMDEN Co. New Jersey

Scale — 1" = 30'

441-16

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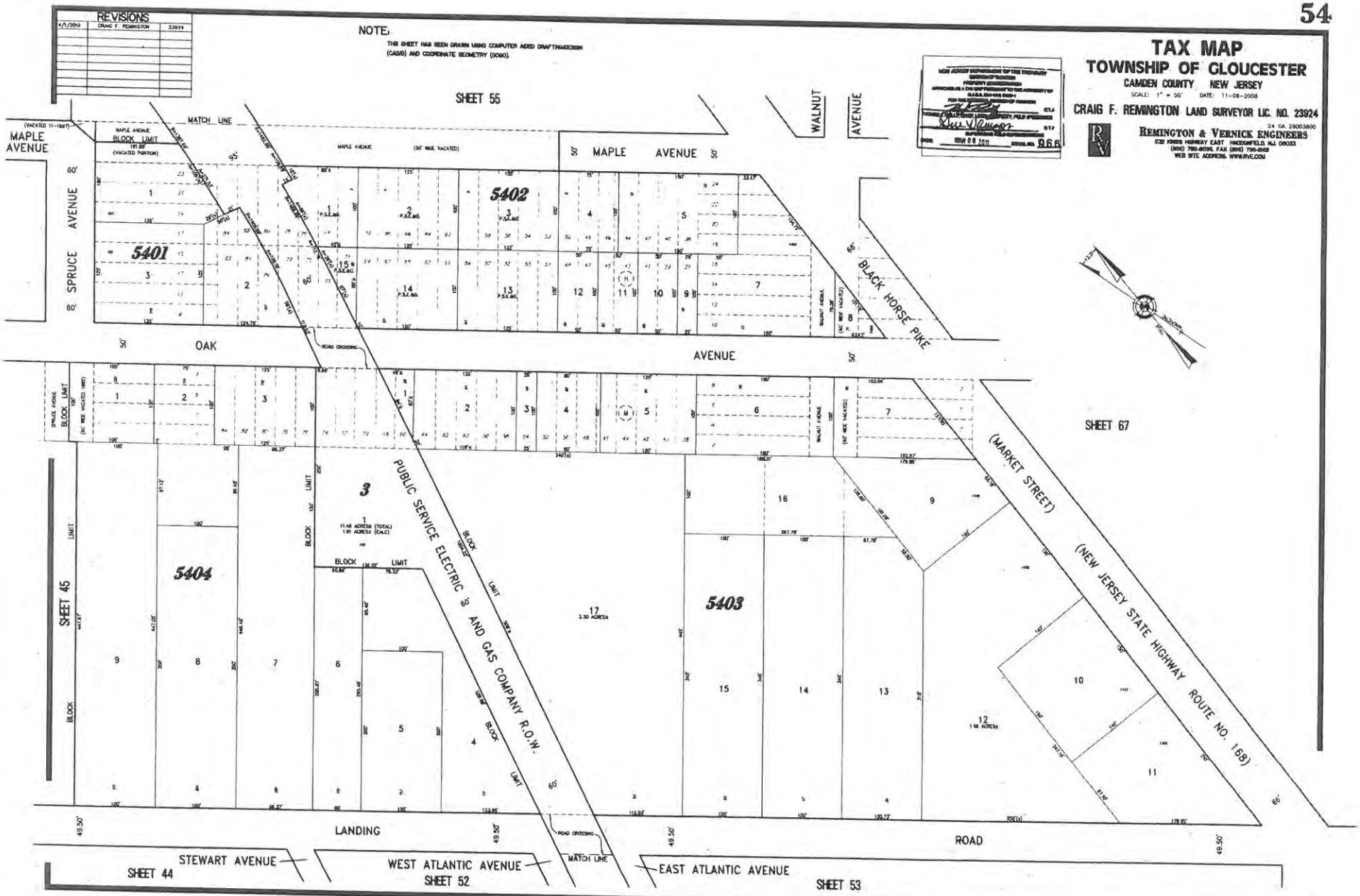
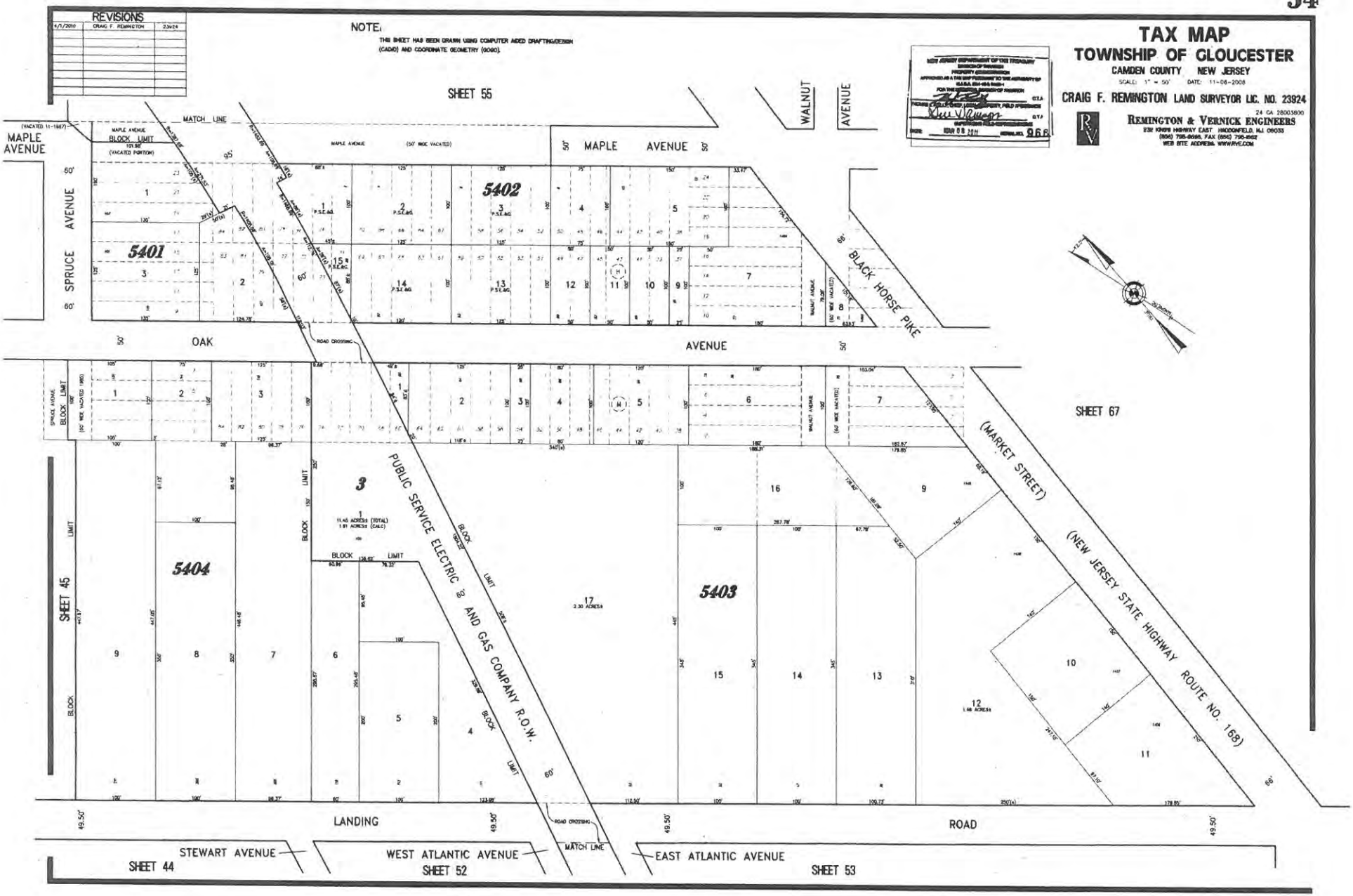
SURETY TITLE CORPORATION

