Township of Gloucester
Zoning Board of Adjustment
Wednesday, September 27, 2017
7:00 P.M.

Agenda

Salute to the Flag
Commencement Statement

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

MINUTES FOR ADOPTION

Zoning Board Minutes - Wednesday, September 13, 2017

RESOLUTIONS FOR MEMORIALIZATION

#172039C
Michael Moran
Bulk C Variance
Block: 11603 Lot: 12.01

APPLICATIONS FOR REVIEW

TABLED TO OCTOBER 25, 2017 –
ADvised by HO WILL BE WITHDRAWN & REMOVE 2 SHEDS

#172047C
Reynaldo O. Rapada
Bulk C Variance
Block: 8105 Lot: 40
Zoned: R2
Location: 494 Little Gloucester Rd.,
Blackwood

(2 Sheds) 12’ x 10’ Metal w/ R s/b & 16’ x 12’ Wood w/R s/b
#172050C
Window Mechanics Direct
Zoned: R4

22' x 8' front porch w/setbacks

Bulk C Variance
Block: 1206 Lot: 8
Location: 810 Central Ave., Glendora

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

**Roll Call:**
- Vice Chairman Simiriglia: Present
- Mr. Bucceroni: Absent
- Mr. Scarduzio: Present
- Mrs. Chiumento: Absent
- Mr. Rosati: Present
- Mr. Acevedo: Absent
- Mr. Treger: Absent
- Ms. Scully: Absent
- Mr. Rich Rosetti: Present
- Chairman McMullin: Absent

Chairman Simiriglia had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. Ken Lechner, Township Planner

Mr. Rosetti is seated for Mr. Bucceroni.

**MINUTES FOR ADOPTION**

Zoning Board minutes for Wednesday August 9, 2017

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

**Roll Call:**
- Mr. Scarduzio: Yes
- Mr. Rosati: Yes
- Mr. Rosetti: Yes
- Chairman Simiriglia: Yes

Minutes Approved.

**RESOLUTIONS FOR MEMORIALIZATION**

#172042C
Rosalin Chivis
Bulk C Variance
Block: 18316 Lot: 6

#172043C
Todd Kasper
Bulk C Variance
Block: 16403 Lot: 20

#172044C
Cheryl Pine
Bulk C Variance
Block: 16403 Lot: 20

Frank Serratore
Bulk C Variance
Block: 19805 Lot: 1

A motion to approve the above mentioned resolutions was made by Mr. Rosetti and seconded by Mr. Scarduzio.

**Roll Call:**
- Mr. Scarduzio: Yes
- Mr. Rosati: Yes
- Mr. Rosetti: Yes
- Chairman Simiriglia: Yes
Resolutions Approved.

APPLICATIONS FOR REVIEW

#172039C
Michael Moran
Zoned: R3
Bulk C Variance
Block: 11603 Lot: 12.01
Location: 162 Morris Ave., Blackwood
6’ vinyl fence & 12’ x 18’ deck w/setbacks.

Mr. Costa swears in Mr. Moran.
Mr. Moran is just replacing a wooden fence with a vinyl fence in the same location. The deck dimensions make it easier to build and it’s the size they prefer.
Mr. Mellett states there are no site implications.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

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

Roll Call:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Scarduzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Rosati</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Rosetti</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman Simiriglia</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Application Approved

A motion to Adjourn was made by Mr. Rosati and seconded by Mr. Scarduzio.

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172039C
Michael Moran
Block 11603, Lot 12.01

WHEREAS, Michael Moran is the owner of the land and premises located at 162 Morris Avenue in the Blackwood 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 a 12’ x 18’ deck 8.81’ from the side property line instead of the required 10’ and to install a 6’ vinyl fence less than 75’ from the intersection of curb lines instead of the required 75’ and 6’ from the property line on Pine Avenue instead of the required 15’ for the property located upon Block 11603, Lot 12.01, 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 September 13, 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, Michael Moran is the owner of the land and premises located at 162 Morris Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11603, Lot 12.01, 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 is replacing an old wooden fence with a new vinyl fence in the same location and because of his lot this is the only location to construct the deck.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 12' x 18' deck and a 6' fence, the Board voted four (4) 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 13th day of September 2017, the applicant Michael Moran is hereby granted the aforesaid variances for the property located upon Block 11603, Lot 12.01 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

Rich Rosetti   Yes
Andy Rosati    Yes
Carmen Scarduzzio Yes
Frank Simiriglia Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia   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 27th day of September, 2017.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TO: Zoning Board of Adjustment  
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner  
Department of Community Development & Planning  
RE: APPLICATION #172047C  
Reynaldo O. Rapada  
494 Little Gloucester Road  
BLOCK 8105, LOT 40  
DATE: September 6, 2017

The Applicant requests approval for two sheds 10' x 12' and 12' x 16' within the R-2 Residential District as indicated on the sketch.

