Township of Gloucester
Zoning Board of Adjustment
Wednesday, October 25, 2017
7:00 P.M.

Agenda

Salute to the Flag
Commencement Statement

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

MINUTES FOR ADOPTION

Zoning Board Minutes - Wednesday, September 27, 2017

RESOLUTIONS FOR MEMORIALIZATION

#172050C
Window Mechanics Direct
Bulk C Variance
Block: 1206 Lot: 8

APPLICATIONS FOR REVIEW

ADvised By HO APPLICATION WILL BE WITHDRAWN (see enclosed)

#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
#172051C
Robert Speese
Zoned: R4

26'x6' front porch w/setbacks

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#172052C
Jason Hajnowski
Zoned: R3

40'x 30' garage with setbacks

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

Roll Call:

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

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

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MINUTES FOR ADOPTION

Zoning Board minutes for Wednesday September 13, 2017

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

Roll Call:

- Vice Chairman Simiriglia: Yes
- Mr. Scarduzio: Yes
- Mr. Rosati: Yes
- Mr. Rosetti: Yes

Minutes Approved.

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RESOLUTIONS FOR MEMORIALIZATION

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

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

Roll Call:

- Vice Chairman Simiriglia: Yes
- Mr. Scarduzio: Yes
- Mr. Rosati: Yes
- Mr. Rosetti: Yes

Resolutions Approved.
APPLICATIONS FOR REVIEW

Table to October 25, 2017 - advised by the home owner will be withdrawn & remove 2 sheds.

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

(2 sheds) 12' x 10' metal w/ R s/b & 16' x 12' w/R s/b

A motion to approve the above mentioned application for withdrawal; & notice for 10-25-2017 was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:

Vice Chairman Simiriglia  Yes
Mr. Bucceroni  Yes
Mr. Scarduzio  Yes
Mrs. Chiumento  Yes
Mr. Rosati  Yes
Mr. Acevedo  Yes

Withdrawal approved and audience noticed.

#172050C
Window Mechanics Direct
Zoned: R4
Bulk C Variance
Block: 1206 Lot: 8
Location: 810 Central Ave., Glendora

Mr. Ritigstein Esq. explains the application. The owner of the property would like to rebuild the deck exactly as it used to be. The deck is 13' 5" off the property line, 22' L and 8' W.

Mr. Bucceroni states he drives by this property every day and the house has come back to life.

Mr. Lechner has a clarification. The variance should be 12' from the property line not 13' 5" to save the property owner any future issues.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

A motion to approve the above mentioned application, with the correction of 12' setback, was made by Mrs. Chiumento and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia  Yes
Mr. Bucceroni  Yes
Mr. Scarduzio  Yes
Mrs. Chiumento  Yes
Mr. Rosati  Yes
Mr. Acevedo  Yes

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 # 172050C
Window Mechanics Direct
Block 1206, Lot 8

WHEREAS, Window Mechanic Direct is the owner of the land and premises located at 810 Central Avenue 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 front porch 12' from the front property line instead of the required 20' for the property located upon Block 1206, Lot 8, as shown on the Official Map of the Township of Gloucester, located in a R-4 Zone, said application being represented by Mark Levy Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 27, 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, Window Mechanic Direct is the owner of the land and premises located at 810 Central Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1206, Lot 8, on the Official Tax Map of the Township of Gloucester, located in an R-4 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 the existing porch is rotted and he is replacing the 8' x 22' front porch 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 porch, the Board voted seven (7) 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 27th day of September 2017, the applicant Window Mechanic Direct is hereby granted the aforesaid variance for the property located upon Block 1206, Lot 8 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
Arlene Chiumento    Yes
Andy Rosati         Yes
Carmen Scarduzzio  Yes
Kevin Bucceroni     Yes
Frank Simiriglia    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 25th day of October, 2017.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
To whom it may concern,

I am withdrawing my application No. 1720 97 C.

The sheds will be removed from my property Oct 28, 2017.

I had applied for zoning permit for sheds.

[Signature]

[Name]
September 26, 2017

Mr. Reynaldo Rapada
494 Little Gloucester Rd.
Blackwood, NJ 08012

Re: 3 sheds

Dear Mr. Rapada:

It is my understanding that you have recently decided to withdraw your current Variance application (#172047C). The application was for currently having three sheds on your property, where only one is permitted. Please be aware that since you have chosen to withdraw your application, two of the three sheds are to be removed. Sheds are to be located in the rear yard, five feet from any property line and ten feet from the dwelling. A site inspection ensuring their removal will be conducted within the next 14 business days.