DANIEL GESERICK

**Walter H. Macnamara Assoc.. Inc.**


REVISIONS
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS
MAPLE AVENUE
SHEET 55
MATCH LINE
WALNUT AVENUE
MAPLE AVENUE
SPRUCE AVENUE
OAK AVENUE
BLACK HORSE PIKE
5401
5402
5403
5404
SHEET 67
SHEET 45
PUBLIC SERVICE ELECTRIC & GAS COMPANY R.O.W.
(MARKET STREET)
(NEW JERSEY STATE HIGHWAY ROUTE NO. 168)
LANDING ROAD
STEWART AVENUE
SHEET 44
WEST ATLANTIC AVENUE
SHEET 52
EAST ATLANTIC AVENUE
SHEET 53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TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 50' DATE: 11-06-2008
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS
MAPLE AVENUE
SHEET 55
WALNUT AVENUE
50' MAPLE AVENUE 50'
MATCH LINE
SPRUCE AVENUE
5401
5402
BLACK HORSE PIKE
50' OAK AVENUE 50'
SHEET 67
SHEET 45
5404
5403
PUBLIC SERVICE ELECTRIC & GAS COMPANY R.O.W.
(MARKET STREET) (NEW JERSEY STATE HIGHWAY ROUTE NO. 168)
LANDING
ROAD
STEWART AVENUE
SHEET 44
WEST ATLANTIC AVENUE
SHEET 52
EAST ATLANTIC AVENUE
SHEET 53

# TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

FAX: (856) 374-3527
374-3528

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 Feserick

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
Canden County

Printed on recycled paper

# GLOUCESTER TOWNSHIP POLICE
# TRAFFIC SAFETY UNIT
# SITE PLAN REVIEW

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

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JUN 19 2017

Reviewed By: ☒ Lt. Jason Gittens #134

Signature: _____ Date Submitted: Friday June 16th, 2017

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JUN 06 2017
BY:

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD OF ADJUSTMENT TRANSMITTAL

**APPLICATION NO. 172032C**

**DATE:** June 1, 2017

**Block: 5403** **Lot: 2**

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

~~Escrow~~: #172032C

**TRANSMITTAL TO:** **Zoned: R3** E# 11455

| | | | | | |
|---|---|---|---|---|---|
| O | Camden County Planning | O | Taxes & Tax Assessor | O | MUA |
| O | Township Engineer | O | Aqua Water Co. | O | Construction |
| O | Zoning Planner | O | New Jersey America | O | Traffic/Police |
| | | O | Fire District: 1,2,3,4,5,6 | | |

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

**PURPOSE OF TRANSMITTAL:** O 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 ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL:
DATE: 6-6-17

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

Board Members
Dora M. Guevara
Joseph Pillo
Glen Bianchini
Dorothy Bradley
Ken Garbowski

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY
401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

June 5, 2017

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**

JUN 06 2017

Raymond J. Carr
Executive Director

RJC:mh

*Township Of Gloucester*
*Construction Department*
*1261 Chews Landing Road, Blackwood, NJ 08012*
*(856) 374-3500*
*Fax (856) 232-6229*

*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*

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Bn# 62

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD OF ADJUSTMENT TRANSMITTAL

**DATE:** June 1, 2017

**APPLICATION NO.** 172032C

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

**Block:** 5403 **Lot:** 2

**Escrow:** #172032C
**Zoned:** R3

**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
- O MUA
- ✓ Construction
- O Traffic/Police

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

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

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- ☐ 1 Copy - Stormwater Management Report
- ☐ 1 Copy – Traffic Impact Study
- ☐ 1 Copy – Plan of Survey & Topography

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JUN 13 2017
BY:

6617 JTG Bldg - Note - Existing Chainlink Fence - If allowed to remain must comply with the current pool Code.

Jeannette.
Please Type Note for Ken.
Thanks
JTG

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JUN 07 2017
BY:

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD OF ADJUSTMENT TRANSMITTAL

**DATE:** June 1, 2017

**APPLICATION NO.** 172032C

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

**Block:** 5403 **Lot:** 2

**Escrow:** ~~#172032C~~ #11455
**Zoned:** R3

**TRANSMITTAL TO:**

- O Camden County Planning
- O Township Engineer
- O Zoning Planner
- ✓ Taxes & Tax Assessor
- O Aqua Water Co.
- O New Jersey America
- O Fire District: 1,2,3,4,5,6
- O MUA
- O Construction
- O 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
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- ☐ 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

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

[signature]
assessor
6/6/17

# TOWNSHIP OF GLOUCESTER
## INTER-OFFICE CORRESPONDENCE

**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:**

| Description | Required | Proposed | Complies |
|---|---|---|---|
| Lot size (min.) | 9,375 sf | 9,375 sf | yes |
| Lot frontage (min.) | 75 ft. | 80 ft. | yes |
| Lot depth (min.) | 125 ft. | 125 ft. | yes |
| Building coverage (max.) | 20% | ±16.5%[1] | yes |
| Lot coverage (max.) | 40% | ±25.8%[1] | yes |
| **Principal Building Minimum Yard Depths and Height Limitations** | | | |
| Front yard (min.) | 30 ft. | 30.43 ft. | n/a |
| Side yard (min.) | 10 ft. | ±11 ft. / 12.90 ft. | n/a |
| Rear yard (min.) | 30 ft. | ±72 ft. | n/a |
| Useable Yard Area (min.) | 25% | ≥ 25% | yes |
| Height (max.) | 35 ft. | n/a | n/a |

[1] = Scaled data.

| Description | Required | Proposed | Complies |
|---|---|---|---|
| §422.L, RESIDENTIAL TOOL SHED | | | |
| Shed area (max.) | 168 sf | 140 sf | yes |
| **Shed area (max.)** | **168 sf** | **200 sf** | **no*** |
| **Number (max.)** | **1** | **2** | **no*** |
| Maximum shed height (max.) | 12 ft. | ≤ 11 ft. | yes |
| Distance between adjacent buildings | 10 ft. | > 10 ft. | yes |
| Front yard (min.) | N.P. | no | yes |
| **Side yard (min.) – 10' x 14' shed** | **5 ft.** | **2 ft.** | **no*** |
| **Rear yard (min.) – 10' x 200' shed** | **5 ft.** | **4 ft.** | **no*** |

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[1]: _____ Application №: #172036C

Taxes Paid Yes/No DMB (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees 160.00 Project # 11507

[1] Upon receipt of all fees, documents, plans, etc.

Escr. 150.00 Escr.# 11507

## LAND DEVELOPMENT APPLICATION

**1. Applicant**

Name: Rosemary Valentin
Address: 7 Eyres Place
City: Somerdale
State, Zip: NJ 08083
Phone: (856) 784-3064 Fax: (___)___-____
Email: Michael Cecil - 856-371-7916

**2. Owner(s) (List all Owners)**

Name(s): _____
Address: SAME
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
- ☐ _____

RECEIVED JUN 14 2017 BY: _____

[2] Legal advertisement and notice is required to all property owners within 200 feet.

**4. Zoning Districts (Circle all Zones that apply)**

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

**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:**

| | |
|---|---|
| Name: Frank Maiese | Name: |
| Address: 23 Wesick aman Dr. | Address: |
| Profession: Contractor | Profession: |
| City: Shamong | City: |
| State, Zip: NJ 08088 | State, Zip: |
| Phone: 856 470 8788 Fax: (___) ___ - ____ | Phone: (___) ___ - ____ Fax: (___) ___ - ____ |
| Email: Maiese Construction @ outlook. com | Email: |

**7. Location of Property:**

Street Address: 7 Eyres Place Block(s): 8601

Tract Area: Lot(s): 10

**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

S/b Rear 4' S/b @ Brick Patio - 3'

~~Dwelling~~ 5'2" @ dwelling 18'.6"

**9. Property:**

Number of Existing Lots: ____

Number of Proposed Lots: ____

**Proposed Form of Ownership:**

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

Are there *existing* deed restrictions? ☐ No ☐ Yes **(If yes, attach copies)**

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

| All Applications | Proposed S1 | Proposed S2 |
|---|---|---|
| Front setback 1 | | |
| Front setback 2 – dwelling | 111' | 74' |
| Rear setback | 4' | 37' |
| Side setback 1 | 25'5" | 2' |
| Side setback 2 | 29'5" | 63' |
| Lot frontage | | |
| Lot depth | 125' | |
| Lot area | 9375 SF | |
| Building height | 11' | 10' |

| Fence Application | Proposed |
|---|---|
| Setback from E.O.P.*1 | |
| Setback from E.O.P.*2 | |
| Fence type | |
| Fence height | |

*E.O.P. = Edge Of Pavement.

| Pool Requirements | |
|---|---|
| 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.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

| Garage Application | |
|---|---|
| Garage Area | |
| Garage height | |
| Number of garages (Include attached garage if applicable) | |
| Number of stories | |

| Shed Requirements | S1 | S2 |
|---|---|---|
| Shed area | 200 SF | 140 SF |
| Shed height | 11' | 10' |
| Setback from R.O.W.1 | | |
| Setback from R.O.W.2 | | |
| Setback from property line 1 | | |
| Setback from property line 2 | | |

## 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

Rosemary Valentin
Signature of Applicant

6/13/2017
Date

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).**

6-13-17
Date

Rosemary Valentin
Signature

ROSEMARY VALENTIN
Print Name

Sworn and Subscribed to before me this

13 day of JUNE

2017 (Year).