I. ZONING INFORMATION

R-2 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>20,000 sf</td>
<td>1.37 ac.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>100 ft.</td>
<td>200 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>200 ft.</td>
<td>300 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>±5.4%(^1)</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>30%</td>
<td>±14.7%(^1)</td>
<td>yes</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>50 ft.</td>
<td>±29 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>15 ft.</td>
<td>23.98 ft. / ±100 ft.(^1)</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>40 ft.</td>
<td>±184 ft.(^1)</td>
<td>n/a</td>
</tr>
<tr>
<td>Useable Yard Area (min.)</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Height (max.)</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

\(^1\) = Scaled data.  
enc = Existing nonconformance.  
n/a = Not applicable.
<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed area (max.)</td>
<td>168 sf</td>
<td>192 sf</td>
<td>no*</td>
</tr>
<tr>
<td>Number (max.)</td>
<td>1</td>
<td>2</td>
<td>no*</td>
</tr>
<tr>
<td>Maximum shed height (max.)</td>
<td>12 ft.</td>
<td>8 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft.</td>
<td>4 ft. 5 in.</td>
<td>no*</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>N.P.</td>
<td>±28 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>5 ft.</td>
<td>≥ 5 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>5 ft.</td>
<td>&gt; 5 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

N.P. = Not Permitted.
* = Variance required.

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

II. VARIANCE COMMENTS

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

§401.E(3), Accessory Buildings
1. Distance between buildings: (4 ft. 5 in. provided v. 10 ft. minimum required).

§422.L, Residential Tool Shed
2. Area: (192 sf provided v. 168 sf maximum allowed).
3. Number: (2 provided v. 1 maximum allowed).
4. Front yard: (±28 ft. provided v. 50 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 401.E(3), Accessory Buildings to permit a distance of four (4) feet five (5) inches between two sheds (10 ft. minimum required) and from Section 422.L, Residential Tool Shed to permit a shed one hundred ninety two (192) square feet (168 sf maximum allowed), two (2) sheds (1 maximum allowed), and within the front yard (Not permitted).

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: Reynaldo O. Rapada
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
LOT 40
BLOCK 8/05
40 SEE LITTLE GLOUCESTER ROAD
SITUATE
GLOUCESTER TOWNSHIP
CAMDEN COUNTY, NJ.
For Office Use Only

Submission Date: Application No.: 173047C
Planning Board Zoning Board of Adjustment
Upon receipt of all fees, documents, plans, etc.

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

Taxes Paid: Yes

Fees $1600.00 Project # 11663
Esca. 150.00 Esca. # 11663

LAND DEVELOPMENT APPLICATION

1. Applicant
REYNALDO RAPADA
Name: REYNALDO RAPADA
Address: 494 LITTLE GLOUCESTER AVE
City: BLACKWOOD (C)
State, Zip: NJ 08012 856-794-5973
Phone: 856-794-5973 Fax: (-)
Email: ray.rapara127@yahoo.com

2. Owner(s) (List all Owners)
Name(s): EVANGELICA RAPADA
Address: 494 LITTLE GLOUCESTER AVE
City: BLACKWOOD (C)
State, Zip: NJ 08012 856-794-5973
Phone: 856-794-5973 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
☐ Site Plan Waiver
☐ Rezoning Request
☐ Redevelopment Agreement

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
</tr>
</thead>
<tbody>
<tr>
<td>R4</td>
<td>BWD</td>
<td>SCR</td>
<td></td>
</tr>
<tr>
<td>GCR</td>
<td>NC</td>
<td>OF</td>
<td></td>
</tr>
<tr>
<td>CR</td>
<td>GI</td>
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<td>BP</td>
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<td>G-RD</td>
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<td>M-RD</td>
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<td>L-RD</td>
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<tr>
<td>NVBP</td>
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<tr>
<td>SCR-HC Overlay</td>
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<td></td>
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<tr>
<td>IR</td>
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</table>

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

Name of Attorney:
Address:
City:

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

<table>
<thead>
<tr>
<th>Name:</th>
<th>REYNOLDS  O. PAPAARD</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>494 LITTLEどちらも</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession:</td>
<td></td>
<td>Profession:</td>
</tr>
<tr>
<td>City:</td>
<td>BALTIMORE</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>MD 20801</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone:</td>
<td>866-92-7486</td>
<td>Phone:</td>
</tr>
<tr>
<td>Fax:</td>
<td>386-232-8257</td>
<td>Fax:</td>
</tr>
<tr>
<td>Email:</td>
<td>REYMOND @ FUSE.COM</td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address: | 494 LITTLEどちらも | Block(s): | 8105 |
| Tract Area: | | Lot(s): | 40 |

8. Land Use:

Existing Land Use: **RESIDENTIAL**

Proposed Land Use (Describe Application): 

- **MTEL SHED**
  - SIZE 12x10 - 5' R P roofline
- **WOOD SHED 16x12 - 12' R P roofline**

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots:</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td></td>
<td>□ Condominium</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Are there existing deed restrictions?</th>
<th>Are there proposed deed restrictions?</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ No</td>
<td>□ Yes</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

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

| Pool Requirements |          |                   |          |
| Setback from R.O.W. 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 |          | Shed Requirements |          |
| Garage Area       |          | Shed area         | 10 x 12 |
| Garage height     |          | Shed height       | 4 x 8   |
| Number of garages |          |                   |         |
| (Include attached garage if applicable) |          |                   |         |
| Number of stories |          |                   |         |

| 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 of 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.

| 15. Signature of Applicant |          |                   |          |
| Signature of Applicant |          | Date              | 8/8/17   |

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

Date

Signature

Print Name

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

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 3/10/17, shows and discloses the premises in its entirety, described as Block □ Lot □ 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:
Reynaldo Capada of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Reynaldo Capada

Name of property owner or applicant

Sworn and subscribed to
On this 10 day of August
2017 before the following authority.

Amber L. Scott
Notary public
State of New Jersey
My Commission Expires Nov 4, 2020
LOT 40  TOPO
BLOCK 8/05
SEE LITTLE GLOUCESTER ROAD
GLOUCESTER TOWNSHIP
CAMDEN COUNTY, NJ.

RECEIVED
AUG 15 2017

Jack C. Hahn
PLANNERS INC.
DREHER, NJ 08091
PHONE (609) 720-0100
FILE 03272-1
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: Reynaldo & Evangeline Rasada
Address: #96 Little Gloucester
Block: 8105 Lot: 60

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

Date 8/10/17

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Caddo County

RECEIVED
AUG 15 2017

Printed on recycled paper
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 15, 2017
APPLICATION No. #172047C

APPLICANT: REYNALDO O. RAPADA
PROJECT No. 11663

BLOCK(S): 8105 LOT(S): 40
LOCATION: 494 LITTLE GLOUCESTER RD., BLACKWOOD

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.I.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 AUGUST 26, 2017

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

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

Signature

OK 8-24-17 JWG BLJG

RECEIVED
AUG 28 2017
August 21, 2017

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

Re: Application #172047C
Reynaldo O. Rapada
494 Little Gloucester Road, Blackwood, NJ 08012
Block 8105, Lot 40

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 15, 2017

APPLICATION No. #172047C

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☒ 1 Copy - Final Site Plan
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☒ 1 Copy - Amended Site Plan
☒ 1 Copy - Major Subdivision - Amended Plat
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☒ 1 Copy - Development Plan
☒ 1 Copy - Drainage Calculations
☒ 1 Copy - E.I.S.
☐ Recycling Report

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

Signature: 8/16/17

No Issues.

[Stamp: RECEIVED AUG 16 2017]
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #172050C
Window Mechanic Direct
810 Central Avenue
BLOCK 1206, LOT 8
DATE: September 6, 2017

The above application is to permit an 8’ x 22’ front porch within the R-4 - Residential district as per the submitted sketch.