Please do not hesitate to contact me if you have any questions. I can be reached at (856) 374-3512 between the hours of 8:00 a.m. until 5:45 p.m., Monday through Thursday.

Very truly yours,

[Signature]

Alisa Ortiz
Zoning Officer

Cc: Donna Barrett/file
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #172051C
Robert Speese
405 Station Avenue
BLOCK 801, LOT 23
DATE: October 4, 2017

The above application is to permit a 6' x 26' 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>9,145 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Station Avenue</td>
<td>50 ft.</td>
<td>95.65 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Woodland Avenue</td>
<td>50 ft.</td>
<td>100.49 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>100 ft.</td>
<td>98.11 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>35%</td>
<td>±12%¹</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>65%</td>
<td>±22%¹</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>Station Avenue</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Woodland Avenue</td>
<td>20 ft.</td>
<td>21.03 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (front porch)</td>
<td>10 ft.</td>
<td>±47 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (dwelling)</td>
<td>20 ft.</td>
<td>±39 ft.¹</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.
enc = Existing nonconformance.
   = 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: (14.78 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 notice for the following variances:

From Section 406.F, Area, Yard, Height and Building Coverage to permit a front porch fourteen and seventy eight hundredths (14.78) feet from the front property line along Station Avenue (20 ft. minimum required).

cc: Robert Speese
Anthony Costa, Esq.
James Mellett, PE
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 13, 2017

APPLICANT: ROBERT SPEESE

APPLICATION No. #172051C

PROJECT No. 11732

BLOCK(S): 801 LOT(S): 23

LOCATION: 405 STATION 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

PURPOSE OF TRANSMITTAL: Please Forward Report by SEPTEMBER 23, 2017

☒ For Your Review.
☐ For Your Files.

ENCLOSED:

☒ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
☒ 1 Copy - Minor Site Plan
☒ 1 Copy - Minor Subdivision Plat

☒ 3 Copies - Preliminary Site Plan, 2 County Apps and 1 Twp. App.
☒ 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 Subdivision - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☒ 1 Copy - Amended Site Plan

☒ 1 Copy - Major Subdivision - Amended Plat

☒ 1 Copy - Traffic Report

☒ 1 Copy - Development Plan

☒ 1 Copy - Drainage Calculations

☒ 1 Copy - E.I.S.

☒ Recycling Report

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

9-13-17 JK W Dids

Signature
TOWNSHIP OF GLOUCESTER
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning  (856) 374-3512 Zoning  (856) 232-6229

For Office Use Only
Submission Date: Application No. 112051C
Planning Board  Zoning Board of Adjustment
Upon receipt of all fees, documents, plans, etc.
Taxes Paid Yes No (Initial)
Fees 160.00 Project #11732
Escr. 150.00 Escr. #11732

LAND DEVELOPMENT APPLICATION

<table>
<thead>
<tr>
<th>1) Applicant</th>
<th>2) Owner(s) (List all Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: ROBERT SP665E</td>
<td>Name(s): ROBERT SP665E</td>
</tr>
<tr>
<td>Address: 405 STATION AVE</td>
<td>Address: 405 STATION AVE</td>
</tr>
<tr>
<td>City: GLENDORA</td>
<td>City: GLENDORA</td>
</tr>
<tr>
<td>State, Zip: NJ 08029</td>
<td>State, Zip: NJ 08029</td>
</tr>
<tr>
<td>Phone: (856) 919.572 Fax: ( )</td>
<td>Phone: (856) 919.572 Fax: ( )</td>
</tr>
<tr>
<td>Email: <a href="mailto:sp665@msn.com">sp665@msn.com</a></td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

Name of Attorney: ____________________________
Address: ___________________________________
City: ______________________________________
State, Zip: ____________________ Phone: ( ) Fax: ( )
Email: ____________________________________
6. Name of Persons Preparing Plans and Reports:

Name: JAMES BARRERAS
Address: 101 RT 130 SUITE 300
Profession: SS HOME CONTRACTING
City: CUMMING
State, Zip: NJ 08077
Phone: (609) 585-2467
Fax: (_)__-_-

7. Location of Property:

Street Address: 405 STATION AVE
Tract Area: GLENORA NJ 08029
Block(s): 801
Lot(s): 23

8. Land Use:

Existing Land Use: RESIDENTIAL
Proposed Land Use (Describe Application): FRONT PORCH (SIZE) 26 X 10
FRONT PROP LINE SETBACK - 14.78 & 15.80

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 1
Are there existing deed restrictions? X No □ Yes
Are there proposed deed restrictions? X No □ Yes

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.°1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.°2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>21.03'</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>48.05'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*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.
  - 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] [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).

9/6/17
Date

Sworn and Subscribed to before me this
6th day of SEPTEMBER
2017 (Year).

Robert Spece
Signature

Robert Spece
Print Name

Elizabeth L. Spece
Signature

Elizabeth L. Spece
Print Name

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

IF YES TO ANY OF THE ABOVE:

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

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

9/6/17
Date

Robert Spece
Signature of Applicant

Robert Spece
Print Name

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 9/6/17, shows and discloses the premises in its entirety, described as Block 801 Lot 23, 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:
Robert Spece
of full age, being duly sworn to
law, on oath and says that all of the above statement
herein is true.

Name of property owner or applicant

Sworn and subscribed to
On this 6th day of SEPTEMBER
2017 before the following authority.

Maryann Downey
Notary public
ZONING PERMIT DENIED
405 STATION AVE
Block/Lot 801/23

Applicant
SJHC, LLC
101 Rt. 130 South Ste 300
Cinnaminson, NJ 08077

Real Estate Owner
SPEESE, ROBERT W & ELIZABETH
405 STATION AVENUE
GLEN DORA, N J 08028

This is to certify that the above-named applied for a permit to/authorization for:
a proposed demo and replacement of existing 26'x8' front porch. This application for approval is
hereby denied

Comments on Decision:
Porch is to be located a minimum of 20' from the front property line. A Variance approval is required prior to
issuance of permit.

. Additional permits must be obtained through the Construction Office

Gloucester Township
P O Box 8
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229

Alisa Ortiz
Zoning Officer
August 16, 2017
Applic No. 11675

Deliver to...

SJHC, LLC
101 Rt. 130 South Ste 300
Cinnaminson, NJ 08077
NEW FOOTING PLAN

SCALE: 1/4" = 1'-0"

EXISTING
UNFINISHED
BASEMENT

EXIST. CMU FOUND.
WALL & FOOTING

26'-0"

8'-6" +/- NEW

8'-5 3/8" +/- NEW

NEW PT. 2M6
FLOOR JOIST
1'-0"

6'-6"

5'-3"

NEW 12" DIA.
36" DEEP CONC.
FIG. TYP. W/6X6
PT. WOOD POSTS

DROPED DOUBLE
BEAM
2X8 PT. WOOD

405 STATION AVE
GLENODA, NJ

RECEIVED
SEP 13 2017
To Whom It May Concern:

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

Name: Elizabeth J. Speese
Address: 405 Station Ave, Clendorn, NJ 08029
Block: 801 Lot: 23

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

Sandra L. Ferguson
Gloucester Township Tax Collector

RECEIVED
SEP 13 2017

1281 Chews Landing-Clementon Rd., at Hidar Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 13, 2017
APPLICATION No. #172051C
APPLICANT: ROBERT SPEESE
PROJECT No. 11732
BLOCK(S): 801 LOT(S): 23
LOCATION: 405 STATION 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

PURPOSE OF TRANSMITTAL:
☒ For Your Review.
☐ For Your Files.

Please Forward Report by SEPTEMBER 23, 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

No Issues

9/18/17
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012  

Re: Application #172051C  
Robert Speese  
405 Station Avenue, Glendora, NJ 08029  
Block 801, Lot 23  

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: September 13, 2017
APPLICANT: ROBERT SPEESE
APPLICATION No. #172051C
PROJECT No. 11732
BLOCK(S): 801 LOT(S): 23
LOCATION: 405 STATION 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
☐ Treasurer
☐ G.T.M.U.A.
☐ Fire District 1 2 3 4 5 6

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

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

Reviewed
☐ Approved ☐ Not Approved
Gloucester Twp. Fire Dist. 1
Fire Official: [Signature]
Date: [Signature]

Signature
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #172052C
Jason Hojnowski
117 Florence Avenue
BLOCK 8102, LOTS 31 and 32
DATE: October 4, 2017

The above application is to permit a 30' x 40' detached private garage with 14-foot high
side walls, and 20-foot garage height within the R-3 Residential district as per the
attached sketch.

I. ZONING INFORMATION
1. Zone: R-3 – Residential District [§405].

R-3 Zone Requirements (§405.F):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>9,375 sf</td>
<td>±20,000 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>75 ft.</td>
<td>100 ft.</td>
<td>n/a</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>125 ft.</td>
<td>200 ft.</td>
<td>n/a</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>±15.6%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>40%</td>
<td>±20.9%</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>n/a</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>

§422.H, PRIVATE GARAGES

<table>
<thead>
<tr>
<th>Area (Max.)</th>
<th>800 sf</th>
<th>1,200 sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than area of principal building</td>
<td>&lt; ±1,830 sf</td>
<td>1,200 sf</td>
</tr>
<tr>
<td>Stories (max.)</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Number of garages (max.)</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>N.P.</td>
<td>±159 ft.</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>11 ft.</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>149 ft.</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>10 ft.</td>
<td>11 ft.</td>
</tr>
<tr>
<td>Side wall height (max.)</td>
<td>9 ft.</td>
<td>14 ft.</td>
</tr>
<tr>
<td>Garage height (max.)</td>
<td>14 ft.</td>
<td>±20 ft.</td>
</tr>
</tbody>
</table>

* = Scaled data. enc = Existing nonconformance.
= 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 variances from the Area, Yard, Height and Building Coverage in the R-3, Residential District standards:

**§422.H, Private Garages**

1. Area: (1,200 sf. provided v. 800 sf maximum allowed).
2. Side wall height: (14 ft. provided v. 9 ft. maximum allowed).
3. Garage Height: (20 ft. provided v. 14 ft. maximum allowed).

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

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested residential district setback variances:

4. 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)).

5. 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.H, Private Garages to permit a detached private garage one thousand two hundred (1,200) square feet (800 sf maximum allowed), Side wall height fourteen (14) feet (9 ft. maximum allowed), and garage height twenty (20) feet (14 ft. maximum allowed).

cc: Jason Hajnowski
    Anthony Costa, Esq.
    James Mellett, PE
## Land Development Application

### 1. Applicant
- **Name:** Jason Hoinowski
- **Address:** 117 Florence Ave
- **City:** Laurel Springs
- **State, Zip:** NJ 08041
- **Phone:** 609-790-8741
- **Fax:**
- **Email:** Jhoino@comcast.net

### 2. Owner(s) (List all Owners)
- **Name(s):**
- **Address:**
- **City:**
- **State, Zip:**
- **Phone:**
- **Fax:**

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

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

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

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

- **Name of Attorney:**
- **Address:**
- **City:**
- **Phone:**
- **Fax:**
- **Email:**

---

Received: SEP 20 2017
6. Name of Persons Preparing Plans and Reports:

| Name: Jason Wojnowski | Name: 
|-----------------------|--------------------------|
| Address: 117 Florence  | Address: 
| Profession: Insurance & Finance | Profession: 
| City: Laurel Springs | City: 
| State, Zip: NJ 08021 | State, Zip: 
| Phone: (609) 980-674 | Phone: 
| Fax: ( ) | Fax: ( ) 
| Email: Jwojnowski@comcast.net | Email: 

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 117 Florence Ave</th>
<th>Block(s): 8102</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 31</td>
</tr>
</tbody>
</table>

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use: Primary Residence</th>
</tr>
</thead>
</table>
| Proposed Land Use (Describe Application): Size + setbacks 40x30 garage 11 feet from side & 
| I have a few classic cars that I want to build a garage for. I would like to store everything inside to keep the yard clean and nice. |

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 1</th>
<th>Number of Proposed Lots: 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there existing deed restrictions?</td>
<td>Yes</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>No</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>Application</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>15'</td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td>15'</td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>11'</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>11'</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>50'</td>
<td>*E.O.P. = Edge Of Pavement</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>100'</td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>300'</td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>.47 ac</td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>32'4&quot;</td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool apron</td>
<td></td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Number of spaces required</th>
<th>Number of spaces provided</th>
</tr>
</thead>
</table>

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

**Signature of Applicant:**

Jason M. Brown

**Date:** 2/14/17

**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).

<table>
<thead>
<tr>
<th>Date</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/14/17</td>
<td>Jason Hojnowski</td>
</tr>
</tbody>
</table>

Sworn and Subscribed to before me this 14th day of September, 2017 (Year).

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Jason Hojnowski</td>
</tr>
</tbody>
</table>


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 of 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 its stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?
   - ☐ 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).

<table>
<thead>
<tr>
<th>Date</th>
<th>Signature of Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/14/17</td>
<td>Jason Hojnowski</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Jason Hojnowski</td>
</tr>
</tbody>
</table>

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 9/14/17, 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:

Sworn and subscribed to On this 14th day of September, 2017 before the following authority.

