Township of Gloucester
Zoning Board of Adjustment
Wednesday, December 13, 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, November 8, 2017

RESOLUTIONS FOR MEMORIALIZATION

#172053C
Christopher Pascucci

Bulk C Variance
Block: 16603 Lot: 21

#172055C
Miliero, LLC

Bulk C Variance
Block: 10303 Lot: 23.01

#172057DSPW
Donald Train

Use D Variance/Site Plan Waiver
Block: 2102 Lot: 5 & 6

#172058D
Joseph D Burton III

Use D Variance
Block: 18605 Lot: 26
APPLICATIONS FOR REVIEW

#152005DCMPFMS
Founders Grove
1743 Farmhouse, LLC
Zoned: R3
Catering/Wedding Facility
Use D Variance & Minor Subdiv extension; Bulk C Variance; Prelim/Final Major Site Plan
Block: 3306 Lot: 11 & 12
Location: 1010 E. Evesham Rd., Magnolia

#172034D
David Waronker (Little Pond Village @GT)
Zoned: HC
15 Apt Bldgs., 204 Units, on-site parking, community clubhouse, pool & recreation center
Use D Variance
Block: 20601 Lot: 5 & 6
Location: 1110 Chews Landing Rd., Clementon

#172059C
Anthony Alberto, LLC
Zoned: R4
Seeking 10' setback on 2nd Front (Price Ave)
Bulk C Variance
Block: 1802 Lot: 4
Location: 304 Lake Ave., Glendora

#172054CDSPW
Clear Channel Outdoor, Inc.
Zoned: NC
Convert existing back to back billboard 16' x 60' vinyl to back to back 14' x 48' LED
Bulk C & Use D Variance, Site Plan Waiver
Block: 18601 Lot: 2
Location: 1651 Sicklerville Rd., Sicklerville

Meeting Adjourned
GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 8, 2017

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

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

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

Vice Chairman Simiriglia sits in for Chairman McMullin; Mr. Treger sits in for Mr. Scarduzio; Mr. Rosetti sits in Mr. Acevedo.

MINUTES FOR ADOPTION

Zoning Board minutes for Wednesday September October 25, 2017

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

Roll Call:
Mr. Scarduzio Yes
Mr. Rosati Yes
Mr. Treger Yes
Chairman Simiriglia Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#172051C  #172052C
Robert Speese Jason Hajnowski
Bulk C Variance Bulk C Variance
Block: 801 Lot: 23 Block: 8102 Lot: 31

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

Roll Call:
Mr. Scarduzio Yes
Mr. Rosati Yes
Mr. Treger Yes
Chairman Simiriglia Yes

Resolutions Approved.
APPLICATIONS FOR REVIEW

#172053C
Christopher Pasucci
Zoned: RA
Bulk C Variance
Block: 16603 Lot: 21
Location: 26 Kings Rd., Sicklerville
6' vinyl fence with setback 1'

Mr. Costa swears in Mr. Pasucci.
Mr. Pasucci states he wants to extend his yard; he has a corner lot and will lose half of his side yard. The fence is not interfering with his neighbor's site line.
Mr. Medley states the fence is 1' off the edge of the sidewalk. He is concerned with the fence so close to the sidewalk and orientation of the road. 5' would be more appropriate with the road (minimum 5' from sidewalk).
Mr. Pasucci states the fence is parallel to the front of the house and feels the distance is ok on Kings and Presidential.
Mr. Costa states if the board denies the application, Mr. Pasucci can't come before the board with the same application or he can amend the application to 5'.
Chairman Simiriglia discusses Mr. Pasucci neighbor's site line when he is backing out of his driveway.
Mr. Pasucci will amend his application to 5'.
Mr. Treger asks if the fence is solid vinyl.
Mr. Pasucci states "yes".
Mrs. Chiumento asks if it is a single home.
Mr. Pasucci states "yes".

Open to the public:
No Comments:

Open to Professionals:
No Additional Comments:

A motion to approve the above mentioned application with the amendment of a 5' setback, was made by Mr. Rosati and seconded by Mrs. Chiumento.

Roll Call:

Mr. Bucceroni  Yes
Mrs. Chiumento  Yes
Mr. Rosati  Yes
Mr. Treger  Yes
Mr. Rosetti  Yes
Chairman Simiriglia  Yes

Application Approved.

#172055C
Milleri, Inc.
Zoned: R3
Bulk C Variance
Block: 10303 Lot: 23.01
Location: 233 Clementon Ave., Blackwood
Oversize garage 60' x 40' (Garage will exceed sq. ft. of SFD)

Mr. Costa swears in Mr. Jeffery Mills.
Mr. Robert DelSordo (Esq.) explains the application.
Mr. Mills is an antique auto collector and owns the building next door,
A1 compendium of location and area itself.
Mr. Mills states the property is close to the football field and he owns the garage across the street. Mr. Mills wanted to improve the neighborhood. The pole barn will house WWII vehicles that are large. A home will be built in front of the pole barn for his son. Mr. Mills has owned the property for about a year for his nephew and hopefully he will be able to buy it from him someday. The stewardship he has for some of these vehicles is for his cousins. Mr. Mills's parent
may move into the home after his son moves out. His whole family is from Blackwood and they all went to Highland High School.
Mr. DelSordo states the garage was left alone and used to be part of the home next door.

Chairman Simirigllo asks if the board can act on this application as the garage is free standing without a home on the property.
Mr. Lechner states as long as the owner ensures the home will be built before the garage. The applicant won’t apply for the building permit for the garage until the home is habitable.

Mr. Mills states he can’t have the CO without both being done at the same time.

Mr. Costa asks for a list of vehicles.
Mr. Mills lists the vehicles: 9 vehicles in total
- 3 model T Fords
- 1975 Ford Ranger
- 2 WWII Dodge Power Wagons
- 1943 Williams Jeep (Willows)
- 1978 Pontiac Trans Am
They are used in parades and car shows, they are all registered in NJ.

Mr. Buccheroni asks why the garage is so high,
Mr. Mills states 12’ for the 10’ high door.
Mr. Buccheroni states there isn’t a lot of land for this large pole barn and a house.
Mr. Mills states he works full time and he isn’t a mechanic or a home flipper. He travels a lot and this property just came into my view to help solve the storage issue for the vehicles.
Mr. Buccheroni doesn’t want this new garage to be a giant elephant in the neighborhood.

Mr. Costa asks the lot size.
Mr. DelSordo states 224’ x 82’.
Mr. Mellett states there will be 11’ on either side of the garage.
Mr. Mills states 1 1’ on the residential home and on the front part of the property.

Mr. Mellett states a drainage plan will be needed with such a large structure (60’ x 40’) and being 11’ off the property line.
Chairman Simirigllo asks if the property drains back to front?
Mr. Mellett states the grading plan will have to be done by an engineer.
Mr. Buccheroni asks if the garage will have access to Lower Landing Rd.
Chairman Simirigllo states the application could be denied because of fire access.
Mr. DelSordo states there will be a 10’ driveway.
Chairman Simirigllo states a 18’ driveway is needed for fire trucks and there weight.
Mr. Del Sordo states the old garage will be the footprint for the new home.
Mr. Rosati states there will be 41’ between home and garage.
Mrs. Chiumento asks about Pg. 5 being the rendition of the home.
Mr. Mills states: Pg. 5 is a stylistic view of the home to be built; Pg. 30 is the home he bought; pg 31 is what it will look like when completed. The last 2 pages are pictures of the home 2 properties down that needs to be rehabbed.
Mr. Rosettii asks if any work will be going on in the garage.
Mr. Mills states "no", that work is too specialized for him.
Mr. Simirigllo states he is concerned with the height and the size of the garage being 3x's bigger than is allowed. He believes this garage will be very intrusive to the neighborhood; it doesn’t "fit in".

PUBLIC PORTION:

Mr. Costa swears in the following residents:

Mr. Jim Lash: lives next to the property.
Mr. Lash asks Mr. Mills specifics about the property.
Mr. Lash asks if there will be car lifts.
Mr. Mills states "no"
Mr. Lash asks if there will be stacking of the vehicles.
Mr. Mills states "no".
Mr. Lash asks if the property will be titled in his name.
Mr. Mills states: "yes".
Mr. Lash asks if Mr. Mills's son, who is coming out of the Navy, is a mechanic.
Mr. Mills states "no".
Mr. Lash states the biggest problem sees is the affect on his property value.
Mr. DeSordo states that is an assessor or appraiser's job.
Mr. Costa states the Zoning Board can not let property value influence their decision.
Chairman Simiriglia states: comments from the assessor's office could be a deterrent to neighborhood value.
Mr. Lash states this is my investment, my home, so property value is a major concern.

Mr. David and Mrs. Kathy Hamilton states he is across the street about 100' over. Mr. Hamilton states the home is fine but the garage is too big.

Mr. Zachary Markely: Mr. Markley states he is directly behind the property and he is speaking for his Mom. They have been there for 13 years. The new garage will be an elephant and an eyesore. The home is no problem but the garage is too big.

Mr. Kirk Tharp: 234 Clementon.
Mr. Tharp is directly across the street and feels the size of the garage is a commercial size. This "commercial size garage" is in a residential area. Mr. Tharp states Mr. Mills homes are rentals since he isn't living in them. Mr. Tharp states the water will come his way. He also has no problem with a home but the garage is too big.

Mr. Michael Paulis: next to Clark across the street.
Mr. Paulis tried to get a 30' x 50' garage on his acre lot and was turned down and it was a steel inner and steel outer shell. Mr. Mill's barn is wood, what happens if it catches fire. He feels it is way too large.

Ms. Tony Enoch: 228 Crestview Ave.
Ms. Enoch is behind Mr. Mills. Ms. Enoch objects to the pole barn because it will be all she sees from his backyard. She is also worried about drainage because she floods when it rains. She states they weren't told about the home.
Ms. Costa explains they weren't told about the home because it is permitted.
Ms. Enoch states there is someone making noises all the time. She is worried about drainage, if there is a fire, and the garage is just unsightly. She has lived here 19 years and also believes her property value will drop with the addition of this garage.

Mr. Treger requests clarification of the variances.
Mr. Lechner states: a private garage that is 2400 sq. ft. vs. 800 sq. ft. which is permitted. The garage is larger than the principle building. The garage can not be larger than the home. 12' side wall vs. 9' side wall. 25' garage height vs. 14' that is allowed.

Mr. Bucereoni asks Mr. Mills if he has considered a smaller garage.
Mr. Mills states yes, he would discuss that option; 25' includes cupola; 40' deep 30' wide, but still centered with the height under 20'; 10' door w/ 12' wall.

Chairman Simiriglia discusses reducing the height of the pitch and the ridge parallel w/the street, metal roof w/2' pitch. 4' above sidewalks, 11' sidewalls, 15' height acceptable vs. 25'.

REOPEN PUBLIC PORTION:

Mr. Lash states reducing the size still doesn't make it appealing to the eye.
Chairman Simiriglia states as long as they carry out the carriage house theme it will be nicer. 800' vs. 2400' and now 800' vs. 1200'.

Mr. Lechner and Chairman Simiriglia discuss the garage being larger than the home but now it's only 400sq ft. larger as the home is 800 sq ft. and the garage 1200 sq. ft.

Mr. Paulis suggest building the home first and then come back for the garage.
Mr. Mills states he would like to build them together for construction costs.
Chairman Simiriglia states it's easier to formulate an entire construction plan.
Ms. Enoch questions why the letter from zoning didn't mention the home.
Chairman Simiriglia states Mr. Mills didn't need to come to zoning board for the home because it is permitted.
Ms. Enoch states building the garage along with this home will ruin her yard; along with the drainage issue.

Mr. Markely asks how close to the fence line/property line the garage is located.
Mr. Mills states 11' from property line with 9 vehicles.
Mr. Markley states the fire trucks need to be able to get around to the garage.
Mr. Rosati asks what material the garage will be made from.
Mr. Mills states a wood frame with a steel roof.
Mr. Lechner states it will be a gabled "A" roof; an average from the ridge to the eave allow 14'. Which means the new garage (1200 sq. ft.) doesn't need a height variance because it is 13'5". The proposed lot is very deep 82' wide by 225' deep.

Mr. Costa has concerns with building the home first: 1200 sq. ft. garage and a 800 sq. ft. home which means a 400 sq. ft. variance.
Mr. Lechner asks if the garage will still be centered.
Mr. Mills states "yes".
Mr. Lechner states there are 26' side yards and an extra 16' on the sides of the garage.

A motion to deny the above mentioned application was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:

Mr. Bucceroni
Mrs. Chiumento
Mr. Rosati
Mr. Treger
Mr. Rosetti
Chairman Simiriglia
Yes to deny
Yes to deny
Yes to deny
Yes to deny
Yes to deny
No to deny

Application Denied.