Rosemary Valentin
Signature

Print Name

**18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):**

Complete each of the following sections:

| | | |
|---|---|---|
| A. Is this application to subdivide a parcel of land into six or more lots? | ☒ No | ☐ Yes |
| B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? | ☒ No | ☐ Yes |
| C. Is this application for approval on a site or sites for commercial purposes? | ☒ No | ☐ Yes |
| D. Is the applicant a corporation? | ☒ No | ☐ Yes |
| E. Is the applicant a limited liability corporation? | ☒ No | ☐ Yes |
| F. Is the applicant a partnership? | ☒ No | ☐ Yes |

**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? ☒ No ☐ Yes

**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). ☒ No ☐ Yes

Rosemary Valentin
Signature of Applicant

ROSEMARY VALENTIN
Print Name

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 6/, shows and discloses the premises in its entirety, described as Block 100 Lot 4.01; 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:**

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

Rosemary Valentin
Name of property owner or applicant

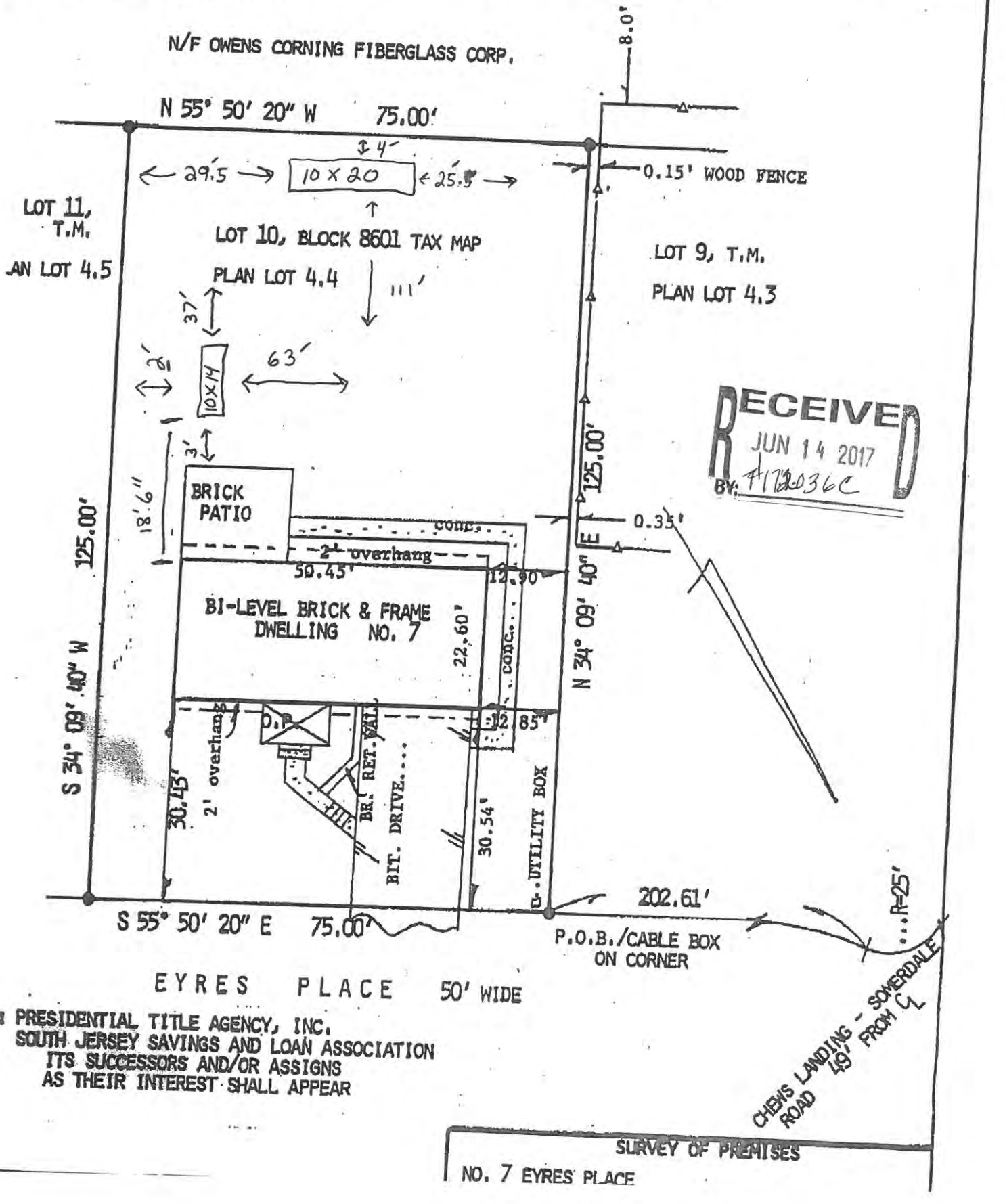
Sworn and subscribed to
On this 13 day of JUNE,
20 17 before the following authority.

Michele Lyn Tieger
Notary Public

MICHELE LYN TIEGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

NOTE: Under and subject to all conditions, restrictions and easements of record, where applicable.
Meridian - DEED BASE
● = REBAR/IRON PIPE SET
■ = CONCRETE MONUMENT SET

DESCRIPTION: BEING KNOWN AS LOT 10, BLOCK 8601 ON THE OFFICIAL TAX MAP; A/K/A LOT 4.4, BLOCK 100, PLAN OF EYRES PLACE, MADE BY ROBERTSON & JOHNSON, C.E. & L.S., DATED JUNE 15, 1977, FILED SEPTEMBER 19, 1978; AREA = 9375.0± S.F.

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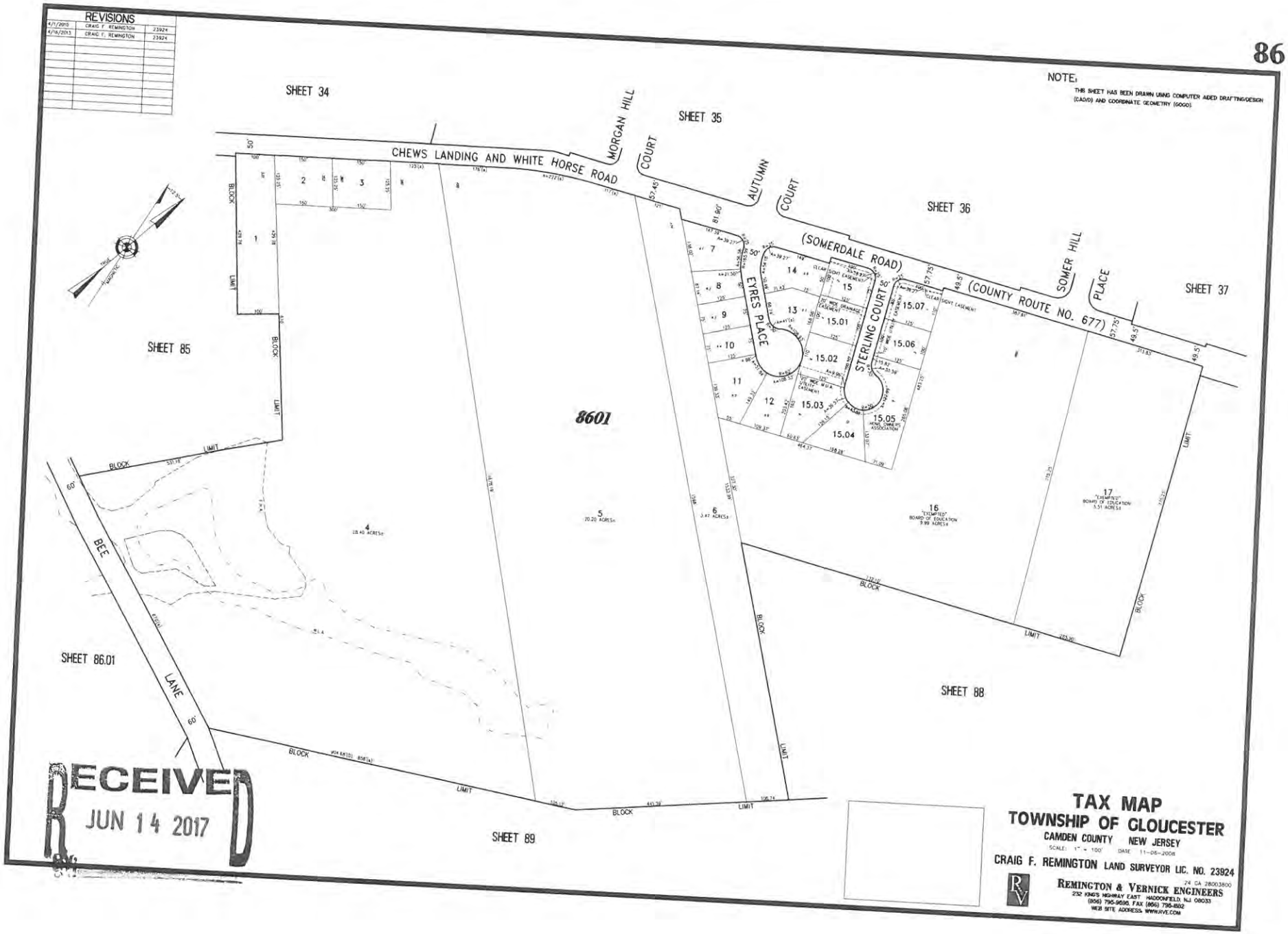
D: PRESIDENTIAL TITLE AGENCY, INC.
SOUTH JERSEY SAVINGS AND LOAN ASSOCIATION
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST SHALL APPEAR

