Township of Gloucester
Zoning Board of Adjustment
Wednesday, January 10, 2018
7:00 P.M.

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.
No applications will be heard after 10:00P.M.
All persons testifying before the board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order.

Annual Reorganization	Appointment of Solicitor
Election of Chairman	Appointment of Engineer
Election of Vice Chairman	Establishment of Meeting Dates
Election of Secretary	Adoption of Official Newspapers
Election of Recording Secretary	Adoption of Agenda Procedures

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MINUTES FOR ADOPTION

Zoning Board Minutes - ***Wednesday,***

RESOLUTIONS FOR MEMORIALIZATION

#152005DCMPFMS Founders Grove 1743 Farmhouse, LLC	Use D Variance & Minor Subdiv extension; Bulk C Variance; Prelim/Final Major Site Plan Block: 3306 Lot: 11 & 12
#172034D David Waronker (Little Pond Village @GT)	Use D Variance Block: 20601 Lot: 5 & 6
#172059C Anthony Alberto, LLC	Bulk C Variance Block: 1802 Lot: 4

APPLICATIONS FOR REVIEW

Meeting Adjourned

Gloucester Township Zoning Board of Adjustment
Agenda Procedures
2018

1. **Flag Salute**
2. **Reading of the Commencement Statement**
3. **Roll Call**
4. **Adoption of Minutes**
5. **Adoption of Resolutions**
6. **Discussion Items**
7. **Review of Applications**
8. **Adjournment**

RESOLUTION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT PROVIDING THE ELECTION OF CHAIRMAN

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Chairman who shall preside at all public meetings and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Chairman of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **10th day** of **January, 2018**.

_____
Secretary

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF GLOUCESTER PROVIDING THE ELECTION OF VICE CHAIRMAN

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Vice Chairman who shall serve in the stead of the Chairman when the Chairman is absent and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Vice Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Vice Chairman of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **10th day of January, 2018.**

_____
Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT PROVIDING THE ELECTION OF A SECRETARY

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is empowered to elect a Secretary who need not be a member to serve as a Secretary to the Board and to assume and dispatch all obligations and duties of an administrative officer under the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Secretary:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Secretary of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

_____
Secretary

_____
Chairman

CERTIFICATION

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_____
Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT PROVIDING THE ELECTION OF A RECORDING SECRETARY

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is empowered to elect a Recording Secretary who need not be a member to serve as a Recording Secretary to the Board.

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Recording Secretary:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Recording Secretary of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

_____
Secretary

_____
Chairman

CERTIFICATION

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_____
Secretary

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF GLOUCESTER PROVIDING FOR THE SERVICES OF A SOLICITOR

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Solicitor; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Zoning Board of Adjustment to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A (i); and this selection is part of a fair and open process in accordance with Title 19 of the laws of the State of New Jersey.

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Solicitor:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Solicitor; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Solicitor to the Zoning Board of Adjustment for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contact awarded hereby which notice must further stat that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

_____

Secretary

_____

Chairman

CERTIFICATION

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_____

Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT PROVIDING FOR THE SERVICES OF AN ENGINEER

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Zoning Board of Adjustment to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Engineer:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Engineer to the Zoning Board of Adjustment for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contact awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **10th day of January, 2018.**

_____
Secretary

Gloucester Township
Zoning Board of Adjustment
Regular Meeting Schedule

2018
7:00 P. M. Council Room

January 10, 2018
January 24, 2018
February 14, 2018
February 28, 2018
March 14, 2018
March 28, 2018
April 11, 2018
April 25, 2018
May 09, 2018
May 23, 2018
June 13, 2018
June 27, 2018
July 11, 2018
July 25, 2018
August 08, 2018
August 22, 2018
September 12, 2018
September 26, 2018
October 24, 2018
November 28, 2018
December 12, 2018

Kenneth D Lechner, PP, AICP
Director of Community Development & Planning

KDL/dmb

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF GLOUCESTER ESTABLISHING REGULAR MEETING DATES AND OFFICIAL NEWSPAPERS IN CONFORMITY WITH THE OPEN PUBLIC MEETINGS ACT

WHEREAS, the Open Public Meeting Act requires advance written notice of all meetings of the Zoning Board of Adjustment be posted in one public place designated by the Board and mailed, telephoned, telegrammed or hand carried to at least two newspapers designated by Resolution and mailed to all persons requesting a copy of same upon payment of the established fee;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER as follows:

1. All advance written notices of the Board meetings shall be posted by the Board Secretary on the official bulletin board located in the Municipal Building of Gloucester Township;
2. All advance written notices of Board meetings shall be given to the **Courier Post** and/or the **Philadelphia Inquirer, South Jersey Edition**;
3. All advance written notices of Board meetings from January 10, 2018 through the date of the 2018 reorganization meeting of the Zoning Board shall be mailed to all persons requesting a copy of same after payment by such person of a fee of $5.00. News media shall be exempt from such fee;
4. The regular meetings of the Board are hereby affixed for the following dates at the Township of Gloucester Municipal Building, Chews Landing-Clementon Road at Hider Lane, Gloucester Township, New Jersey at 7:00 p.m.