5 MINUTE RECESS

Roll Call:

Vice Chairman Simiriglia
Mr. Bucceroni
Mrs. Chiumento
Mr. Rosati
Mr. Treger
Chairman Simiriglia
Mr. Costa
Mr. Lechner
Mr. Mellett
Present
Present
Present
Present
Present
Present
Present
Present

#172057DSPW
Donald Train (Train Towers)
Zoned: CR
Use "D" variance/Site Plan Waiver
Block: 2102 Lot: 5 & 6
Location: 226 Chestnut St. Glendora
Use/SPW allowing Train Towers to conduct business (installation and repair of radio towers & antenna system).

Mr. Costa swears in Mr. Donald Train (Train Towers) Train Owner.
Mr. Matt Madden (Esq.)
Mr. Madden reviews the Use application: A garage currently.
- 1999 approval used for commercial ever since 1950.
- Train towers to use variance
- site plan waiver approval,
- CR zone permits appliance,
- low intensity use,
- minimal deliveries,
- master plan; fits in with typical uses; low volume uses; Train Towers fits squarely in that zone.
Mr. Train states he has been the owner and operator of Train towers for 38 years.
- registered in NJ,
- state contract to cover state police,
- 45 years in total,
- installed whole communication systems for railroad, police, major trucking companies, radio stations, and T.V.
- will be storing spare antennas and lines,
- his company performs a public service,
- no site alterations,
- a vehicle comes in with an employee and they get the equipment needed and leave,
- 3 part time employees and 1 full time employee,
- utility body trucks used, no fabrications on premises,
- hours of operation generally 8 am to 5 pm,
- has 14 to 15 employees in total but only 4 maximum at a time,
- no customers come to visit.

Mr. Train explains in detail jobs he has done with Liberty Tower and WMMR. He also services the lights on cooling towers for nuclear plants, it is a service business. They will store antenna and connectors inside, but no storage outside. 1 truck to the store and 2 trailers inside; everything will be inside. There will be some UPS and FedEx deliveries. Mr. Train won't need any signage. He states they are a public assistance company and works for the power plants.

Mr. Lechmer has no comments.

Mr. Mellett asks if any cranes will be on site.
Mr. Train states "no".

Mr. Mellett asks if everything is going to be inside will you need a gravel parking lot.

Mr. Madden states there are no written easements for neighbors to use the gravel lot. He sites a 10/17/2017 new survey that had no or little change to the 1999 survey.

Mr. Mellett asks if the adjacent property neighbors can use the gravel parking lot for access because it is noted as a "private driveway."

Mr. Madden states the paperwork should be completed for the use of the gravel driveway.

Mr. Mellett states there are 3 parking spaces in front and ask it they will be used.

Mr. Train states he is the 4th generation in this building and the 3 parking spaces in front will be used.

Mr. Mellett states the front driveway entrance is 5' wide which exceeds the 36' wide maximum.

Mr. Madden states they intend to keep it 50'.

Mr. Mellett suggests buffering the drive with vegetation or a fence.

Mr. Madden states the vegetation from the first home seems to have accomplished that.

Mr. Lechmer states it is an existing condition and the 25' buffer doesn't apply.

Mr. Mellett asks if there will be additional lighting in the parking lot.

Mr. Train states there is a light out front.

Mr. Mellett mentions debris around the building.

Mr. Train states the seller is moving out and that is his debris.

Mr. Mellett states the 2 lots that occupy this site should be consolidated.

Mr. Bucceroni states just clean it up and make it look nice for the neighbors. Obviously in an emergency situation you will need access to the building; don't limit yourself to 8 to 5.

PUBLIC PORTION:

Mr. Costa swears in all residents before they speak:

Ms. Sarah Howard 237 BHP/lots 3 & 4; asks Mr. Train if he has any intentions to build a tower.
Mr. Train states "no".
Ms. Howard has owned her home since 1923 and is looking forward to a good relationship with the new owner.

Mr. Richard Walker 235 Chestnut Ave.: His concern was a tower being built. The parking facility in the front has never been a problem. He asks the applicant if there will be radio dispatch or any construction.
Mr. Train states: No construction and no tower to interfere with TV reception.

A Motion to approve the above mentioned application, with the condition to consolidate the lots, was made by Mr. Rosati and seconded by Mrs. Chiumento.

Roll Call:
Mr. Buccheroni
Mrs. Chiumento
Mr. Rosati
Mr. Treger
Mr. Rosetti
Chairman Simiriglia

Application Approved.

#172058D
Joseph D. Burton III
Zoned: R3
Use D Variance
Block: 18605 Lot: 26
Location: 2 Daffodil Dr. Sicklerville
In Law Suite - 2nd kitchen

Mr. Costa swears in Mr. Burton.
Mr. Burton states he is building an in law suite in his garage. His Dad is dying of cancer and has about 1 month to live. The garage will have a bath/kitchen/living area. The entrance will be from the outside and exit from the bedroom (current family room).
Mr. Lechner states there will need to be a deed restrictions that the space can be used for family only. It will be considered a 2nd housekeeping unit and not a duplex.
Mr. Mellett has no comments.

Open to the public:
No Comments:

A motion to approve the above mentioned application, with the condition of a deed restriction, was made by Mrs. Chiumento and seconded by Mr. Rosati.

Roll Call:

Mr. Buccheroni
Mrs. Chiumento
Mr. Rosati
Mr. Treger
Mr. Rosetti
Chairman Simiriglia

Application Approved.

A motion to Adjourn was made by Mr. Buccheroni and seconded by Mr. Rosetti.

Respectfully Submitted, Jean Gomez, Recording Secretary.
RESOLUTION OF FINDINGS AND CONCLUSION
BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER
APPLICATION # 172053C
Christopher Pascucci
Block 16603, Lot 21

WHEREAS, Christopher Pascucci is the owner of the land and premises located at 26 Kings Road in the Sicklerville 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 6’ vinyl fence 1’ from the property line along Presidential Drive instead of the required 15’ for the property located upon Block 16603, Lot 21, as shown on the Official Map of the Township of Gloucester, located in a RA Zone, said application being prose; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 8, 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, Christopher Pascucci is the owner of the land and premises located at 26 Kings Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16603, Lot 21, on the Official Tax Map of the Township of Gloucester, located in an RA 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 corner lot and he half his yard would be lost. The Engineer recommended the fence be erected 5’ from the property line and the applicant agreed to change his request.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a fence 5’ from the 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 8th day of November 2017, the applicant Christopher Pasucci is hereby granted the aforesaid variance for the property located upon Block 16603, Lot 21 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

Ken Treger        Yes
Rich Rosetti      Yes
Andy Rosati       Yes
Kevin Buccerini   Yes
Arlene Chiumento  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 13th day of December, 2017.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172055C
Miliero Inc.
Block 10303, Lot 23.01

WHEREAS, Miliero Inc. is the purchaser of the land and premises located at 233 Clementon Avenue in the Clementon 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 detached garage 2400 square feet (800 allowed), greater than area of principal building (less required, side wall height 12’ (9’ allowed) and garage height 25’ (14’) allowed and conversion of existing structure to a single-family dwelling for the property located upon Block 10303, Lot 23.01, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being represented by Robert DelSordo; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 8, 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, Miliero Inc. is the purchaser of the land and premises located at 233 Clementon Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10303, Lot 23.01, 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 the existing garage is in bad shape and he intends to renovate it into a house. The 40x60 new garage will be used for storage of 9 vehicles, namely classic cars and military vehicles. The lot is 82’x 224’ and the new house will be an improvement to the area.

The Board expressed concerns about the size and height of the new garage and also drainage problems and it was too close to the property line.

5. Six neighbors spoke against the application. Among their concerns were the building is too large for the area, drainage concerns, it looks like a commercial building in a residential area and would obstruct the view of some of the surrounding homes.

UPON MOTION duly made and seconded to deny the applicant a variance to construct a garage, the Board voted five (5) in favor, none (0) against and zero (0) abstentions, thus denying the relief requested; and

WHEREAS, the majority of the Board has determined that the relief requested by the applicant may not 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 would not allow such a large garage, drainage problems and obstruction of adjoining property view and the Board was of the opinion that the detriment exceeds any benefit; and

WHEREAS, the statutory purposes will not 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 9th day of November 2017, the applicant Miliéro Inc. is hereby
denied the aforesaid variances for the property located upon Block 10303, Lot 23.01, 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

Ken Treger Yes
Rich Rosetti Yes
Andy Rosati Yes
Kevin Bucceroni Yes
Arlene Chiumento 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 13th day of December, 2017.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172057DSPW
Donald Train
Block 2102, Lot 5 & 6

WHEREAS, Donald Train is the contract purchaser of the land and premises located at 226 Chestnut Street 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 Use variance for a commercial use known as Train Towers which involves the installation and repair of radio towers and antenna systems off site and site plan waiver for the property located upon Block 2102, Lot 5 & 6, as shown on the Official Map of the Township of Gloucester, located in a CR Zone, said application being represented by Matthew Madden Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 8, 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, Donald Train is the purchaser of the land and premises located at 226 Chestnut Street in the Glendora section of Gloucester Township, New Jersey, as shown on Block 2102, Lot 5 & 6, on the Official Tax Map of the Township of Gloucester, located in a CR 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. Matthew Madden Esq., stated the property has been a commercial use since 1952 and is currently being used as a business known as Garage Equipment Sales and Service, Inc., since 1999. After being sworn, the applicant Donald Train testified his business is a low intense use. All repairs and installation are done offsite and the vehicles go home with the employees. He has 14 employees with a maximum of 4 on site at one time. The hours of operation are 8 to 5 P.M., except in the case of emergencies and there will be no outside storage of materials and no signage is required. He also agreed as a condition of approval to consolidate the 3 lots into one.

The Board reviewed the Engineer’s letter and the applicant is in agreement with same.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a Use variance and Site Plan Waiver to construct an in-law suite, 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 9th day of November 2017, the applicant Donald Train is hereby
granted the aforesaid Use variance and Site Plan Waiver for the property located upon Block 2102, Lot 5&6, conditioned upon consolidation of the 2 lots into 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

Ken Treger      Yes
Rich Rosetti    Yes
Andy Rosati     Yes
Kevin Bucceroni Yes
Arlene Chiumento 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 13th day of December, 2017.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172058D
Joseph D. Burton III
Block 18605, Lot 26

WHEREAS, Joseph Burton is the owner of the land and premises located at 2 Daffodil Drive in the Sicklerville 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 an in-law suite with kitchen, sitting area and bathroom in the existing garage said suite is not permitted for the property located upon Block 18605, Lot 26, as shown on the Official Map of the Township of Gloucester, located in a R3 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 November 8, 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, Joseph D. Burton III, is the owner of the land and premises located at 2 Daffodil Drive in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18605, Lot 26, on the Official Tax Map of the Township of Gloucester, located in an R3 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 his in-law is moving and he is using the existing 20' x 20' garage and adding a kitchen, bathroom and living area and the bedroom will be in his existing home. As a condition of approval, the applicant agreed to have a deed restriction that the garage will only be used for family.

5. There were no objections to the application.

Upon Motion duly made and seconded to grant the applicant a variance to construct an in-law suite, 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 8th day of November 2017, the applicant Joseph Burton is hereby granted the aforesaid variance for the property located upon Block 18605, Lot 26, conditioned upon his placing a deed restriction that the suite can only be used by family 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

Ken Treger          Yes
Rich Rosetti        Yes
Andy Rosati         Yes
Kevin Bucceroni     Yes
Arlene Chiumento    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 13th day of December, 2017.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
Ken,

Per the requirements of the NJDEP HPO the existing kitchen (308 SF) that was originally proposed to be demolished will have to remain. Please see location on the attached exhibit. With this kitchen remaining the overall square footage of the existing and proposed building will be increased by 308 SF. Can this square foot addition be completed administratively?

Thanks,
Erik R. Littlehales, P.E.
Project Manager
Consulting Engineer Services
645 Berlin Cross Keys Road, Suite 1, Sicklerville, NJ 08081
(T) 856-228-2200 x216 (C) 609-304-0886
elittlehales@ces-1.com
November 7, 2017

Kenneth Lechner, PPA, AICP
Director/Planner, Department of Community Development and Planning
1261 Chews Landing Road
Clementon, New Jersey 08021

Dear Mr. Lechner:

RGA, Inc. (RGA) is a cultural resource management firm located in Cranbury, New Jersey, and is currently working with our client, Steve Crea, to fulfill permit requirements pertaining to the proposed construction of a catering venue and associated parking, roadways, utilities, and a storm water management facility on the site of an eighteenth century colonial house, known as the Albertson house. The property lies on the south side of Exsham Road (County Route [CR] 544) between Malibu Drive and Hollywood Drive within Gloucester Township, Camden County, New Jersey. The site address is 1010 East Exsham Road, Gloucester Township (Block 5306, Lots 11 and 12). The project requires a Freshwater Wetlands Permit from the New Jersey Department of Environmental Protection (NJDEP)-Division of Land Use Regulation (DLUR), thereby requiring compliance with N.J.A.C. 7:7A.