SURVEY OF PREMISES
NO. 7 EYRES PLACE

| REVISIONS | | |
|---|---|---|
| 4/1/2010 | CRAIG F. REMINGTON | 23924 |
| 4/18/2013 | CRAIG F. REMINGTON | 23924 |

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).




RECEIVED
JUN 14 2017

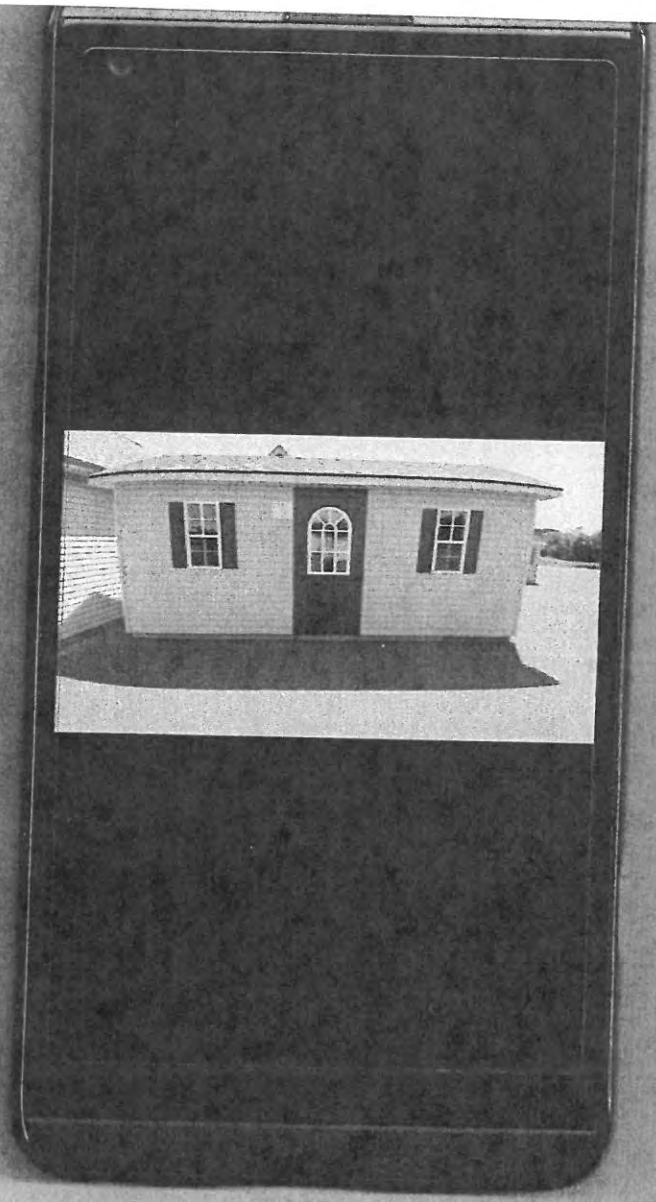
# TAX MAP
## TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

REMINGTON & VERNICK ENGINEERS
24 GA 28003800
232 KING'S HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595 FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

Front of Both Sheds



① 10x20x11

② 10x14x10

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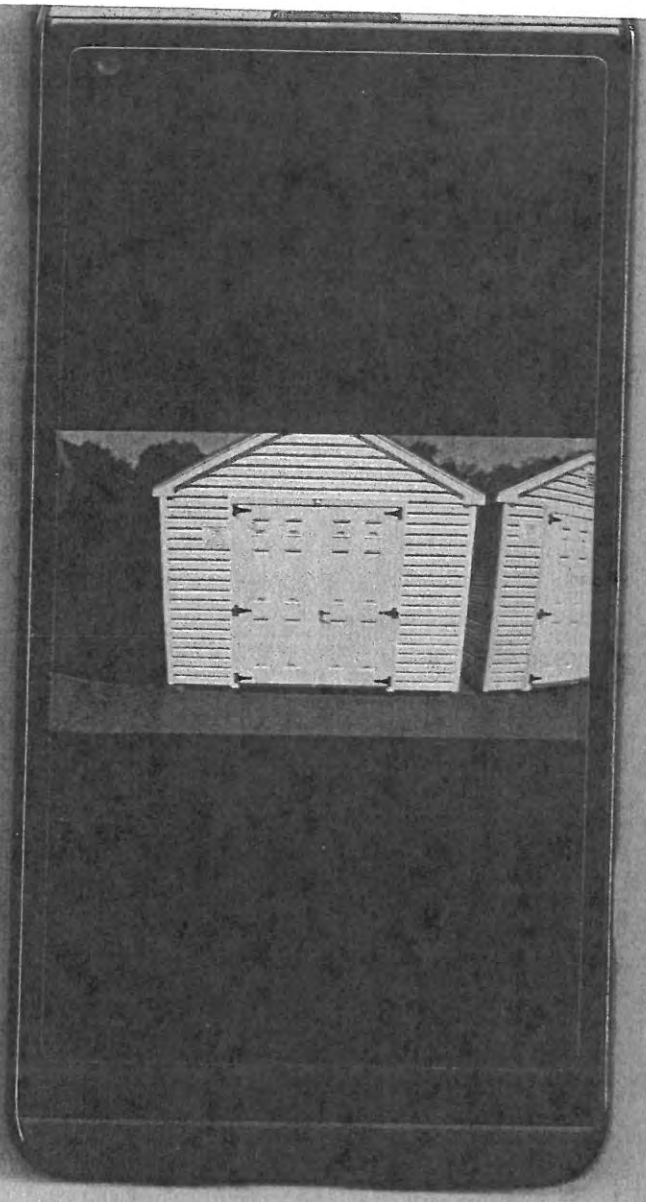
JUN 14 2017
BY: 72063C

Rear of Both Sheds



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JUN 14 2017
BY: #12036C

# TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

FAX: (856) 374-3527
374-3528

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 Valentini

Address: 7 Eyers Place

Block: 8601 Lot: 10

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

6/1/17
Date

Gloucester Township Tax Collector

RECEIVED
JUN 14 2017
BY:

Printed on recycled paper

# 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

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JUN 26 2017
BY:

**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.
☐ 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 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
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- ☐ 1 Copy - Amended Site Plan
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- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

REVIEWED
☒ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL:
DATE: 6-21-17

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

w/o Copies

Signature

*Township Of Gloucester*
*Construction Department*
*1261 Chews Landing Road, Blackwood, NJ 08012*
*(856) 374-3500*
*Fax (856) 232-6229*

