Township of Gloucester
Zoning Board of Adjustment
Wednesday, March 28, 2018
7:00 P.M.

Agenda

Salute to the Flag
Commencement Statement
General Rules

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

MINUTES FOR ADOPTION

Zoning Board Minutes - ***Wednesday, March 14, 2018***

RESOLUTIONS FOR MEMORIALIZATION

#182002C
Davis CPA Group, PC

Bulk C Variance
Block: 8206 Lot: 6

#182003C
Walter Tomlinson, III

Bulk C Variance
Block: 11504 Lot: 4 & 2

APPLICATIONS FOR REVIEW

#182004C
Maureen DiPierto
Zoned: R3

Bulk C Variance
Block: 5903 Lot: 8
Location: 402 Apple Ave, Blackwood

15'x 6' front porch with 25' front setback

#182007C
Harry & Dawn Rivell
Zoned: R3

Bulk C Variance
Block: 9206 Lot: 9
Location: 106 Bee Lane, Somerdale

11' x 8' wood pool deck with steps & 4 ½' side setbacks

#172045DPMSFMS
Lance's Tavern, LLC
Zoned: NC

Use D Variance, Prelim & Final Major Site
Block: 8301 Lot: 7
Location: 7 Coles Rd., Blackwood

Overlay of existing parking lot & expansion of non-conforming use parking lot to provide 177 parking spots & curbing for restaurant, liquor store, tavern w/outside raised patio; replacement of 6' fence.

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 14, 2018

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	**Absent**
Mr. Rosati	**Present**
Mr. Acevedo	**Present**
Mr. Treger	**Absent**
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. Ken Lechner, Township Planner

Mr. Rosetti sits in for Mrs. Chiumento.

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday February 14, 2018

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

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Rosetti	**Yes**
	Chairman McMullin	**Yes**

Minutes Approved.

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2017 Annual Report with correction.

A motion to approve the above mentioned Annual Report 2017 with correction was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mr. Rosati	**Yes**
	Mr. Acevedo	**Yes**
	Chairman McMullin	**Yes**

Annual Report Approved.

RESOLUTIONS FOR MEMORIALIZATION

Zoning Board of Adjustment 2017 Annual Report

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

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

A motion to approve the above-mentioned resolutions was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Rosetti	**Yes**
	Chairman McMullin	**Yes**

Resolutions Approved.

APPLICATIONS FOR REVIEW

#182002
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.

Mr. Costa swears in Mr. Ron Davis (owner), Mr. Addison Bradley (planner), & Mr. Curt Ryan (Sign Pros).
Mr. Bradley states Mr. Davis is a Gloucester Township resident and just purchased this property to be close to his home. The single commercial building has 4 or 5 offices in it; including Farmers Insurance, GT FOP, Dental office and Mr. Davis's office. All signs are internal lit signs on Chews Landing Rd... There will be an internal lit sign with LED underneath. Right now, there are spot lights on the current sign. The new sign is perpendicular to Chews Landing Rd. and there are existing mature trees around the property to screen any homes. The current sign is 12' and the new sign will be 14'. The LED sign will have larger letters and easier to see.
-Variance; the size because the current signs take up the peaks of the all the buildings. The sign will be lit all night; the top portion can be turned off and the digital section can be turned down. Mr. Davis is willing to turn the sign off late in the evening if requested to do so.

Mr. Bucceroni asks about the size of the sign from the side.
Mr. Bradley states around 4.5'.

PUBLIC PORTON:

Mr. Costa swears in Mrs. Colleen Reese. 97 Brookline dr.
Do we need a sign that used to be on the White Horse Pike?

Mr. Davis states it's necessary to see to the other businesses in the property. It is a nicer sign with softer light that can be dimmed.

Mr. Costa asks Mrs. Reese if the current sign bothers her.
Mrs. Reese states "no". She asks if this new sign will attract more bugs in the summer.
Mr. Davis states the flood light attracts more bugs than this new sign will.
Mr. Costa asks Mr. Davis if the sign could be turned off at midnight.
Vice Chairman Simiriglia asks why the sign would have to be on if the offices aren't open.

Mr. Wade states there are a lot of vacancies in the area and possibly the lack of visibility is part of the problem.
Mr. Costa suggests a midnight shutoff and dimming of the LED part of the sign.
Mr. Davis agrees.
Mr. Bucceroni asks if the township could use the sign for emergency purposes.
Mr. Davis states: no problem for the town to use the sign for emergency purposes.

A motion to approve the above-mentioned application with the following condition: back lit sign is turned off at midnight and the LED will be dimmed at midnight, was made by Mr. Scarduzio and seconded by Mr. Rosati.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mr. Rosati	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Rosetti	**Yes**
	Chairman McMullin	**Yes**

Application Approved.

#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.

Mr. Costa swears in Mr. Walter Tomlinson, III.
Mr. Costa asks Mr. Tomlinson the reason for the variances of 6'setback where 10' is required and 1' side setback where 10' is required.
Mr. Tomlinson states the lot is 100' x 140'deep and the next lot is 50' x 140' and the home is 36' wide. The pool's concrete is over the property line and will be cut so the pool is within its property line.

Open to Professionals:
No Comment:

Open to the Public:
No Comment:

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mr. Rosati	Yes
	Mr. Acevedo	Yes
	Mr. Rosetti	Yes
	Chairman McMullin	Yes

Application Approved.

A motion to Adjourn was made by Mr. Bucceroni and seconded by Mr. Acevedo.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182002C
Davis CPA Group, PC
Block 8206, Lot 6

WHEREAS, Davis Group are the owners of the land and premises located at 1400 Chews Landing 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 a freestanding sign with a total area of 40 square instead of the allowed 20, sign height of 14' instead of 6', to permit an electronic message center which is not permitted, to permit 2 façade signs only 1 allowed and to permit a total façade area of 40 square feet instead of the 20 allowed for the property located upon Block 8206, Lot 6, as shown on the Official Map of the Township of Gloucester, located in a OR Zone, said application being represented by John Wade Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 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, Davis Group are the owners of the land and premises located at 1400 Chews Landing Road in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 8206, Lot 6, on the Official Tax Map of the Township of Gloucester, located in an OR 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 Addision Bradley, a Professional Planner, and Curt Ryan, represented the sign company. Mr. Bradley testified the applicant just purchased the property and he will occupy one half of the building and have 4 or 5 other tenants. The applicant already has the sign from another location and will be transferring it to this location. There is no interference with the site triangle, it will be LED lightening and the existing spot lights will be removed and the larger portion of the sign will advertise his business and the LED will be for the other tenants. The applicant agreed to shut off the lights at midnight and to tone down the LED at midnight. The applicant also agreed to allow the Township to use the LED for emergencies.

5. There were no objections to the application except there was questions about the lightening.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a sign with LED lightening, 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 March 2018, the applicant Davis Group are hereby granted the aforesaid variances for the property located upon Block 8206, Lot 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

Rich Rosetti	Yes
Andy Rosati	Yes
Carmen Scarduzzio	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 28th 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 # 182003C
Walter Tomlinson, III
Block 11504, Lot 4 & 2

WHEREAS, Walter Tomlinson, III is the owners of the land and premises located at 276 W. Central Ave. 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 a single family dwelling on Lot 4 with a side yard setback of 6' instead of the required 10' and to permit a pool with an apron setback on Lot 2 of 1' instead of the required 10' for the property located upon Block 11504, Lot 4 & 2, 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 March 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, Walter Tomlinson is the owner of the land and premises located at 276 W. Central Ave in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11504, Lot 4 & 2, 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, the applicant stated he owns both lots and has separate tax bills for each. He wishes to build a 36' wide house for his daughter on the lot and the lot is too narrow to accommodate the required 10' setback. He also be removing the concrete extending onto this lot and needs a variance to allow a 1' setback for the pool apron. The lot is similar to other lots in the area.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a single family dwelling, 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 March 2018, the applicant Walter Tomlinson is hereby granted the aforesaid variances for the property located upon Block 11504 Lot 2 & 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

Rich Rosetti	Yes
Andy Rosati	Yes
Carmen Scarduzzio	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 28th day of March, 2018.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

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 #182004C***
Maureen DiPierto
402 Apple Avenue
BLOCK 5903 LOT 8

DATE: March 7, 2018

The above application is to permit a 6' x 15' front porch within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION

1. Zone: R-3 ~ Residential District [§405].

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	11,500 sf	yes
Minimum lot frontage	75 ft.	100 ft.	yes
Minimum lot depth	125 ft.	115 ft.	enc
Maximum building coverage	**20%**	**±23.3%[1]**	**no***
Maximum lot coverage	40%	±27.7%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (porch)	**30 ft.**	**25 ft.**	**no***
Side yard (porch)	10 ft.	±30 ft.[1] / ±54 ft.[1]	yes / yes
Rear yard (dwelling)	30 ft.	±48 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

[1] = Scaled data.
enc = Existing nonconformance.
* = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage and Additional Uses and Structures Permitted in Residential District standards:

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

1. Front yard: (25 ft. provided v. 30 ft. minimum required).
2. Building coverage: (±23.3% provide v. 20% 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:

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)).

4. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis 40:55D-70).

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a front porch twenty five (25) feet from the front property line (30 ft. minimum required) and a building coverage of approximately twenty three and three tenths (23.3) percent (20% maximum allowed).

VI. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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: Maureen DiPierto
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[1]: _____ Application №.: #182004C

Taxes Paid Yes/No DMK (Initial)

Fees 160.00 Project # 12010

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. 150.00 Escr.# 12010

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: MAUREEN DIPIETRO	Name(s): MAUREEN DIPIETRO
Address: 402 APPLE AVE	402 APPLE AVE
	Address:
City: BLACKWOOD.	City: BLACKWOOD
State, Zip: NJ 08012	State, Zip: NJ 08012
Phone: (609) 284-2515 Fax: (___) ___-____	Phone: 6092842515 Fax: (___) ___-____
Email:	

3. Type of Application. Check as many as apply:

☐ Informal Review [2]	☐ Planned Development [2]
☐ Minor Subdivision	☐ Interpretation [2]
☐ Preliminary Major Subdivision [2]	☐ Appeal of Administrative Officer's Decision
☐ Final Major Subdivision	☒ Bulk "C" Variance [2]
☐ Minor Site Plan	☐ Use "D" Variance [2]
☐ Preliminary Major Site Plan [2]	☐ Site Plan Waiver
☐ Final Major Site Plan	☐ Rezoning Request
☐ Conditional Use Approval [2]	☐ Redevelopment Agreement
☐ General Development Plan [2]	☐ _____

RECEIVED
FEB 15 2018
By: _____

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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: _____	Firm: _____
Address: _____	State, Zip: _____
City: _____	Phone: (___) ___-____ Fax: (___) ___-____
	Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Donald Snowson	Name:
Address: 665 N Broad St	Address:
Profession: Cipriani Builders	Profession:
City: Woodbury	City:
State, Zip: NJ 08096	State, Zip:
Phone: (856) 853-1019 Fax: (856) 853-4808	Phone: (___) ___-____ Fax: (___) ___-____
Email: DSnowson@CiprianiBuilders.com	Email:

7. Location of Property:

Street Address: 402 Apple Ave Block(s): 5903

Tract Area: Lot(s): 8

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application):

PROPOSED 15'X6' FRONT YARD PORCH LOCATED 25' FROM THE FRONT PROPERTY LINE.

9. Property:

Number of Existing Lots: _____

Number of Proposed Lots: _____

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

Are there *existing* deed restrictions? ☐ No ☐ Yes **(If yes, attach copies)**

Are there *proposed* deed restrictions? ☐ No ☐ Yes

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	25'	Setback from E.O.P.*1	
Front setback 2		Setback from E.O.P.*2	
Rear setback		Fence type	
Side setback 1	16.37'	Fence height	
Side setback 2	15.4'	*E.O.P. = Edge Of Pavement.	
Lot frontage		**Pool Requirements**	
Lot depth		Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height		Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	

Garage Application		Shed Requirements	
Garage Area		Shed area	
Garage height		Shed height	
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		Setback from property line 1	
		Setback from property line 2	

14. Parking and Loading Requirements:

Number of parking spaces required: _____ Number of parking spaces provided: _____

Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Maureen D. Pinto — Signature of Applicant

2/14/18 — Date

_____ Signature of Co-applicant

_____ Date

17. Consent of Owner(s):

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

2/14/18
Date

Maureen DiPietro
Signature

MAUREEN DIPIETRO
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

_____
Signature

_____
Print Name

18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	☒ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☒ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☒ No	☐ Yes
D. Is the applicant a corporation?	☒ No	☐ Yes
E. Is the applicant a limited liability corporation?	☒ No	☐ Yes
F. Is the applicant a partnership?	☒ No	☐ Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? ☒ No ☐ Yes

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). ☒ No ☐ Yes

Maureen DiPietro
Signature of Applicant

MAUREEN DIPIETRO
Print Name

_____
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 02-14-18, shows and discloses the premises in its entirety, described as Block 5903 Lot 8; 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:

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

Maureen DiPietro
Name of property owner or applicant

Sworn and subscribed to
On this 14th day of February,
20 18 before the following authority.

Cathleen J DiCiccio
Notary public

CATHLEEN DICICCIO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 21, 2019

ZONING PERMIT DENIED

402 APPLE AVE
Block/Lot 6903/8

Applicant
CIPRIANI BUILDERS, INC
665 N. Brown Street
Woodbury, NJ 08096

Real Estate Owner
DIPIERTO, MAUREEN
402 APPLE AVE
BLACKWOOD, NJ 08012

This is to certify that the above-named applied for a permit to/authorization for:
a proposed 16'X8' front yard porch addition located 25' from the front property line.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Porch encroaches within the 30' front yard setback, 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 26, 2018

Applic No. 11968

Cut Here

Dinner Street

3285

$150.
+ 160.
310

Deliver to...