<table>
<thead>
<tr>
<th>Name of property owner or applicant</th>
<th>Notary public</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jason Hojnowski</td>
<td>Brandon McNair</td>
</tr>
</tbody>
</table>

Brandon L McNair  Notary Public - State of New Jersey  My Commission Expires Mar 13, 2022
# Tax Account Maintenance

**Block:** 8102  
**Lot:** 31  
**Qualifier:** HEINSMAN JOSEPH L & KATHLEEN  
**Prop Loc:** 117 FLORENCE AVENUE

<table>
<thead>
<tr>
<th>Year</th>
<th>Qtr</th>
<th>Type</th>
<th>Billed</th>
<th>Principal Balance</th>
<th>Interest</th>
<th>Total Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>2</td>
<td></td>
<td>1,653.45</td>
<td>1,653.45</td>
<td>0.00</td>
<td>1,653.45</td>
</tr>
<tr>
<td>2018</td>
<td>3</td>
<td></td>
<td>1,653.46</td>
<td>1,653.46</td>
<td>0.00</td>
<td>1,653.46</td>
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<tr>
<td>2018</td>
<td>Total</td>
<td></td>
<td>3,306.91</td>
<td>3,306.91</td>
<td>0.00</td>
<td>3,306.91</td>
</tr>
<tr>
<td>2017</td>
<td>4</td>
<td></td>
<td>1,689.02</td>
<td>1,689.02</td>
<td>0.00</td>
<td>1,689.02</td>
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<tr>
<td>2017</td>
<td>3</td>
<td></td>
<td>1,689.02</td>
<td>1,689.02</td>
<td>0.00</td>
<td>1,689.02</td>
</tr>
</tbody>
</table>

**Other Delinquent Balances:** 0.00  
**Interest Date:** 09/20/17  
**Other APR2 Threshold Amt:** 0.00  
**Per Diem:** 0.0000  
**Last Payment Date:** 08/23/2017

**TOTAL TAX BALANCE DUE**  
- **Principal:** 0.00  
- **Penalty:** 0.00  
- **Misc. Charges:** 0.00  
- **Interest:** 0.00  
- **Total:** 0.00

*Indicates Adjusted Billing in a Tax Quarter*
ZONING PERMIT DENIED
117 FLORENCE AVE
Block/Lot 6102/31

Applicant
HEINSMAN JOSEPH L & KATHLEEN
117 FLORENCE AVENUE
LAUREL SPRINGS NJ 08021

Real Estate Owner
HEINSMAN JOSEPH L & KATHLEEN
117 FLORENCE AVENUE
LAUREL SPRINGS NJ 08021

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard 40’X30’ detached garage. This application for approval is hereby denied.

Comments on Decision:
Garage cannot exceed 800sq.ft. A Variance approval is required prior to issuance of permit.

Additional permits must be obtained through the Construction Office

Gloucester Township
P O Box 8
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229

Alise Ortiz
Zoning Officer
September 20, 2017

Applic No. 11746

Deliver to...

HEINSMAN JOSEPH L & KATHLEEN
117 FLORENCE AVENUE
LAUREL SPRINGS NJ 08021

Cut Here
CONTINUOUS RIDGE VENT

12" ROSE BOARD

CONCEALED ALUMINUM FLASHING SEE DETAIL

ASPHALT ROOF SHINGLES

SIDING

CEMENT RENDERING

CONCRETE MASONRY UNIT FOUNDATION WALL

CONTINUOUS REINFORCED CONCRETE WALL FOOTING

LEFT-SIDE ELEVATION
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 20, 2017
APPLICATION No. #172052C
APPLICANT: JASON HOJNOWSKI
PROJECT No. 11745
BLOCK(S): LOT(S): Block 8201 lot 31 (and 32)
LOCATION: 117 FLORENCE AVE., LAUREL SPRINGS, NJ 08021

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 OCTOBER 1, 2017

ENCLOSED:
□ 2 Copies - Mirror 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

Our records already show one "shed" on property. This Garage is extremely large for residential area - height 22' is way too high for res area. Could be detrimental to neighbors. Need to clarify for res use only and no commercial use.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 20, 2017
APPLICANT: JASON HOJNOWSKI
APPLICATION No. #172052C

BLOCK(S): 8/02 LOT(S): 31 + 32
PROJECT No. 11745
LOCATION: 117 FLORENCE AVE., LAUREL SPRINGS, NJ 08021

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
☐ B.T.M.U.A.
☐ Fire District 23456

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

Signature

W/O Comment
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 20, 2017
APPLICANT: JASON HOJNOWSKI
APPLICATION No. #172052C
PROJECT No. 11745

BLOCK(S): LOT(S): 31/32.
LOCATION: 117 FLORENCE AVE., LAUREL SPRINGS, NJ 08021

TRANSMITTAL TO:
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☒ Bulk (C) Variance
☐ Use (D) Variance

Signature

OK 10-2017 TVT BLAG
The Gloucester Township Municipal Utilities Authority

October 2, 2017

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

Re: Application #172052C
Jason Hojnowski
117 Florence Avenue, Laurel Springs, NJ 08021
Block 8102, Lot 31/32

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