*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*

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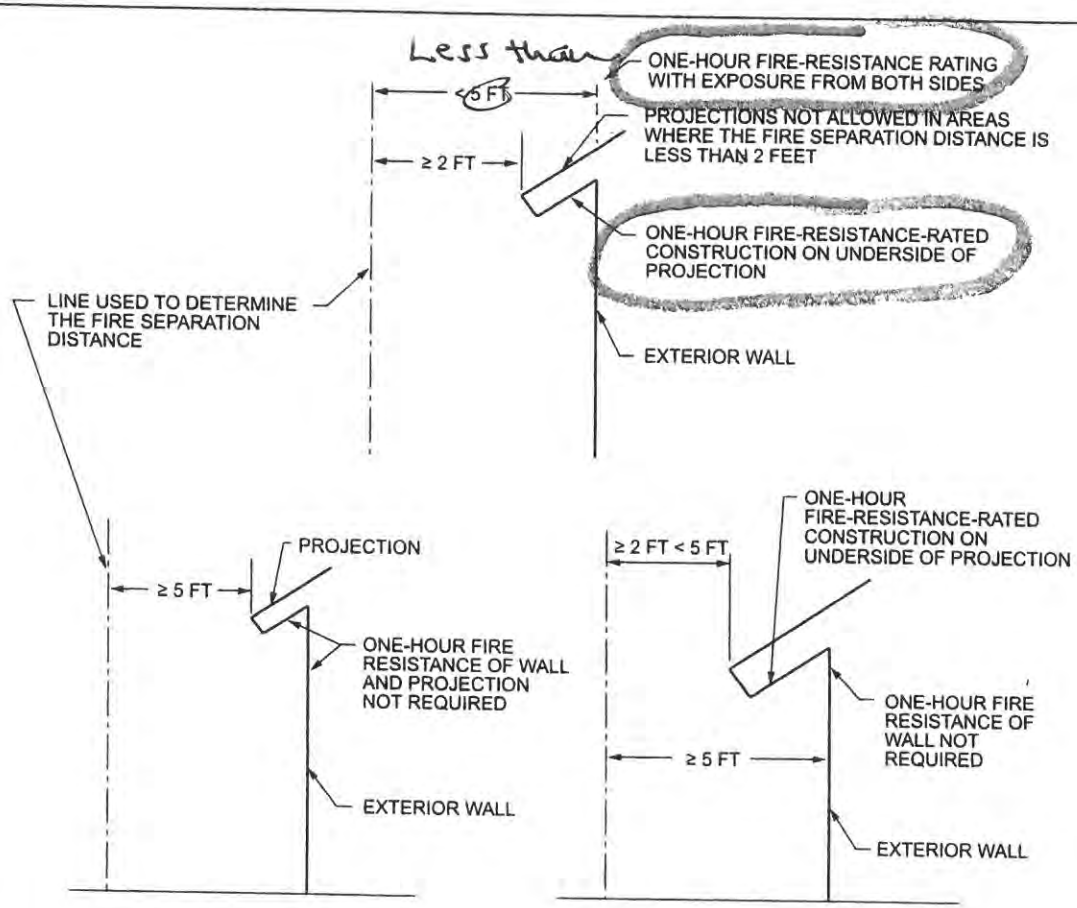
JUN 21 2017
BY:

RECEIVED
JUN 21 2017
BY:




For SI: 1 foot = 304.8 mm.

**Figure R302.1(1)**
**EXTERIOR WALLS AND PROJECTIONS FOR DWELLINGS WITHOUT AUTOMATIC SPRINKLER SYSTEMS**

Bm#65
B

# 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
- ☐ 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 JUNE 26, 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 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
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- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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JUN 21 2017
By:

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

JTG 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

Signature

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

Board Members
Dora M. Guevara
Joseph Pillo
Glen Bianchini
Dorothy Bradley
Ken Garbowski

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY
401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

June 19, 2017

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

JUN 21 2017

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**

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:**

- ☐ 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.
☐ For Your Files.

***Please Forward Report by JUNE 26, 2017***

**ENCLOSED:**

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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

Signature

6/15/17

2 "sheets" (large) each over 8' high very unusal for a regular residential lot. Doesn't say what foundation. Significant impervious coverge.

# TOWNSHIP OF GLOUCESTER
## INTER-OFFICE CORRESPONDENCE

**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:**

| Description | Required | Proposed | Complies |
|---|---|---|---|
| Minimum lot size | 9,375 sf | ±21,891 sf | yes |
| Minimum lot frontage | 75 ft. | 100 ft. | yes |
| Minimum lot depth | 125 ft. | 202.92ft. | yes |
| Maximum building coverage | 20% | ±11.65%[1] | yes |
| Maximum lot coverage | 40% | ±17.10%[1] | yes |
| **Principal Building Minimum Yard Depths and Height Limitations** | | | |
| Front yard (dwelling) | 30 ft. | 33.38 ft. | yes |
| Side yard | 10 ft. | 19.881 ft. / 19.78 ft. | yes / yes |
| Rear yard | 30 ft. | ±120 ft. | yes |
| Minimum Useable Yard Area | 25% | > 25% | yes |
| Maximum Height | 35 ft. | n/a | n/a |
| RESIDENTIAL SWIMMING POOL REQUIREMENTS | | | |
| Front yard | 30 ft. | ±74 ft. | yes |
| Side yard | 10 ft. | ±60 ft. | yes |
| Side yard | 10 ft. | ±31 ft. | yes |
| Rear yard | 10 ft. | ±120 ft. | yes |
| **Distance from dwelling** | **10 ft.** | **1 ft.** | **no*** |

[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

Update Permit # 11275

# 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[1]: _____ Application №: #172038C

Taxes Paid Yes/No (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 160.00 Project # 11537

[1] Upon receipt of all fees, documents, plans, etc.

Escr. 150.00 Escr.# 11537

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

Name: Russ Pritchard
Address: 71 Miller Drive
City: Sicklerville
State, Zip: NJ 08081
Phone: (609) 618-2771 Fax: (___) ___-____
Email: _____

### 2. Owner(s) (List all Owners)

Name(s): Russ Pritchard
Heidi Mathner
Address: 71 Miller Drive
City: Sicklerville
State, Zip: NJ 08081
Phone: (609) 618-2771 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 28 2017
BY: _____

[2] Legal advertisement and notice is required to all property owners within 200 feet.

### 4. Zoning Districts (Circle all Zones that apply)

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

### 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:**

| | |
|---|---|
| Name: Ewing Associates | Name: |
| Address: 900B North Delsea Drive | Address: |
| Profession: Land Surveyors | Profession: |
| City: CLAYTON | City: |
| State, Zip: NJ 08312 | State, Zip: |
| Phone: (856) 881-4931 Fax: (___)___-____ | Phone: (___)___-____ Fax: (___)___-____ |
| Email: | Email: |

**7. Location of Property:**

Street Address: 71 Mullen Drive Block(s): 18310

Tract Area: MAP #900-20 Lot(s): 70

**8. Land Use:**

Existing Land Use: Residential home. ( 90" x 94" x 36 Hottub 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: ____

**Proposed Form of Ownership:**

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

Are there *existing* deed restrictions? ☐ No ☐ Yes **(If yes, attach copies)**

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

| All Applications | Proposed |
|---|---|
| Front setback 1 | |
| Front setback 2 | |
| Rear setback | |
| Side setback 1 | |
| Side setback 2 | |
| Lot frontage | |
| Lot depth | |
| Lot area | |
| Building height | |

| Fence Application | Proposed |
|---|---|
| Setback from E.O.P.*1 | |
| Setback from E.O.P.*2 | |
| Fence type | |
| Fence height | |

*E.O.P. = Edge Of Pavement.

| Pool Requirements | |
|---|---|
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| Setback from property line 1 | 32 feet from side |
| Setback from property line 2 | |
| Distance from dwelling | 1 foot from house |

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

| Garage Application | |
|---|---|
| Garage Area | |
| Garage height | |
| Number of garages | |
| (Include attached garage if applicable) | |
| Number of stories | |

| Shed Requirements | |
|---|---|
| Shed area | |
| Shed height | |
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| Setback from property line 1 | |
| Setback from property line 2 | |

## 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.

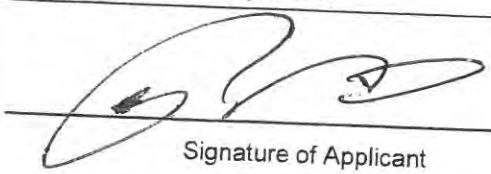
☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ 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

6/27/12

Date

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
Date

Signature

Russ A. Pritchard
Print Name

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

Judith A. Calabrese
Signature

JUDITH A. CALABRESE
Print Name

**18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):**

Complete each of the following sections:

| | | |
|---|---|---|
| A. | Is this application to subdivide a parcel of land into six or more lots? | ☑ No ☐ Yes |
| B. | Is this application for a variance to construct a multiple dwelling of 25 or more family units? | ☐ No ☐ Yes |
| C. | Is this application for approval on a site or sites for commercial purposes? | ☐ No ☐ Yes |
| D. | Is the applicant a corporation? | ☐ No ☐ Yes |
| E. | Is the applicant a limited liability corporation? | ☐ No ☐ Yes |
| F. | Is the applicant a partnership? | ☐ No ☐ Yes |

**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? ☐ No ☐ Yes

**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). ☐ No ☐ Yes

Signature of Applicant

Print Name

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 3/23/17, shows and discloses the premises in its entirety, described as Block 1830 Lot 70; 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.

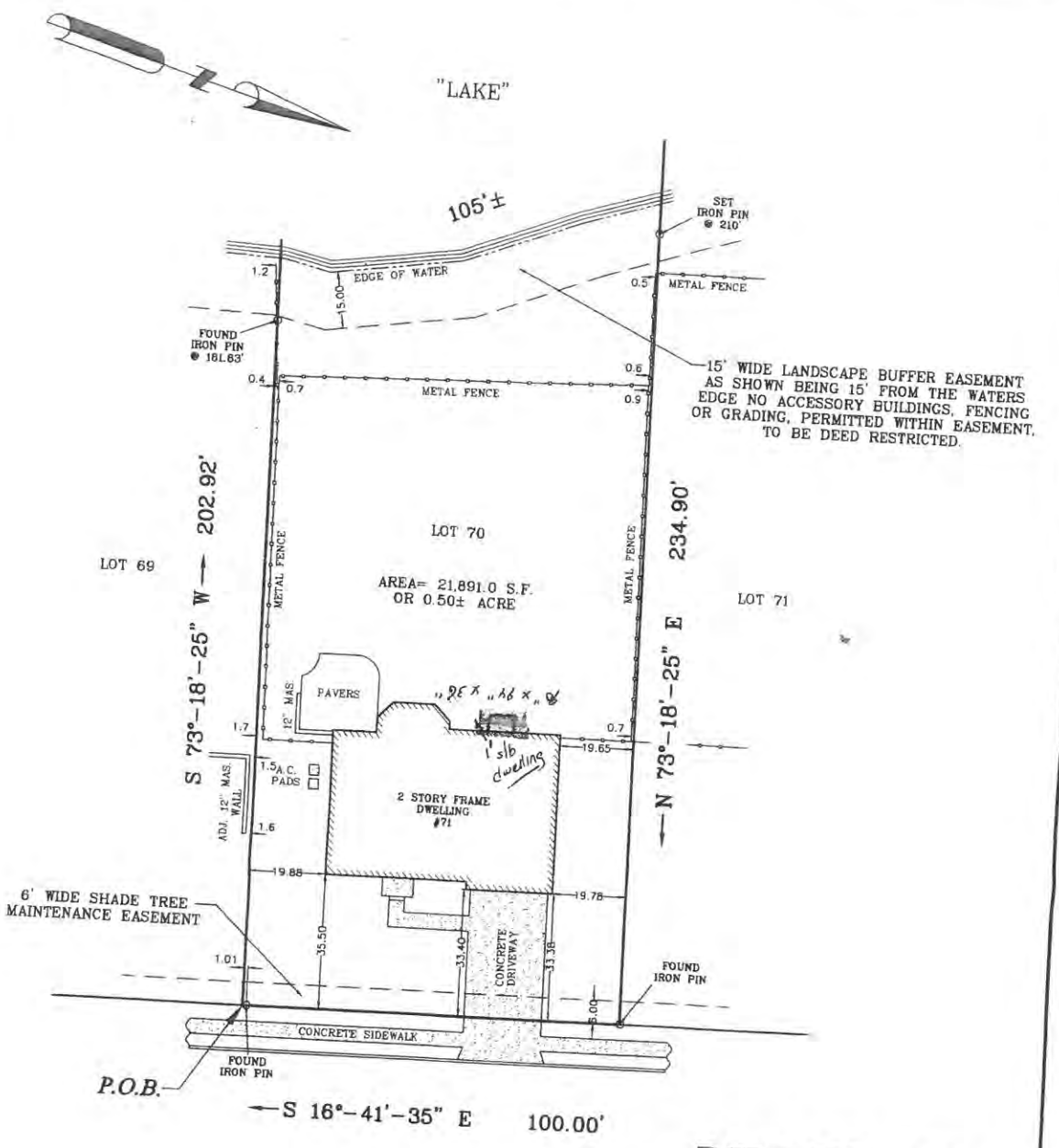
**State of New Jersey,**
**County of Camden:**

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

Russ A. Pritchard
Name of property owner or applicant

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

Judith A. Calabrese
Notary public

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JUN 28 2017
#172038C
By:

CERTIFIED TO:
RUSS PRITCHARD AND HEIDI MATTNER

NOTES:
BEING KNOWN AS LOT 70 IN BLOCK 18310 AS SHOWN ON PLAN OF LOTS COBBLESTONE FARMS, SECTION 15, FILED OCTOBER 1, 2003 AS FILE #200308060875, MAP #900-20. A.K.A. LOT 70 IN BLOCK 18310 ON THE TOWNSHIP OF GLOUCESTER TAX MAPS.

"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO IT'S ACCURACY (EXCEPT SUCH EASEMENT 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 INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON. THE RESPONSIBILITY LIMITED TO THE CURRENT MATTER AND INITIAL USE FOR WHICH IT IS BEING USED."

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

*BRUCE A. EWING*
LAND SURVEYOR

N.J. LICENSE NO. 35835

SURVEY OF PREMISES
71 MULLEN DRIVE
SITUATED IN
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN, NEW JERSEY

DRAWN BY: F.D.G. DATE: 3/23/17 SCALE: 1"=30'

EWING ASSOCIATES
LAND SURVEYORS
900B No. DELSEA DRIVE, P.O. BOX 145, CLAYTON, N.J. 08312
PHONE: (856) 881-4931

# ZONING PERMIT DENIED

71 MULLEN DR
Block/Lot 18310/70

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**

**Zone**
**R3**
Application is
**Denied**

***Comments on Decision:***
**Hot tub must be setback a minimum of 10' from dwelling. A Variance approval is required priot 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

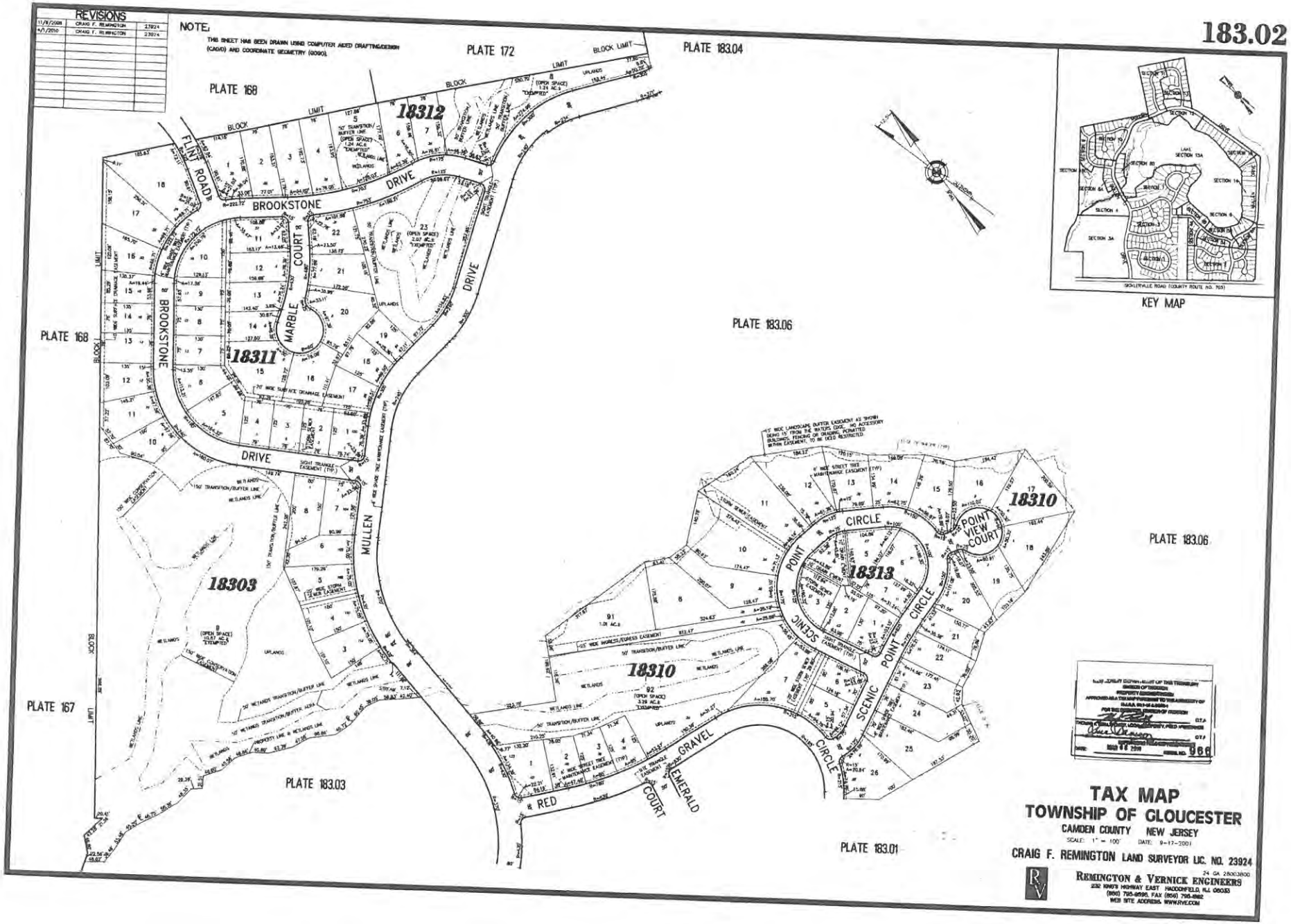
Alisa Ortiz
Zoning Officer
June 22, 2017

Applic No. 11275

Cut Here

**Deliver to...**

Chris DiKovtinis
122 Woodland Ave.
Barrington, NJ 08007


REVISIONS
11/8/2006 CRAIG F. REMINGTON 23924
4/1/2010 CRAIG F. REMINGTON 23924
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING&DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).
PLATE 172
PLATE 183.04
PLATE 168
PLATE 168
PLATE 183.06
PLATE 183.06
PLATE 167
PLATE 183.03
PLATE 183.01
18312
18311
18303
18310
18313
18310
FLINT ROAD
BROOKSTONE DRIVE
BROOKSTONE COURT
MARBLE DRIVE
MULLEN DRIVE
POINT VIEW COURT
POINT VIEW CIRCLE
SCENIC CIRCLE
EMERALD GRAVEL CIRCLE
RED COURT
KEY MAP
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 9-17-2001
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICE ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-9595, FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

# TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)

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JUN 28 2017
By: #172038C

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
Date

Maryann Busa
Asst. Gloucester Township Tax Collector

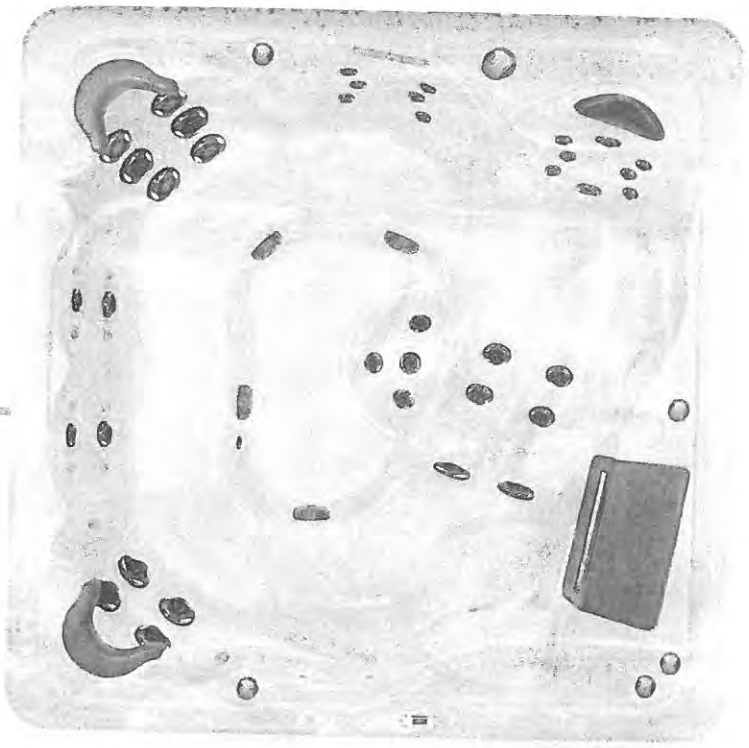
OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

sunrisespas **signature** series

# EQUINOX

| | |
|---|---|
| SEATING: | 6 Adults, with lounge |
| DIMENSIONS: | 90" x 94" x 36" |
| WATER CAPACITY: | 455 US Gallons<br>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

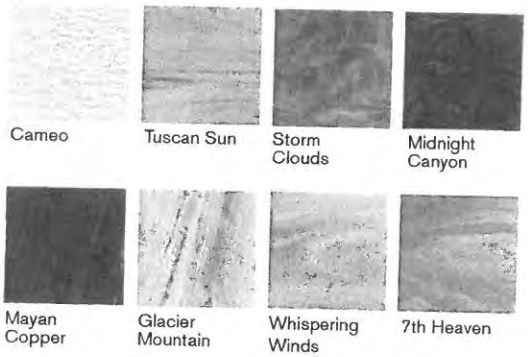
## OPTIONAL FEATURES

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

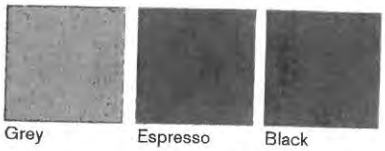
## STANDARD ACRYLIC COLOUR

Sterling Marble

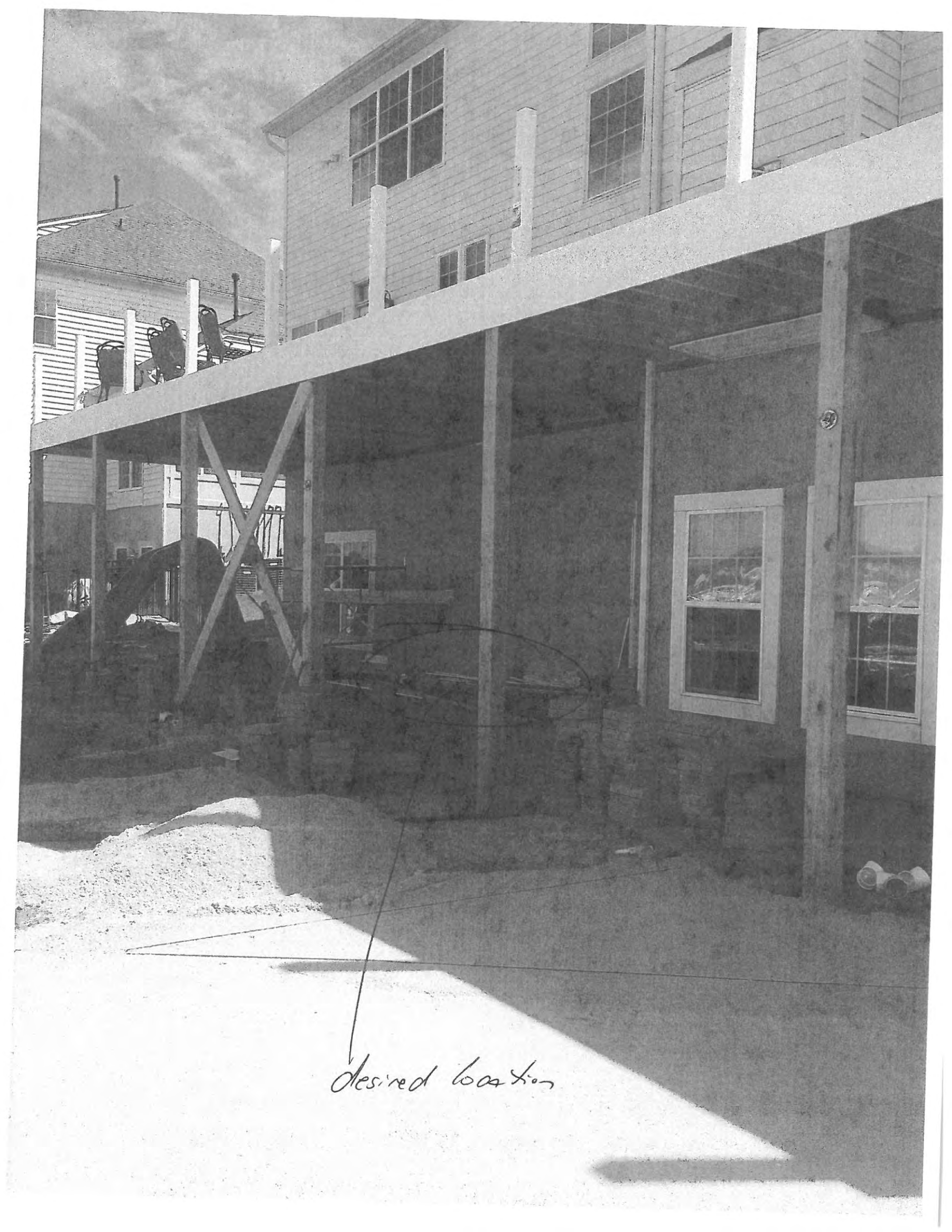
## DELUXE ACRYLIC COLOURS

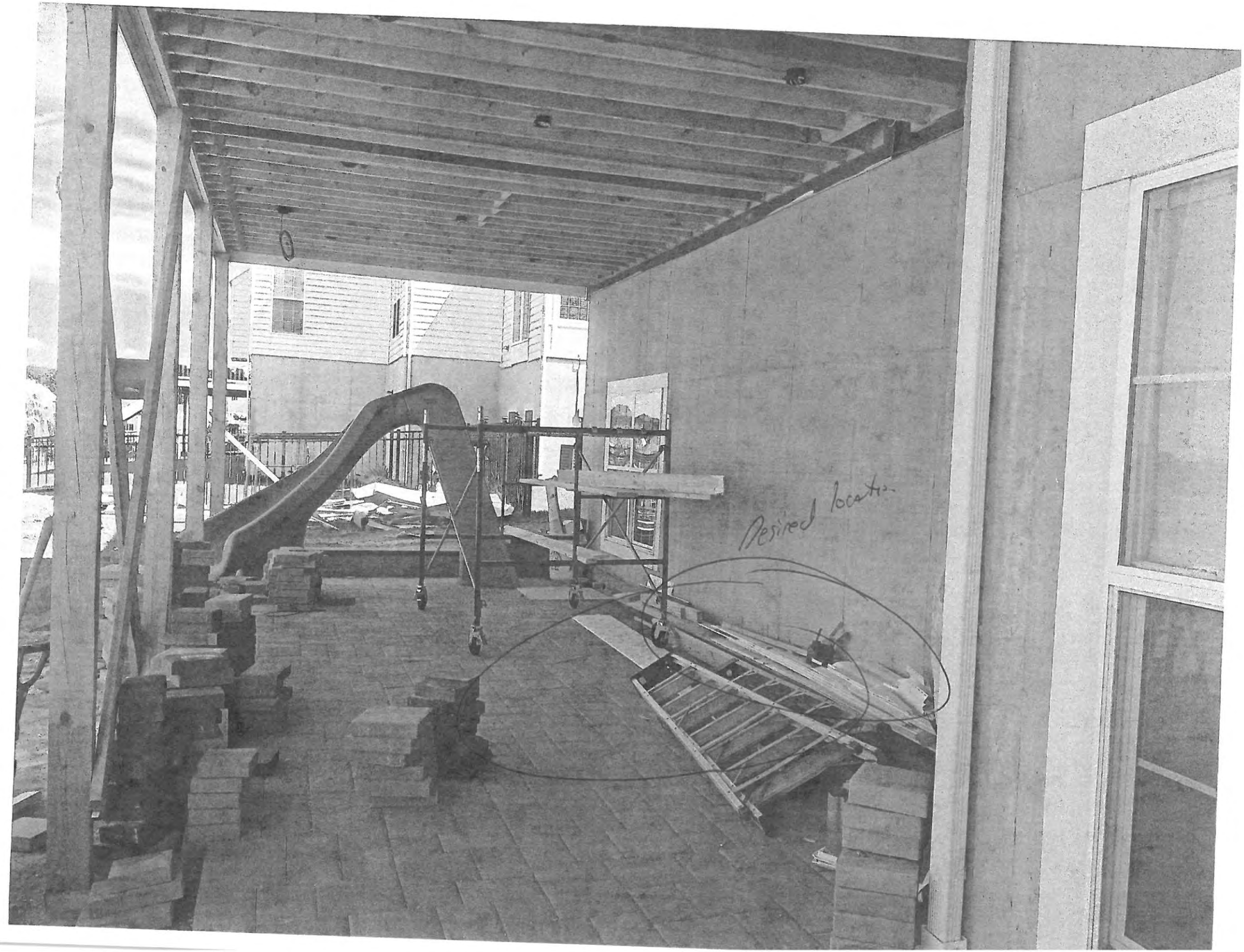


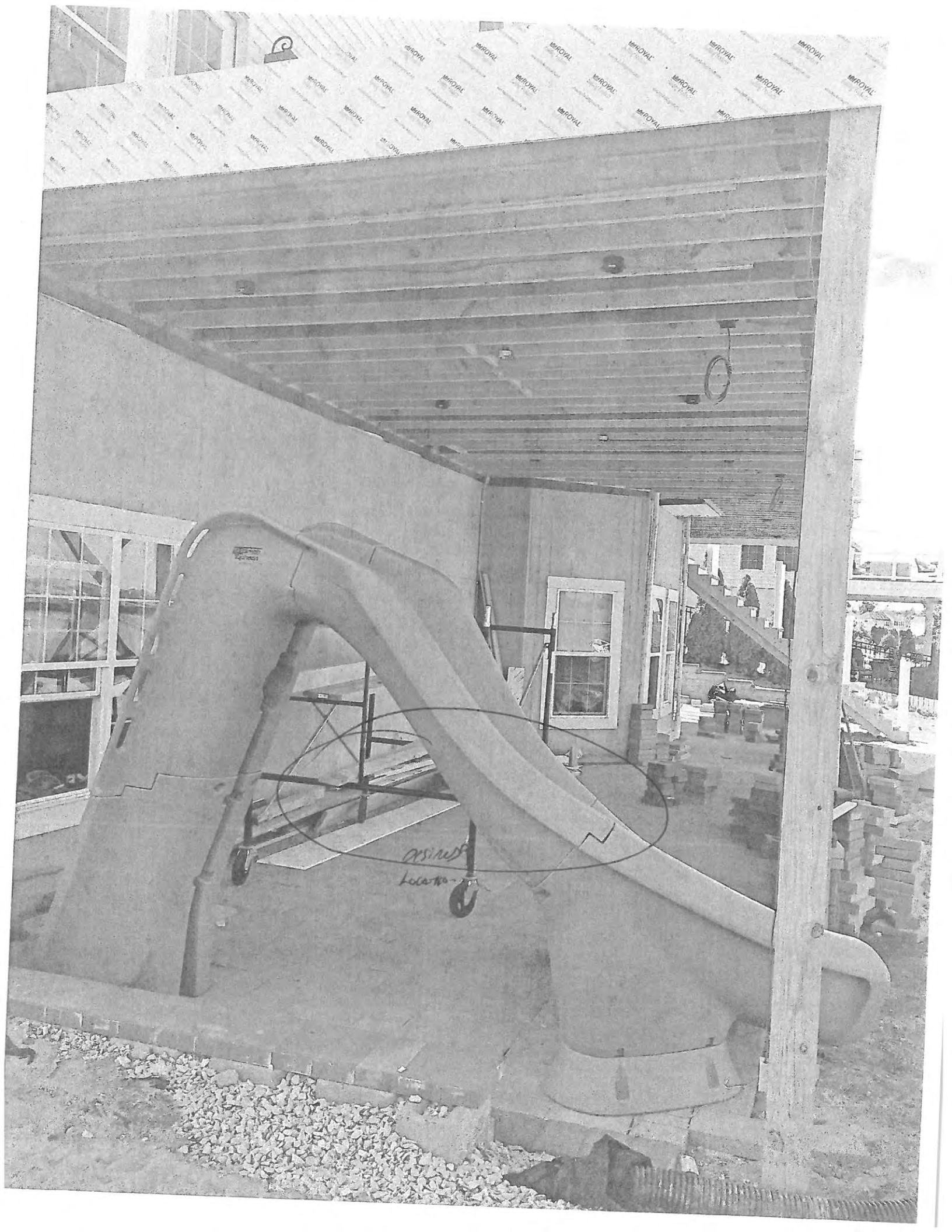

## CABINET COLOURS




* Specifications subject to change without notice. Product may not be exactly as photographed.


desired location


Desired locatio


MIROYAL

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

**DATE:** June 28, 2017

**APPLICATION No.** #172038C

**APPLICANT:** RUSS PRICHARD

**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 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

RECEIVED
JUN 29 2017
BY:

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

No Issues.

Signature

6/28/17