The Albertson house was built in the mid-eighteenth century. The earliest part of the residence was renovated in the mid-nineteenth century to conceptually unify the multi-phase residence and transform it into a grand country house that visually conveyed the economic and social importance of the Albertson family. The house retains significant architectural fabric dating to all periods of its long history. Based on the results of an intensive-level historic architectural survey, RGA found the Albertson House to possess sufficient historical significance and integrity to merit listing on the National Register of Historic Places in the areas of Architecture, Community Planning and Development, and for its association with the historically significant Albertson family.

RGA understands that our client has obtained local approvals and permits for the proposed project based on design plans that include the removal of the frame kitchen addition on the south elevation of the house, which was likely built between 1790 and 1820 under the ownership of John Albertson. It is the opinion of RGA that the frame kitchen addition contributes to the historic significance and integrity of the Albertson house, and its demolition will have an adverse effect on the historic resource through the removal of original historic fabric and materials, as well as the alteration of the building's historic footprint. Furthermore, loss of this component of the building would hinder the ability of historians, researchers, and visitors to tell the story of the house's inhabitants. RGA recommends altering project plans to rehabilitate and retain the historically significant frame kitchen addition on the south elevation of the Albertson house.

Please contact Elizabeth Diker at ext. 319 (email ediker@rgaincorporated.com), if you have any questions.

Yours very truly,

Elizabeth Diker
Architectural Historian

Additional Offices | Philadelphia | Florida | Pennsylvania | Maryland | Ohio

On the Web | www.richardgrubb.com | mail@richardgrubb.com
TO: Zoning Board of Adjustment  
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner  
       Department of Community Development & Planning  
RE: APPLICATION #172059C  
    Anthony Alberto  
    BLOCK 1802, LOT 4  
DATE: October 30, 2017  

The above application is to permit a proposed single-family detached dwelling with a front yard setback of ten (10) feet within the R-4 Residential District. The property is located on the south side of Glenn Avenue west of Pine Avenue.  

Applicant: Anthony R. Alberto, 189 Pitman Downer Road, Sewell, NJ 08080 (telephone #609-517-6248).  
Owner: Twin Estate Holdings, LLC, 139 Cedar Avenue, Maywood, NJ 07607.  

I. INFORMATION SUBMITTED  
   1. Land Development Application Form and project narrative dated 10/25/17.  
   2. Support documents, as follows:  
      a. Street map location.  
      b. Tax map – Plate 18.  
      c. Tax map (enlargement).  
      d. Digital ortho-photography.  
      e. Digital ortho-photography (enlargement).
II. ZONING INFORMATION

1. Zone: R-4 - Residential District [§406].

<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>6,250 sf</td>
<td>6,250 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Price Avenue</td>
<td>50 ft.</td>
<td>125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lake Avenue</td>
<td>50 ft.</td>
<td>50 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>100 ft.</td>
<td>125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>35%</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>65%</td>
<td>n/p</td>
<td>---</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Front yard</th>
<th>Price Avenue</th>
<th>20 ft.</th>
<th>10 ft.</th>
<th>no*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lake Avenue</td>
<td>20 ft.</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td></td>
<td>Side yard</td>
<td>10 ft.</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td></td>
<td>Rear yard</td>
<td>20 ft.</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/p</td>
<td>---</td>
<td></td>
</tr>
</tbody>
</table>

= 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.

III. VARIANCE COMMENTS

The application as submitted requires the following variance from the R-3 - Residential Standards:

§406.F - R-4 -Residential District, Area, Yard, Height and Building Coverage

1. Front yard: (7,100 sf provided v. 9,375 sf minimum required).

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 variance:

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)).

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 N.J.S.A. 40:55D-70).

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 406.F, Area, Yard, Height and Building Coverage, to permit a single family dwelling with a front yard setback on Price Avenue of ten (10) (20 feet minimum required.

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

cc: Anthony Alberto
Addison Bradley, CLA, PP
Anthony Costa, Esq.
James Meltett, PE
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 25, 2017

APPLICANT: Anthony Alberto LLC

BLOCK(S): 1802 Lot(S): 4

LOCATION: 304 Lake 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 November 6, 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

[Signature]
LAND DEVELOPMENT APPLICATION

1. Applicant
Name: Anthony Alberto
Address: 139 Hunsfille Greenock Rd
City: Sewell, N.J. 08080
State, Zip: 08080
Phone: (407) 511-8248 Fax: ( )
Email: 

2. Owner(s) (List all Owners)
Name(s): TwinEstate Holdings LLC
Address: 139 Cedar Ave.
City: Maywood
State, Zip: N.J. 07607
Phone: ( ) Fax: ( )

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

- □ Planned Development
- □ Interpretation
- □ Appeal of Administrative Officer's Decision
- □ Use "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>R1</th>
<th>R2</th>
<th>R3</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td></td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td></td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td></td>
<td>FP</td>
<td>L-RD</td>
<td>NVSC Overlay</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Name of Attorney: N/A
Address: 
City: 

State, Zip: 
Phone: ( ) Fax: ( )
Email: 

1. 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
Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name:</th>
<th>Addison G. Bradley</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>1585 Hider Lane</td>
</tr>
<tr>
<td>Profession:</td>
<td>Planner</td>
</tr>
<tr>
<td>City:</td>
<td>Laurel Springs</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>N.J 08021</td>
</tr>
<tr>
<td>Phone:</td>
<td>973.726.4846</td>
</tr>
<tr>
<td>Fax:</td>
<td>973.726.8507</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:thefuneal@merchants.com">thefuneal@merchants.com</a></td>
</tr>
</tbody>
</table>

Location of Property:

| Street Address: | 304 Lake Ave |
| Block(s): | 1802 |
| Tract Area: | 6,250 Yd |
| Lot(s): | 4 |

Land Use:

| Existing Land Use: | Vacant |
| Proposed Land Use (Describe Application): | one residential site on 304 Lake Ave (2nd floor on care) required 20' requesting 10' |

Property:

| Number of Existing Lots: | 1 |
| Number of Proposed Lots: | 1 |
| Are there existing deed restrictions? | ☒ No |
| Are there proposed deed restrictions? | ☐ No |

Utilities: (Check those that apply.)

| ☒ Public Water | ☒ Public Sewer | ☐ Private Well |
| ☐ Private Septic System |

List of Application Submission Materials:

List all additional materials on an additional sheet. 5 Location maps

List Previous or Pending Applications for this Parcel:

Non
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>20'</td>
<td>Setback from E.O.P. *1</td>
<td>N/A</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>10'</td>
<td>Setback from E.O.P. *2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>20'</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>10'</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>50'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>125'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>6050 sq ft</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.
  - Setback = Measured from edge of pool apron.

<table>
<thead>
<tr>
<th>Garage Area</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage height</td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
<td></td>
</tr>
</tbody>
</table>

**Shed Requirements**
- Shed area
- N/A
- 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: 10/19/17]

[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

Notary Public

Complete each of the following sections:
A. Is this application to subdivide a parcel of land into six or more lots?
B. Is the application for a variance to construct a multiple dwelling of 25 or more family units?
C. Is this application for approval on a site or sites for commercial purposes?
D. Is the applicant a corporation?
E. Is the applicant a limited liability corporation?
F. Is the applicant a partnership?
IF YES TO ANY OF THE ABOVE:
1. List the names and addresses of all stockholders or individual partners owning at least
   10 percent of its stock of any class or at least 10 percent of the interest in partnership,
   as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this
   corporation or partnership?
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).

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 1802 Lot 4
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.

Sworn and subscribed to
On this __________ day of __________,
I, ________, 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

Notary public
Requesting a 10' front variance on piece of 20' front setback

Bik 1802, Lot 4 - 304 Lake Ave.

Property in Question
To Whom It May Concern:

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

Name: *Twin Estate Holdings LLC*
Address: *314 Lake Ave*
Block: *1802* Lot: *4*

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

Sandra L. Ferguson
Gloucester Township Tax Collector
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 25, 2017
APPLICANT: Anthony Alberto LLC
APPLICATION No. #172059C
BLOCK(S): 1802 Lot(S): 4
PROJECT No. 11850
LOCATION: 304 Lake 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 Dist (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 November 6, 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 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: 11/3/17
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 25, 2017

APPLICANT: Anthony Alberto LLC

BLOCK(S): 1802 Lot(S): 4

LOCATION: 304 Lake 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 November 6, 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

No Issues:
Similar to other proper.

Signature

[Signature]

10/30/17
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #172059C  
Anthony Alberto, LLC  
304 Lake Avenue, Glendora, NJ 08029  
Block 1802, Lot 4

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
Inter-office Correspondence

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Department of Community Development & Planning
RE: #172034D
    CBD Real Estate Investment, LLC
    Block 20601, Lots 4, 4.02, 5 and 6
DATE: August 22, 2017

The Applicant requests use variance approval to provide “Fifteen (15) total buildings providing
204 units for rent” within the HC – Highway Commercial District. The project is located on the
southwest side of Chews Landing Road southeast of Lincoln Drive.

The plan and support documents have been reviewed for conformance to the Land Development
Ordinance of Gloucester Township and the following comments are offered for your
consideration.

Applicant: David A. Waronker, President, CBD Real Estate Investment, LLC, 1420 Blvd.,
         PO Box 470176, Celebration, FL 34747 (telephone #407-566-2671).
Owner: S.K.L.Y. Chews Landing, Inc., 1110 Chews Landing Road, Laurel Springs, NJ
        08021.
Engineer: Ronald N. Curcio, PE, Adams, Rehmann & Heggan Associates, Inc., 850
          South White Horse Pike, P.O. Box 579, Hammonton, NJ 08037-2019
          (telephone #609-561-0482).
         850 South White Horse Pike, P.O. Box 579, Hammonton, NJ 08037-2019
         (telephone #609-561-0482).
Traffic Engineer: David R. Shropshire, PE, PP, Shropshire Associates, LLC, 277 White Horse
                 Pike, Suite 203, Atco, NJ 08004 (telephone #609-714-0400).
Attorney: Albert K. Marmero, Esq., Long Marmero & Associates, LLP, 44 Euclid Street,
          Woodbury, NJ 08096 (telephone #856-848-6440).

I. INFORMATION SUBMITTED
      a. Variance Summary Exhibit for Little Pond Village @ Gloucester Township.
   2. Fiscal Impact Statement, as prepared by Richard B. Reading Associates dated
      5/31/17.
   3. Traffic Engineering Evaluation, as prepared by Shropshire Associates, LLC dated
      5/25/17.
   4. Use Variance Plan, as prepared by Adams, Rehmann & Heggan Associates, Inc.
      consisting of the following comprising one (1) sheet dated 5/30/17.
   5. Architectural plans, as prepared by Kitchen & Associates consisting of the following:
      Sheet  | Plan Description           | Date / Latest Revision
      A-1    | Floor Plan & Elevations   | 5-16-17
      A-2    | Unit Floor Plans          | 5-16-17
   6. Color Artist Rendering (Ledger Size), as prepared by Kitchen & Associates
      comprising one (1) sheet dated 4/26/17.
## II. ZONING DISTRICT COMMENTS

**ZONE:** HC – Highway Commercial District [§416].

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>1 ac.</td>
<td>13.28 ac.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chews-Landing Road</td>
<td>100 ft.</td>
<td>305.00 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Kelly Driver Road</td>
<td>100 ft.</td>
<td>624.39 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>300 ft.</td>
<td>≥ 630.02 ft.</td>
<td>yes</td>
</tr>
<tr>
<td><strong>Building coverage (max.)</strong></td>
<td>15%</td>
<td>18%</td>
<td>no</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>50%</td>
<td>41%</td>
<td>yes</td>
</tr>
</tbody>
</table>

**PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Front yard (min.)</th>
<th>Side yard (min.)</th>
<th>Rear yard (min.)</th>
<th>Maximum Height (max.)</th>
<th>Floor Area Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chews-Landing Road</td>
<td>20 ft.</td>
<td>10 ft.</td>
<td>25 ft.</td>
<td>35 ft.</td>
<td>0.25</td>
</tr>
<tr>
<td>Kelly Driver Road</td>
<td>20 ft.</td>
<td>10 ft.</td>
<td>25 ft.</td>
<td>≥ 35 ft.</td>
<td>0.3336</td>
</tr>
</tbody>
</table>

* = 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.

## III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for Variance requirements. The Applicant has provided the checklist requirements or requested a waiver.

## IV. WAIVER COMMENTS

1. Existing signs including the location, size, and height [Checklist #43].
2. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].

## V. VARIANCE COMMENTS

The Applicant requests the following variances:

### §416.B, Permitted Uses

1. Apartment is not a listed permitted use in the HC – Highway Commercial District [§416.B].

**POSITIVE CRITERIA ("D1" use variance)**

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D1" variance:

2. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
a. Uses determined as not "inherently beneficial."
   
   i) A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis Medici v. BPR Co., 107 N.J. 1 (1987)).

   1. The Applicant must identify and provide an analysis of the special reasons of zoning that are applicable to the application.

   2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.

   3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

§416.E, Floor Area Ratio
3. Floor Area Ratio: (0.3364 provided v. 0.25 maximum allowed).

   POSITIVE CRITERIA ("D4" use variance)
4. The Board has the power to grant a variance for an increase in the permitted floor area ratio (basis N.J.S.A. 40:55-70d(4)).

§416.F, Area, Yard, Height and Building Coverage
5. Building coverage: (18% provided v. 15% maximum allowed).
6. Building height: (≥ 35 ft. provided v. 35 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 variances:
7. 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)).

8. 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).

   Balancing Test (basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)).

   1. Identify the public interest at stake.

   2. Identify the detrimental effects that would result by the grant of a variance.

   3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

VI. **ZONING DISTRICT HISTORY AND MASTER PLAN CLASSIFICATION**

1. The following table provides a history of the zoning districts that are applicable to the property-in-question.

<table>
<thead>
<tr>
<th>YEAR</th>
<th>ZONING DISTRICT</th>
<th>LOT SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 17, 1957</td>
<td>B – Residential</td>
<td>1 acre</td>
</tr>
<tr>
<td>April 07, 1961</td>
<td>B – Residential</td>
<td>1 acre</td>
</tr>
<tr>
<td>August 25, 1967</td>
<td>Business</td>
<td></td>
</tr>
<tr>
<td>June 01, 1969</td>
<td>Business</td>
<td></td>
</tr>
<tr>
<td>January 1978</td>
<td>C – Residence</td>
<td>9,375 sf</td>
</tr>
<tr>
<td>September 21, 1983 (O-83-26)</td>
<td>GBS – General Business Special</td>
<td></td>
</tr>
<tr>
<td>September 1999</td>
<td>GBS – General Business Special</td>
<td></td>
</tr>
<tr>
<td>December 10, 2002</td>
<td>HC – Highway Commercial</td>
<td></td>
</tr>
<tr>
<td>January 27, 2003 – Present (O-03-03)</td>
<td>HC – Highway Commercial</td>
<td></td>
</tr>
</tbody>
</table>

2. The following is a description of the Highway Commercial (B-3) Land Use Classification with the Master Plan, adopted June 29, 1999.

“The Highway Commercial land use category is for community-sized retail shopping centers usually anchored by a supermarket or discount store. It is proposed to allow more automobile-oriented uses than the B-2 classification, as well as pad sites for fast food restaurants. It would attract more national chains than the B-2 class because of the concentration of retail uses. In addition to the retail sales and services proposed, office buildings and entertainment uses are intended; however, wholesale businesses would be located in the Industrial or Business Park districts as envisioned. A floor area ratio between .25 and .30 would be appropriate for this land use category.”

VII. **GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS**

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

1. Master Plan
   a. Consistency of the proposed “Fifteen (15) total buildings providing 204 units for rent” with the criteria of the Highway Commercial (B-3) land use classification of the master plan.
2. Zoning
   a. Consistency of the proposed "Fifteen (15) total buildings providing 204 units for rent" in the HC – Highway Commercial District and character of the built environment.
   b. The Zoning schedule shall be revised to provide the correct requirements for "Other Use," particularly building coverage and lot coverage.

3. Use Variance
   a. The Applicant should provide testimony addressing the "Fifteen (15) total buildings providing 204 units for rent" and accessory 3,800 sf clubhouse and pool including but not necessarily limited to the following:
      i. A description of the proposed buildings including materials, colors, textures, facade modulations, roof lines, etc.
      ii. A description of proposed open spaces, community facilities, active and passive recreation facilities, if any.
      iii. The proposed clubhouse and pool and play areas, which are not centrally located within the development.

4. Density/Floor Area Ratio
   a. The Applicant should provide testimony to address the proposed density of 15.36 dwelling units per acre, which exceeds the maximum density of 10 units per acre permitted in the Township’s APT – Apartment District.

5. Site Layout/Landscaping/Architecture
   a. The Applicant shall address the viewsheds between buildings through description and color renderings particularly the 3-story back-to-back buildings that have only a fifty-two (52) foot separation.
   b. The Applicant shall provide additional information on the size and height of the proposed berm along Kelly Driver Road.
   c. The Applicant shall provide additional information on the proposed landscape plantings and architectural features such as decorative fencing and hardscaping, if any, for the following locations:
      i. Chews Landing Road streetscape.
      ii. Kelly Driver Road streetscape.
      iii. Side property lines and stormwater management basins.
   d. The Applicant shall address proposed locations of sidewalks, crosswalks, and pedestrian circulation throughout the proposed development.
   e. The Applicant shall address proposed lighting.
   f. The Applicant shall address location of the proposed trash enclosure(s) recycling areas.

6. Fiscal Impact Analysis
   a. The Applicant shall provide testimony to address the submitted fiscal analysis, particularly the proposed $30,460,830.00 valuation of the development, which is $149,318.00 per unit (average).

7. Traffic Engineering Evaluation
   a. The traffic evaluation must be revised to correct the zoning district, which is HC – Highway Commercial.
   b. Consideration should be given to requiring a complete Traffic Impact Statement for the instant application as per §815, Traffic Impact Report.
      i. The submitted report provides limited information based on 2012 data from the Delaware Valley Regional Planning Commission.
VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

The Applicant is advised of the following additional requirements of the Land Development Ordinance:

1. A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.
2. A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.
3. Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.
4. Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.
5. Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.
6. Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.
7. A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits; General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.

IX. RECOMMENDATIONS

1. Should the Board approve the submitted application, a subsequent preliminary and final major site plan approval is required in accordance with the Township Land Development Ordinance.

cc: CBD Real Estate Investment, LLC
    Albert Marmero, Esq.
    Ronald N. Cercio, PE
    Terrence H. Combs, CLA, PP
    Anthony Costa, Esq.
    James Mellett, PE
August 1, 2017

Mr. Kenneth D. Lechner, PP, AICP  
Department of Community Development and Planning  
Gloucester Township  
Chews Landing Road at Hider Lane  
P.O. Box 8  
Blackwood, NJ 08012

Re: David A. Waronker - Little Pond Village  
Use Variance  
Block 20601, Lots 4, 4.02, 5 & 6  
1110 Chews Landing Road, Clementon, NJ  
Gloucester Township, Camden County  
Gloucester Application #172034D  
Our File No.: GX17006-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. A copy of a Township of Gloucester Zoning Board Transmittal dated June 27, 2017;

B. A copy of a Township of Gloucester Land Development Application for a Use Variance;

C. A copy of the Township of Gloucester Land Development Ordinance Submission Checklist;


F. A copy of Building & Floor Plans for Little Pond Village, prepared by Kitchen & Associates dated May 16, 2017;

G. Copy of a color rendering for Little Pond Village prepared by Kitchen & Associates dated April 26, 2017;
We have reviewed the application and offer the following comments:

I. Project Description

1. The project site is located between the southerly side of Chews Landing – Clementon Road (C.R. 683) and the northerly side of Kelly Driver Road.

2. The property currently contains the “Little Pond Golf Center” (Miniature Golf and Driving Range) with associated site improvements.

3. The site is known as Block 20601, Lots 4, 4.02, 5 & 6 and is approximately 13.28 acres, as per the Township of Gloucester Tax Map.

4. The tract has approximately 305 feet of frontage along the Chews Landing – Clementon Road (C.R.683) and approximately 624 feet of frontage along Kelly Driver Road.

5. The lot is located within the Highway Commercial District (HC) Zoning District.

6. The applicant is seeking a “D” Use Variance to construct 15 apartment buildings providing 204 total units, along with a community clubhouse, pool, recreation space and other associated site improvements.

7. The application indicates that there will be three four-story apartment buildings (18 units each) and 11 two-story apartment buildings (12 units each).

8. The applicant is proposing a total of 392 parking spaces.

II. Use Variance

1. The property is located within the Highway Commercial (HC) Zoning District.

2. The purpose of the HC District is to provide for the development of commercial activities which are oriented for automotive use and traffic and which constitute the main shopping and service areas within the municipality.

3. Dwellings and multi-family units (apartments) are not listed as a Permitted or Conditional Use in the zone. The applicant is therefore seeking a use variance.

4. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.
5. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.

6. We defer review of conformance with the area yard and bulk requirements of the Ordinance to your office.

III. Miscellaneous

1. The Key Map and title block on the Use Variance Plan only reference Lot 4. The plan should be revised to include all lots involved within the application.

2. The plan indicates that there will be only one access driveway for the development onto Chews Landing – Clementon Road (C.R. 683).

3. The Traffic Engineering Evaluation mentions a potential emergency access onto Kelly Driver Road; however, the proposed layout only has access onto Chews Landing Road. The applicant should indicate if access to Kelly Drive Road is being considered.

4. Based on the Residential Site Improvement Standards (RSIS), the project would generate an average daily traffic (ADT) of 1,346 trips per day. It appears that the proposed development would be considered a multifamily access cul-de-sac as per RSIS, since the proposed design has a single means of ingress and egress and provides a means for vehicles to turn around. RSIS allows a maximum ADT of 1,000. This should be addressed. An alternative access to the site may be required.

5. The access points along Chews Landing – Clementon Road will be subject to review and approval from the Camden County Planning Board and the Gloucester Township Fire Department.

6. There is a 15 feet wide drainage easement shown on the Use Variance Plan. Based on review of the tax map, there is also a 20 feet wide utility easement between Lots 4 and 4.02. This should be reviewed.

7. Should the Board approve the Use Variance, the approval should be conditioned upon a formal Major Site Plan application, which meets the requirements of the Township of Gloucester Land Development Ordinance and RSIS. It is noted that the final number of units may need to be revised based on an engineering design considering stormwater management, traffic, etc.

8. Based on a cursory review of the parking, the applicant is proposing a total of 392 parking spaces, versus 402 spaces required by RSIS for the 204 residential units. Additional parking may also be required for the clubhouse, since it is not centrally
located. This would need to be reviewed further at the time of a Site Plan application.

9. The applicant should indicate whether there are any regulated features, such as wetlands or waterways, located on site or within the vicinity of the site.

10. The applicant should discuss other approvals currently being sought and the status of those approvals.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to the New Jersey Department of Transportation, Gloucester Township Municipal Utilities Authority, Camden County Conservation District, Aqua New Jersey, Inc./New Jersey American Water, etc.

Please let me know if you have any questions or require any additional information.

Very truly yours,
Churchill Consulting Engineers

[Signature]

James J. Mellett, P.E.
Associate

JIM:tb:gw
C: Gloucester Township Zoning Board Chairman and Members (via email)
   Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)
   Ms. Alisa Ortiz, Gloucester Township Zoning Officer
   David A. Waronker, Applicant (via mail)
   Mr. Doug Long, Esq., Long Marmero & Associates (via email)
   Mr. Ronald N. Curcio, PE, ARH (via email)
   Mr. Terrance H. Combs, PP, ARH (via email)
# 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.: #172034 D
Planning Board ✗ Zoning Board of Adjustment

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

Taxes Paid Yes/No (initial)
Fees: $50.00 Project #: 115066
Escr. #1200  Escr. # II 506

LAND DEVELOPMENT APPLICATION

1. Applicant
Name: David A. Waronker, President
Address: CBD Real Estate Investment LLC
1420 Celebration Blvd., Suite 200, PO Box 470176
City: Celebration
State, Zip: FL 34747
Phone:(407)566-2671 Fax:(407)370-9513
Email: 

2. Owner(s) (List all Owners)
Name(s): S.K.I.Y. CHEWS LANDING INC.
Address: 1110 Chews Landing Road
City: Laurel Springs
State, Zip: NJ 08021
Phone: Fax: 

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

[RECEIVED]
JUN 13 2017

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>
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<tbody>
<tr>
<td>R1</td>
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<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>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership
Name of Attorney: Doug Long
Address: 44 Euclid Street
City: Woodbury, NJ 08096
Phone:(856) 848-6440 Fax:(____)____
Email: dlong@longmarmero.com

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

<table>
<thead>
<tr>
<th>Name: Ronald N. Curcio, PE</th>
<th>Name: Terrence H. Combs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 215 Bellevue Avenue</td>
<td>Address: 215 Bellevue Avenue</td>
</tr>
<tr>
<td>Profession: Professional Engineer</td>
<td>Profession: Professional Planner</td>
</tr>
<tr>
<td>City: Hammonton</td>
<td>City: Hammonton</td>
</tr>
<tr>
<td>State, Zip: NJ 08037</td>
<td>State, Zip: NJ 08037</td>
</tr>
<tr>
<td>Phone: (609) 561-0482 Fax: (609) 567-8909</td>
<td>Phone: (609) 561-0482 Fax: (609) 567-8909</td>
</tr>
<tr>
<td>Email:</td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 1110 Chews Landing Road</th>
<th>Block(s): 20601</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: 13.28 Acres</td>
<td>Lot(s): 4, 4.02, 5 &amp; 6</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: Golf Driving Range and Mini-Golf

Proposed Land Use (Describe Application): Development of fifteen (15) total apartment buildings providing 204 units for rent. Development to include on-site parking, community clubhouse, pool and recreation space.

