Township of Gloucester
Zoning Board of Adjustment
Wednesday, March 14, 2018
7:00 P.M.

Agenda

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

MINUTES FOR ADOPTION

Zoning Board Minutes - Wednesday, February 14, 2018

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2017 Annual Report - Corrected

RESOLUTIONS FOR MEMORIALIZATION

Zoning Board of Adjustment 2017 Annual Report

#172054CDSPW
Clear Channel Outdoor, Inc.  Bulk C & Use D Variance, Site Plan Waiver
Block: 18601 Lot: 2

#182001C
John & Kathleen McCourt  Bulk C Variance
Block: 10706 Lot: 1
APPLICATIONS FOR REVIEW

#182002C
Davis CPA Group, PC
Zoned: OR

Bulk C Variance
Block: 8206 Lot: 6
Location: 1400 Chews Landing Rd., Laurel Springs

Digital LED Over-Sized Free Standing Sign

#182003C
Walter Tomlinson, III
Zoned: R4

Bulk C Variance
Block: 11504 Lot: 4 & 2
Location: 276 W. Central Ave., Blackwood

SFD w/basement and setbacks

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

Roll Call:

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

Chairman McMullin had the professionals sworn in:
Also, Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James Mellett, P.E., Churchill Engineering
Mr. Ken Lechner, Township Planner

Mr. Treger sits in for Mr. Scarduzio; Mr. Rosetti sits in for Mrs. Chiumento; Mrs. Kelly sits in for Mr. Rosati.

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday December 13, 2017

Motion to approve the above-mentioned minutes was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

Roll Call:  
Vice Chairman Simiriglia  Yes
Mr. Bucceroni  Yes
Mr. Acevedo  Yes
Chairman McMullin  Yes
Minutes Approved.

Zoning Board Minutes for Wednesday, January 10, 2018:

Motion to Approve the above-mentioned Minutes was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

Roll Call:  
Vice Chairman Simiriglia  Yes  
Mr. Bucceroni  Yes  
Chairman McMullin  Yes  

Minutes Approved.

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2017 Annual Report:

Vice Chairman Simiriglia states #4 was denied not granted; the Annual Report will be corrected.

APPLICATIONS FOR REVIEW

#182001C  
John & Kathleen McCourt  
Zoned: R3  
Bulk C Variance  
Block: 10706 Lot: 1  
Location: 401 E. Church St., Blackwood  
Oversize shed (192sw. ft.) 12' x 16' x 10.6; with 0' setback side and front.

Mr. Costa swears in Mr. and Mrs. McCourt.  
Mr. McCourt states the shed is in the side yard in their corner lot because the other side is too small. It is a 12' x 12' shed.  
Mr. Costa asks Mr. Lechner about the fire rating for the shed.  
Mr. Lechner explains the fire rating: The construction code states 5' from the property line. There must be a 1-hour fire rating inside and outside including roof and overhangs. A building permit is necessary. Mr. Lechner asks Mr. McCourt how height of shed wall.  
Mr. McCourt states the wall is 8' high.  
Mr. Lechner asks how far away the shed is from the home.  
Mr. McCourt states it is 5' from the home.
Mr. Lechner states Mr. McCourt needs a variance since the minimum is 10' between buildings.
Mr. Mellett discusses drainage, especially since the shed is so close to the property line. Water will go over to the neighbor's driveway, gutters are necessary.
Mr. McCourt states the neighbor's driveway is slanted.

Open to the Public:
No Comments.

A motion to approve the above-mentioned application with the following amendments: shed must be fire rated and gutters installed, was made by Mr. Bucceroni and seconded by Mr. Treger.

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vice Chairman Simiriglia</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Bucceroni</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Acevedo</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Treger</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Rosetti</td>
<td>Yes</td>
</tr>
<tr>
<td>Mrs. Kelly</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman McMullin</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Application Approved.

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

Mr. Costa swears in: Mr. Jeff Jones – Clear Channel; Mr. Tantella – PE; and Mr. Miller- Planner.

Mr. Jones is the senior real estate representative for Clear Channel.
- Mr. Jones states the current sign is vinyl;
- A 14' x 48' LED sign is proposed;
- Razor shaped LED lights set in a module, they have a shielded light;
- Ambient light sensor;
- Just fix the top light by removing it and not the whole structure itself;
- Regular rectangular sign;

Mr. Tantella, PE states:
- He specializes in signage/safety/traffic/illumination/LED;
- Mr. Tantella drove the site in all directions for viewing angles and times.
- His findings are: A controlled installation meets requirements for state and local. The photo cell is adjustable for brightness, 3/10 of a foot candle for ambient light, which is better than the current technology there now. It also controls light spillage onto other areas and minimizes light illumination. Atlantic City Expressway ramp is the closest at 6300 feet.
- Mr. Mellett states the photo cell measures from 250'.

Mr. Tantella states he measures the light at the sign and restricts itself. The ambient light will not be more than 3/10 of a foot candle/250' perpendicular to the face will be a dim-no spillage side. Mr. Tantella states the brightness diminishes past 250' dramatically.
- Mr. Mellett asks about the distance to interchanges.
- Mr. Tantella defers to Mr. Miller.
- Mr. Mellett states an updated survey is needed and where specifically the billboard is supposed to be.

Mr. Lechner states there are variances not know yet without the new survey. There is a 10' setback required and we don't know the setbacks yet. It is difficult because it is not "Tied down" to anything.

Mr. Jim Miller- Planner:
- Reviewed and analyzed,
- There is a 1000' distance required,
- 2000' is the closest interchange at Cross Keys Rd.,
- The re-produced survey is to scale,
- There are no "tie down" figures.

A6 survey image/photo image 1986:
- The image shows the location of the pole,
- 400' requirement,
- 500' between the zoning line and pole,
- Rear setback they don't have,
- Pre-existing non-conforming: it does have a right to be continued.

Mr. McMullin states a new survey will be a condition for property and setbacks.

Mr. Miller:
D2 variance for relief to promote general welfare.
D1 variance remains appropriate for use.
Alpine Tower case modification justifies and applies here, increasingly the technology of billboards is changing. Discussion of ordinances and code along with relief needed for LED lighting with lower impact on surrounding area. These types of signs are common along highways and it is already pre-existing.

Mr. Lechner, he reviewed this application as a new multi-message billboard. Mr. Lechner refers to the D1 variance and the D6 exceeds height. Mr. Lechner states once the billboard is removed it is no longer a pre-existing and it has already been removed.

Mr. Miller gives D1 and D6 testimony:
- Commercial district
- Location was once equipped for a billboard
- D6 assumed w/in D1 and D2 is a common reason.

Mr. Costa states Mr. Lechner is probably right because LED's are usually prohibited.
Mr. Mellett discusses the site plan waiver and questions any clearing necessary.
Mr. Jones states no, there will be no more clearing.
Mr. Mellett discusses fences around the base to be considered.
Mr. McMullin states an updated survey is needed.
Mr. Jones states the fencing/gate at the ladder is now a ladder that is 14’ off the ground. They can add a gate and a dog cone with a key.
Mr. Mellett states they want the area to be secure.
Mr. Bucceroni asks if the township can have access for non-political advertisements, like the Pumpkin Festival.
Mr. Jones states the town can as long as they submit the request 30 days in advance for any public service message.

Mr. Lechner states the ordinance 426L1 prohibits “read time and temp” displays were coming out then.

Open to the Public:
No Comments.

A motion to approve the above-mentioned application with the following conditions: site plan waiver, new survey, safety, public service messages allowed by town, was made by Mr. Bucceroni and seconded by Mr. Acevedo.

Roll Call:

Vice Chairman Simiriglia Yes
Mr. Bucceroni    Yes  
Mr. Acevedo    Yes  
Mr. Treger    Yes  
Mr. Rosetti    Yes  
Mrs. Kelly    Yes  
Chairman McMullin    Yes  

Application Approved.

A motion to Adjourn was made by Mr. Treger and seconded by Vice Chairman Simiriglia.

Respectfully Submitted, Jean Gomez, Recording Secretary.
Addendum to February 14, 2018 Zoning Minutes

Zoning Board Annual Report 2017

A motion to approve the above annual report, with the correction of #4 denied, was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Roll Call:

<table>
<thead>
<tr>
<th>Vice Chairman Simiriglia</th>
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<tr>
<td>Mr. Bucceroni</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Acevedo</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Treger</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Rosetti</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman McMullin</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Annual Report Approved.
## ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2017 Annual Report

<table>
<thead>
<tr>
<th>Application</th>
<th>Name</th>
<th>Street</th>
<th>Block</th>
<th>Lot</th>
<th>Description</th>
<th>Type</th>
<th>Decision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>#172001C</td>
<td>Angela &amp; Keith Dagan</td>
<td>1701 Briarwood Dr., Blackwood</td>
<td>8704</td>
<td>16</td>
<td>Extend kitchen 16'x12' w/27' s/b</td>
<td>C</td>
<td>GRANTED</td>
<td>02/22/2017</td>
</tr>
<tr>
<td>#172002C</td>
<td>Christopher Worthington</td>
<td>501 Fresno Pl., Magnolia</td>
<td>3203</td>
<td>41</td>
<td>10'x20'x9' wood 2nd garage</td>
<td>C</td>
<td>GRANTED</td>
<td>02/22/2017</td>
</tr>
<tr>
<td>#172003C</td>
<td>Rebecca Sonnheim</td>
<td>650 Pasadena Dr., Magnolia</td>
<td>3204</td>
<td>23</td>
<td>10' driveway extension w/0-3's/b &amp; 16'x16' shed w/8' s/b</td>
<td>C</td>
<td>GRANTED</td>
<td>02/22/2017</td>
</tr>
<tr>
<td>#172004CD</td>
<td>Gloucester Auto LLC</td>
<td>1450 Erial Rd., Sicklerville</td>
<td>13504</td>
<td>24-25 &amp; 27</td>
<td>Convenience store &amp; fuel canopy</td>
<td>CD</td>
<td>DENIED</td>
<td>02/22/2017</td>
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<tr>
<td>#162047CDPMFMFS</td>
<td>Binmo Bakeries USA, LLC</td>
<td>1320-1340 Blackwood-Clementon Rd; 700 Plaza Dr, Clementon</td>
<td>13305</td>
<td>1-2-3-5</td>
<td>Prelim &amp; Final Major Site - Retail Distribution Center</td>
<td>PMS FMS</td>
<td>GRANTED</td>
<td>02/08/2017</td>
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<tr>
<td>#162075DSPW</td>
<td>Amanda Hotz</td>
<td>630 Lower Landing Rd., Blackwood</td>
<td>4301</td>
<td>4</td>
<td>Outside sitting area w/bar, music</td>
<td>D (SPW Withdraws)</td>
<td>GRANTED W/Conditions</td>
<td>02/08/2017</td>
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<tr>
<td>#172007C</td>
<td>Bradley Trinkner</td>
<td>440 Hampton La, Somerdale</td>
<td>9503</td>
<td>16</td>
<td>F Porch w/roof on concrete slab 34'x9' x 8' w/s/b F 23'3&quot; S 9'6&quot;</td>
<td>C</td>
<td>GRANTED</td>
<td>03/22/2017</td>
</tr>
<tr>
<td>#12201DSPW</td>
<td>Villas of Broadacres (Park Bank)</td>
<td>Clementon, NJ</td>
<td>13306</td>
<td>1-2-3-4-5</td>
<td>Admin Amendment for Revised Landscaping</td>
<td>SPW</td>
<td>GRANTED</td>
<td>03/22/2017</td>
</tr>
<tr>
<td>#172009C</td>
<td>Jason Saller</td>
<td>16 Spring Hollow Dr., Sicklerville</td>
<td>18403</td>
<td>8</td>
<td>16'x36' in ground pool w/R&amp;S 5' to concrete s/b</td>
<td>C</td>
<td>GRANTED</td>
<td>03/22/2017</td>
</tr>
<tr>
<td>#172010C</td>
<td>Sarah DiBartolo-Hurley</td>
<td>412 E. Central Ave., Blackwood</td>
<td>13002</td>
<td>8</td>
<td>16 1/2' x 13&quot;10&quot; L shaped room</td>
<td>C</td>
<td>GRANTED</td>
<td>05/10/2017</td>
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<tr>
<td>#172011C</td>
<td>Erial Community Church</td>
<td>1725 New Brooklyn Rd., Erial</td>
<td>16301</td>
<td>19</td>
<td>3' x 6' LED Sign on bottom of existing sign</td>
<td>C</td>
<td>GRANTED</td>
<td>05/10/2017</td>
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<tr>
<td>#152041PMFSMSas1DM</td>
<td>1840 F. Cheeseman LLC (RCA)</td>
<td>1840 Peter Cheeseman Rd., Blackwood</td>
<td>14003</td>
<td>13 &amp; 14</td>
<td>Residential Health Case Ctr (Min Subdi) (Pen Mj/ Site)</td>
<td>C</td>
<td>GRANTED</td>
<td>03/22/2017</td>
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<tr>
<td>#172012CDMPFSMS</td>
<td>Group Four Prop, LLC (Royal Farms)</td>
<td>1409 Blackwood Clementon Rd, Clementon</td>
<td>20303</td>
<td>4</td>
<td>Royal Farms w/16 fuel dispensers</td>
<td>CD M PMS FMS</td>
<td>GRANTED</td>
<td>05/10/2017</td>
</tr>
<tr>
<td>#172014C</td>
<td>Frederic Robinson</td>
<td>6 Windy Dr, Blackwood</td>
<td>11003</td>
<td>12</td>
<td>6' vinyl fence w/0 s/b</td>
<td>C</td>
<td>GRANTED</td>
<td>05/10/2017</td>
</tr>
</tbody>
</table>
## ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2017 Annual Report

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</tr>
</thead>
<tbody>
<tr>
<td>15 #152005DCM</td>
<td>1743 Farmhouse, LLC</td>
<td>1010 Evesham Rd., Magnolia</td>
<td>3306</td>
<td>11 &amp; 12</td>
<td>Extension on Minor Sub Div. Only</td>
<td>M</td>
<td>Granted</td>
<td>03/22/2017</td>
</tr>
<tr>
<td>16 #152005DCM</td>
<td>1743 Farmhouse, LLC</td>
<td>1010 Evesham Rd., Magnolia</td>
<td>3306</td>
<td>11 &amp; 12</td>
<td>Extension of Use “D” Variance</td>
<td>D</td>
<td>Granted</td>
<td>06/14/2017</td>
</tr>
<tr>
<td>17 #152005DCMPFMS</td>
<td>1743 Farmhouse, LLC</td>
<td>1010 Evesham Rd., Magnolia</td>
<td>3306</td>
<td>11 &amp; 12</td>
<td>Expansion of existing house to catering/wedding facility</td>
<td>PFMS</td>
<td>Granted</td>
<td>06/14/2017</td>
</tr>
<tr>
<td>18 #172015C</td>
<td>Shoba Simon</td>
<td>6 Felicia Ct., Sicklerville</td>
<td>17102</td>
<td>85</td>
<td>Deck 20'x12'/RIB' s/b; 10x10 Pergola w/0 s/b</td>
<td>C</td>
<td>Granted</td>
<td>05/10/2017</td>
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<tr>
<td>19 #172016C</td>
<td>Gerald Quigley</td>
<td>133 Sixth Ave., Glendora</td>
<td>2001</td>
<td>21</td>
<td>12'x24' shed w/R 2.5' &amp; S 3.2' s/b</td>
<td>C</td>
<td>Granted</td>
<td>06/14/2017</td>
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<tr>
<td>20 #152015CDSPWMS/R</td>
<td>Bernie Wilson</td>
<td>1414 Black Horse Pk., Blackwood</td>
<td>5403</td>
<td>11</td>
<td>Re-Affirmation(Auto repair &amp; towing)</td>
<td>D SPW</td>
<td>Granted w/conditions</td>
<td>05/10/2017</td>
</tr>
<tr>
<td>21 #172017SPW</td>
<td>John Connolly, III</td>
<td>161 S. Black Horse Pk, Blackwood</td>
<td>11901</td>
<td>20.01</td>
<td>Pole Barn 80’x40’-relocate carport/fencing</td>
<td>SPW</td>
<td>Granted w/conditions</td>
<td>07/26/2017</td>
</tr>
<tr>
<td>22 #172018C</td>
<td>John Iannello</td>
<td>664 Chatham Rd., Somerdale</td>
<td>8903</td>
<td>11</td>
<td>14x16x8 shed on 15x11 slab w/sb S&amp;R</td>
<td>C</td>
<td>Granted</td>
<td>06/14/2017</td>
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<tr>
<td>23 #172019C</td>
<td>David Wible</td>
<td>6 Woodmill Dr., Clementon</td>
<td>20202</td>
<td>6</td>
<td>19x9x7 2nd garage/carport w/sb</td>
<td>C</td>
<td>Withdrawn</td>
<td>06/14/2017</td>
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<tr>
<td>24 #172020C</td>
<td>Ebner Moser</td>
<td>1046 New Brooklyn Rd., Sicklerville</td>
<td>18204</td>
<td>4</td>
<td>24x40x12.4 pole bldg. w/24'S s/b</td>
<td>C</td>
<td>Granted</td>
<td>06/14/2017</td>
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<tr>
<td>25 #172021C</td>
<td>Shawn Davidson</td>
<td>29 Mayflower Dr., Sicklerville</td>
<td>20904</td>
<td>1</td>
<td>6' vinyl fence w/F1- 2.5'/F2-3.6' s/b</td>
<td>C</td>
<td>Granted</td>
<td>06/14/2017</td>
</tr>
<tr>
<td>26 #172022C</td>
<td>Gregory &amp; Joann Mattis</td>
<td>23 Mercer Dr., Sicklerville</td>
<td>15607</td>
<td>12</td>
<td>8'vinyl fence w/0 R s/b</td>
<td>C</td>
<td>Granted</td>
<td>06/28/2017</td>
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<tr>
<td>27 #172023C</td>
<td>John A. Bennett</td>
<td>152 W. Central Ave., Blackwood</td>
<td>11507</td>
<td>25</td>
<td>Removed 8x8 deck/replaced with 18x18 deck on patio w/1805 s/b</td>
<td>C</td>
<td>Granted</td>
<td>06/28/2017</td>
</tr>
<tr>
<td>28 #172024C</td>
<td>Robt. Matusavage</td>
<td>1630 New Brooklyn Rd., Sicklerville</td>
<td>17502</td>
<td>60</td>
<td>Detached garage 14x36x9 w/4.5 SI &amp; 9' SS s/b</td>
<td>C</td>
<td>Granted</td>
<td>06/28/2017</td>
</tr>
<tr>
<td>29 #172025C</td>
<td>Nicholas &amp; Melissa Lolie</td>
<td>19 Erik Ct., Sicklerville</td>
<td>19306</td>
<td>3.10</td>
<td>2nd flr deck 16x20 w/20' R s/b</td>
<td>C</td>
<td>Granted</td>
<td>06/28/2017</td>
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<tr>
<td>30 #172026C</td>
<td>Poonam Kaushal</td>
<td>621 Hobart Dr., Laurel Springs</td>
<td>11201</td>
<td>14</td>
<td>16x12 deck w/21 R s/b</td>
<td>C</td>
<td>Granted</td>
<td>06/28/2017</td>
</tr>
<tr>
<td>31 #172027C</td>
<td>John Massanova</td>
<td>13 Royalty Ln., Laurel Springs</td>
<td>10201</td>
<td>1.05</td>
<td>20x20 detached 2nd garage; 15x25 above ground pool w/setbacks</td>
<td>C</td>
<td>Granted</td>
<td>07/26/2017</td>
</tr>
</tbody>
</table>
### ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

#### 2017 Annual Report

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<tr>
<td>#172028C</td>
<td>Daniel Doyle</td>
<td>22 Albert Rd., Glendora</td>
<td>3004</td>
<td>2</td>
<td>10x12 shed w/1' s/b</td>
<td>C</td>
<td>Granted</td>
<td>07/26/2017</td>
</tr>
<tr>
<td>#172030C</td>
<td>Diane McCrinkin</td>
<td>410 Orchard Ave., Somerdale</td>
<td>9502</td>
<td>1</td>
<td>7x7 deck w/27' setback</td>
<td>C</td>
<td>Granted</td>
<td>07/26/2017</td>
</tr>
<tr>
<td>#172032C</td>
<td>Daniel Gererick</td>
<td>94 Oak Ave., Blackwood</td>
<td>5403</td>
<td>2</td>
<td>20x36 in ground pool; 54.2% impervious coverage; 6' vinyl fence w/6' bldg</td>
<td>C</td>
<td>Granted</td>
<td>08/09/2017</td>
</tr>
<tr>
<td>#172034D</td>
<td>David A. Warunker</td>
<td>1110 Chews Landing Rd., Clementon</td>
<td>20601</td>
<td>5-6</td>
<td>204 Units-15 apt bldg; pool, club, rec etc.</td>
<td>C</td>
<td>Denied</td>
<td>01/10/2018</td>
</tr>
<tr>
<td>#172036C</td>
<td>Rosemary Valentin</td>
<td>7 Eyres Rd., Somerdale</td>
<td>8601</td>
<td>10</td>
<td>10x20 &amp; 10x14 sheds(2) w/setbacks</td>
<td>C</td>
<td>Granted</td>
<td>08/09/2017</td>
</tr>
<tr>
<td>#172038C</td>
<td>Russ Prichard</td>
<td>71 Mullen Dr., Sickerville</td>
<td>18310</td>
<td>70</td>
<td>90x94 Hot tub w/1' s/b to dwelling</td>
<td>C</td>
<td>Granted</td>
<td>08/09/2017</td>
</tr>
<tr>
<td>#172039C</td>
<td>Michael Moran</td>
<td>162 Morris Ave., Blackwood</td>
<td>11603</td>
<td>12.01</td>
<td>6' fence; 12x18 deck w/s/b</td>
<td>C</td>
<td>Granted</td>
<td>08/09/2017</td>
</tr>
<tr>
<td>#172040C</td>
<td>Roger Cowels</td>
<td>239-241 Empire Ave., Blackwood</td>
<td>7810</td>
<td>11/12</td>
<td>Combine lots; lot depth; accessory bldg</td>
<td>C</td>
<td>Granted</td>
<td>09/27/2017</td>
</tr>
<tr>
<td>#172041C</td>
<td>Cheryl Pine</td>
<td>18 Pinewood Ct., Sickerville</td>
<td>16402</td>
<td>20</td>
<td>20x20 Pavilion roof w/setbacks</td>
<td>C</td>
<td>Granted</td>
<td>09/13/2017</td>
</tr>
<tr>
<td>#172042C</td>
<td>Rosalind Chivis</td>
<td>24 Bryce Ct., Sickerville</td>
<td>18316</td>
<td>6</td>
<td>20x20 Hot tub w/1' s/b to dwelling</td>
<td>C</td>
<td>Granted</td>
<td>09/13/2017</td>
</tr>
<tr>
<td>#172043</td>
<td>Todd Kaspar</td>
<td>1555 Hider La., Laurel Springs</td>
<td>8105</td>
<td>29</td>
<td>2 sheds w/setbacks</td>
<td>C</td>
<td>Granted</td>
<td>09/13/2017</td>
</tr>
<tr>
<td>#172044C</td>
<td>Frank Serratore</td>
<td>25 Innsbruck Dr., Sickerville</td>
<td>19805</td>
<td>1</td>
<td>10x12x10 shed w/s/b to dwelling</td>
<td>C</td>
<td>Granted</td>
<td>09/13/2017</td>
</tr>
<tr>
<td>#172045D</td>
<td>Lance's Tavern</td>
<td>7 Coles Rd., Blackwood</td>
<td>8301</td>
<td>7</td>
<td>177 parking spaces</td>
<td>D</td>
<td>Cited by ZO</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(rec'd from PB)</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>#172047C</td>
<td>Reynaldo O Rapado</td>
<td>494 Little Gloucester Rd., Blackwood</td>
<td>8105</td>
<td>40</td>
<td>3 sheds w/setbacks</td>
<td>C</td>
<td>Withdrawn</td>
<td>10/25/2017</td>
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<tr>
<td>#172050C</td>
<td>Windows Mechanics Direct</td>
<td>810 Central Ave., Glendora</td>
<td>1206</td>
<td>8</td>
<td>Front porch 22x8 w/13.45 s/b</td>
<td>C</td>
<td>Granted</td>
<td>10/25/2017</td>
</tr>
<tr>
<td>#172051C</td>
<td>Robert Speese</td>
<td>405 Station Ave., Glendora</td>
<td>801</td>
<td>23</td>
<td>Front porch 26x6 w/14.78 &amp; 15.8 s/b</td>
<td>C</td>
<td>Granted</td>
<td>11/08/2017</td>
</tr>
<tr>
<td>Application</td>
<td>Name</td>
<td>Street</td>
<td>Block</td>
<td>Lot</td>
<td>Description</td>
<td>Type</td>
<td>Decision</td>
<td>Date</td>
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<tr>
<td>48</td>
<td>#172052C Jason Hojnowski</td>
<td>117 Florence Ave., Laurel Springs</td>
<td>8102</td>
<td>31</td>
<td>40 x 30 garage w/s/b</td>
<td>C</td>
<td>Granted</td>
<td>11/08/2017</td>
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<td>49</td>
<td>#172053C Chris Pasucci</td>
<td>26 Kings Rd, Sicklerville</td>
<td>16603</td>
<td>21</td>
<td>6' vinyl fencer &amp; S s/b</td>
<td>C</td>
<td>Granted w/conditions</td>
<td>12/13/2017</td>
</tr>
<tr>
<td>50</td>
<td>#172054CDSPW Clear Channel</td>
<td>1651 Sicklerville Rd., Sicklerville</td>
<td>18601</td>
<td>2 B01</td>
<td>Converting to LED Billboard</td>
<td>CD SPW</td>
<td>Tabled</td>
<td>01/24/2018</td>
</tr>
<tr>
<td>51</td>
<td>#172055C Millero, LLC</td>
<td>233 Clementon Ave., Blackwood</td>
<td>10303</td>
<td>23.01</td>
<td>Detached garage, conversion of old garage to SFD (garage will exceed sq. ft. of house)</td>
<td>C</td>
<td>Denied</td>
<td>12/13/2017</td>
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<tr>
<td>52</td>
<td>#172057DSPW Donald Train</td>
<td>226 Chestnut St., Glendora</td>
<td>2102</td>
<td>5&amp;6</td>
<td>Conduct business of installation &amp; repair of radio towers &amp; antenna systems</td>
<td>D SPW</td>
<td>Granted w/conditions</td>
<td>12/13/2017</td>
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<tr>
<td>53</td>
<td>#172058D Joseph Burton III</td>
<td>2 Daffodil Dr., Sicklerville</td>
<td>18605</td>
<td>26</td>
<td>In Law Suite (2nd kitchen)</td>
<td>D</td>
<td>Granted w/conditions</td>
<td>12/13/2017</td>
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<td>54</td>
<td>#172059C Anthony Alberto, Inc.</td>
<td>304 Lake Ave., Glendora</td>
<td>1802</td>
<td>4</td>
<td>Seeking 10' setback on 2ndr front (Price Ave) for SFD</td>
<td>C</td>
<td>Granted</td>
<td>01/10/2018</td>
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<tr>
<td>55</td>
<td>#152005DCMPFMS (1743 Farmhouse) Founders Grove</td>
<td>1010 E. Evesham Rd., Magnolia</td>
<td>3306</td>
<td>11 &amp; 12</td>
<td>Amended Site Plan</td>
<td>DC MPFMS</td>
<td>Granted</td>
<td>01/10/2018</td>
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<tr>
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</table>
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

ANNUAL REPORT 2017

WHEREAS, NJSA 40:55d-70.1 requires that at least once a year, a board of adjustment shall review its decision on applications and appeals for variances and prepare and adopt by resolution a report on the findings on the zoning ordinance provisions that were the subject of the variance requests and its recommendation for zoning ordinance amendments or revisions, if any; and

WHEREAS, the Gloucester Township Zoning Board of Adjustment desires to adopt the Annual Report of 2017 attached hereto.

NOW, THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of March, 2018 the Annual Report of 2017 of the Zoning Board of Adjustment as set forth in this resolution is approved. A copy of this resolution shall be information pursuant to NJSA 40:55D-70.1.

ROLL CALL:

LIST NAMES

<table>
<thead>
<tr>
<th>Name</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frank Simiriglia</td>
<td>Yes</td>
</tr>
<tr>
<td>Kevin Bucceroni</td>
<td>Yes</td>
</tr>
<tr>
<td>Mike Acevedo</td>
<td>Yes</td>
</tr>
<tr>
<td>Jay McMullin</td>
<td>Yes</td>
</tr>
<tr>
<td>Richard Rosetti</td>
<td>Yes</td>
</tr>
<tr>
<td>Ken Treger</td>
<td>Yes</td>
</tr>
</tbody>
</table>
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 14th Day of March, 2018.
RESOLUTION OF FINDINGS AND CONCLUSION
BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER
APPLICATION # 172054CDSPW
Clear Channel Outdoor, Inc.
Block 18601, Lot 2

WHEREAS, Clear Channel is the tenant of the land and premises located at 1651 Sicklerville 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 Use variance to convert a 16’ x 60’ vinyl billboard to a 14’ x 48’ LED, a height variance and a variance for not being more than 400’ from a residential district and a Site Plan waiver for the property located upon Block 18601, Lot 2, as shown on the Official Map of the Township of Gloucester, located in a NC 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 February 14, 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, Clear Channel Outdoor is the tenant of the land and premises located at 1651 Sicklerville Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18601, Lot 2, on the Official Tax Map of the Township of Gloucester, located in an NC- 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 Jeff Jones, of Clear Channel, Mike Tantella, a professional Engineer and Jim Miller, a professional Planner.

Mr. Jones stated they wanted to convert the existing 16’ x 60’ static billboard to a 14’ x 48’ digital billboard. He explained the LED lightening and said all dimensions will remain the same at the base of the structure.

Mr. Tantella explained the traffic safety in viewing the sign and they meet all State and local requirements and the lights will never 3/10 of a foot candle above ambient level. He stated the Billboard can be used for Municipal advertising and public announcements.

Mr. Miller testified the sign is a preexisting sign since 1986. He said the site is particularly suited and the billboard remains an appropriate use at this site, there is no change in intensity or character and in fact the new billboard is smaller and the lightening is consistent with the ordinance and has no blinking lights and the applicant agreed as a condition of approval to submit a new survey.

The Board reviewed Mr. Lechner’s dated November 21, 2017 and Mr. Mellet’s letter dated December 12, 2017 and the applicant was in agreement with their comments.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a Use variance to convert the static billboard to a digital one, the height variance of 75’ and not being within 400’ of a residential district and Site Plan waiver, 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 14th day of February 2018, the applicant Clear Channel Outdoor, is hereby granted the aforesaid variances and site plan waiver for the property located upon Block 18601, Lot 2 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein conditioned upon the applicant submitting a new survey.
ROLL CALL:

LIST NAMES

Rich Rosetti    Yes
Ken Treger      Yes
Dorsett Kelly   Yes
Mike Acevedo    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 14th day of March, 2018.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182001C
John & Kathleen McCourt
Block 10706, Lot 1

WHEREAS, John & Kathleen McCourt are the owners of the land and premises located at 401 E. Church Street in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit 192 sq. foot shed with a 0' setback instead of the required 5' for the property located upon Block 10706, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 14, 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 applicants, John & Kathleen McCourt are the owners of the land and premises located at 401 E. Church Street in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10707, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.
4. After being sworn, the applicant testified the shed is for personal use and he has a small corner lot and the other side lot is on the street. The applicant agreed to install gutters and provide a one hour fire rated shed.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 192 sq. foot shed with a 0' 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 14th day of February 2018, the applicants John & Kathleen McCourt are hereby granted the aforesaid variance for the property located upon Block 10706, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Rich Rosetti  Yes
Ken Treger    Yes
Dorsett Kelly Yes
Mike Acevedo  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 14th day of March, 2018.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning

RE: APPLICATION #182002C
Davis CPA Group, PC
1400 Chews Landing Road
BLOCK 8206, LOT 6

DATE: January 24, 2018

The Applicant requests approval for a 14 ft. high, 21 sf free-standing sign with an additional 18.81 sf LED Electronic Sign to the existing free-standing sign within the OR – Office Residential District as per the submitted sketch.

I. INFORMATION SUBMITTED
1. Land Development Application Form with Rider and checklist dated 01/18/18.
2. Zoning Permit Denial dated 01/11/18.
3. Corporate Disclosure Stated dated 01/12/18.
4. Photo Proposed Facade Sign and location.
5. Photo of Existing free-standing sign.
7. Survey premises (copy), as prepared by Walter M. MacNamara Assoc., Inc. comprising one (1) sheet dated 3/18/08.

II. ZONING REVIEW

§426, Signs

<table>
<thead>
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<th>Sign Standards (Free-standing)</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
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</thead>
<tbody>
<tr>
<td>Number (max.) - §426.Y(2)</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
<tr>
<td>Area (max.) - §426.R(1)</td>
<td>20 sf</td>
<td>±40 sf¹</td>
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<tr>
<td>Height (max.) - §426.Y(2) - LED</td>
<td>6 ft.</td>
<td>14 ft.</td>
<td>no</td>
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<tr>
<td>Property line setback - §426.R(8)</td>
<td>10 ft.</td>
<td>≥ 10 ft.</td>
<td>yes</td>
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<tr>
<td>L.E.D Reader Board - §426.L(1)</td>
<td>N.P.</td>
<td>yes</td>
<td>no</td>
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</table>

¹ = 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.
### Sign Standards (Facade)

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number (max.) - §426.Y(2)</td>
<td>1</td>
<td>2</td>
<td>no*</td>
</tr>
<tr>
<td>Area (max.) - §426.R(1)</td>
<td>20 sf</td>
<td>40 sf</td>
<td>no*</td>
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</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 variances:

§426, Signs – Sign Standards

(Free-standing)

1. Area: (40 sf provided v. 20 sf maximum allowed).
2. Height: (14 ft. provided v. 6 ft. maximum allowed).

(Facade)

4. Number: (2 provided v. 1 maximum allowed).
5. Area: (40 sf provided v. 20 sf maximum allowed).

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

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

1. 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 variance:

From Section 426.R(1) to permit a freestanding sign with a total area of approximately forty (40) square feet (20 sf maximum allowed), from Section 426.X(2) sign height of fourteen (14) feet (6 ft. maximum allowed), from Section 426.L(1) to permit an electronic message center sign (Not permitted), from Section 426.Q to permit two (2) facade signs (1 maximum allowed) and from Section 426.X(3) to permit a total facade sign area of forty (40) square feet (20 sf maximum allowed).
I have no further comments regarding the application at this time; however, reserve the right to provide additional comments during the Zoning Board of Adjustment meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Davis CPA Group, PC
    John Wade, Esq.
    Anthony Costa, Esq.
    James Mellett, PE
LAND DEVELOPMENT APPLICATION

1. Applicant
Name: Davis CPA Group, PC
Address: 1400 Chews Landing Rd
City: Laurel Springs
State, Zip: N.J. 08021
Phone: 856-227-2100 Fax:
Email:

2. Owner(s) (List all Owners)
Name(s): 1400 Chews Associate LLC
Address: 1400 Chews Landing Rd
City: Laurel Springs
State, Zip: N.J. 08021
Phone: 856-227-2100 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

4. Zoning Districts (Circle all Zones that apply)

<table>
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<tr>
<th>ER</th>
<th>R1</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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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:</th>
<th>John Wade, Esq</th>
</tr>
</thead>
<tbody>
<tr>
<td>Firm:</td>
<td>Wade Long, Long</td>
</tr>
<tr>
<td>Address:</td>
<td>Chews Landing Rd</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>N.J. 08021</td>
</tr>
<tr>
<td>Phone:</td>
<td>856-341-2800</td>
</tr>
<tr>
<td>Fax:</td>
<td>(516) 341-2800</td>
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<tr>
<td>Email:</td>
<td>(initial</td>
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</table>

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
6. 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>1583 Hide Lane</td>
</tr>
<tr>
<td>Profession</td>
<td>Planner</td>
</tr>
<tr>
<td>City</td>
<td>Gloucester Township</td>
</tr>
<tr>
<td>State, Zip</td>
<td>N.J. 08021</td>
</tr>
<tr>
<td>Phone</td>
<td>856-728-4847</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Sign Pros</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1215 Black Horse Pike</td>
</tr>
<tr>
<td>Profession</td>
<td>Sign Construction</td>
</tr>
<tr>
<td>City</td>
<td>Glendora</td>
</tr>
<tr>
<td>State, Zip</td>
<td>N.J. 08029</td>
</tr>
<tr>
<td>Phone</td>
<td>856-729-1079</td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address        | 1400 Chew's Landing Rd |
| Block(s)              | 8206                 |
| Lot(s)                | 6                   |

8. Land Use:

| Existing Land Use     | Office              |
| Proposed Land Use     | Sign for new tenant and owner in office. Replacing existing sign. Lower panel is digital. Facade sign in the eve. See attached |

9. Property:

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

10. Utilities: (Check those that apply.)

- [ ] Public Water
- [ ] Public Sewer
- [x] Private Well
- [ ] Private Septic System

11. List of Application Submission Materials:

- Elevation by sign pros
- Survey by Richard Humphries 12/27/11

12. List Previous or Pending Applications for this Parcel:

- None

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

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

**Pool Requirements**
- Setback from R.O.W.1
- Setback from R.O.W.2
- Setback from property line 1
- Setback from property line 2
- Distance from dwelling

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

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td></td>
</tr>
<tr>
<td>Garage height</td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
</tr>
</tbody>
</table>

(Include attached garage if applicable)

| Number of stories  |     |

| Shed Requirements |
|-------------------|-----|
| Shed area         | N/A |
| Shed height       |     |

### 14. Parking and Loading Requirements:

<table>
<thead>
<tr>
<th>Number of parking spaces required: N/A</th>
<th>Number of parking spaces provided:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of loading spaces required: N/A</td>
<td>Number of loading spaces provided:</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 of Applicant]

[Date: 1/11/18]

[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).

16

Date

Print Name

Signature

Print Name


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?

C. Is this application for approval on a site or sites for commercial purposes?

D. Is the applicant a corporation?

E. Is the applicant a limited liability corporation?

F. Is the applicant a partnership?

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of 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).

Signature of Applicant

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:

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

Name of property owner or applicant

Sworn and subscribed to
On this ______ day of _____________

Date

Notary public
ID # 2433109
Michele Lyn Tregler
STATE OF NEW JERSEY
My Commission Expires October 1, 2018
January 12, 2018

Addison Bradley
Via email

Re: Davis CPA Group, PC & 1400 Chews Associates, LLC

Dear Addison:

Please be advised of the following:

- Davis CPA Group, PC is 100% owned by me, Ronald J Davis Sr.
- 1400 Chews Associates, LLC is a single member LLC owned 100% by me.

Please let me know if you require anything additional in regards to this matter.

Davis CPA Group, PC

[Signature]

Ronald J Davis Sr, CPA
Zoning Permit Approval
1400 CHEWS LAND-CELM RD
Block/Lot 8206/6

Applicant
Addison Bradley
1585 Hider Lane
Laurel Springs, NJ 08021

Real Estate Owner
1400 CHEWS LANDING ROAD LLC
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077

This is to certify that the above-named applied for a permit to/authorization for:

a proposed LED digital free standing sign. This application for approval is hereby denied

Comments on Decision:

Sign is denied as per Section 429-L1, R1, X2 as follows:

Digital signage, proposed sign is larger than 35sq.ft and is higher than 6' in height. A Variance approval is
required prior to issuance of permit.

Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
January 11, 2018

Appli No. 11947

RECEIVED
JAN 18 2018

Cut Here

Deliver to...

Addison Bradley
1585 Hider Lane
Laurel Springs, NJ 08021
To Whom It May Concern:

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

Name: 1400 Chews Landing LLC
Address: 1400 Chews Landing
Block: 8306 Lot: 6

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

Sandra L. Ferguson
Gloucester Township Tax Collector

RECEIVED
JAN 18 2018
January 22, 2018

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

Re: Application #182002C
Davis CPA Group, PC
1400 Chews Landing Road, Laurel Springs, NJ 08021
Block 8206, Lot 6

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 18, 2018
APPLICATION No. #182002C
APPLICANT: Davis CPA Group, PC
PROJECT No. 11952
BLOCK(S): 8206 LOT(S): 6
LOCATION: 1400 Chews Landing Rd., Laurel Springs, NJ 8021

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

STATUS OF APPLICATION:
☒ New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by January 31, 2018
☐ For Your Files.

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

☒ Variance Plan ☒ Bulk (C) Variance

☐ Use (D) Variance

Signature

NOTE: Not sure why a "DIGITAL" sign is necessary for this type of business. Could be distracting for drivers and set a precedent for other plans.
Date: January 22, 2018

To: Ken Lechner
From: Jim Gallagher
Re: Site Plan Review

Applicant: Davis CPA Group, PC
Site: 1400 Chews Landing Rd
Block: 8206 Lot: 6
Application #: 182002C

1. Please make owners aware that Construction Permits are required for the Tenant fit-outs as well as the signs.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 18, 2018
APPLICATION No. #182002C
APPLICANT: Davis CPA Group, PC
PROJECT No. 11952
BLOCK(S): 8206 LOT(S): 6
LOCATION: 1400 Chews Landing Rd., Laurel Springs, NJ 08021

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

STATUS OF APPLICATION:
☒ New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by January 31, 2018
☐ For Your Files.

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☐ 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

OK 1-22-18 - J. J. Bingley, please make owners aware that construction permits are required for the Tenant Fit-out as well as the Signs. Thank you
Jeanine, please type note for Ken.

Signature
This is going on the
eve of the building
above my two suites.
TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #182003C
Walter Tomlinson III
BLOCK 11504, LOTS 2 and 4
DATE: February 26, 2018

The above application is to permit a proposed single-family detached dwelling on Lot 4 with a side yard setback of six (6) feet and removal of concrete to provide a one (1) foot setback from existing swimming pool apron on Lot 2 within the R-4 Residential District. The property is located on the south side of West Central Avenue east of Lakeside Avenue.

I. 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>7,000 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>50 ft.</td>
<td>50 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>100 ft.</td>
<td>140 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>35%</td>
<td>13.6%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>65%</td>
<td>≤ 65%</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>20 ft.</td>
<td>25 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td><strong>Side yard</strong></td>
<td>10 ft.</td>
<td>6 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Rear yard</td>
<td>20 ft.</td>
<td>87 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/p</td>
<td>---</td>
</tr>
</tbody>
</table>

RESIDENTIAL SWIMMING POOL REQUIREMENTS (Lot 2)

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (apron)</td>
<td>20 ft.</td>
<td>±64 ft. 1</td>
<td>yes</td>
</tr>
<tr>
<td><strong>Side yard</strong></td>
<td>10 ft.</td>
<td>1 ft.</td>
<td>no*</td>
</tr>
<tr>
<td><strong>Side yard</strong></td>
<td>10 ft.</td>
<td>±68 ft. 2</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>10 ft.</td>
<td>±64 ft. 2</td>
<td>yes</td>
</tr>
<tr>
<td>Distance from dwelling</td>
<td>10 ft.</td>
<td>±12 ft.  2</td>
<td>yes</td>
</tr>
</tbody>
</table>

1 = Scaled data.
2 = Inground swimming pool setback is measure from apron.
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. **VARIANCE COMMENTS**

The application as submitted requires the following variance from the R-4 – Residential Standards:

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

1. Side yard (Lot 4): (6 ft. provided v. 10 ft. minimum required).

§422.K(2), Residential Swimming Pools and Cabanas

2. Side yard (Lot 2): (1 ft. provided v. 10 ft. 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 variances:

3. 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 on Lot 4 with a side yard setback of six (6) (10 feet minimum required) and from Section 422.K(2), Residential Swimming Pools and Cabanas to permit a side yard setback from the existing pool apron on Lot 2 of one (1) foot (10 ft. minimum required).**

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

cc: Walter Tomlinson III  
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**: [Blank]  
- **Application No.**: 182203C  
- **Planning Board**  
- **Zoning Board of Adjustment**  
- **Taxes Paid Yes/No**: Yes  
- **Fees**: $160  
- **Project #:**: 1175  
- **Escr. 150**:  
- **Escr. #:**: 1175

---

**Land Development Application**

### 1. Applicant

- **Name**: Walter Tomlinson  
- **Address**: 274 W. Central Ave.  
- **City**: Blackwood  
- **State, Zip**: NJ 08012  
- **Phone**: (856) 374-2526 Fax: ( )

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

- **Name(s)**: Walter Tomlinson III  
- **Address**: 274 W. Central Ave.  
- **City**: Blackwood  
- **State, Zip**: NJ 08012  
- **Phone**: (856) 374-2526 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  
- [ ] Use "D" Variance  
- [ ] Site Plan Waiver  
- [ ] Rezoning Request  
- [ ] Redevelopment Agreement

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

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

<table>
<thead>
<tr>
<th>ER</th>
<th>C (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>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>1-RD</td>
<td>NVSCR Overlay</td>
</tr>
</tbody>
</table>

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

- **Name of Attorney**:  
- **Address**:  
- **City**:  
- **Phone**: ( ) Fax: ( )

---

Amended 2/26/2015

Received 1/30/2018

R E C E I V E D

---

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

<table>
<thead>
<tr>
<th>Name: Walter Tomlinson</th>
<th>Name: __________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 276 W. Central Ave</td>
<td>Address: _______</td>
</tr>
<tr>
<td>Profession: Self</td>
<td>Profession: _______</td>
</tr>
<tr>
<td>City: Blackwood</td>
<td>City: _______</td>
</tr>
<tr>
<td>State, Zip: NJ 08012</td>
<td>State, Zip: ____ _______</td>
</tr>
<tr>
<td>Phone: (856) 372-7526 Fax: (<strong><strong>)</strong></strong></td>
<td>Phone: (<em><strong>)</strong></em> Fax: (<em><strong>)</strong></em></td>
</tr>
<tr>
<td>Email: <a href="mailto:waltertomlinson@verizon.net">waltertomlinson@verizon.net</a></td>
<td>Email: _______</td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address: 276 W. Central Ave Blackwood | Block(s): 1150 4 |
| Tract Area: 000952 | Lot(s): 4 + 2 |

8. Land Use:

| Existing Land Use: Residential (Vacant Lot) | Proposed Land Use (Describe Application): Variance to build a home 34 ft wide and 28 ft deep. Home would be located on Lot #3, will meet all required rules. 25 ft set back from road, 87 ft from rear of property, 10 ft from property line for Lot #4. Variance would be for Lot #3, home would be only 2 ft from property line on Lot #2. This appears common on this street. |

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</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.
I am requesting a variance for block #11504 lot #4 for the purpose of building a single family home for my daughter. Home would have the required 25ft set back from W. Central Ave, 10ft from the property line that boarders lot #3, 87ft from the rear property line. Variance would be for 6ft vs required 10ft from property line bordering lot #2. Note: lot numbers appear confusing because they run lot 3, 4, 2 in that order.

It appears some other homes in this area and on this street also have less than the required 10ft from property line. The home on lot #4 is just 3ft from property line for lot 4. Lot #2 is a double lot and the 6ft vs 10ft would not affect lot #2 property. The home on lot #2 is more than 30ft from lot #4 property line.

I also own property lot #2.
13. Zoning

<table>
<thead>
<tr>
<th>Application</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>87 ft</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>10 ft</td>
<td></td>
<td></td>
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<tr>
<td>Lot frontage</td>
<td>90 ft</td>
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<tr>
<td>Lot depth</td>
<td>140 ft</td>
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</tr>
<tr>
<td>Lot area</td>
<td>7000 ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Pool Requirements
Setback from R.O.W.1
Setback from R.O.W.2
Setback from property line 1
Setback from property line 2
Distance from dwelling
Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

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

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

14. Parking and Loading Requirements:
Number of parking spaces required: 2
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]

1-24-2018

[Date]

Signature of Co-applicant

[Signature]

[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: 11/4/18

Signature: Walter Tomlinson

Print Name: Walter Tomlinson

Sworn and subscribed to before me this 19 day of 2018 (Year).

Signature: Chelsea Coleman

Print Name: Chelsea Coleman, Notary Public, State of New Jersey, My Commission Expires February 19, 2019


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 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 that corporation or partnership?
   - No
   - Yes

IF YES:

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partner, 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: Walter Tomlinson

Date: 11/4/18

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 12-7-2017, shows and discloses the premises in its entirety, described as Block 11504, 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.

State of New Jersey, County of Camden: Walter Tomlinson

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: Walter Tomlinson

Sworn and subscribed to On this 11/4/18 day of 2018, before the following authority:

Chelsea Coleman
Commission #2443150
Notary Public, State of New Jersey, My Commission Expires February 19, 2019

Notary public: Chelsea Coleman
CURRENTLY FROM THE EDGE OF POOL WATER LINE TO FAR EDGE OF CONCRETE IS 127' X 50' DEEP. 10' X 20' CASSETTE OVER TO LOT #4. REQUEST REMOVE 40' X 50' OF CONCRETE AND RESET FENCE INTO THAT 10' BUFFER AREA. THIS WILL MEAN ONLY 1/2' BETWEEN CONCRETE ON LOT 2 AND PROPERTY LINE OF LOT #4. 20' FROM WATER LINE OF POOL AND PROPERTY LINE FOR LOT #4.

WEST CENTRAL AVENUE
(40' WIDE)

TOTAL AREA = 21,000.00 S.F. OR 0.48 ACRE

NOTES:
LOT NUMBERS REFER TO BLOCK 1004 ON THE TOWNSHIP OF GLOUCESTER TAX MAPS. A.A.A. LOTS 19, 20 AND 21 ON PLAN OF LOTS AND STREETS KNOWN AS BLACKWOOD SUBDIVISION PLANNED BY WILLIAM W. CARTER, C.E., FOR E. FRANK PINE AND IDA MAY WARD.
<table>
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<th>Year</th>
<th>Qtr</th>
<th>Type</th>
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<th>Prin. Balance</th>
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<tr>
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<td>1,710.38</td>
<td>.00</td>
<td>.00</td>
<td>.00</td>
</tr>
</tbody>
</table>

Other Delinquent Balances: .00 Interest Date: 02/26/18
Other APR2 Threshold Amt: .00 Per Diem: -0000 Last Payment Date: 02/12/2018

TOTAL TAX BALANCE DUE
- Principal: .00
- Penalty: .00
- Misc. Charges: .00
- Interest: .00
- Total: .00

* Indicates Adjusted Billing in a Tax Quarter.
To Whom It May Concern:

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

Name: Tomlinson, Walter III
Address: 376 Central Ave
Block: 11504 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

OFFICIAL VERIFICATION

RECEIVED
JAN 30 2018

Printed on recycled paper
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 30, 2018

APPLICANT: Walter Tomlinson III

APPLICATION No. #182003C

PROJECT No. 11975

BLOCK(S): 11504 LOT(S): 4

LOCATION: 276 W Central Ave., Blackwood, NJ 08012

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, 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 February 9, 2018

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

Signature
February 2, 2018

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

Re: Application #182003C
Walter Tomlinson, III
276 W. Central Avenue, Blackwood, NJ 08012
Block 11504, 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
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 30, 2018
APPLICANT: Walter Tomlinson III
APPLICATION No. #182003C
BLOCK(S): 11504 LOT(S): 4
PROJECT No. 11975
LOCATION: 276 W Central Ave., Blackwood, NJ 08012

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

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

Signature

OK - JW Bldg 13-18
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 30, 2018
APPLICANT: Walter Tomlinson III
APPLICATION No. #182003C

BLOCK(S): 11504 LOT(S): 4
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LOCATION: 276 W Central Ave., Blackwood, NJ 08012

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

Signature
1/30/18

INFO CORRECT ON APPLICATION
LOT 4 (VACANT LOT 5DX140)
IS #276 CENTRAL AVG.

✓ SIDE YARD 6' COULD BE AN ISSUE - VERY CLOSE
✓ POOL ENTRANCEMENT FROM LOT AN ISSUE.
Some Exterior Features may be Optional
Proposed 2nd Floor Lay-out
with Opt 12/12 Roof

Optional Chalet with
Opt 12/12 Roof
Pent Roof, Transom Windows
& Balcony Open to Below

Optional Chalet with
Opt 12/12 Roof
Pent Roof, Transom Windows
& Balcony Open to Below

Available as a Ranch or a Cape

MW419A  2632
Approx. 832 Sq Ft

Optional Features:
- 12/12 Roof
- 6' Cape Dormers
- Shake Siding Accent
- Octagon Window
- Oval Lead & Glass
- Front Door

Features On-Site by Others:
- Garage
- Covered Porch
- Gutters and Downspouts

www.manorwoodhomes.com