I. ZONING INFORMATION

1. Zone: R-4 ~ Residential District (§406).

R-4 – Residential Requirements (§406.F):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>6,250sf</td>
<td>9,100 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>50 ft.</td>
<td>70 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>100 ft.</td>
<td>130 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>35%</td>
<td>±11%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>65%</td>
<td>±35%</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Front yard (front porch)</th>
<th>20 ft.</th>
<th>≥12 ft.</th>
<th>no</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side yard (front porch)</td>
<td>10 ft.</td>
<td>24.00 ft. / 22.42 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (dwelling)</td>
<td>20 ft.</td>
<td>±26 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>≤ 35 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

1 = Scaled data.
* = 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 as submitted requires the following variance:

§406.F, Area, Yard, Height and Building Coverage

1. Front yard: (±12 ft. provided v. 20 ft. minimum required).

**POSITIVE CRITERIA (“C1” and “C2” variances)**

The Applicant must address the positive criteria including special reasons, the standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

The Zoning Board of Adjustment must consider the following in satisfying the positive criteria for the requested variances:

2. 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)).

3. 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 notify for the following variances:

From Section 406.F, Area, Yard, Height and Building Coverage to permit a front porch approximately twelve (12) feet from the front property line (20 ft. minimum required).

cc: Window Mechanic Direct
    Anthony Costa, Esq.
    James Mellett, PE
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: 10/20/02 Application No.: #1700502
Planning Board Zoning Board of Adjustment

Upon receipt of all fees, documents, plans, etc.

Taxes Paid: Yes No (Initial) Fees: 110 @ Project # 11706

LAND DEVELOPMENT APPLICATION

1. Applicant
Name: Window Mechanics Direct
Address: 905 Hamilton Ctr
City: Glendora
State, Zip: NJ 08029
Phone: (609) 974-1164 Fax: (__) --
Email: wmdirect2@gmail.com

2. Owner(s) (List all Owners)
Name(s): Window Mechanics Direct
Address: 905 Hamilton Ctr
City: Glendora
State, Zip: NJ 08029
Phone: (609) 974-1164 Fax: (__) --

3. Type of Application. Check as many as apply:
- □ Informal Review
- □ Minor Subdivision
- □ Planned Development
- □ Preliminary Major Subdivision
- □ Interpretation
- □ Final Major Subdivision
- □ Appeal of Administrative Officer's Decision
- □ Minor Site Plan
- □ Bulk "C" Variance
- □ Preliminary Major Site Plan
- □ Use "D" Variance
- □ Final Major Site Plan
- □ Site Plan Waiver
- □ Conditional Use Approval
- □ Rezoning Request
- □ General Development Plan
- □ Redevelopment Agreement

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

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>RA</th>
<th>SRA</th>
<th>GCR</th>
<th>CR</th>
<th>ER</th>
<th>RA</th>
<th>SRA</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>BP</th>
<th>G-RD</th>
<th>BP</th>
<th>G-RD</th>
<th>BP</th>
<th>G-RD</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>BP</td>
<td>G-RD</td>
<td>BP</td>
<td>G-RD</td>
<td>BP</td>
<td>G-RD</td>
<td>BP</td>
<td>G-RD</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BP</td>
<td>G-RD</td>
<td>BP</td>
<td>G-RD</td>
<td>BP</td>
<td>G-RD</td>
<td>BP</td>
<td>G-RD</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>BP</td>
<td>G-RD</td>
<td>BP</td>
<td>G-RD</td>
<td>BP</td>
<td>G-RD</td>
<td>BP</td>
<td>G-RD</td>
</tr>
</tbody>
</table>

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

Name of Attorney: Mark S. Levy
Address: 99 Haddon Ave
City: Haddonfield NJ 08033

Firm: Levy Baldante
State, Zip: Haddonfield NJ 08033
Phone: (609) 424-8976 Fax: (215) 945-2642
Email: levy@levybalante.com
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Window Mechanics</th>
<th>Name: __________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 905 Hamilton Ct Glendora</td>
<td>Address: ________________________</td>
</tr>
<tr>
<td>Profession: Owner Mike Berger</td>
<td>Profession: ______________________</td>
</tr>
<tr>
<td>City: Glendora</td>
<td>City: __________________________</td>
</tr>
<tr>
<td>State, Zip: NJ 08029</td>
<td>State, Zip: ____________________</td>
</tr>
<tr>
<td>Phone: (864) 206-1166 Fax: (___) <em><strong>-</strong></em></td>
<td>Phone: (<em><strong>) <em><strong>-</strong></em> Fax: (</strong></em>) ___</td>
</tr>
<tr>
<td>Email: <a href="mailto:wmdirect2@gmail.com">wmdirect2@gmail.com</a></td>
<td>Email: _________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 810 Central Ave, Glendora</th>
<th>Block(s): 1206</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: ___________________________</td>
<td>Lot(s): 9</td>
</tr>
</tbody>
</table>