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 1</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: 1</td>
<td>□ Fee Simple □ Condominium □ Cooperative</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>□ No □ Yes (If yes, attach copies)</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>□ No □ Yes</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>75'</td>
<td>Setback from E.O.P.*1</td>
<td>N/A</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>75'</td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>±38'</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>±50'</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>±457'</td>
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<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>±1,149'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>13.28 Acres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>±35'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>&quot;E.O.P. = Edge Of Pavement.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Pool Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from R.O.W.1</td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
</tr>
<tr>
<td>Setback from property line 1</td>
</tr>
<tr>
<td>Setback from property line 2</td>
</tr>
<tr>
<td>Distance from dwelling</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Shed Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed area</td>
</tr>
<tr>
<td>Shed height</td>
</tr>
<tr>
<td>Setback from R.O.W.1</td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
</tr>
<tr>
<td>Setback from property line 1</td>
</tr>
<tr>
<td>Setback from property line 2</td>
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</tbody>
</table>

14. Parking and Loading Requirements:

<table>
<thead>
<tr>
<th>Number of parking spaces required:</th>
<th>408</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of loading spaces required:</td>
<td>N/A</td>
</tr>
<tr>
<td>Number of parking spaces provided:</td>
<td>392</td>
</tr>
<tr>
<td>Number of loading spaces provided:</td>
<td>Ø</td>
</tr>
</tbody>
</table>

15. Relief Requested:

☑ Check here if zoning variances are required.

☑ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:65D-61).

☐ 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: May 24th, 2017]

[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: G/2/2017

Sworn and Subscribed to before me this 2nd day of June, 2017 (Year).

By: Signature

Jun Jong Lee, President


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 its stock or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

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

Signature of Applicant: David Woronker
Print Name: Estate Investment

Date: May 24th

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 Lot [ ], shows and discloses the premises in its entirety, described as Block [ ]; 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 before the following authority:

Name of property owner or applicant

Notary Public

PHILIP SESHENS
Notary Public - State of New Jersey
My Commission Expires Jan 23, 2022
VARiANCE SUMMARY EXHIBIT  
FOR  
LITTLE POND VILLAGE @ GLOUCESTER TOWNSHIP

Use Variance 40:55D-70(d)

The subject property is located in the Township’s Highway Commercial District. The intent and purpose of the Highway Commercial District is set forth under Township Ordinance Section 416 as:

"...to provide for the development of commercial activities which are oriented for automotive use and traffic and which constitute the main shopping and service areas within the municipality."

Permitted Uses in the Highway Commercial District include the more intense commercial uses in the Township, including restaurants, medical offices and labs, home centers, hotels and motels, catering facilities, banks and other general office and retail sales uses. The subject property forms the southern terminus of the Highway Commercial District along Chews Landing Road as the municipal zoning changes to R-1 (Single Family Detached) immediately south of the Little Pond Golf Center. The zoning immediately west of the subject property, on the opposite side of Kelly Driver Road, is zoned R-2, Single Family Detached, with these properties having been developed consistent with this zone.

It is the Applicant's belief that the proposed luxury style apartment housing project is particularly suited for this site as a transitional use between the existing large scale retail uses to the north and the predominantly residential uses and residential zoning districts to the south. Allowing apartment development on this site as a transitional use between the existing large scale retail and residential zoning will advance several purposes of zoning as set forth under 40:55D-2, including:

40:55D-2c

"...to provide adequate light, air and open space."

The proposed site plan depicts a development scenario of two hundred four (204) apartment units which would provide a 7% reduction (18% vs 25%) in building cover and a 34% reduction (41% vs 75%) in overall impervious cover from that which would be permitted with a retail or office use in the Highway Commercial (HC) District. As such, development of the site in accordance with the proposed site plan would result in an additional 4.5 acres of open space (green space) compared to other uses that could otherwise be proposed under current zoning.
"...to promote a desirable visual environment through creative development techniques and good civic design and arrangement."

In consideration of the adjacent single family residential uses and zoning districts, a less intense use than that which would otherwise be permitted in this HC District affords the opportunity for additional buffering and landscaping and eliminates massive building pads and large expanses of asphalt which are typical with many of the retail uses permitted in the HC District. Based on the site coverage restrictions set forth under the HC District, the subject property could potentially support a retail/office development with a gross floor area of over 140,000 sq. ft. A development of this scale could result in 600 to 700 parking spaces with only a 25 ft. buffer requirement for commercial development adjacent to residential uses (Ordinance Section 507 B). The site plan submitted as part of this application provides 50 to 75 ft. planted perimeter buffers along all property lines. In addition, 50% - 60% of the site area will remain as open space (green area) which will add significantly to the overall aesthetics of the site.

"...to encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site."

As previously noted, it is the Applicant's contention that the subject property is particularly suited for the proposed use as it provides a more compatible transitional use from retail to single family residential, affording greater flexibility to incorporate the "best features of design" including enhanced perimeter buffers and increased open space with a design that is sensitive to both adjacent land uses.

The Applicant also believes that this application satisfies the required proofs under the negative criteria standards of the Municipal Land Use Law. Since the stated purpose and intent of the Gloucester Township Ordinance is to advance the same purposes of zoning set forth in the Municipal Land Use Law and in consideration of the unique circumstances affecting this site which have been outlined above in this report relative to 40:55D-2c, i and k, it is the Applicant's belief that the requested variance can be granted without substantively impairing the intent and purpose of the zone plan and zoning ordinance. Furthermore, the variance can be granted without substantial detriment to the public good since it is more compatible with the surrounding residential uses when compared to many of the uses otherwise permitted in the HC District. The proposed use will generate less traffic, noise and light glare than a large scale retail and office use, and the reduction in site coverage will allow larger perimeter buffers and a higher percentage of site open space resulting in a reduced impact on the surrounding public.
CORPORATE DISCLOSURE STATEMENT
AS REQUIRED BY NEW JERSEY LAW

Listed below are names and addresses of all owners of 10% or more of the stock/interest* in the undersigned applicant corporation/partnership:

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daved Waronker</td>
<td>1423 Celebration Blvd, Celebration, FL 34747</td>
</tr>
</tbody>
</table>

*Where corporation/partnership own 10% or more of the stock/interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the non-corporate stockholders/individuals partners exceeding the 10% ownership criterion have been listed.

Signature of Officer/ Partner

David A. Waronker, President

Name of applicant, Corporation/Partnership

CBD Real Estate Investment, LLC

Date: May 31, 2017

RECEIVED
JUN 13 2017
By: #172634D

#50-53550
May 25, 2017

Mr. David Waronker  
CBD Real Estate Investment, LLC  
1420 Celebration Blvd, Suite 200  
Celebration, FL 34747

Re: Traffic Engineering Evaluation  
Little Pond Village  
Gloucester Township, Camden County, NJ  
SA Project No. 17021

Dear Mr. Waronker:

At your request, Shropshire Associates LLC has prepared a traffic engineering evaluation regarding the proposed construction of a 204 apartment unit residential development. Use variance relief is being requested for the subject development. The purpose of this evaluation is to review the traffic generating capabilities of the proposed development, to provide a traffic comparison with a conditionally permitted use within the R-1 District and provide an assessment of the area roadway network and proposed concept plan for the residential development.

The proposed site is located to the southwest of the Chews Landing Road (CR 683)/Royalty Lane stop-controlled intersection in Gloucester Township, Camden County, NJ. Access to the development is proposed via a full-movement driveway along eastbound Chews Landing Road and a potential emergency access along Kelly Driver Road. The site currently contains the Little Pond Golf Course with an individual driveway to Chews Landing Road.

Existing Conditions

A field reconnaissance was conducted to determine the features of the adjacent roadways in the study area. A brief description of the roads and intersections within the study area are provided below.

In the vicinity of the site, Chews Landing Road (CR 683) is a two-lane roadway under the jurisdiction of Camden County and is classified¹ as an Urban Minor Arterial. Chews Landing Road consists of one lane in each direction with an approximate cartway width of 48 feet. The posted speed limit along Chews Landing Road is 40 MPH. For the purpose of this study, Chews Landing Road is assumed to extend in a general east-west direction.

In the vicinity of the site, Kelly Driver Road is a two-lane roadway under the jurisdiction of Gloucester Township and is classified¹ as an Urban Major Collector. Kelly Driver Road consists of one lane in each direction with an approximate cartway width of 35 feet. The posted speed limit along Kelly Driver Road is 35 MPH. For the purpose of this study, Kelly Driver Road is assumed to extend in a general east-west direction.

¹ N J D O T Straight Line Diagrams
In the vicinity of the site, Royalty Lane is a two-lane roadway under the jurisdiction of Gloucester Township and is classified as a local road. Royalty Lane consists of one lane in each direction with an approximate carway width of 40 feet. The posted speed limit along Royalty Lane is 25 MPH. For the purpose of this study, Royalty Lane is assumed to extend in a general north-south direction.

The Chews Landing Road/Royalty Lane intersection is a T-shaped intersection that is stop-controlled along the southbound Royalty Lane approach. All approaches to the intersection consist of a single lane for all permitted movements.

Traffic Count Data

Attached are a set of turning movement counts and automatic traffic recorder counts from the Delaware Valley Regional Planning Commission (DVRPC) in 2012 near the study location. The following summarizes the count data:

- Chews Landing Road West of Royalty Lane: AM Peak Hour – 676 vehicles
  PM Peak Hour – 922 vehicles

ITE Trip Generation

The amount of traffic to be generated by the proposed residential development was estimated based on the Institute of Transportation Engineers’ (ITE) publication, Trip Generation, 9th Edition. The proposed use is most similar to ITE Land Use 220 (Apartment). The trips generated by the proposed residential development are summarized in Table 1, based on the data provided by ITE.

<table>
<thead>
<tr>
<th>Table 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>ITE Trip Generation – Little Pond Village</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>ITE Land Use</td>
</tr>
<tr>
<td>Apartments (204 Units)</td>
</tr>
</tbody>
</table>

The site is located in the R-1 Zoning District of Gloucester Township. Conditionally permitted uses within the R-1 District include retail and office. Based on the size of the current site and the conditions of the retail and office use, it is anticipated that a 140,000 SF shopping center or a 140,000 SF office would be conforming. Using ITE trip generation data (ITE Land Use 820 – Shopping Center and ITE Land Use 710 – General Office Building), Table 2 shows trip generation estimates for the 140,000 SF shopping center and the 140,000 SF general office building during the AM and PM peak hours.
From the ITE data, the trips anticipated from the proposed residential development are significantly lower than the total trips anticipated by the permitted general office building or shopping center during the weekday morning and evening peak hours. The detailed trip generation calculations are attached for your review.

**Concept Plan**

The concept plan shows a full movement driveway to Chews Landing Road. The proposed site is configured with 399 total parking spaces and has ample room for two-way flow for both the residential and clubhouse uses. With appropriate signing and striping, the property in question is of sufficient size to accommodate the traffic related elements of the proposed use.

**Conclusion**

From a traffic perspective, the granting of a use variance for the proposed apartments will not result in substantial detriment to the public good and will not substantially impair the intent and purpose of the Gloucester Township Zoning Plan. Based on the data presented by ITE, the proposed use is expected to generate a substantially lower number of trips than conditionally permitted uses within the R-1 District during the critical peak hours. In addition, Chews Landing Road was designed for the level of traffic anticipated from the proposed residential development and, along with Kelly Driver Road, provides the ability for alternative access to a residential community as required by the Residential Site Improvement Standards. The site has sufficient size to allow design elements such as on-site circulation and parking space size that meet or exceed generally accepted traffic engineering standards.

If you have any questions regarding this traffic engineering evaluation, please do not hesitate to call us.

*Sincerely,*

**Shropshire Associates LLC**

David R. Shropshire, P.E., P.P.
Principal

cc: Terry Combs (via email: tcomb@arh-us.com)
Apartment (220)

Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 78
Avg. Number of Dwelling Units: 235
Directional Distribution: 20% entering, 80% exiting

Trip Generation per Dwelling Unit

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.51</td>
<td>0.10 - 1.02</td>
<td>0.73</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: $T = 0.49(X) + 3.73$

$R^2 = 0.83$
Apartment (220)

Average Vehicle Trip Ends vs. Dwelling Units
On a Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 90
Avg. Number of Dwelling Units: 233
Directional Distribution: 65% entering, 35% exiting

Trip Generation per Dwelling Unit

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.62</td>
<td>0.10 - 1.64</td>
<td>0.82</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: \( T = 0.55(X) + 17.65 \)

\( R^2 = 0.77 \)
Shopping Center
(820)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 104
Average 1000 Sq. Feet GLA: 310
Directional Distribution: 62% entering, 38% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
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</thead>
<tbody>
<tr>
<td>0.96</td>
<td>0.10 - 0.05</td>
<td>1.31</td>
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</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: \( \ln(T) = 0.61 \ln(X) + 2.24 \)  \( R^2 = 0.56 \)
Shopping Center
(820)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 426
Average 1000 Sq. Feet GLA: 376
Directional Distribution: 48% entering, 52% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
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</thead>
<tbody>
<tr>
<td>3.71</td>
<td>0.68 - 29.27</td>
<td>2.74</td>
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</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: \( \ln(T) = 0.67 \ln(X) + 3.31 \quad R^2 = 0.81 \)
General Office Building
(710)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour

Number of Studies: 218
Average 1000 Sq. Feet GFA: 222
Directional Distribution: 88% entering, 12% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.56</td>
<td>0.50 - 5.98</td>
<td>1.40</td>
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</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: \( \ln(T) = 0.80 \ln(X) + 1.57 \)

\( R^2 = 0.83 \)
General Office Building
(710)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour

Number of Studies: 236
Average 1000 Sq. Feet GFA: 215
Directional Distribution: 17% entering, 83% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.49</td>
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<td>1.37</td>
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Data Plot and Equation

Fitted Curve Equation: \( T = 1.12(X) + 78.45 \)

\( R^2 = 0.82 \)
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<tr>
<th>Year</th>
<th>OR</th>
<th>Type</th>
<th>Bill</th>
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<th>Interest</th>
<th>Total Balance</th>
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<td>12,702.51</td>
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<td>0</td>
<td>2017</td>
<td>0</td>
<td>2017.02</td>
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<td>0</td>
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<td>2016</td>
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<td>2014</td>
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<tr>
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<td>0</td>
<td>2014</td>
<td>0</td>
<td>2014.03</td>
<td></td>
</tr>
</tbody>
</table>

Financial Details:
- Principal Amount: 0
- Interest: 0
- Total: 0
- Date: 06/01/2017
- Payment Date: 06/13/17
- Jun 13 2017

Other Information:
- APMS: 598, 16, 398, 16
- Total: 25.48, 52
- Total: 12,702.52
- 2017

Owner: S. K. JONES LANDING INC
Lot: 4
Block: 20001

Designated Tax Obligation: None

Indicates Adjusted Billing in a Tax Quarter

Other Delinquent Balances: 0

Other APR2 Threshold Amount: 0
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 13, 2017
APPLICANT: David A. Waronker, President
APPLICATION No. #172034D
BLOCK(S): 20601 Lot(S): 4, 4.02, 5 & 6
PROJECT No. #11506
LOCATION: 1110 Chews Landing Rd., Clementon, 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 – Use “D” Variance
- 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 - Prelim. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Prelim. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelim. 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
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 13, 2017
APPLICANT: David A. Waronker, President
APPLICATION No. #17203

LOCATION: 1110 Chews Landing Rd., Clementon, NJ 08021
BLOCK(S): 20601 Lot(S): 4, 4.02, 5 & 6
PROJECT No. #11506

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

STATUS OF APPLICATION:
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☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report
☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance

☐ NOTE: Analysis shows probable value of $30 million, with calc. of tax/revenue on that amount. Value based on income approach will be closer to $20 million.

Reed Const: all 4 lots were low in 2006
As all ok. Extensive report & analysis answers all of questions, except:
- On site management?
- On site security?
- Does this Co. or mgmt Co. have any other employees in area?
To Whom It May Concern:

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

Name: S.K.I.Y. Chews Landing Inc
Address: 1110 Chews Landing Rd
Block: 20601 Lot: 4, 4.02, 5 & 6

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

June 5, 2017
Date

Sandra L. Ferguson
Gloucester Township Tax Collector
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

June 16, 2017

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

Re: Application #172034D
David A. Waronker
1110 Chews Landing Road, Clementon, NJ 08021
Block 20601, Lots 4, 4.02, 5 & 6

Gentlemen:

In response to your letter regarding the above application, a Form “A” Application is required.

In addition, recycling service must be addressed – i.e., location, etc.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 13, 2017
APPLICANT: David A. Waronker, President
APPLICATION No. #172034D
PROJECT No. #11506

BLOCK(S): 20601
Lot(S): 4, 4.02, 5 & 6
LOCATION: 1110 Chews Landing Rd., Clementon, NJ 08021

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
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☐ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 2 3 4 5 6

STATUS OF APPLICATION:
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PURPOSE OF TRANSMITTAL:
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☐ Recycling Report
☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance

Signature

[Stamp: REVIEWED □ APPROVED □ NOT APPROVED]
[Stamp: GLOUCESTER TWP. FIRE DISTRICT 2]
[Stamp: FIRE OFFICIAL □ Date: 6-21-17]
Application #172034D

☒ 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

Reviewed By: ☒ Lt. Jason Gittens #134
Signature: ___________________________ Date Submitted: Friday June 16th, 2017
Inter-office Correspondence

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #172054CDSPW Escrow #11776
Clear Channel Outdoor, Inc.
BLOCK 18601, LOT 2
DATE: November 21, 2017

The Applicant requests a use variance in conjunction with a site plan waiver to "convert the existing back to back 16' x 60' vinyl advertising face to a back to back 14' x 48' LED advertising face for (Board No. 042132) for eastbound traffic" off-premise commercial sign (Billboard) along the Atlantic City Expressway within the NC – Neighborhood Commercial District.

Applicant: Clear Channel Outdoor, Inc., 9130 State Road, Philadelphia, PA 19136 (telephone #215-827-1100).
Owner: Interstate Outdoor Advertising, 905 North Kings Highway, Cherry Hill, NJ 08034 (telephone #856-667-6620).
Attorney: Andrew S. Ross, 9130 State Road, Philadelphia, PA 19136 (telephone #215-827-1100).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application and Checklist dated 10/03/17.
   a. Ownership of Clear Channel Outdoor, Inc.
   b. Preliminary Tax Bill
   d. Zoning Permit Denial.

2. Color photo (Letter size) of site location of proposed billboard.

3. Color photo (Letter size) of existing billboard.

4. Digital Billboard (Ledger Size) "SHOP DWG" comprising one (1) sheet, as prepared by Daktronics, Inc. dated 5/29/15.

5. Digital Billboard (Ledger Size) "DISPLAY RISER" comprising one (1) sheet, as prepared by Daktronics, Inc. dated 8/24/15.

6. Minor Subdivision (copy), as prepared by Azimetric Surveying Services comprising one (1) sheet dated 01/28/86, last revised 6/17/86.
II. ZONING REVIEW

1. Billboards and Outdoor Advertising Sign is not a listed permitted use in the NC – Neighborhood Commercial District [§426.DD(2)].

ZONE: NC – Neighborhood Commercial District [§415].

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required (Use Other)</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot area (min.)</td>
<td>1 acre</td>
<td>±2.57 acres¹</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>100 ft.</td>
<td>235 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>300 ft.</td>
<td>465.24 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Building Coverage (max.)</td>
<td>25%</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>75%</td>
<td>n/p</td>
<td>---</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Standard</th>
<th>Front yard (min.)</th>
<th>Side yard (min.)</th>
<th>Rear yard (min.)</th>
<th>Height (max.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required (Use Other)</td>
<td>20 ft.</td>
<td>10 ft.</td>
<td>25 ft.</td>
<td>35 ft.</td>
</tr>
<tr>
<td>Proposed</td>
<td>n/p</td>
<td>n/p</td>
<td>n/p</td>
<td>n/p</td>
</tr>
</tbody>
</table>

¹ = Tax map data.

n/p = not provided.

= 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.

III. BILLBOARD & OUTDOOR ADVERTISING REVIEW

1. Specific Purpose and Intent
   a. The Applicant must provide testimony to address the community character requirements as per §426.DD(1), Specific Purpose and Intent.
      i. It’s recommended the Applicant provide a photo study or the functional equivalent that depicts how the billboard would look on the along the northwest and southeast approaches of the Atlantic City Expressway.

2. Locations
   a. Billboards are not a permitted use or conditional use in the NC – Neighborhood Commercial District along the Atlantic City Expressway as per §426.DD(2)(b).

3. Performance
   a. The Applicant is advised no billboard may be utilized to advertise tobacco or any tobacco products or consumption and alcohol advertisement must comply with applicable laws as per §426.DD(3)(a).
   b. All billboards shall be located within 660-feet of the right-of-way of NJ route 42 and the Atlantic City Expressway §426.DD(3)(b).
   c. The Applicant is advised billboards shall conform with §426, parts A, C, D, E, C-1, L and DD and shall not utilize prohibited components in accordance §426.L Prohibited signs as per §426.DD(3)(c).
      i. A variance is required to allow the LED advertising face as per §426.L(1).
d. The Applicant is advised billboards shall not be attached to any building as per §426.DD(3)(d).

e. The Applicant must provide testimony to address materials utilized in the construction of the proposed billboard are permanent as per §426.DD(3)(e).

   i. Should the Board approve the instant application it's recommended the applicant provide construction details from a qualified professional to address this requirement.

f. The Applicant must provide testimony to address the Board's satisfaction that access is limited as per §426.DD(3)(f).

   i. Should the Board approve the instant application it's recommended the applicant provide construction details from a qualified professional to address this requirement.

g. The Applicant is advised that a blank or unused billboard face is not permitted to exceed sixty (60) days as per §426.DD(3)(g).

h. The Applicant is advised no billboard shall be permitted to advertise activities that are illegal under federal, state, or local law as per §426.DD(3)(h).

i. The Applicant is advised embellishments, which create a three-dimensional effect are permitted and are counted for sign area §426.DD(3)(i).

   i. The Applicant should address if the proposed billboard would include any proposed embellishments.

4. Billboard Permits

   a. The Applicant must provide testimony to address the permitting requirements as per §426.DD(4), Billboard permits.

5. Illumination

   a. The Applicant must provide testimony to address illumination of the proposed billboard as per §426.DD(5), Illumination.
6. Area, Height, Yard and Other Bulk Requirements as per §426.DD(6).

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Billboard Height (max.) - §426.DD(6)(a)</td>
<td>45 ft.</td>
<td>75 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Number face or sides (max.) - §426.DD(6)(b)</td>
<td>2</td>
<td>2</td>
<td>yes</td>
</tr>
<tr>
<td>Billboard side height (max.) - §426.DD(6)(c)</td>
<td>16 ft.</td>
<td>14 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Billboard side width (max.) - §426.DD(6)(c)</td>
<td>60 ft.</td>
<td>48 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Billboard area (max.) - §426.DD(6)(c)</td>
<td>960 sf</td>
<td>672 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Setback (min.) - §426.DD(6)(d)</td>
<td>10 ft.</td>
<td>n/p</td>
<td>---</td>
</tr>
</tbody>
</table>

**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.

7. Non-Conforming Billboards
   a. The Applicant is advised non-conforming billboards may be dismantled and removed if abandoned and/or destroyed as per §426.DD(7).

8. Abandonment
   a. The Applicant is advised after 90 days of certain conditions it may be determined a billboard is abandoned and shall be removed within 60 days as per §426.DD(7).

IV. WAIVER COMMENTS

The Applicant has requested a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

"The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ...."
V. VARIANCE COMMENTS

The Application as submitted requires the following variances:

§426/DD(2), Locations: “D1” Use variance

1. Use: Billboard (off-premise advertising) is not a permitted use or conditional use in the NC – Neighborhood Commercial District.

§426/DD(3)(c), Performance

2. LED: Billboard shall conform with §426.L(1), which specifically prohibits, the following:
   a. “Flashing, blinking, twinkling, animated, moving, projected, or reflectorized signs of any type, with the exception of time and temperature displays as otherwise permitted” [§426.L(1)].

§426/DD(6)(a), Area, Height, Yard and Other Bulk Requirements: “D6” Use variance

3. Billboard height: (75 ft. provided v. 45 ft. maximum allowed).
   a. The height of the proposed principal structure billboard exceeds 10 feet of the maximum height permitted by ordinance.
      i. “This height shall be measured from the horizontal plane at the nearest edge of paved road surface opposite the edge of the sign face to the highest point of the billboard or embellishment, if applicable” [§426/DD(6)(a)].

§426/DD(6)(f), Area, Height, Yard and Other Bulk Requirements

4. Setback (residential district):
   a. The southwest side of the Atlantic City Expressway is within the R-1, Residential District. The Atlantic City Expressway right-of-way is 300-feet (tax map data). Therefore, the proposed billboard does not comply with the 400 feet minimum requirement.

The Application as submitted may also require the following variances:

§426/DD(6)(e), Area, Height, Yard, and Other Bulk Requirements - (“C1” and “C2” variances)

5. Lot Coverage:
   a. It’s recommended the applicant provide professional testimony to address the existing lot coverage and whether or not the instant application impacts the ordinance requirement.

6. Setbacks:
   a. It’s recommended the Applicant provide professional testimony to address the existing and proposed setbacks from property lines.
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 lot coverage variance:

7. 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)).

8. 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)).

POSITIVE CRITERIA ("D1" use variance)

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested "D1" variance:

9. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).

   a. Uses determined as not "inherently beneficial."

      i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis Medici v. BPR Co., 107 N.J. 1 (1987)).

         1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.

         2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.

         3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

POSITIVE CRITERIA ("D6" use variance)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D6" variance:

10. The Board has the power to grant a variance for height of a principal structure that exceeds by 10 feet or 10% the maximum height permitted (basis N.J.S.A. 40:55-70d(6)).

   a. A use variance must meet the statutory "special reasons" standards.
NEGATIVE CRITERIA

11. 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 N.J.S.A. 40:55D-70).

Balancing Test (basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)).

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

VI. GENERAL REVIEW COMMENTS

1. The Applicant should address the submitted minor subdivision (copy), as prepared by Azimetric Surveying Services comprising one (1) sheet dated 01/28/86, last revised 6/17/86, which does not appear to accurately reflect existing conditions, as follows:
   a. Based on tax map data it would appear the property has been subsequently subdivided and developed with additional commercials building(s), self-storage facility, and a telecommunications tower.
   b. It does not appear the existing billboard was "tied-down" whereas the subdivision plan provides no setbacks from property lines to determine compliance with ordinance setback requirements.
   c. It's not clear the proposed billboard height is measured in accordance with the ordinance requirements.
      i. It's recommended consideration be given to requiring a boundary survey depicting existing conditions and addressing the billboard property line setbacks and height requirements.

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

The Applicant is advised of the following additional requirements of the Land Development Ordinance:

1. A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.
2. A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.
3. Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.
4. Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.
5. Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.
6. Construction of off-tract improvements as per §906, Off-TRACT Improvements Recapture.

7. A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.

VIII. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

2. The Applicant is advised that revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

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

cc: Clear Channel Outdoor, Inc.
    Andrew S. Ross
    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: __________ Application No.: #170264 CDS PW

☐ Planning Board  ☒ Zoning Board of Adjustment

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

Taxes Paid: Yes/No

Fees: $100.00  Project #: 1/1

Escrow: $150.00  Escrow #: 1/1

---

### Land Development Application

#### 1. Applicant

<table>
<thead>
<tr>
<th>Name: Clear Channel Outdoor, Inc.</th>
<th>Name(s): Interstate Outdoor Advertising</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 9130 State Road</td>
<td>Address: 905 North Kings Highway</td>
</tr>
<tr>
<td>City: Philadelphia</td>
<td>City: Cherry Hill</td>
</tr>
<tr>
<td>State, Zip: PA, 19136</td>
<td>State, Zip: NJ, 08034</td>
</tr>
<tr>
<td>Phone: (215) 827-1100 Fax: (215) 827-1101</td>
<td>Phone: (<strong>) 667-6620 Fax: (</strong>)</td>
</tr>
<tr>
<td>Email: <a href="mailto:JeffreyOJones@clearchannel.com">JeffreyOJones@clearchannel.com</a></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name(s): Interstate Outdoor Advertising</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 905 North Kings Highway</td>
<td></td>
</tr>
<tr>
<td>City: Cherry Hill</td>
<td></td>
</tr>
<tr>
<td>State, Zip: NJ, 08034</td>
<td></td>
</tr>
<tr>
<td>Phone: (<strong>) 667-6620 Fax: (</strong>)</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

- [☐] 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>
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<tbody>
<tr>
<td>R1</td>
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<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>
<tr>
<td>IR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

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

<table>
<thead>
<tr>
<th>Name of Attorney: Andrew S. Ross</th>
<th>Firm: Clear Channel Outdoor, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 9130 State Road</td>
<td>State, Zip: PA 19136</td>
</tr>
<tr>
<td>City: Philadelphia</td>
<td>Phone: (215) 827-1100 Fax: (215) 827-1101</td>
</tr>
<tr>
<td>Email: <a href="mailto:AndrewRoss@clearchannel.com">AndrewRoss@clearchannel.com</a></td>
<td></td>
</tr>
</tbody>
</table>
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Quantum Structure &amp; Design</th>
<th>Name: Dynamic Engineering Consultants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 5544 W. 1475th</td>
<td>Address: 790 Newtown Yarboro Rd</td>
</tr>
<tr>
<td>Profession: Structure Engineering Fabrication</td>
<td>Profession: Engineer &amp; Survey</td>
</tr>
<tr>
<td>City: Oak Forest</td>
<td>City: Newtown</td>
</tr>
<tr>
<td>State, Zip: Illinois 60452</td>
<td>State, Zip: PA 18940</td>
</tr>
<tr>
<td>Phone: (815) 744-8463 Fax: ( )</td>
<td>Phone: (267) 686-0776 Fax: ( )</td>
</tr>
<tr>
<td>Email:</td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address: 1651 Sicklerville Road, Gloucester Twp, Camden Co. | Block(s): 18601 |
| Tract Area: MP 42.2 | Lot(s): B02 2 - B01 |

8. Land Use:

Existing Land Use: Billboard

Proposed Land Use (Describe Application):

Convert the existing back to back 16'x60' vinyl advertising face to a back to back 14'x48 LED advertising face (Board No. 042132) for eastbound traffic.

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 (Easement)</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>No ☐ Yes ☐</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>No ☐ Yes ☐</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>+1 - 400 Ft</td>
<td>Setback from E.O.P. *1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td>N/A</td>
<td>Setback from E.O.P. *2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>+1 - 40 Ft</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>+1 - 390 Ft</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>+1 - 50 Ft</td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>851 Ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>436.87 Ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>255750 Sq Ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Pole 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. |          |

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

[Signature]

9/25/2017

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).

Date: 9/29/2017
Signature: [Signature]

Sworn and subscribed to before me this 29th day of September, 2017;
KATHLEEN M. CUTHBERTSON, Notary Public
City of Philadelphia, Phila. County
My Commission Expires May 5, 2019

Print Name: [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: [Signature]
Date: 9/29/2017
Print Name: [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 ________________, 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:
Jeffrey O. Jones 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: [Name]

Sworn and subscribed to
On this 25th day of September, 2017, before the following authority:

KATHLEEN M. CUTHBERTSON, Notary Public
COMMONWEALTH OF PENNSYLVANIA
My Commission Expires May 5, 2019
Ownership of Clear Channel Outdoor Inc.

These are the names and addresses of all stockholders in the corporation who own 10% or more of its stock, of any class, or of all individual partners in the partnership who own a 10% or greater interest therein, or of all members in the limited liability company who own a 10% or greater interest therein, as the case may be.

Clear Channel Outdoor Holdings Inc.
200 East Basse Road – Suite 100
San Antonio, TX 78209

iHeartmedia
200 East Basse Road – Suite 100
San Antonio, TX 78209
EASEMENT AGREEMENT

AGREEMENT made this 5th day of June, 1987, by and between INTERSTATE OUTDOOR ADVERTISING, INC., a New Jersey corporation (hereinafter called "Interstate"); and W. FLOYD HENDERSON and CALVIN C. COSTILL, Partners trading as H & C ASSOCIATES, a New Jersey partnership (hereinafter called "Buyer").

WHEREAS, Interstate has on this date sold and conveyed to Buyer that certain property situate in the Township of Gloucester, County of Camden, and State of New Jersey, referred to as the "Property", as more particularly described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, in consideration of such sale and conveyance Buyer has agreed to grant to Interstate an Easement for use of the Easement Area (as defined below) as provided for herein;

NOW, THEREFORE, in consideration of the mutual agreements herein contained, the parties covenant and agree for themselves and their respective heirs, legal representatives, successors and assigns, as follows:

1. EASEMENT AREA. Interstate and Buyer have established an area designated as an easement area, hereinafter referred to as

PREPARED BY:

[Signature]
RICHARD B. COHN
ARCHER & GREINER
A Professional Corporation
One Centennial Square
Haddonfield, NJ 08033
the "Easement Area," which Easement Area consists of a portion of the Property, and which is more specifically set forth on Exhibit "B" attached hereto and made a part hereof.

2. **EASEMENTS.** Buyer hereby grants and conveys to Interstate, its successors and assigns forever, the following easements:

   (a) Easement over, under and through the Property for connection with, construction, operation, maintenance, repair, replacement, or removal of public utilities for Interstate's use of the Easement Area. In using this Easement, Interstate shall be as inobtrusive as possible with respect to Buyer's use of the Property. Interstate will, wherever possible, use existing utility facilities and lines at existing locations on the Property, and will conduct itself in such a manner as to cause the least possible interference with Buyer's use of the Property while enjoying the benefits of this Easement; and

   (b) Easement allowing Interstate to erect and construct upon the Easement Area, to service, repair, maintain, alter, remove and replace outdoor advertising sign structures, fixtures, equipment and accessions, and replacements thereof. Interstate shall further have the right to install in the Easement Area suitable electrical wiring and metering equipment and any other required equipment incidental to its use of the Easement Area, and to post, paint, and illuminate the sign structures and maintain advertisements on such sign
structures. Interstate shall further have all air rights for maintenance of the sign structures, and undisturbed visibility of such structures from the Atlantic City Expressway. Buyer shall erect no fence around or on the Easement Area without the prior consent, in writing, of Interstate. Upon notice from Interstate to Buyer of Interstate's intent to paint the sign structure, Buyer shall not allow the parking of any motor vehicles of any kind on the ground space under the sign structures.

3. PROPERTY OF INTERSTATE. All advertising structures, signs, fixtures, accessions, as well as devices and equipment of every design and nature incidental to Interstate's use of the Easement Area, as well as all leases and rentals with respect to the same, or monies paid or other consideration provided from the sale or assignment of Interstate's rights hereunder, shall remain the personal property of Interstate. As such, Buyer shall receive no consideration of any kind as a result of the entry of this Agreement and the rights conveyed to Interstate herein.

4. BUYER'S USE OF THE PROPERTY. Buyer shall have the right to use the Easement Area for any purpose which does not interfere with Interstate's right to use the Easement Area for its advertising sign structures. Buyer may not use the Easement Area for any use which interferes with Interstate's permitted use of the Easement Area.

5. COVENANTS RUNNING WITH LAND. The Easements hereby granted and the agreements herein contained shall be easements,
restrictions and covenants running with the land and shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, legal representatives, successors and assigns, including, but without limitation, all subsequent owners of the Property, or any part thereof, and all persons claiming under them.

6. VIOLATION OF AGREEMENT. In the event of any violation or threatened violation by any party, lessee or occupant or any person claiming under them, of any of the terms, restrictions, covenants and conditions provided herein, either of the parties, or their respective heirs, legal representatives, successors or assigns to all or any part of the Property, will have, in addition to the right to collect damages, the right to enjoin such violation or threatened violation in a court of competent jurisdiction. Buyer and Interstate consent to the entry of injunctive relief to enjoin any violation of this Agreement. Prior to the commencement of any such action, ten (10) days' written notice of the violation and demand to abate such violation must be given to the other party or other person responsible for such. This notice may be given by personal service or certified mail, return receipt requested, postage prepaid. Buyer agrees to pay all costs and expenses, including reasonable attorney's fees, with respect to the enforcement of this Agreement. Buyer further agrees to pay all reasonable attorney's fees incurred by Interstate even if suit is not brought to enforce this Agreement.
7. **FURTHER ASSURANCES.** Each of the parties hereto, without cost to the other, shall, at any time, and from time to time hereafter, execute and deliver any and all further instruments and assurances and perform any acts that the other party may reasonably request for the purpose of giving full force and effect to the provisions of the Easements set forth herein.

8. **NOT A PUBLIC DEDICATION.** Nothing contained in this Agreement will be deemed to be a gift or dedication of any portion of the Easement Area to the general public, or for the general public, or for any public purpose whatsoever, it being the intention of the parties that this Agreement will be strictly limited to and for the purposes expressed herein. This Easements herein are granted without charge therefor, and the issuance of the Easements is a condition to Interstate’s obligation to convey title to the Property to Buyer, and as part of the consideration provided to Interstate for the conveyance of title to the Property.

9. **SEVERABILITY.** If any clause, sentence or other portion of the terms, conditions, covenants and restrictions of this Agreement becomes illegal, null or void for any reason, or is held by any court of competent jurisdiction to be so, the remaining portions will remain in full force and effect.

10. **MUTUALITY, RECIPROCITY RUNS WITH LAND.** Each and all of the Easements and rights granted or created herein are appurtenances to the Property and none of the Property may be transferred, assigned or encumbered, except subject to this
Agreement and the rights and obligations set forth herein. This Agreement shall run with the land. The Easements granted herein shall be of perpetual duration.

11. ABANDONMENT OF EASEMENT. Notwithstanding anything to the contrary contained herein, if Interstate abandons the Easement Area by failing to use it for advertising sign purposes for a period of two (2) consecutive and uninterrupted years, the Easements granted herein shall terminate and title to all property or structures located in or on the Easement Area shall immediately revert to Buyer.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, or caused these presents to be signed by their proper corporate officers, said signatures properly attested, the day and year first above written.

Witnessed or attested by:

Debra Hilp
Secretary

INTERSTATE OUTDOOR ADVERTISING, INC.

BY: Thomas Glenn
President

W. Floyd Henderson

CALVIN C. COSTILL

-6-

DB4220-0718
STATE OF New Jersey )
COUNTY OF Camden )

BE IT REMEMBERED, that on this 5th day of June
in the year of our Lord one thousand nine hundred and
eighty-seven, before me, the subscriber, the undersigned
authority, personally appeared DEBRA HILPL
of INTERSTATE OUTDOOR ADVERTISING, INC., who I am satisfied is
the person who signed the within instrument, and he acknowledged
that he signed, sealed with the corporate seal and delivered the
same as such officer aforesaid, and that the within instrument is
the voluntary act and deed of such corporation, made by virtue of
a Resolution of its Board of Directors.

ANNETTE M. LARSEN
Notary Public of New Jersey
My Commission Expires April 18, 1990

STATE OF New Jersey )
COUNTY OF Camden )

BE IT REMEMBERED, that on this 5th day of June
in the year of our Lord one thousand nine hundred and
eighty-seven, before me, the subscriber, the undersigned
authority, personally appeared W. Floyd Henderson, who I am
satisfied is the grantor mentioned in the above instrument and
acknowledged that he signed, sealed and delivered the same as his
act and deed. All of which is hereby certified.

ROBYN G. HAMMOND
Notary Public of New Jersey
My Commission Expires Feb. 4, 1992

BE IT REMEMBERED, that on this 5th day of June
in the year of our Lord one thousand nine hundred and
eighty-seven, before me, the subscriber, the undersigned
authority, personally appeared Calvin C. Costill, who I am
satisfied is the grantor mentioned in the above instrument and

DB4220-0719
acknowledged that he signed, sealed and delivered the same as his act and deed. All of which is hereby certified.

[Signature]

ROBYN G. HAMMOND
NOTARY PUBLIC OF NEW JERSEY

0117E
060487
EXHIBIT "A"

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the Township of Gloucester, County of Camden and State of New Jersey, being described in accordance to a Minor Subdivision prepared by Azimetric Surveying Services filed September 5, 1986, as Map #6237. The legal description is:

BEGINNING at a point in the Southwesterly line of County House New Brooklyn Road (74 feet wide) (also known as Sicklerville Road and County Route #705) said beginning point being in the division line of Lot 1, Block 18601 and Lot 2, Block 18601, and from said point extends; thence (1) along said division line of Lots 1 and 2, Block 18601, South 42 degrees 30 minutes 00 seconds West, 436.87 feet to a point in the Northeasterly line of Atlantic City Expressway (300 feet wide); thence (2) along said Northeasterly line of Atlantic City Expressway, on a curve with a radius of 17,338.73 feet, the arc length of 487.79 feet (chord bearing being South 41 degrees 57 minutes 53 seconds West, the chord length of 487.77 feet) to a point in the division line of Tract A and Tract B; thence (3) along the division line of Tract A and Tract B, North 42 degrees 30 minutes 00 seconds East, 119.38 feet to a point for a corner; thence (4) still along same, North 47 degrees 30 minutes West 134.5 feet to a point for a corner; thence (5) still along same, North 42 degrees 30 minutes 00 seconds East, 364.54 feet to a point in the aforementioned Southwesterly line of County House New Brooklyn Road; thence (6) along said line of County House New Brooklyn Road North 47 degrees 30 minutes 00 seconds West, 351.00 feet to the point and place of beginning.

BEING KNOWN and designated as Tract A on aforementioned Minor Subdivision.

ALSO KNOWN as part of Lot 2, Block 18601 on the Tax Map.

DB4220-0721
EXHIBIT "B"

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the Township of Gloucester, County of Camden and State of New Jersey. Being described in accordance to a Minor Subdivision prepared by Azimetric Surveying Services dated January 28, 1986 and revised to October 18, 1986.

BEGINNING at a point in the Southwesterly line of County House New Brooklyn Road (74 feet wide) (also known as Sicklerville Road and County Route #705) said beginning point being 336 feet South 47 degrees 30 minutes East from the division line of Lots 1 and 2 in Block 18601 as shown on the Tax Map of the Township of Gloucester and extends from said point; thence (1) South 42 degrees 30 minutes West, 470.90 feet to a point in the Northeasterly line of Atlantic City Expressway (300 feet wide); thence (2) along said line of Atlantic City Expressway, along a curve with a radius of 17,338.73 feet, Southeastwardly the arc distance of 152.96 feet to a point; thence (3) North 42 degrees 30 minutes East, 119.38 feet to a point; thence (4) North 47 degrees 30 minutes West, 134.5 feet to a point; thence (5) North 42 degrees 30 minutes East, 364.54 feet to a point in the aforementioned Southwesterly line of County House New Brooklyn Road; thence (6) along said line of County House New Brooklyn Road, North 47 degrees 30 minutes West, 15 feet to the point and place of beginning.
ZONING PERMIT DENIED

Applicant
Clear Channel Outdoor
9130 State Rd.
Philadelphia, PA 19136

Real Estate Owner
INTERSTATE OUTDOOR
905 N. KINGS HWY
CHERRY HILL, NJ 08034

This is to certify that the above-named applied for a permit to/authorization for:
a proposed change of vinyl advertisement face to a 14'x48' LED advertising face on existing
billboard. This application for approval is hereby denied.

Comments on Decision:
LED is not permitted as per Sect. 426-L-1 without a Zoning Board approval.

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 Otiz
Zoning Officer
August 31, 2017
Applic No. 11708

Deliver to...

Clear Channel Outdoor
9130 State Rd.
Philadelphia, PA 19136
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)

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: MJB Rental Properties LLC
Address: 1651 Sicklerville Rd, Sicklerville, NJ 08081
Block: 18601 Lot 2 - B01

8-29-17
Date

Mariesa Busa
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County
Description: AC Xwy NS 1mi N/O Cross Keys Rd F/W - 2
TAB Panel ID: 297378  City: CROSS KEYS  Latitude: 39.749
Media Type: Bulletin  State: NJ  Longitude: -75.025
Display Dimensions: 16' x 60'  Zip: 08081  Facing: W
Physical Dimensions: 16' x 60'

Weekly Impressions
Philadelphia, PA (DMA)

<table>
<thead>
<tr>
<th>Demo 18+ yrs</th>
<th>In Market</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>135,165</td>
<td>150,237</td>
</tr>
</tbody>
</table>

The Atlantic City Expressway is the major artery to and from the heavily populated Philadelphia Metro Area and the popular South Jersey Coastal Resort Communities, including Atlantic City.

The TAB Out of Home Ratings™ data is proprietary intellectual property owned by the Traffic Audit Bureau for Media Measurement, Inc. and is to be used only by the recipient solely and exclusively for its planning and/or buying of out-of-home media advertisements. The Total 18+ Imps (Weekly) reported for digital now represent only those impressions for a single spot in rotation Copyright © 2014. All rights reserved.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 3, 2017
APPLICANT: CLEAR CHANNEL OUTDOOR, INC
APPLICATION No. #172054CDSPW

BLOCK(S): 18601 LOT(S): 2 B 01
LOCATION: 1651 SICKLERVILLE RD., SICKLERVILLE, NJ 08081

PROJECT No. 11776

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 123456

STATUS OF APPLICATION:
- [x] New Application - Bulk C
- [ ] Revision to Prior Application

PURPOSE OF TRANSMITTAL:
- [x] For Your Review
- [ ] For Your Files

Please Forward Report by OCTOBER 14, 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 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
- [x] Bulk (C) Variance
- [x] Use (D) Variance
- [x] Site Plan WAIVER

Signature

RECEIVED
OCT 24 2017

APPROVED
DATE: 10-24-17
BY
Bureau of Fire Prev.
Fire District 5
1781 Sicklerville Rd.
Sicklerville, NJ 08081

Site Plan WAIVER
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 3, 2017
APPLICATION No. #172054CDSpw

APPLICANT: CLEAR CHANNEL OUTDOOR, INC
PROJECT No. 11776

BLOCK(S): 18601 LOT(S): 2 B 01

LOCATION: 1651 SICKLerville RD., 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.
☐ For Your Files.

Please Forward Report by OCTOBER 14, 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. 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 ☐ Site Plan Waiver

Signature
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 3, 2017
APPLICATION No. #172054C
APPLICANT: CLEAR CHANNEL OUTDOOR, INC
PROJECT No. 11776
BLOCK(S): 18601 LOT(S): 2 B 01
LOCATION: 1651 SICKLERVILLE RD., 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:
☐ X New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
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☐ Bulk (C) Variance
☐ Use (D) Variance
☐ Site Plan Waiver

Signature
Assessor
10/3/17

No Issues.
Billboard Structure already exists.
October 3, 2017

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

Re: Application #172054CDSR
Clear Channel Outdoor, Inc.
1651 Sicklerville Road, Sicklerville, NJ 08081
Block 18601, Lot 2 B 01

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
Application #172054C

Block: 18601  Lots: Lot: 2 B 01

- 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

Reviewed By: Lt. John Swack #135 Signature: [Signature] Date: 10/4/17
NOTES:
1. DISPLAY LOADS ARE NON-CONTRAINTUAL.
2. IT IS THE RESPONSIBILITY OF THE ELECTRICAL INSTALLATION CONTRACTOR TO ENSURE THAT THE ELECTRICAL WORK PERFORMED ON SITE MEETS OR EXCEEDS ALL LOCAL AND NATIONAL ELECTRICAL CODES.
3. DAKTRONICS IS NOT RESPONSIBLE FOR THE QUALITY OF THE POWER DELIVERY SYSTEM TO THE DISPLAY SYSTEM OR ANY GPU ELECTRICAL INSTALLATION.
4. EACH DISPLAY IS UNIQUE AND DAKTRONICS OFFERS THESE INSTALLATION GUIDELINES ONLY. DAKTRONICS, INC. ASSUMES NO LIABILITY IF INSTALLATION STEPS HAVE BEEN OMITTED OR OTHER NECESSARY PROCEDURES HAVE BEEN OMITTED IN THIS SYSTEM RISER SPECIFICATION.
5. ALL DISPLAYS MUST BE GROUNDED PER ARTICLE 250 AND TABLE 1000-240V OF THE NATIONAL ELECTRICAL CODE WITH NO MORE THAN 10Ω GROUND RESISTANCE.
6. DAKTRONICS UTILIZES BOTH STANDARD AND CUSTOM-DESIGNED PANELS IN THE DISPLAY ASSEMBLY PROCESS. IT IS THE RESPONSIBILITY OF THE ELECTRICAL INSTALLATION CONTRACTOR TO ENSURE THAT THE INSTALLATION MEETS THE CODES AND STANDARDS SPECIFIED IN THIS DRAWING.
7. POWER AND SIGNAL REQUIREMENTS ARE SPECIFIED TO THE EQUIPMENT AND SETUP SHOWN. ANY CHANGES MUST BE DISCUSSED WITH DAKTRONICS PERSONNEL AND WILL REQUIRE AN UPATED SPECIFICATION DRAWING.
8. THE CONTRACTUAL AGREEMENT WILL DETERMINE THE PARTY OF RESPONSIBILITY FOR ALL ITEMS AND ASSEMBLIES AS FIELD INSTALLED. THIS DRAWING IS INTENDED TO DETERMINE RESPONSIBILITIES AND SHOULD BE USED FOR REFRIGERATION ONLY.
9. THIS IS NOT A SCALE DRAWING AND SHOULD BE USED FOR POWER AND SIGNAL REQUIREMENTS ONLY. ACTUAL PLACEMENT OF PANELS, BOXES, AND PLUGS MAY VARIES. PLEASE REFER TO THE SYSTEM SHOP DRAWING FOR MORE INFORMATION. THIS DETAILED DRAWING PROVIDES A GENERAL MOUNTING LOCATION ONLY.

REAR VIEW

GROUND ROD BY CUSTOMER
GROUNING REQUIRED TO COMPLY WITH VARIOUS NATIONAL CODES. MULTIPLE GROUND RODS MAY BE NEEDED TO ACHIEVE THIS. REFER TO LOCAL AND NATIONAL CODES ON GROUNING AND BONDING METHODS. REFERENCE NOTE 4.

DETAIL A
MULTI SECTION PWR ENTRANCE

EXTERNAL MOUNTED HARDWARE
INTERNAL MOUNTED HARDWARE

DETAIL B

AUX CIRCUIT

FROM (X11) RELAY ENCLOSURE

FROM (RE1) ENCLOSURE

BACKUP ID

GROUNING CONDUCTOR

BY CUSTOMER.

CUSTOMER TO PROVIDE CABLE TO REACH FAR END OF DISPLAY

SEE DETAIL A FOR POWER ENTRANCE

SEE DETAIL B FOR BACKUP CONNECTION

SUBMITAL APPROVAL

COMPANY:

TITLE:

DATE:

DAKTRONICS, INC.

3124222

4000 FERRY ROAD

PIKESVILLE, MD 21208 USA

410-452-2900

E-MAIL: INFO@DAKTRONICS.COM

WWW.DAKTRONICS.COM

DRAWING SHEET: 1

DATE: 24 AUG 15

DRAWN: BURBAGE

REVIEWED: O. CRAWLEY

DRAWING NO.: 3124222

REVISIONS:

REV.

DRAWN

DATE

REV.

DRAWN

DATE

3124222