5. The regular meetings shall be held as scheduled unless canceled for lack of applications to process;
6. The board may provide for special meetings at the call of the Chairman or at the request of any two of its members, which special meetings shall be open to the public and to be held on at least forty eight (48) hours notice, which notice shall be in the same manner as that for a regular meeting;
7. The Chairman may call an executive session at any time to discuss the procedural preliminaries of an application being considered or to discuss any other matters permitted to be disbudded in closed session by N. J. S. A. 10:4-6 et seq. "The Sunshine Law"
8. Notice of the schedule of meetings indicated in Paragraph 4 shall forthwith be posted on the official bulletin board located in the Municipal Building and mailed to the Courier Post and filed with Clerk of the TOWNSHIP OF GLOUCESTER.

ATTEST: TOWNSHIP OF GLOUCESTER

_____ _____

Secretary Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **10th day** of **January, 2018.**

_____

Secretary

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF GLOUCESTER ADOPTING AGENDA PROCEDURES

WHEREAS, the Municipal Land Use Law N. J. S. A. 40:55D-8 requires that every municipal agency acting thereunder must adopt rules and regulations for the administration of its functions, powers and duties; and

WHEREAS, the Zoning Board of Adjustment is desirous of maintain the current agenda procedures that have been adopted for such administration a copy of which are attached hereto and made a part hereof;

NOW, THEREFORE, BE IT RESOLVED THAT the agenda procedures of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER be and are hereby adopted pursuant to the statutes in such case made and provided.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the **TOWNSHIP OF GLOUCESTER** at a meeting held on the **10th day of January, 2018**.

_____
Secretary

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION #152005DCM
1743 FARMHOUSE, LLC
Block 3306, Lot 11 & 12

WHEREAS, 1743 FARMHOUSE, LLC, is the record owner of the land and premises located at 1010 East Evesham Road in the Magnolia 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 an amended site plan to allow the existing kitchen to remain instead of being replaced as previously approved for the property located upon Block 3306, Lot 11 & 12 , as shown on the Official Map of the Township of Gloucester, located in an R3 Zone, said application being represented by Carly K. Ferro Esq, and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on December 13, 2018 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, 1743 Farmhouse, LLC, is the record owner of the land and premises located at 1010 East Evesham Road, in the Magnolia section of Gloucester Township, New Jersey, as shown on Block 3306, Lot 11 & 12, on the Official Tax Map of the Township of Gloucester, located in an R3 Zone.

2. Al l property taxes were paid to date.

3. Carly K. Ferro, Esq. appeared on behalf of the applicant. She stated the Historical Society stated the frame kitchen 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.

5. There was no objection to the application.

UPON MOTION duly made and seconded to grant the applicant an amended site plan the Board voted seven (7) in favor, zero (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.

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 13^{h} Day of December, 2018 that the applicant, 1743 FARMHOUSE, LLC, is hereby granted the aforesaid amended site plan for the property located upon, Block 3306, Lot 11 & 12 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 and made a part hereof.

ROLL CALL:

LIST NAMES

Jay Mullin	Yes
Frank Simirigllia	Yes
Carmen Scarduzio	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Mike Acevedo	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th Day of January, 2018.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
5 Atherton Court
Laurel Springs, New Jersey 08021

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172034D
CBD Real Estate Investment, LLC
(Little Pond Village @ Glo Twp)
Block 20601, Lots 4, 4.02, 5 and 6

WHEREAS, CBD Real Estate Investment, LLC is the contract purchaser of the land and premises located at 1110 ChewsLanding Road in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit 15 buildings with 204 rental units within the HC Zone where such units are not permitted in the Zone for the property located upon Block 20601, Lots 4, 4.02, 5 and 6, as shown on the Official Map of the Township of Gloucester, located in a HC Zone, said application being represented by Albert Marmero, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on December 13, 2018 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, CBD is the contract purchaser of the land and premises located at 1110 ChewsLanding Road in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 20601, Lots 4, 4.01, 5 and 6, on the Official Tax Map of the Township of Gloucester, located in an HC 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 produced David Waronker, President of CBD, Terrance Combs, a Professional Planner, David Shropshire, a Traffic Engineer and Richard Reading, an Economic expert.

Introduced into evidence were A-1 an aerial photo of the site and A-2, a proposed site plan.