8. Land Use:

- Existing Land Use: Residential
- Proposed Land Use (Describe Application): Front Porch 22'x8' $13,465 (Wood/Composite) NB

9. Property:

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>13.4</td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>24</td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from E.O.P. *1</td>
<td></td>
</tr>
<tr>
<td>Setback from E.O.P. *2</td>
<td></td>
</tr>
<tr>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Fence height</td>
<td></td>
</tr>
</tbody>
</table>

*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

| 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:

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

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

**Signature of Applicant**

**Date:** 8/15/17

**Signature of Co-applicant**

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

**August 15, 2017**

Date

Sworn and Subscribed to before me this 15th day of August 2017 (Year).

Signature

Print Name

Michael E. Benner

Complete each of the following sections:

<table>
<thead>
<tr>
<th>A.</th>
<th>Is this application to subdivide a parcel of land into six or more lots?</th>
<th>□ No □ Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>B.</td>
<td>Is this application for a variance to construct a multiple dwelling of 25 or more family units?</td>
<td>□ No □ Yes</td>
</tr>
<tr>
<td>C.</td>
<td>Is this application for approval on a site or sites for commercial purposes?</td>
<td>□ No □ Yes</td>
</tr>
<tr>
<td>D.</td>
<td>Is the applicant a corporation?</td>
<td>□ No □ Yes</td>
</tr>
<tr>
<td>E.</td>
<td>Is the applicant a limited liability corporation?</td>
<td>□ No □ Yes</td>
</tr>
<tr>
<td>F.</td>
<td>Is the applicant a partnership?</td>
<td>□ No □ Yes</td>
</tr>
</tbody>
</table>

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

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).

**August 15, 2017**

Date

Signature of Applicant

Michael E. Benner

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 __________, shows and discloses the premises in its entirety, described as Block ______ Lot ______, 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:
JASMINE E. RUDINSON 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 15th day of August 2017 before the following authority.

Name of property owner or applicant

Notary public
Michael E. Berger
905 Hamilton Ct
Glendora, NJ 08029
25%

Nancy Berger
905 Hamilton Ct
Glendora, NJ 08029
25%

Matthew Berger
44 Sickleerville Rd
Williamstown, NJ 08094
25%

Darren Berger
1214 Tristram Cir
Mantua, NJ 08051
25%

List of Names of Stockholders
ZONING PERMIT DENIED
810 CENTRAL AVE
Block/Lot 1206/8

Applicant
WINDOW MECHANICS DIRECT
905 HAMILTON CT.
GLENDORA, NJ 08029

Real Estate Owner
WINDOW MECHANICS DIRECT
905 HAMILTON CT.
GLENDORA, NJ 08029

This is to certify that the above-named applied for a permit to/authorization for a proposed front yard 22'x6' attached frame deck. This application for approval is hereby denied.

Zone
R4

Application is
Denied

Comments on Decision:
Deck is to maintain a minimum of 20' from the front property line. A Variance approval is required by the Zoning Board of Adjustment prior to issuance of permit.

Additional permits must be obtained through the Construction Office

Gloucester Township
P O Box 8
Blackwood, NJ 08012
(856)229-4000 FAX(856)232-6229

Alisa Ortiz
Zoning Officer
August 8, 2017
Applic No. 11656

Deliver to...
WINDOW MECHANICS DIRECT
905 HAMILTON CT.
GLENDORA, NJ 08029
Window Mech. Direct  (Mike Berger) 856-974-1166
810 Central Ave, Glendora, NJ 08029
To Whom It May Concern:

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

Name: Windows Mechanics Mechanics Direct LLC
Address: 810 Central Ave
Block: 1206 Lot: 8

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

Date 8-22-17

[Signature]
Gloucester Township Tax Collector
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 30, 2017
APPLICANT: WINDOW MECHANIC DIRECT
BLOCK(S): 1206 LOT(S): 8
LOCATION: 810 CENTRAL AVE., GLENDORA, NJ 08029

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

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- For Your Review.
- Please Forward Report by SEPTEMBER 11, 2017
- For Your Files.

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- Recycling Report
- Variance Plan
- Bulk (C) Variance
- Use (D) Variance

OK 9-5-17 JLG Bldg

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

Re: Application #172050C  
Window Mechanic Direct  
810 Central Avenue, Glendora, NJ 08029  
Block 1206, Lot 8

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