CIPRIANI BUILDERS, INC
665 N. Brown Street
Woodbury, NJ 08096

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
FRANKLIN T. SCHMIDT
ANDREA L. STUBBS
MICHELLE L. WINTERS

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

Name: Maureen DiPiesto

Address: 402 Apple Ave, Blackwood

Block: 5903 Lot: 8

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
FEB 15 2018
BY:

2/14/18

Printed on recycled paper

1261 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com

Tax Account Inquiry: Print to Screen

Print | Close | Print Range | Search

February 14, 2018
11:52 AM

TOWNSHIP OF GLOUCESTER
Tax Account Detail Inquiry

Page No: 1

BLQ: 5903. 8.
Owner Name: DIPIERTO, MAUREEN

Tax Year: 2018 to 2018
Property Location: 402 APPLE AVENUE

Tax Year: 2018	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,159.55	2,159.54	0.00	0.00	4,319.09
Payments:	2,159.55	0.00	0.00	0.00	2,159.55
Balance:	0.00	2,159.54	0.00	0.00	2,159.54

Date	Qtr	Type	Code	Check No	Mthd	Reference		Batch Id	Principal	Interest	2018 Prin Balance
		Description									
		Original Billed							4,319.09		4,319.09
02/12/18	1	Payment	001		CK	13386	2	CORE1	2,159.55	0.00	2,159.54

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).

SHEET 42

SHEET 49

SHEET 58

SHEET 60

SHEET 61

(COUNTY ROUTE NO. 681) GOOD INTENT TO LOWER LANDING ROAD

BEECH DRIVE

POPLAR AVENUE

APPLE AVENUE

CUMMINGS AVENUE

5901

5902

5903

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 50' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 28003800

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST · HADDONFIELD, NJ 08033
(856) 795-9595 FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

59

GENERAL CONDITIONS

1.1 CONSTRUCTION SHALL STRICTLY COMPLY W/ THE STATE OF NEW JERSEY UNIFORM CONSTRUCTION CODE REGULATIONS, LATEST EDITION INCLUDING ALL SUPPLEMENTS, BULLETINS, OPINIONS, AND INTERPRETATIONS AND THE IRC 2015 BUILDING SUBCODE

1.2 DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE REPRESENTATIVE OF TYPICAL CONSTRUCTION INTENDING TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" OR "TYP." IMPLY GENERAL CONDITIONS THROUGHOUT. CONTRACTOR SHALL MAKE MODIFICATIONS AS REQUIRED.

1.3 ALL DRAWINGS AND DETAILS ARE TO BE FULLY COORDINATED BY THE CONTRACTOR PRIOR TO THE EXECUTION OF THE WORK. ANY AND ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS AND OMISSIONS TO THE CONSTRUCTION DOCUMENTS OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION OF THE WORK.

1.4 THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, OR PROCEDURES OF THE CONSTRUCTION SELECTED BY THE CONTRACTOR AND HIS SUBS'S OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS INCIDENT TO THE WORK, OR FOR THE FAILURE TO COMPLY WITH ANY LAWS, ORDINANCES, RULES OR REGULATIONS APPLICABLE TO THE WORK, OR FOR THE FAILURE TO PERFORM THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, BY THE SAME.

1.5 CONTRACTOR SHALL MAINTAIN THE JOB SITE FREE AND CLEAN OF ALL DEBRIS, TRASH AND WASTE, AND SHALL PROTECT ADJACENT WORK FROM DAMAGE DURING CONSTRUCTION. ALL WORK SHALL BE BROOM CLEANED WEEKLY AND SAME SHALL BE LEFT FREE AND CLEAR AND READY FOR OCCUPANCY AT THE COMPLETION OF THE JOB.

1.6 N/A

1.7 THE CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS. THE OWNER SHALL PAY FOR ALL PERMIT FEES.

1.8 ALL MANUFACTURER'S PRINTED WARNINGS AND SPECIFICATIONS SHALL BE STRICTLY OBSERVED DURING THE HANDLING, STORAGE, AND INSTALLATION OF PRODUCTS.

1.9 NO STRUCTURAL CHANGES MAY BE MADE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

SITE WORK

2.1 SOIL BEARING CAPACITY TO BE ASSUMED AS 2500 PSF ALL CONCRETE FOOTINGS AND FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL

2.2 ALL BACKFILL MATERIAL TO BE CLEAR GRANULAR FILL FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 2" DIAMETER, WASTE, LITTER OR VEGATABLE MATTER. PLACE LAYERS OF 6" AND COMPACT TO 95% MAXIMUM DENSITY PER ASTH D-1557

2.3 ALL DEMOLITION TO BE REMOVED AND DISPOSED OF PROPERLY. NO USED MATERIALS MAY BE INCORPORATED INTO NEW CONSTRUCTION.

2.4 IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES/HAZARDS PRIOR TO PROCEEDING WITH ANY WORK.

2.5 ALL REMAINING SOIL FROM EXCAVATION SHALL BE REMOVED FROM THE PROPERTY BY CONTRACTOR.

CONCRETE

3.1 CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI

3.2 REINFORCING WELDED WIRE FABRIC SHALL BE 6X6 10/10 AND SHALL CONFORM TO ASTH A-185

3.3 WELDED WIRE FABRIC SHALL BE LOCATED MIDWAY IN CONCRETE SLABS

3.4 ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED

3.5 PROTECT ALL CONCRETE FROM FROST DAMAGE WITH SPECIAL ATTENTION PAID TO FOOTINGS AND OTHER ON-GRADE WORK PRIOR TO BACKFILLING AND ENCLOSING THE BUILDING.

MASONRY

4.1 ALL CONCRETE BLOCK SHALL BE LIGHT WEIGHT HOLLOW CORE UNLESS OTHERWISE NOTED, CONFORMING TO ASTH C-90. ALL SOLID BLOCK AS NOTED ON THE DRAWINGS SHALL CONFORM TO ASTH C-145. MINIMUM NET COMPRESSIVE STRENGTH TO BE 1000 PSI.

4.2 ALL MORTAR SHALL CONFORM TO ASTH C-270. SAME SHALL BE TYPE S OR APPROVED EQUAL.

4.3 PROVIDE ONE (1) COAT PORTLAND CEMENT PARGING ON ALL EXPOSED CONCRETE BLOCK. SPONGE FINISH. EXTEND BELOW GRADE 6" MINIMUM.

METALS

5.1 ANCHOR BOLTS SHALL BE 1/2" DIAMETER, EMBEDDED 8" IN POURED CONCRETE, 15" IN GROUTED MASONRY. MINIMUM TWO (2) BOLTS PER SILL @ 6'-0" O.C. AND 12" FROM EVERY CORNER AND PLATE SPLICE (EACH SIDE).

5.2 STRAP TIE ANCHORS SHALL BE MAB26 (MIN. 7" EMBEDDEMENT) OR MAB23 (MIN. 5" EMBEDDEMENT) (MANUFACTURED BY SIMPSON STRONG-TIE). PROVIDE TIES @ 3'-4" O.C. AND 12" FROM EVERY CORNER. MINIMUM OF TWO (2) TIES PER SILL.

5.3 ALL STANDARD JOIST HANGERS SHALL BE 16 GAUGE GALVANIZED AS MANUFACTURED BY SIMPSON STRONG-TIE W/ZMAX G185 COATING, AS INDICATED ON THE DRAWINGS.

5.4 ALL NAILS TO BE USED AS RECOMMENDED PER IRC 2015 BUILDING CODE. RECOMMENDED FASTENING SCHEDULE. HOT DIPPED GALVANIZED OR TRIPLE DIPPED ZINC NAILS ARE REQUIRED FOR ALL ACQ TREATED LUMBER)

WOODS AND PLASTICS

6.1 SILL PLATE TO BE #2 ACQ TREATED SOUTHERN YELLOW PINE
Fb = 1,000 PSI E = 1,600,000 PSI

6.2 ALL STRUCTURAL LUMBER TO BE #2 OR BETTER HEM/FIR
Fb = 1,050 PSI E = 1,300,000 PSI

6.3 ALL GLUE LAMINATED BEAMS MANUFACTURED BY TRUSJOIST CORP.
Fb = 2,125 PSI E = 2,000,000 PSI

6.4 FLOOR SHEATHING TO BE 3/4" T&G O.S.B., GLUED AND NAILED

6.5 WALL SHEATHING TO BE 1/2" O.S.B., NAILED ONLY.

6.6 ROOF SHEATHING TO BE 5/8" CDX, NAILED ONLY.

THERMAL AND MOISTURE PROTECTION

7.1 ROOF SHINGLES TO BE FIBERGLASS SHINGLES TO MATCH EXISTING COLOR AS APPROVED BY OWNER. ALL FASCIA AND RAKE BOARDS TO BE 1X4 PINE TO MATCH EXISTING. LOCATION AS INDICATED ON THE DRAWINGS

7.2 PROVIDE AND INSTALL RIDGE AND SOFFIT VENTING AS INDICATED ON THE DRAWINGS

7.3 INSTALL METAL AND FLASHING IN ACCORDANCE WITH "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA.

7.4 GALVANIZED STEEL FLASHING SHALL CONFORM TO ASTH A-526 AND BE .20% COPPER, 24 GAUGE, ASTH A-525 DESIGNATION G 90 HOT DIPT GALVANIZED PHOSPHATIZED.

7.5 ALUMINUM FLASHING SHALL CONFORM TO ASTH B-209 AND BE A MINIMUM .019" THICK STANDARD BUILDING SHEET WITH PLAIN FINISH.

7.6 BACKPAINT ALL FLASHINGS WITH BITUMINOUS PAINT WHERE EXPECTED TO COME IN CONTACT WITH CEMENTITIOUS MATERIALS.

7.7 EXTERIOR SIDING TO MATCH EXISTING AS CLOSELY AS POSSIBLE W/ READILY AVAILABLE COLOR

PROVIDE TYVEK AIR INFILTRATION BARRIER, TAPED AND SEALED W/ DUPONT CONTRACTOR'S TAPE TAILORED FOR TYVEK AT ALL SEAMS, JOINTS, PENETRATIONS AND DOOR/WINDOW OPENINGS.

7.8 N/A

7.9 N/A

7.10 N/A

7.11 PROVIDE AND INSTALL 6 MIL POLYETHYLENE VAPOR BARRIER MEMBRANE COMPLYING WITH ASTH D-2103 UNDER CONCRETE SLABS AS INDICATED ON THE DRAWINGS.

7.12 PROVIDE AND INSTALL 1 COAT BITUMINOUS/ASPHALTIC EMULSION DAMPROOFING ON ALL CONCRETE BLOCK BELOW GRADE.

7.13 PROVIDE AND INSTALL JOINT SEALERS TO COMPLY IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS AS FOLLOWS:

ELASTOMERIC SEALANT: ASTH C-926
SOLVENT RELEASE CURING SEALANT: ASTH C-834
LATEX SEALANT: ASTH C-790
ACOUSTICAL SEALANT: ASTH C-919

NOTE: PROVIDE AND INSTALL EXPANDABLE URETHANE FOAM SEALANT AT ALL PENETRATIONS WITHIN THE EXTERIOR ENVELOPE OF THE HOUSE.

7.14 PROVIDE AND INSTALL GUTTERS AND DOWNSPOUTS AS INDICATED ON THE DRAWINGS AS FOLLOWS:

GUTTERS: CONTINUOUS 6-STYLE, SIZE TO MATCH EXISTING, .032" PREFINISHED ALUMINUM W/ HANGERS @ 48" O.C.
DOWNSPOUT: CONTINUOUS 3" X 4", .019" PREFINISHED ALUMINUM.

NOTE: PROVIDE CONCRETE OR COMPOSITION SPLASH BLOCKS @ EACH D.S.

DOORS AND WINDOWS

8.1 N/A

8.2 N/A

8.3 N/A

8.4 TEMPERED GLASS IS TO BE USED WHERE GLAZING IS AN INDIVIDUAL FIXED OR OPERABLE PANREL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF GLAZING IS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

8.5 ALL EXTERIOR DOORS AND WINDOWS SHALL BE PROPERLY WEATHERSTRIPPED, GASKETTED, OR OTHERWISE SEALED TO ENSURE A WEATHERTIGHT FIT.

8.6 ALL DOOR HARDWARE AS SELECTED BY OWNER

8.7 TEMPERED GLASS IS TO BE USED IN GLAZING - FOR ANY DOOR.

8.8 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL IS TO BE TEMPERED WHERE EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 1 SQUARE FEET (0.84 square meters), EXPOSED BOTTOM EDGE LESS THAN 18" (460 mm) ABOVE THE FLOOR, EXPOSED TOP EDGE GREATER THAN 36" (915 mm) ABOVE THE FLOOR, ONE OR MORE WALKING SURFACE(S) WITHIN 36" (915 mm) HORIZONTALLY OF THE PLANE OF THE GLAZING.

FINISHES

9.1 N/A

EQUIPMENT

10.1 NOT USED

FURNISHINGS

11.1 N/A

SPECIAL CONSTRUCTION

12.1 N/A

MECHANICAL

13.1 N/A

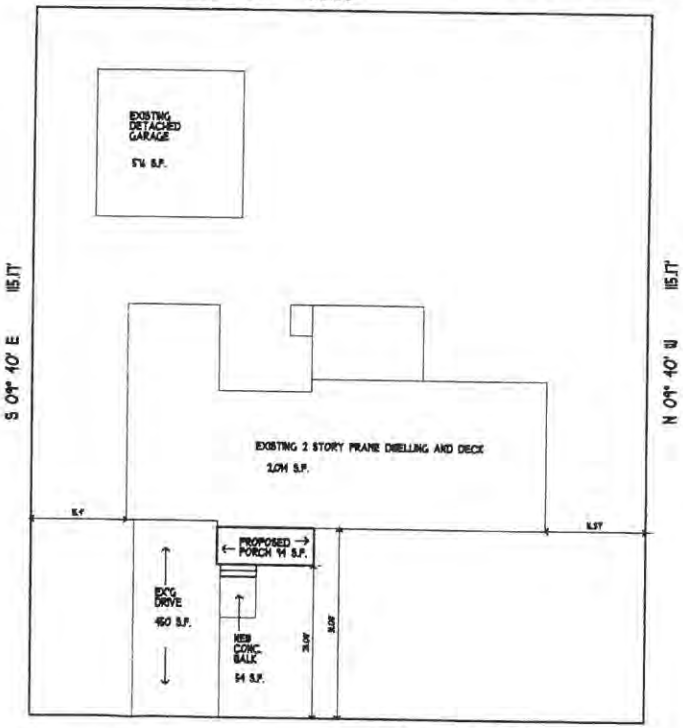
ELECTRICAL

14.1 FLOOR PLAN IS FOR LOCATION ONLY.

14.2 ALL SMOKE DETECTORS SHALL BE A/C HARD WIRED W/ BATTERY BACK-UP AND INTER-CONNECTED AS REQUIRED BY CODE.

RECEIVED
FEB 15 2018
BY:

LOT AREA - 11,511 S.F. (0.26 ACRES +/-)
EX'G BUILDING COVERAGE - 2,590 S.F. (22.5%)
PROPOSED BUILDING COVERAGE - 2,684 S.F. (23.3%)
EX'G LOT COVERAGE - 3,040 S.F. (26.4%)
PROPOSED LOT COVERAGE - 3,188 S.F. (27.7%)



1 SITE PLAN
A1
SCALE: 1" = 10' (24"X36" SHEET)
SCALE: 1" = 20' (11"X17" SHEET)

JEFFREY M. KING
ARCHITECT L.L.C.
305 WEST CUTHBERT BLVD. HADDON TOWNSHIP, NJ 08108
PHONE: (856) 340-7992 FAX: (866) 240-7993

JEFFREY M. KING
LICENSED ARCHITECT
N.J. LIC. NO. AI-03478

JOB NAME: PROPOSED ADDITION and RENOVATIONS FOR MAUREEN KIRK
107 APPLE AVENUE
BLACKWOOD, NEW JERSEY
BLOCK 5903 LOT 8

DRAWING NAME: SPECIFICATIONS

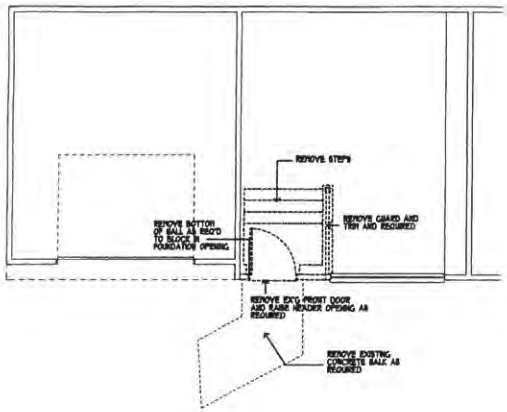
DRAWN BY: JK
CHK'D BY: JK

JOB #: 11-18

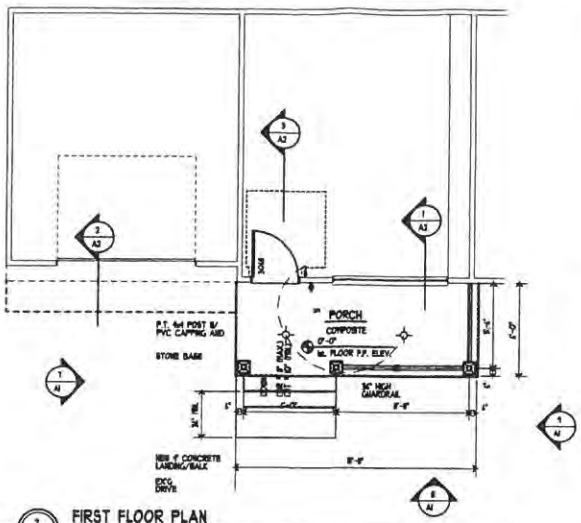
THIS DRAWING IS CONSIDERED PROPRIETARY. IT IS NOT TO BE SCALED OR REPRODUCED, NOR IS THE INFORMATION CONTAINED TO BE USED TO PRODUCE PRODUCTS, UNLESS WRITTEN CONSENT IS FIRST OBTAINED FROM JEFFREY M. KING ARCHITECTS, L.L.C.

DATE	DESCRIPTION
12/26/17	ISSUED FOR REVIEW
1/19/18	ISSUED FOR PERMITS

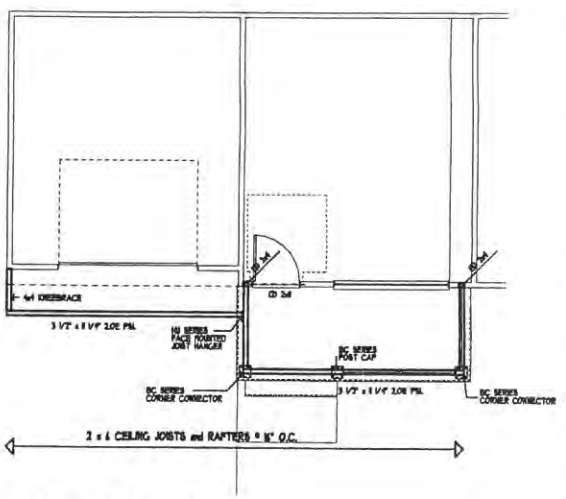
A3



1/A1 DEMOLITION PLAN
SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)



2/A1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)



3/A1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)

CONSTRUCTION DATA

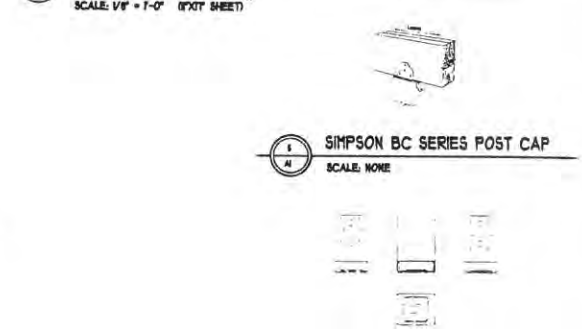
GROUP - R5 (IRC 2018)
CONSTRUCTION TYPE - 5B
BUILDING SITE CHARACTERISTICS -
NUMBER OF STORIES - 2 (EXISTING)
HEIGHT OF STRUCTURE - 19'-0" MAX
AREA/LARGEST FLOOR - 2,014 S.F.
NEW BUILDING AREA - 94 S.F.
VOLUME OF NEW STRUCTURE - 1,371 C.F.
TOTAL LAND DISTURBED - 94 S.F.
FLOOD HAZARD ZONE - NONE
WETLANDS - NONE

DESIGN CRITERIA

ROOF - 30#LL/10#D.L.
ATTIC - 30#LL/10#D.L.
ATTIC - 30#LL/10#D.L.
FIRST FLOOR - 40#LL/10#D.L.
BEDROOMS - 30#LL/10#D.L.
DECKS - 10#LL/10#D.L.
WIND LOADING - 100MPH
EXPOSURE - B
IMPORTANCE FACTOR - 1.00

LEGEND

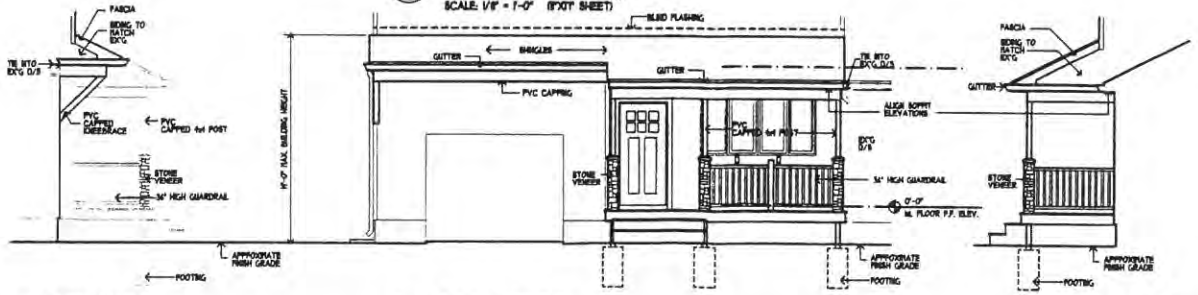
EXISTING TO REMAIN
EXISTING TO BE REMOVED
1/2" GYPSUM SHEETROCK ON 2x4 WOOD STUDS @ 16" O.C.
1/2" GYPSUM SHEETROCK ON 2x6 WOOD STUDS @ 16" O.C.
A.F.F. - ABOVE FINISH FLOOR
(T) - TEMPERED GLASS



4/A1 FOUNDATION and FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)

1/A1 SIMPSON BC SERIES POST CAP
SCALE: NONE

1/A1 SIMPSON ABU44 POST BASE
SCALE: NONE



1/A1 SIDE ELEVATION
SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)

8/A1 FRONT ELEVATION
SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)

9/A1 SIDE ELEVATION
SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)

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DATE	DESCRIPTION
12/26/17	ISSUED FOR REVIEW
1/11/18	ISSUED FOR PERMITS

JEFFREY M. KING
ARCHITECT L.L.C.
306 WEST CUTHBERT BLVD. HADDON TOWNSHIP, NJ 08108
PHONE: (856) 240-7592 FAX:(856) 240-7593

JEFFREY M. KING
N.J. LIC. # AI-20902
P.A. LIC. # RA-014870-S

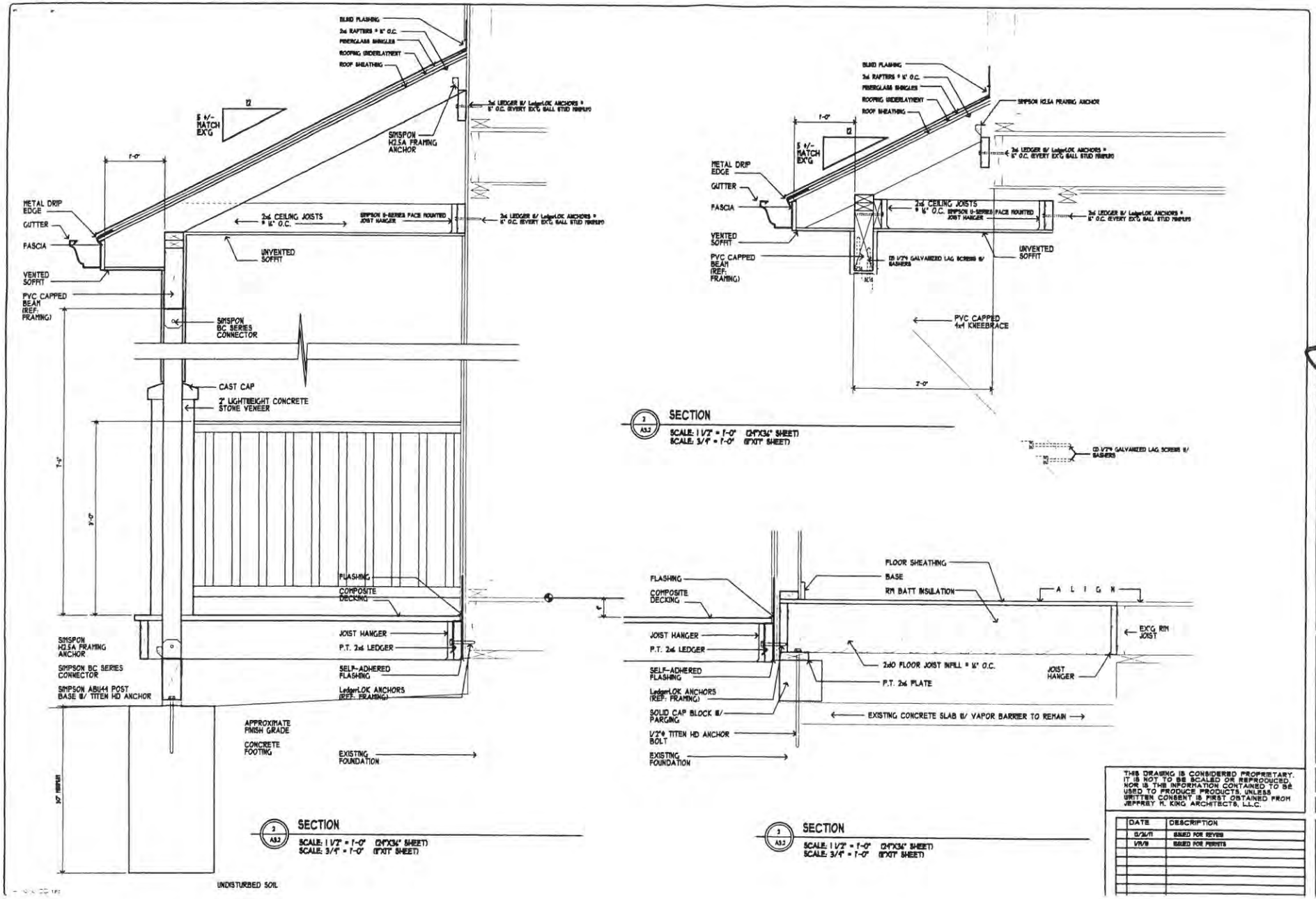
JOB NAME: PROPOSED ADDITION and RENOVATIONS FOR MAUREEN KIRK
401 APPLE AVENUE
BLACKWOOD, NEW JERSEY
BLOCK 5903 LOT 3

DRAWING NAME:
DEMOLITION PLAN
FLOOR PLAN
FRAMING PLANS
ELEVATIONS
NOTES and DETAILS

DRAWN BY: JMK
CHK'D BY: JMK

JOB #: 17-16

A1



JEFFREY M. KING
ARCHITECT L.L.C.
306 WEST CUTHBERT BLVD. HADDON TOWNSHIP, NJ 08108
PHONE: (856) 240-7592 FAX: (856) 240-7593

JEFFREY M. KING
LICENSED ARCHITECT
P.A. Lic. # AI-001

JOB NAME: PROPOSED ADDITION and RENOVATIONS FOR MAUREEN KURK
402 APPLE AVENUE
BLOCK 5903 LOT 8

DRAWING NAME: SECTIONS

DRAWN BY: JK
CHK'D BY: JK

JOB #: 11-16

A2

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DATE	DESCRIPTION
12/26/11	ISSUED FOR REVIEW
1/11/12	ISSUED FOR PERMITS

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Dora M. Guevara
Frank Schmidt
Glen Bianchini
Dorothy Bradley
Ken Garbowski

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY
401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

February 21, 2018

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

RECEIVED
FEB 21 2018
BY:

Re: Application #182004C
Maureen DiPierto
402 Apple Avenue, Blackwood, NJ 08012
Block 5903, Lot 8

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Brnt 65

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 15, 2018 **APPLICATION No. #182004C**

APPLICANT: Maureen DiPierto **PROJECT No. 12010**

BLOCK(S): 5903 LOT(S): 8

LOCATION: 402 Apple 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 5 6

STATUS OF APPLICATION:

☒ **New Application - Bulk C** ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by February 26, 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 and1 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

Plans attached

RECEIVED FEB 20 2018

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

OK 2-15-18 JUG BKS

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 15, 2018

APPLICATION No. #182004C

APPLICANT: Maureen DiPierto

PROJECT No. 12010

BLOCK(S): 5903 LOT(S): 8

LOCATION: 402 Apple Ave., Blackwood, NJ 08012

RECEIVED
FEB 15 2018
BY:

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 February 26, 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 and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

No Issues.

Signature

2/15/18

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 #182007C***
Harry & Dawn Rivell
106 Bee Lane
***BLOCK* 9206, LOT 9**

DATE: March 13, 2018

The Applicant requests approval for an existing 8' x 11' deck with steps attached to an above ground swimming pool with a 4.5-foot side yard setback within the R-3 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	13,047 sf	yes
Minimum lot frontage	75 ft.	79.25 ft.	yes
Minimum lot depth	125 ft.	122.57 ft.	enc
Maximum building coverage	20%	±10.5%[1]	yes
Maximum lot coverage	40%	±19.1%[1]	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (dwelling)	30 ft.	32.7 ft.	yes
Side yard	10 ft.	17.9 ft. / 38.5 ft.	yes / yes
Rear yard	30 ft.	±26 ft.	enc
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a
RESIDENTIAL SWIMMING POOL REQUIREMENTS			
Front yard (deck)[2]	30 ft.	±80 ft.	yes
Side yard (deck)[2]	10 ft.	4,5 ft.	**no***
Side yard (deck)[2]	**10 ft.**	**±100 ft.**	**yes**
Rear yard (deck)[2]	**10 ft.**	**≥ 10 ft.**	**yes**
Distance from dwelling (porch)	10 ft.	n/p	---

[1] = Scaled data.

enc = Existing nonconformance. 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.

II. VARIANCE COMMENTS

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

§422.K, Residential Swimming Pools and Cabana

1. Side Yard (deck with steps): (4.5 ft. provided v. 10 ft. min. required).

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

2. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested setback variance:
   a. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
   b. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

   NEGATIVE CRITERIA

   The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis 40:55D-70).

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.K(2) to permit a deck with steps for an existing above ground swimming pool four and five tenths (4.5) feet from the side property line (10 ft. minimum required).

IV. RECOMMENDATIONS

1. The Applicant must address the underlined comments.

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

cc: Harry & Dawn Rivell
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

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[1]: _____ Application №.: #18-2007C

Taxes Paid Yes/No _____(Initial)

Fees 160.00 Project # 1204/3

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. 150.00 Escr.# 1204/3

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Harry & Dawn Rivell	Name(s): N/A
Address: 106 Bee Lane	Address: SAME
City: Somerdale	City:
State, Zip: N.J. 08083	State, Zip:
(c) Phone: (856) 957-6246 Fax: (___) ___-____	Phone: (___) ___-____ Fax: (___) ___-____
Email:	

3. Type of Application. Check as many as apply:

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☒ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED
MAR 05 2018
BY:

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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: _____	Firm: _____
Address: _____	State, Zip: _____
City: _____	Phone: (___) ___-____ Fax: (___) ___-____
	Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Harry Rivell	Name:
Address: 106 Bee Lane	Address:
Profession: Construction	Profession:
City: Somerdale	City:
State, Zip: NJ. 08083	State, Zip:
Phone: 856 952 6246 Fax: (__) ___-____	Phone: (__) ___-____ Fax: (__) ___-____
Email:	Email:

7. Location of Property:

Street Address: 106 Bee Lane Block(s): 9206

Tract Area: Lot(s): 9

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): Pool Deck (wood) 11'X8' and steps SIDE setback 4½'

9. Property:

Number of Existing Lots: _____

Number of Proposed Lots: _____

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

Are there *existing* deed restrictions? ☐ No ☐ Yes **(If yes, attach copies)**

Are there *proposed* deed restrictions? ☐ No ☐ Yes

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	15'
Side setback 1	4/2'
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

*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: _____ 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] 3-1-18

Signature of Applicant Date

Signature of Co-applicant Date

17. Consent of Owner(s):

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

3-1-18
Date

Signature

Harry J. Rivell
Print Name

Sworn and Subscribed to before me this
1st day of March
2018 (Year)

OLGA POLLARD
Notary Public of New Jersey
Commission Expires April 11, 2018

Olga Pollard
Signature

OLGA POLLARD
Print Name

18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	☒ No ☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☒ No ☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☒ No ☐ Yes
D. Is the applicant a corporation?	☒ No ☐ Yes
E. Is the applicant a limited liability corporation?	☒ No ☐ Yes
F. Is the applicant a partnership?	☐ No ☐ Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? ☐ No ☐ Yes

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). ☐ No ☐ Yes

Signature of Applicant

Harry J. Rivell
Print Name

3-1-18
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 4/14/12, shows and discloses the premises in its entirety, described as Block 9206 Lot 9; 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:

Harry J. Rivell 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 1st day of March,
20 18 before the following authority.

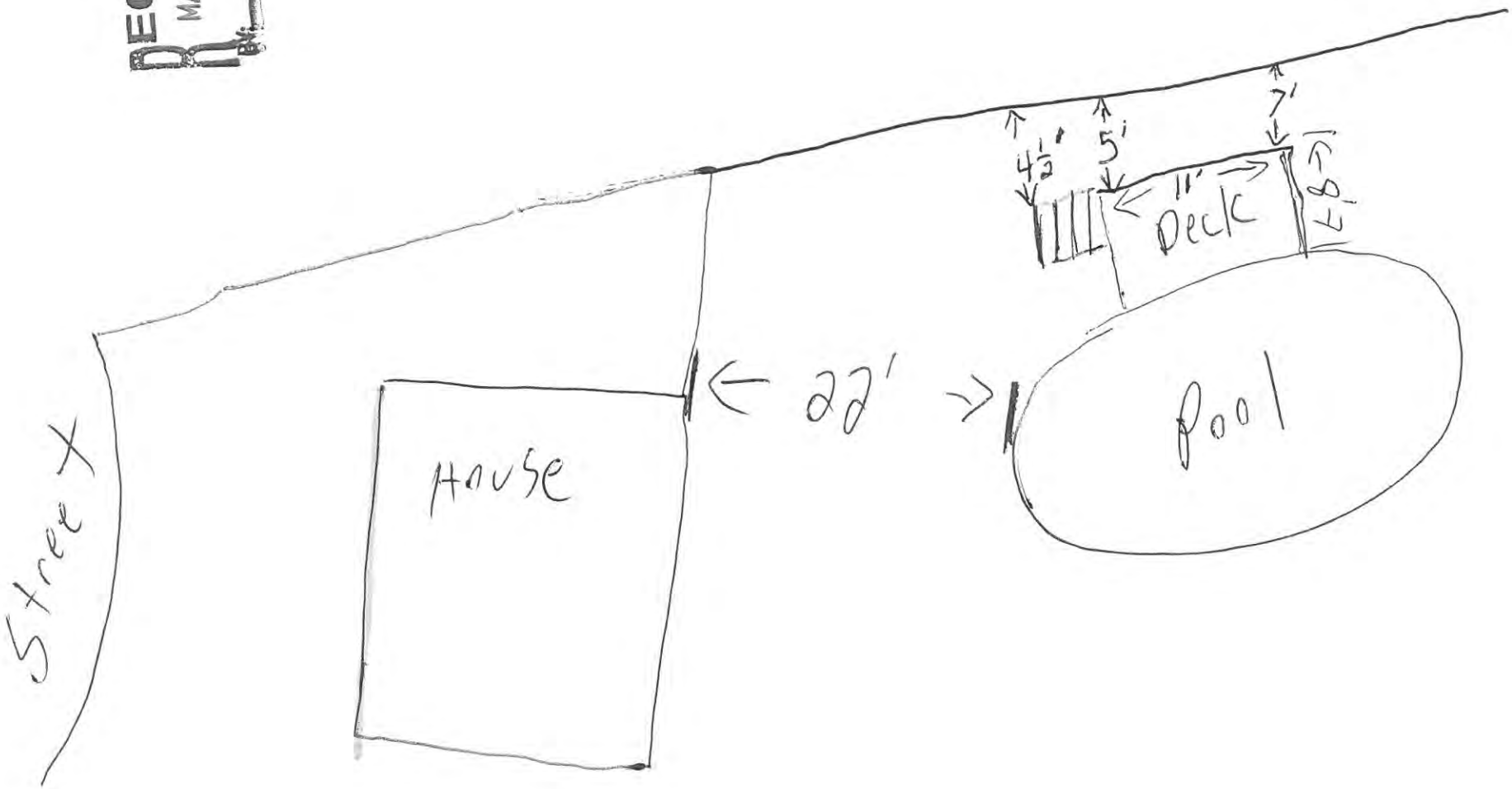
Olga Pollard
Notary public

OLGA POLLARD
Notary Public of New Jersey
Commission Expires April 11, 2018

Rivell Harry & Dawn
106 Bee Lane
Somerdal

(856) 952-6246

RECEIVED
MAR 05 2018

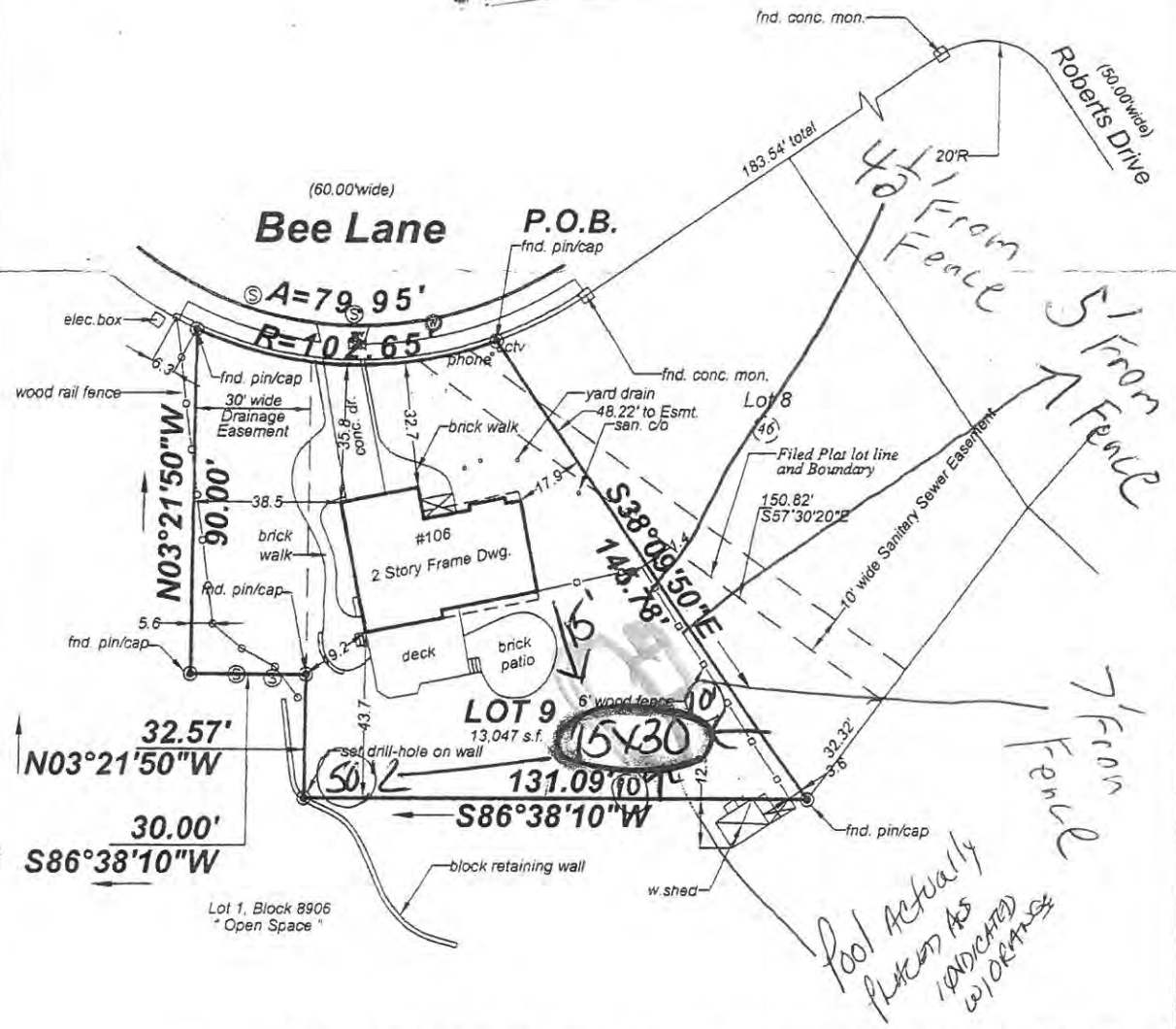


SURVEY REFERENCE: PLAN "L" OF "ROBERTS FARM", FILED IN THE CAMDEN COUNTY REGISTER OF DEEDS & RECORDS OFFICE ON DECEMBER 11, 1972 AS MAP#263-10
(SURVEYED LOT IS NOT A PART OF THIS PLAT)
ENCIRCLED NUMBERS DENOTE FILED PLAT LOT NUMBERS

DEED BOOK 8723, PAGE 1192 (TAX MAP LOT 9)
TAX MAP LOT 8 (FILED PLAT LOT 46) MODIFIED BY DEED ADJUSTMENT

FILED PLAT
N
Scale 1"= 30'

RECEIVED
MAR 05 2018
BY:



ALL LOT & BLOCK NUMBERS REFER TO:
GLOUCESTER TOWNSHIP TAX MAP

THIS SURVEY WAS MADE WITHOUT BENEFIT OF A TITLE REPORT

TO: HARRY & DAWN RIVELL
CTL TITLE INSURANCE AGENCY, INC.
ACRE MORTGAGE & FINANCIAL, INC., its successors and or assigns, as their interest may appear

ANY INSUROR OF TITLE RELYING HEREON AND ANY OTHER PARTY OF INTEREST:
"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY, IN MY OPINION, TO ITS ACCURACY AS OF THIS DATE EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND/OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE AS AN INDUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON"

DATE 04/14/12		SCALE 1"= 30'
REV.		DRAWN TJM

PLAN OF SURVEY
LOT 9, BLOCK 9206
GLOUCESTER TOWNSHIP
CAMDEN COUNTY NEW JERSEY

MASER SURVEYING LLC
LAND SURVEYORS
416 NEW ROAD, SOUTHAMPTON, NEW JERSEY 08088
(609) 859-4470 Tel. (609) 859-4471 Fax
masersurveying@aol.com

TIM J. MASER
PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC.#35958

FILE#12-5122

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).

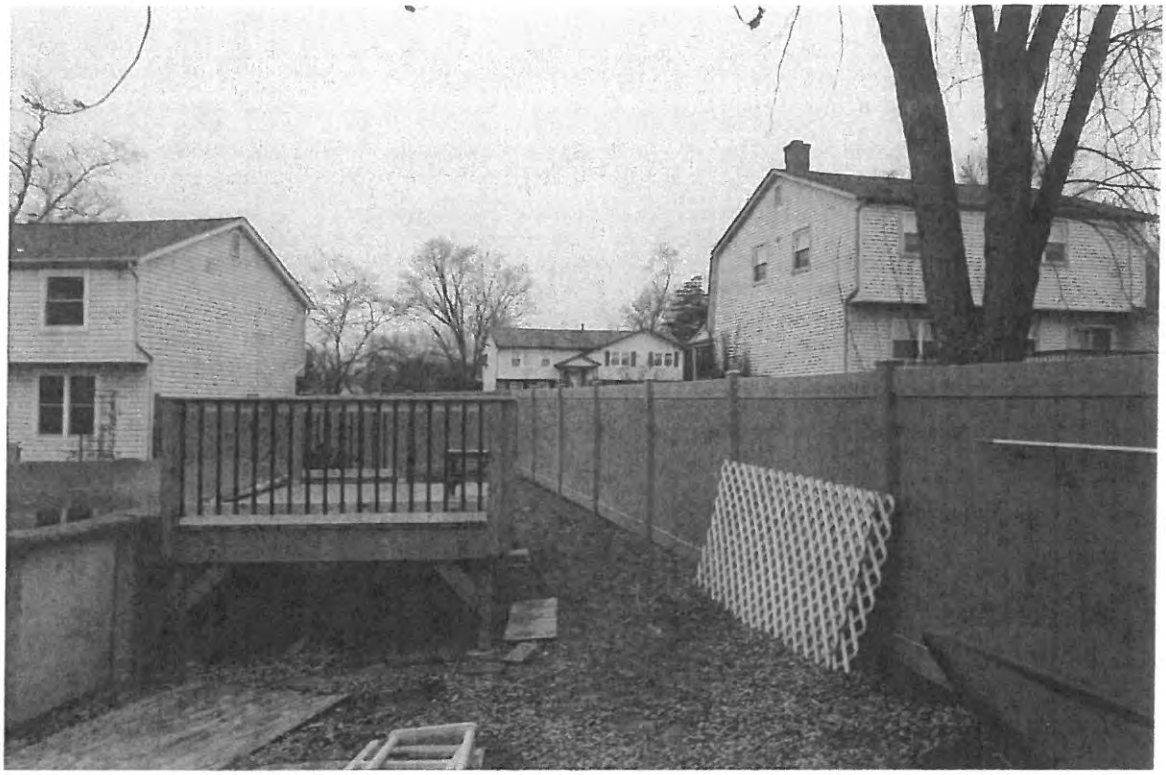
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-05-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 28003800

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM



ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
FRANKLIN T. SCHMIDT
ANDREA L. STUBBS
MICHELLE L. WINTERS

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

Name: Rivell Harry and Dawn

Address: 106 Bee Lane

Block: 9206 Lot: 9

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
MAR 05 2018
BY:

OFFICIAL VERIFICATION

TOWNSHIP OF GLOUCESTER INCORPORATED 1695 CAMDEN COUNTY N.J.

Tax Collector
Gloucester Township
Canden County

Bulk #54

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 5, 2018

APPLICATION No. #182007C

APPLICANT: Harry & Dawn Rivell

PROJECT No. 12043

BLOCK(S): 9206 LOT(S): 9

LOCATION: 106 Bee Lane, Somerdale, NJ 08083

RECEIVED
MAR 13 2018
BY:

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by March 16, 2018

ENCLOSED:

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- ☐ Recycling Report

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

OK 3-13-18 JTG - Require Construction permit

_____

Signature

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Dora M. Guevara
Frank Schmidt
Glen Bianchini
Dorothy Bradley
Ken Garbowski

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668

March 8, 2018

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

RECEIVED
MAR 12 2018
BY:

Re: Application #182007C
Harry & Dawn Rivell
106 Bee Lane, Somerdale, NJ 08083
Block 9206, Lot 9

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

RECEIVED
MAR 05 2018
BY:

DATE: March 5, 2018 **APPLICATION No. #182007C**

APPLICANT: Harry & Dawn Rivell **PROJECT No. 12043**

BLOCK(S): 9206 LOT(S): 9

LOCATION: 106 Bee Lane, Somerdale, NJ 08083

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☒ **New Application - Bulk C** ☐ Revision to Prior Application

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☒ For Your Review. ***Please Forward Report by March 16, 2018***

☐ For Your Files.

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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

No Issues.

Signature 3/5/18

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[1]:_____ Application №: #172045 DPMS FMS

Taxes Paid Yes/No _____(Initial)

Fees_____ Project #_____

☐ Planning Board ☐ Zoning Board of Adjustment

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

Escr._____ Escr.#_____

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Lance's Tavern, LLC	Name(s): same
Address: 7 Coles Road	Address:
City: Blackwood	City:
State, Zip: NJ, 08012	State, Zip:
Phone:(___)227-2314 Fax:(___)___-____	Phone:(___)___-____ Fax:(___)___-____
Email:	

3. Type of Application. Check as many as apply:

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ~~☐ Minor Site Plan~~
- ☐ ~~Preliminary Major Site Plan~~ [2]
- ☐ ~~Final Major Site Plan~~
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- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☐ Bulk "C" Variance [2]
- ■ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED JAN 16 2018

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

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ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	(NC)	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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: Dennis L. Riley	Firm: The Law Office of Dennis L. Riley, Esquire
Address: 200 Golfview Drive	State, Zip: New Jersey 08012
City: Blackwood	Phone: (___)232-3800 Fax:(___)232-3800
	Email: dennisrileyesq@gmail.com

6. Name of Persons Preparing Plans and Reports:

Name: James A. Clancy, P.E., P.L.S.	Name:
Address: 601 Asbury Avenue	Address:
Profession: Engineer, Planner, Surveyor	Profession:
City: National Park	City:
State, Zip: New Jersey 08063	State, Zip:
Phone:( )853-7306 Fax:( )853-7381	Phone:( )- Fax:( )-
Email: jclancy@clancyassoc@comast.net	Email:

7. Location of Property:

Street Address: 7 Coles Road Block(s): 8301

Tract Area: 2.887 A.C. +/- Lot(s): 7 (formerly 5, 6, 7& 8)

8. Land Use:

Existing Land Use: Restaurant, Liquor Store Tavern with outside raised patio

Proposed Land Use (Describe Application): Overlay of existing parking lot and expansion of non-conforming use parking lot to provide 177 parking spots and curbing for Restaurant, Liquor Store, Tavern with outside raised patio. Replacement of existing 6 ft fence.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

■ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

Are there *existing* deed restrictions? ■ No ☐ Yes **(If yes, attach copies)**

Are there *proposed* deed restrictions? ■ No ☐ Yes

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	22.2'
Front setback 2	24.9'
Rear setback	192.6'
Side setback 1	124.9'
Side setback 2	188.5'
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	N/A
Setback from E.O.P.*2	
Fence type	
Fence height	6' on East Border

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

Pool Requirements	
Setback from R.O.W.1	N/A
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	N/A
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

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

14. Parking and Loading Requirements:

Number of parking spaces required: 86 Number of parking spaces provided: 177

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

Lance Oberpriller 1-15-18

Signature of Applicant Date

Lance Oberpriller
Managing member

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).**

1-15-18
Date

Signature

Lance Oberparleiter
Print Name Managing Member

Sworn and Subscribed to before me this 15th day of January 2018 (Year).

Signature

Print Name

18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):

Complete each of the following sections:

A.	Is this application to subdivide a parcel of land into six or more lots?	☒ No ☐ Yes
B.	Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☒ No ☐ Yes
C.	Is this application for approval on a site or sites for commercial purposes?	☐ No ☒ Yes
D.	Is the applicant a corporation?	☒ No ☐ Yes
E.	Is the applicant a limited liability corporation?	☐ No ☒ Yes
F.	Is the applicant a partnership?	☒ No ☐ Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? ☒ No ☐ Yes

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). ☒ No ☐ Yes

Signature of Applicant

1-15-18
Date

Lance Oberparleiter
Print Name
Managing Member

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.

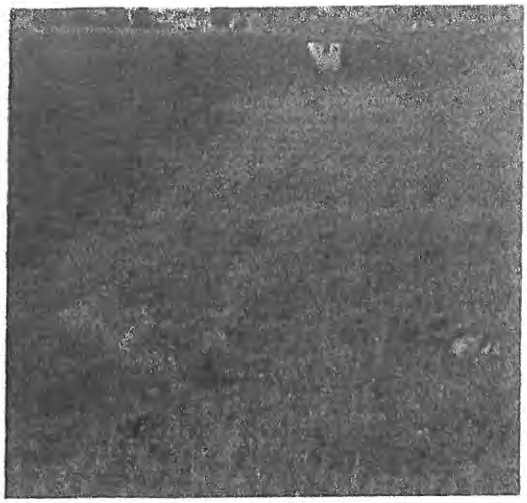
State of New Jersey,
County of Camden:

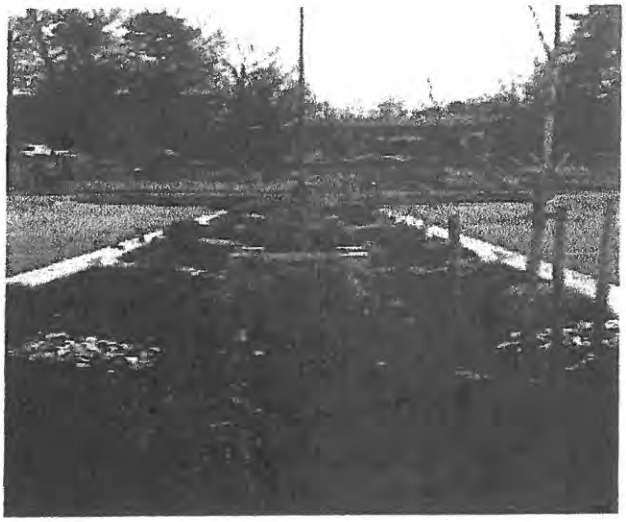
_____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

Sworn and subscribed to
On this _____ day of _____,
20_____ before the following authority.

Notary public





SKEETERS PUB

COMPREHENSIVE STORMWATER REPORT

BLOCK 8301 LOTS 5, 6, 7 & 8
GLOUCESTER TOWNSHIP
CAMDEN COUNTY, NEW JERSEY
PROJECT NO. C-314

ISSUE DATE: AUGUST 2017

RECEIVED
JAN 16 2018
BY:

Prepared By
HCE&S, LLC
601 Asbury Avenue
National Park, New Jersey 08063
(856) 853-7306

James A. Clancy, P.E., P.L.S.
New Jersey Professional Engineer
& Land Surveyor License No. 33998

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Executive Summary

A. Introduction

This report has been prepared for the proposed overlay of an existing stone parking area in the Township of Gloucester, Camden County, New Jersey. This report has been prepared as part of the requirements for Land Development within the Township of Gloucester and it addresses the Standards of the Residential Site Improvement Standards (RSIS).

The site is known as Block 8301, Lots 5,6,7 & 8 on the Township of Gloucester Tax Maps in Camden County, New Jersey.

The Calculations contained in this report used the Standards and Practice as outlined by the Soil Conservation Service (SCS) of the United States Department of Agriculture (USDA), the RSIS, the New Jersey Department of Environmental Protection Better Management Practice Manual (NJDEP BMP) and the local Land use Ordinance of the Township of Gloucester, Camden County, New Jersey. The report estimates and describes the following :

- The estimated stormwater runoff and peak discharge flow rates for the ***Existing Condition*** of the site.
- The estimated stormwater runoff and discharge flow rates for the ***Post Developed Conditions*** of the site.
- The proposed located, description and design calculations for the ***Stormwater Management System.***

The Technical Release 55 (TR-55) as developed by the SCS was utilized as the Standard for estimating the stormwater runoff and peak discharge rates for the existing and proposed site. The estimated stormwater runoff and peak flow rates were obtained for the existing and proposed conditions of the site for the NJDEP 1 year water quality storm, 2, 10 and 100 year frequency storm intervals.

B. Existing Conditions

Hydrologist Soil Group Type 'B' which exhibit a slope infiltration rate when thoroughly wet.

Using the TR-55 method a Time of Concentration (Tc) was determined for each of the existing drainage areas using the longest drainage path through the drainage area. Using specific parameters for conditions of the drainage area was calculated. Using the characteristics or parameters, the estimated stormwater runoff and peak discharge flow rates can be calculated. The individual existing drainage areas are then combined and combined existing drainage total for the peak discharge flow rates for the 2, 10, and 100 year storm frequency interval is determined. A summary of the estimated peak discharge flow rates is provided below. Data and calculations are provided in Section VI.

Pre – Development Flows

Event (yr)	Total Pre-Development	Reduction Factor	Allowable Post
2	0.33 CFS	0.5	0.17 CFS
10	0.61 CFS	0.75	0.46 CFS
100	1.16 CFS	0.80	0.93 CFS

C. Proposed Conditions

Based upon the proposed development grading and drainage plans, one (1) overall drainage area for the site is delineated. This drainage area contributes flow to the proposed underground stone basin. Additional landscaping areas were added in the existing paved areas to reduce the overall impervious from 9890 sf to 7770 sf.

Post Development conditions were analyzed by the TR-55 Methodology with the Post Development 2, 10, 100 year storm event peak flows being controlled to 50%, 75%, and 80% of the Pre - Development flows respectively. Additionally, recharge and water quality volume is infiltrated through the basin bottom and the basin within a seventy-two (72) hour period.

The summary of the results are provided below.

Post Development Flows

Event (yr)	Post Development To Basin	Post Routed From Basin	Post Development Allowable	Discharge
2	0.5 CFS	0.0 CFS	0.17 CFS	0.1
10	0.61 CFS	0.0 CFS	0.46 CFS	0.1
100	1.16 CFS	0.0 CFS	0.93 CFS	0.82

D. Proposed Stormwater Management System

D-1 Proposed Stormwater Management Infiltration / Detention Requirements

As Part of the Stormwater Management Systems, the collected stormwater from the entire site will be directed to proposed stormwater infiltration basin located on the easterly position of the site. The proposed infiltration basin will retain stormwater runoff from the increased impervious coverage and allow for detention for the larger storms

Using Hydraflow 2004, a computer program, design and routing calculations were performed for each requirement design storm frequency.

The basin must be designed to recharge the different between the two (2) year Post Development volume and the two (2) Pre – Development volume.

2 year Pre = 1202 CF

2 year Post = 1998 CF

Difference of 2 year = 1998 CF – 1202 CF = 796 CF

Recharge Provided

Basin = 1998 CF

As seen above the basin is designed to recharged more than the 2 year difference therefore the 2 year stormwater requirement are met.

The 1 year water quality is 7770sf x 1.25/12 = 809.4 cf which is also met

D-2 Basin Dewatering Calculation and Emergency Drain Time

Drainage rate - 4 in/hr assuming K3 soil

Applying a Factor of Safety of 2.0 (4 / 2 = 2 in/hr)

Average Percolation rate 2 inch/hr

time to dewater Basin

The depth required to infiltration basin is 1.5'

$$= 1.5\,ft \times \left(\frac{12\ in}{1\,ft}\right) \times \left(\frac{1\ hr}{2\ in}\right) = 9\ hours < 72\ hours\ \ O.K$$

D-3 Miscellaneous Drainage Features

The ordinance NJDEP BMP manual requires a two - foot separation between the bottom of the basin and seasonal high water table. The basin meets or exceeds the conditions stated above by providing the require two feet of separation between the bottom of the basin and the seasonal high water table.

D-4 Analysis and Calculations

The design of the site intended to reduce the impact of the stormwater runoff on the developed site. The proposed stormwater basin attenuates the increased runoff generated by the development to provide allowed discharges out of the basin for all storm events up to and including the 100 year storm. Also the basin stores and infiltrates the amount of stormwater required by the NJDEP.

Lastly, the impact of the proposed site development has been effectively reduced, thus minimizing the potential erosion and flooding around the area and total impact to neighboring sites.

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Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SCS Runoff	0.05	1	727	196	----	------	------	Existing
2	SCS Runoff	0.18	1	726	672	----	------	------	Proposed
3	Reservoir	0.00	1	1013	581	2	41.61	492	basin

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Aug 30 2017, 3:40 PM

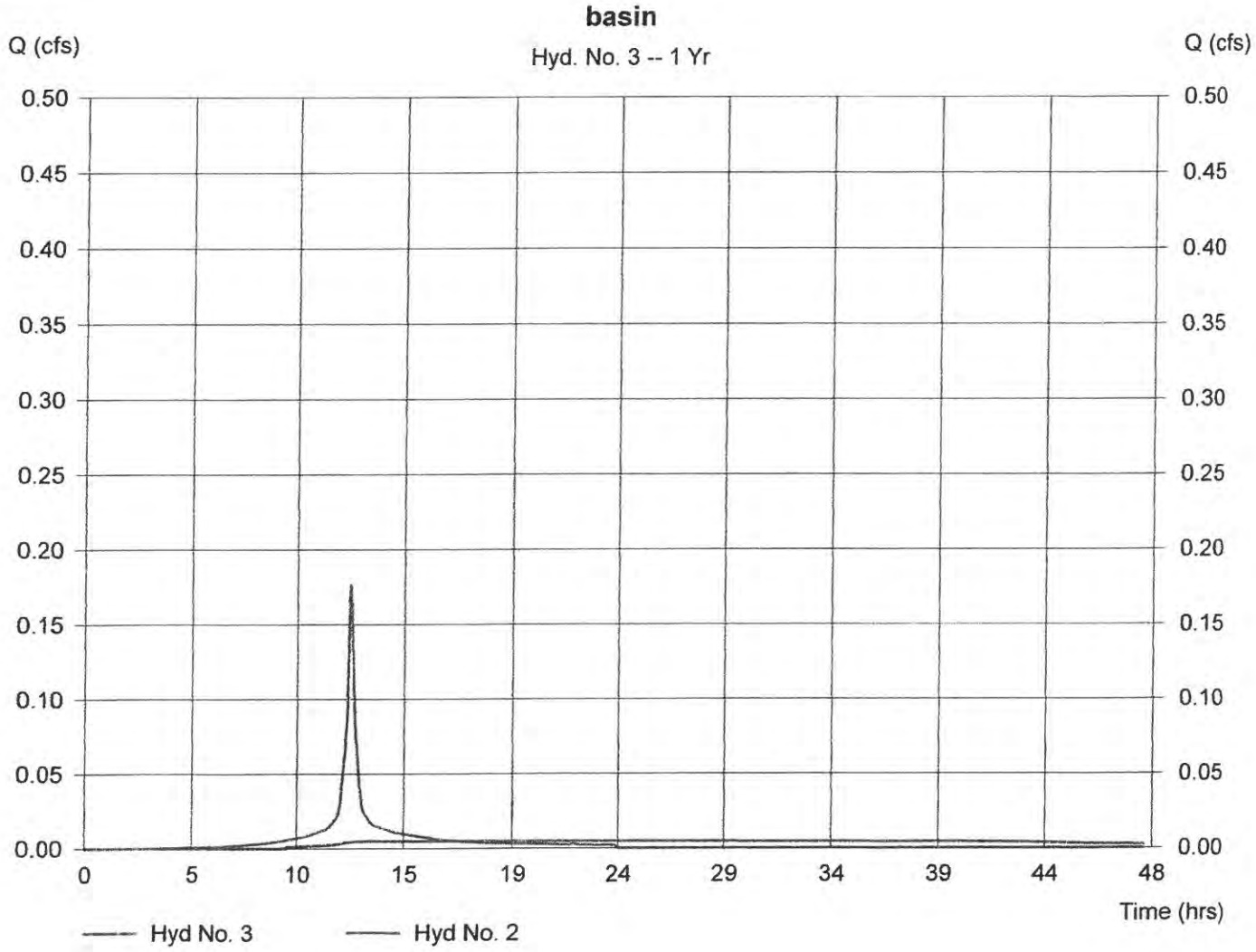
Hyd. No. 3

basin

Hydrograph type	= Reservoir	Peak discharge	= 0.00 cfs
Storm frequency	= 1 yrs	Time interval	= 1 min
Inflow hyd. No.	= 2	Max. Elevation	= 41.61 ft
Reservoir name	= Storage	Max. Storage	= 492 cuft

Storage Indication method used.

Hydrograph Volume = 581 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Wednesday, Aug 30 2017, 3:40 PM

Pond No. 1 - Storage

Pond Data

Bottom LxW = 200.0 x 4.0 ft Side slope = 0.0:1 Bottom elev. = 41.00 ft Depth = 4.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	41.00	800	0	0
0.20	41.20	800	160	160
0.40	41.40	800	160	320
0.60	41.60	800	160	480
0.80	41.80	800	160	640
1.00	42.00	800	160	800
1.20	42.20	800	160	960
1.40	42.40	800	160	1,120
1.60	42.60	800	160	1,280
1.80	42.80	800	160	1,440
2.00	43.00	800	160	1,600
2.20	43.20	800	160	1,760
2.40	43.40	800	160	1,920
2.60	43.60	800	160	2,080
2.80	43.80	800	160	2,240
3.00	44.00	800	160	2,400
3.20	44.20	800	160	2,560
3.40	44.40	800	160	2,720
3.60	44.60	800	160	2,880
3.80	44.80	800	160	3,040
4.00	45.00	800	160	3,200

Culvert / Orifice Structures

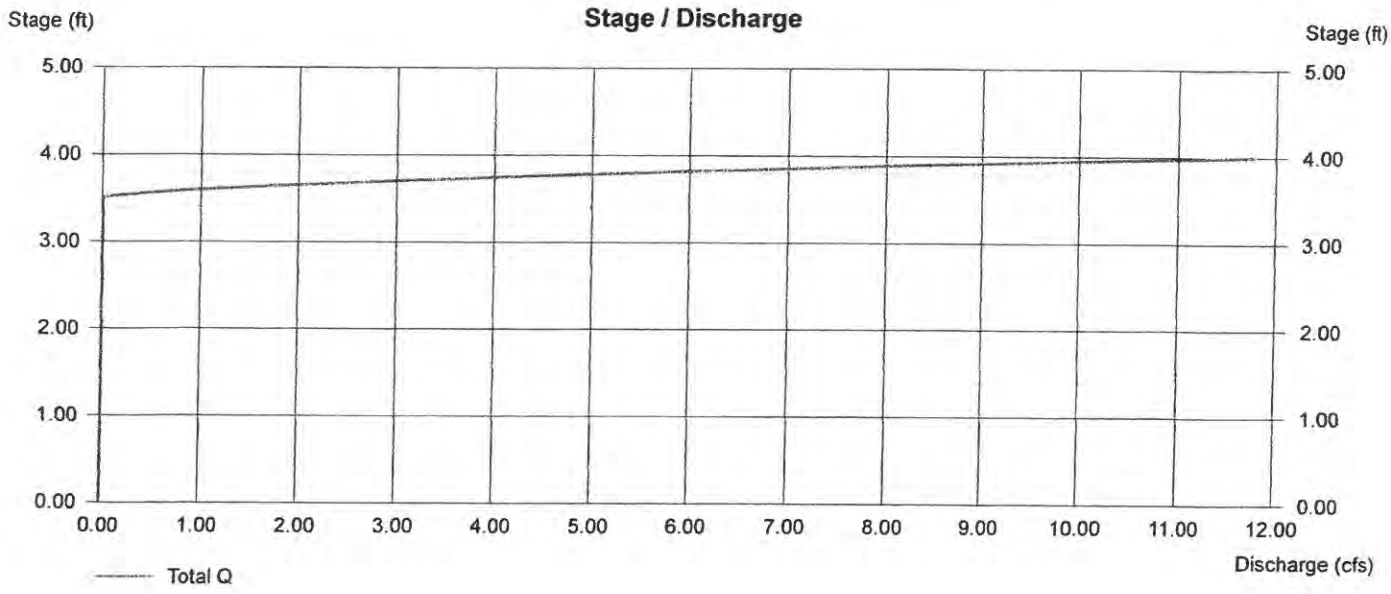
	[A]	[B]	[C]	[D]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	0.00
N-Value	= .013	.000	.000	.000
Orif. Coeff.	= 0.60	0.00	0.00	0.00
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	0.00	0.00	0.00
Crest El. (ft)	= 44.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	0.00	0.00	0.00
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfiltration = 0.200 in/hr (Wet area) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SCS Runoff	0.33	1	726	1,202	----	------	------	Existing
2	SCS Runoff	0.50	1	726	1,998	----	------	------	Proposed
3	Reservoir	0.01	1	1221	981	2	43.02	1,615	basin

Hydrograph Plot

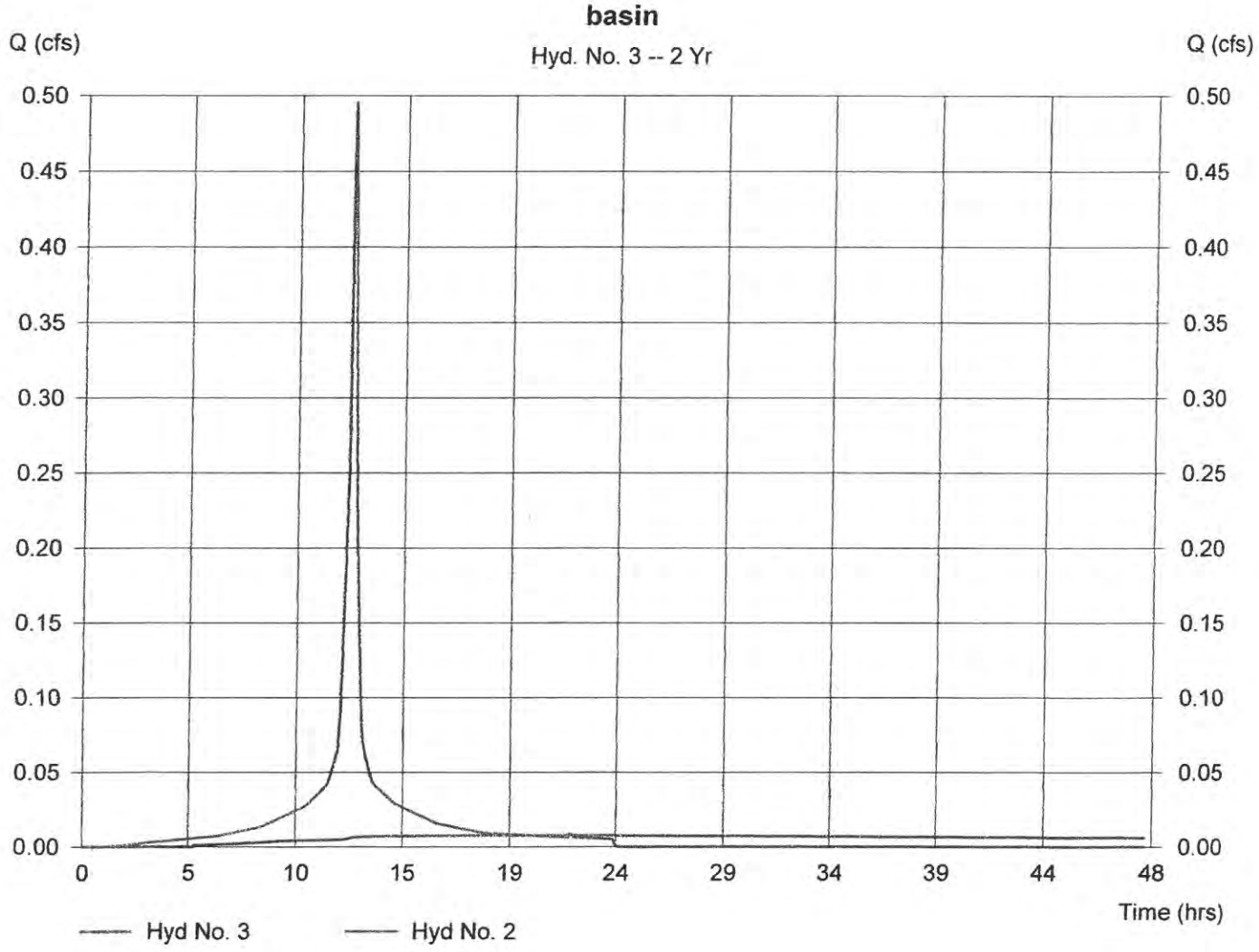
Hydraflow Hydrographs by Intelisolve | Wednesday, Aug 30 2017, 3:40 PM

Hyd. No. 3

basin

Hydrograph type	= Reservoir	Peak discharge	= 0.01 cfs
Storm frequency	= 2 yrs	Time interval	= 1 min
Inflow hyd. No.	= 2	Max. Elevation	= 43.02 ft
Reservoir name	= Storage	Max. Storage	= 1,615 cuft

Storage Indication method used. | Hydrograph Volume = 981 cuft



Pond Report

Pond No. 1 - Storage

Pond Data

Bottom LxW = 200.0 x 4.0 ft Side slope = 0.0:1 Bottom elev. = 41.00 ft Depth = 4.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	41.00	800	0	0
0.20	41.20	800	160	160
0.40	41.40	800	160	320
0.60	41.60	800	160	480
0.80	41.80	800	160	640
1.00	42.00	800	160	800
1.20	42.20	800	160	960
1.40	42.40	800	160	1,120
1.60	42.60	800	160	1,280
1.80	42.80	800	160	1,440
2.00	43.00	800	160	1,600
2.20	43.20	800	160	1,760
2.40	43.40	800	160	1,920
2.60	43.60	800	160	2,080
2.80	43.80	800	160	2,240
3.00	44.00	800	160	2,400
3.20	44.20	800	160	2,560
3.40	44.40	800	160	2,720
3.60	44.60	800	160	2,880
3.80	44.80	800	160	3,040
4.00	45.00	800	160	3,200

Culvert / Orifice Structures

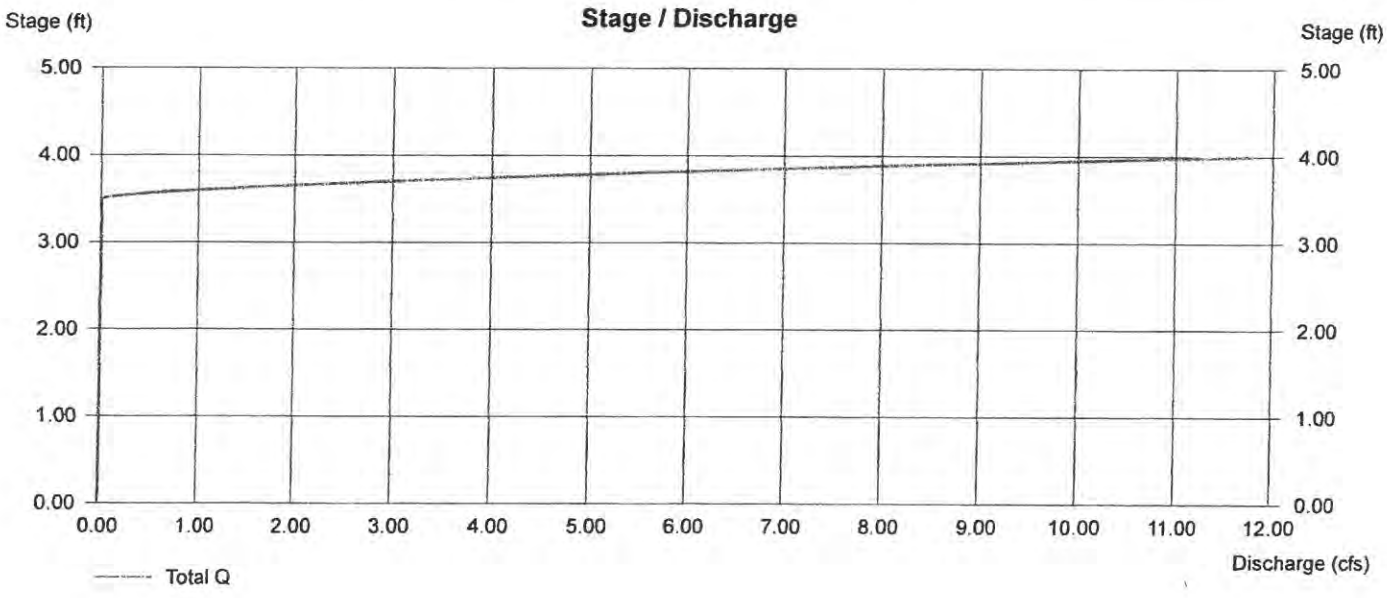
	[A]	[B]	[C]	[D]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	0.00
N-Value	= .013	.000	.000	.000
Orif. Coeff.	= 0.60	0.00	0.00	0.00
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	0.00	0.00	0.00
Crest El. (ft)	= 44.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	0.00	0.00	0.00
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfiltration = 0.200 in/hr (Wet area) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SCS Runoff	0.61	1	726	2,223	----	------	------	Existing
2	SCS Runoff	0.76	1	726	3,131	----	------	------	Proposed
3	Reservoir	0.01	1	1337	1,294	2	44.27	2,613	basin

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Aug 30 2017, 3:40 PM

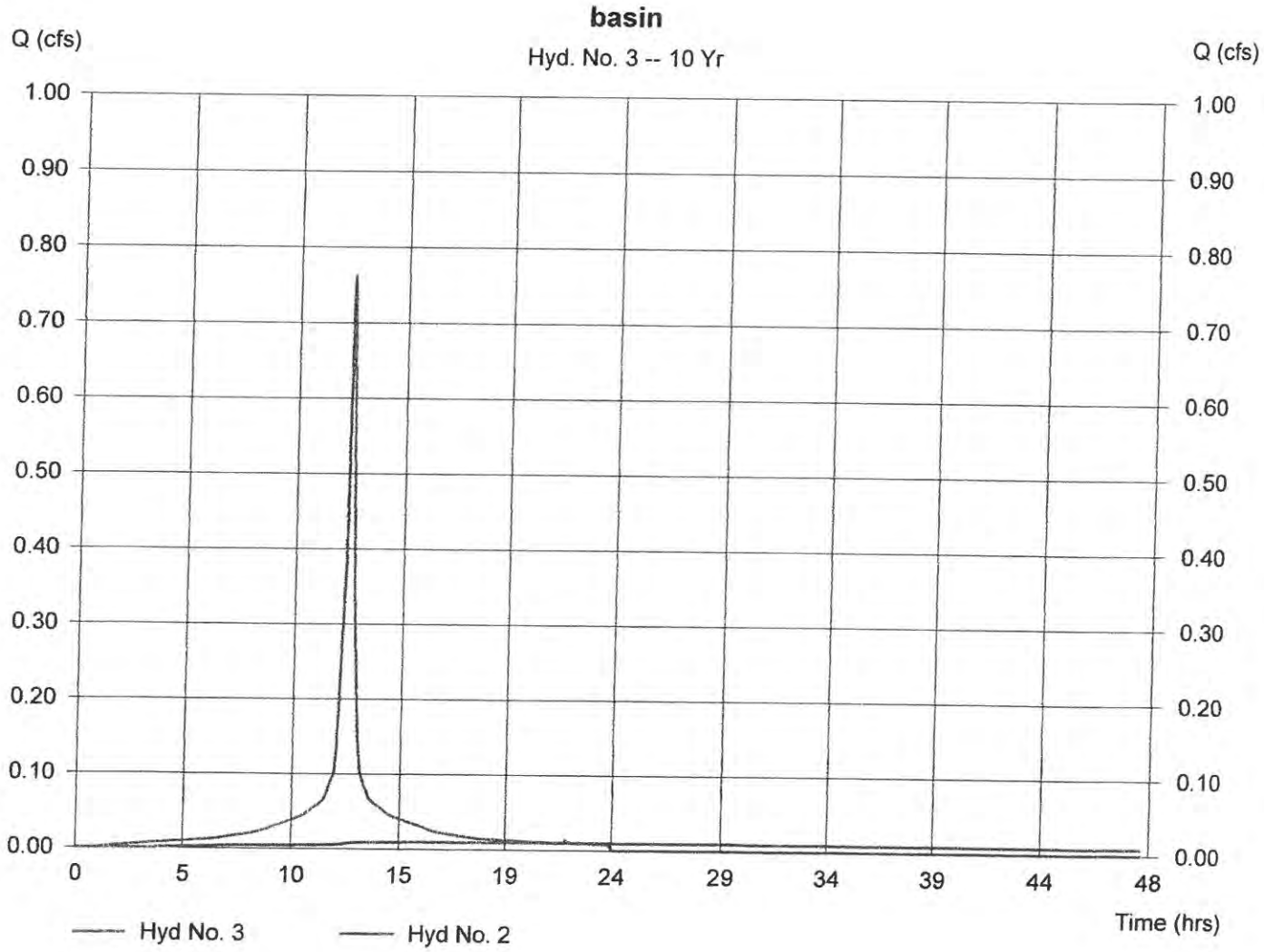
Hyd. No. 3

basin

Hydrograph type	= Reservoir	Peak discharge	= 0.01 cfs
Storm frequency	= 10 yrs	Time interval	= 1 min
Inflow hyd. No.	= 2	Max. Elevation	= 44.27 ft
Reservoir name	= Storage	Max. Storage	= 2,613 cuft

Storage Indication method used.

Hydrograph Volume = 1,294 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve — Wednesday, Aug 30 2017, 3:40 PM

Pond No. 1 - Storage

Pond Data

Bottom LxW = 200.0 x 4.0 ft Side slope = 0.0:1 Bottom elev. = 41.00 ft Depth = 4.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	41.00	800	0	0
0.20	41.20	800	160	160
0.40	41.40	800	160	320
0.60	41.60	800	160	480
0.80	41.80	800	160	640
1.00	42.00	800	160	800
1.20	42.20	800	160	960
1.40	42.40	800	160	1,120
1.60	42.60	800	160	1,280
1.80	42.80	800	160	1,440
2.00	43.00	800	160	1,600
2.20	43.20	800	160	1,760
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2.80	43.80	800	160	2,240
3.00	44.00	800	160	2,400
3.20	44.20	800	160	2,560
3.40	44.40	800	160	2,720
3.60	44.60	800	160	2,880
3.80	44.80	800	160	3,040
4.00	45.00	800	160	3,200

Culvert / Orifice Structures

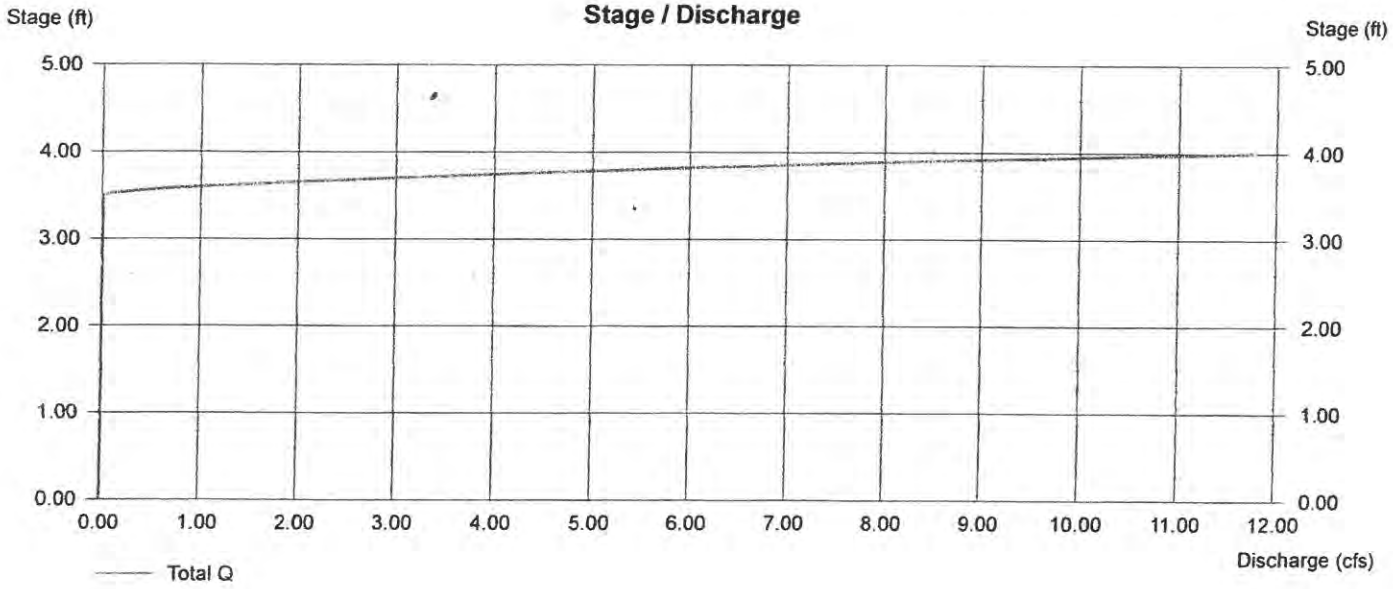
	[A]	[B]	[C]	[D]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	0.00
N-Value	= .013	.000	.000	.000
Orif. Coeff.	= 0.60	0.00	0.00	0.00
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	0.00	0.00	0.00
Crest El. (ft)	= 44.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	0.00	0.00	0.00
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfiltration = 0.200 in/hr (Wet area) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SCS Runoff	1.16	1	726	4,360	----	------	------	Existing
2	SCS Runoff	1.29	1	726	5,376	----	------	------	Proposed
3	Reservoir	0.82	1	735	3,378	2	44.58	2,867	basin

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Aug 30 2017, 3:40 PM

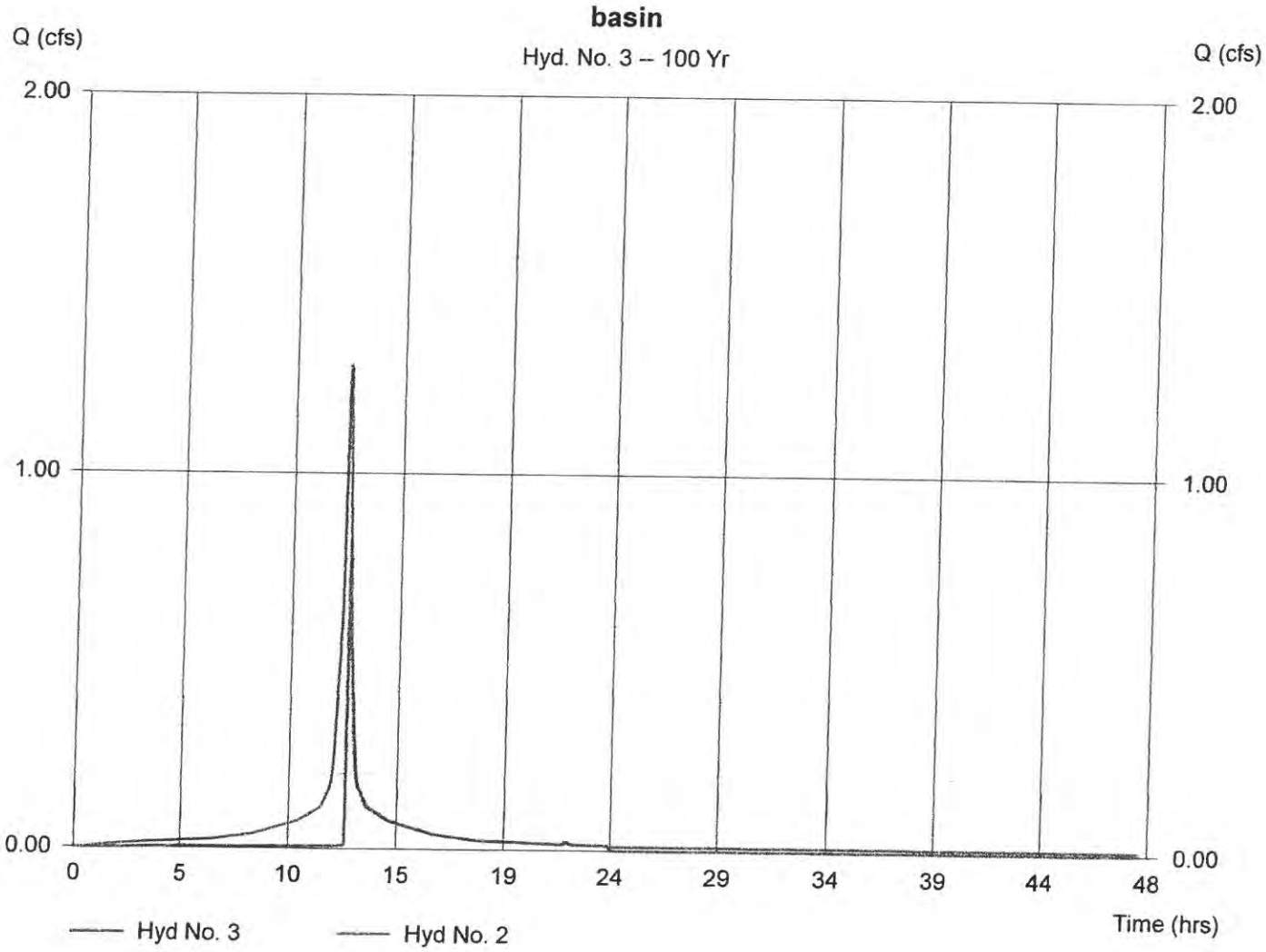
Hyd. No. 3

basin

Hydrograph type	= Reservoir	Peak discharge	= 0.82 cfs
Storm frequency	= 100 yrs	Time interval	= 1 min
Inflow hyd. No.	= 2	Max. Elevation	= 44.58 ft
Reservoir name	= Storage	Max. Storage	= 2,867 cuft

Storage Indication method used.

Hydrograph Volume = 3,378 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Wednesday, Aug 30 2017, 3:40 PM

Pond No. 1 - Storage

Pond Data

Bottom LxW = 200.0 x 4.0 ft Side slope = 0.0:1 Bottom elev. = 41.00 ft Depth = 4.00 ft

Stage / Storage Table

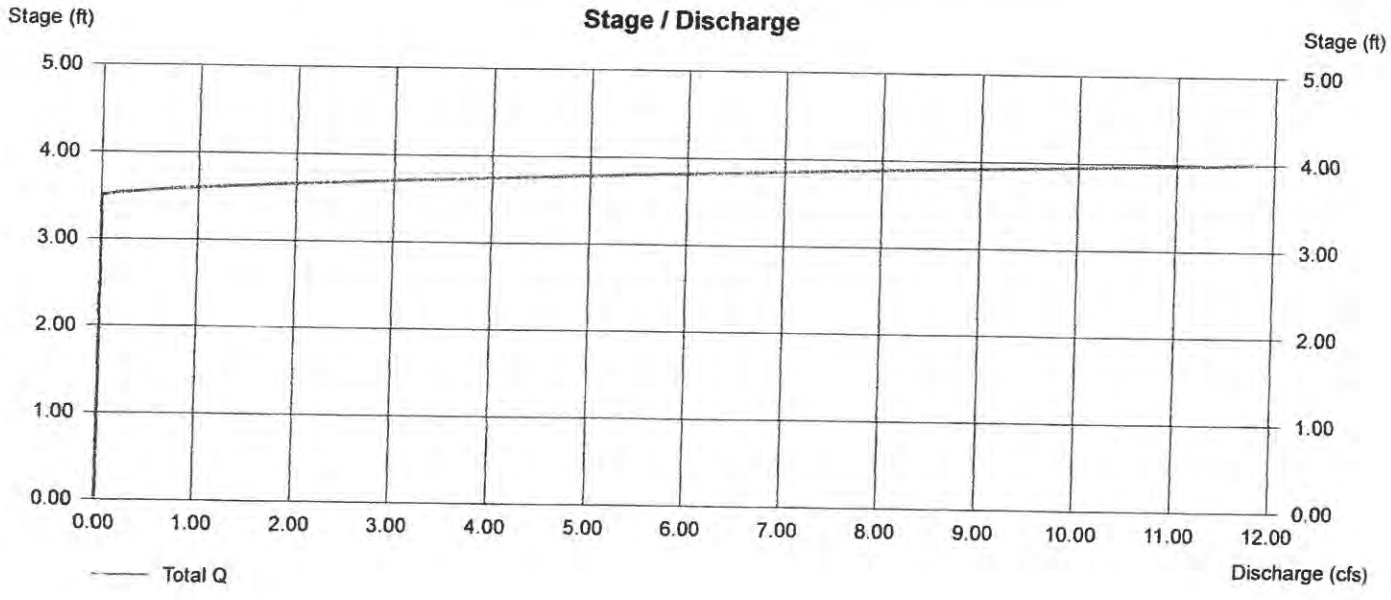
Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	41.00	800	0	0
0.20	41.20	800	160	160
0.40	41.40	800	160	320
0.60	41.60	800	160	480
0.80	41.80	800	160	640
1.00	42.00	800	160	800
1.20	42.20	800	160	960
1.40	42.40	800	160	1,120
1.60	42.60	800	160	1,280
1.80	42.80	800	160	1,440
2.00	43.00	800	160	1,600
2.20	43.20	800	160	1,760
2.40	43.40	800	160	1,920
2.60	43.60	800	160	2,080
2.80	43.80	800	160	2,240
3.00	44.00	800	160	2,400
3.20	44.20	800	160	2,560
3.40	44.40	800	160	2,720
3.60	44.60	800	160	2,880
3.80	44.80	800	160	3,040
4.00	45.00	800	160	3,200

Culvert / Orifice Structures

	[A]	[B]	[C]	[D]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	0.00
N-Value	= .013	.000	.000	.000
Orif. Coeff.	= 0.60	0.00	0.00	0.00
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	0.00	0.00	0.00
Crest El. (ft)	= 44.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	0.00	0.00	0.00
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfiltration = 0.200 in/hr (Wet area) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.