David Waronker testified for 32 years his company has been developing this type of project in New Jersey and other states. They try to locate their projects near shopping and the Town Hall. He said they are luxury apartments with the average rent being about $1500.00 a month although the one bedroom would be about $850.00 a month. The complex would consist of 11 two story buildings and 4 three story buildings about 42, high. The complex would have on site recreation, a swimming pool and an 800 square foot clubhouse. Ten percent of the apartments would be one bedroom. Eighty percent would be two bedrooms and ten percent would be three bedrooms with no COAH or low income units.

David Shropshire, a Traffic Engineer, testified in his opinion this use would generate less traffic than permitted uses. He stated the traffic generated was estimated based on the Institute of Transportation Engineer, (ITE) publication and the A.M peak would be 104 trips and the P.M. trips would be 130.

Richard Reading, an Economic Analyst, testified the project would be a plus to the Township of about $400,000 although the Board did not consider this in their deliberations.

Terrance Combs, a Professional Planner, testified the site is 13.2 acres in a Highway Commercial Zone and was his opinion this project would be a good transition to the residential zone. He stated R-1 Zoning is to the South, R-2 to the West, office and residential to the East and a shopping center to the Northeast as shown by the aerial. He said site access will be on ChewsLanding Road and the project will consist of 204 apartments having 11 two story buildings and four three story buildings 42 feet high. He went on to say sales, retail, offices, motel and hotel are some of the permitted uses in the zone. He stated this use would have less impervious than many permitted uses. As to the positive criteria he stated this use would be a good transitional use between Highway Commercial and Residential and this project would increase open space. As to the negative he was of the opinion that this use is more compatible and is not inconsistent with the Master Plan because it provides harmonious Land Uses and preserves the enhancement of the neighbor.

Ken Lechner, the Board Planner, expressed concerns about the project, namely, where apartments are allowed only 10 units per acre are allowed and this project exceeds 15 per acre, he did not believe this project would be a good transitional use and the applicants Planner did not know if there were any 42 foot high buildings in the area .Mr. Lechner also expressed concerns about the location of the clubhouse being too far from the buildings, concerned about the 52 foot separation between the 3 story buildings, the 42foot height not being compatible with the area, since the area is only 1 store retail buildings and two story homes.

5. Approximately sixteen residents spoke in opposition to the project. Among their concerns were lowering property values of their homes, this project is not a good transitional use because the 42feet high buildings are out of character for the neighborhood and the apartments would be looking into the backyard of the single family homes, that 204 units were too intense

for the area, traffic concerns with a gated community, not enough parking on site, increase in police problem with Fire Trucks accessing the site, no need for more apartments since there are plenty of vacancies in the Township, and questioned how $875.00 a month would be a luxury apartment.

The owner of the property and his son asked the Board to approve the project because the existing golf driving range and miniature golf is not making money and the owner wishes to retire. Although the Board has sympathy to the owner's request, this is not a basis to grant a Variance.

UPON MOTION duly made and seconded to deny the applicant a variance to construct 204 apartments, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus denying the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant cannot 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 height of the buildings, the density of the 204 units, the Board does not believe this is a good transitional use because it is out of character with the neighborhood and the Master Plan has been reviewed and the Council decided not to change the zoning and the Board was of the opinion the applicant did not provide special reasons for granting the Variance and as to the negative criteria the detriments exceed any benefits; 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 13th day of August 2018, the applicant CBD Real Estate Investment, LLC is hereby DENIED the aforesaid variance for the property located upon Block 20601, Lots 4, 4.02, 5 and 6 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Mike Acevedo	Yes
Arlene Chiumento	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Kevin Bucceroni	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th day of January, 2018.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172059C
Anthony Alberto, LLC
Block1802, Lot 4

WHEREAS, Anthony Alberto is the owner of the land and premises located at 304 Lake Avenue in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a single family dwelling with a front yard setback on Price Avenue of 10' instead of the required 20' for the property located upon Block 1802, Lot 4, as shown on the Official Map of the Township of Gloucester, located in a R-4 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 December 13, 2018 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, Anthony Alberto is the owner of the land and premises located at 304 Lake Avenue Lane in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1802, Lot 4, on the Official Tax Map of the Township of Gloucester, located in an R4 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, Addison Bradley, a Professional Planner, testified the lot is 50'x 125' and is a corner lot. If the applicant were required to conform to the ordinance it would not be in conformance with the neighborhood and out of character with the other lots.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a house with a 10' setback, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of December 2018, the applicant Anthony Alberto is hereby granted the aforesaid variance for the property located upon Block 1802, Lot 4 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Mike Acevedo	Yes
Arlene Chiumento	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Kevin Bucceroni	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th day of January, 2018.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire