Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, June 27, 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.

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**MINUTES FOR ADOPTION**

Zoning Board Minutes - *Wednesday, June 13, 2018*

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**RESOLUTIONS FOR MEMORIALIZATION**

#182014C  
Anthony Piccone  
Bulk C Variance  
Block: 8701 Lot: 2.02

#182016C  
John Barrett  
Bulk C Variance  
Block: 12807 Lot: 12

#182017C  
Soby Itty  
Bulk C Variance  
Block: 171208 Lot: 1.01

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**APPLICATIONS FOR REVIEW**

#182020C  
Beverly Bauers  
Zoned: R3  
Bulk C Variance  
Block: 8105 Lot: 1  
Location: 1592 Ellis Ave., Laurel Springs

10’x16’x10’ shed with setbacks
#182019C
Frank Koch
Zoned: R3

12'x20'x10' wood shed with setbacks

#182021C
John Hesington
Zoned: R3

6' vinyl fence with setbacks

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

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
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              Absent
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

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday May 9, 2018

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

Roll Call:

Vice Chairman Simiriglia  Yes
Mr. Bucceroni              Yes
Mrs. Chiumento             Yes
Mr. Rosati                 Yes
Mr. Acevedo                Yes
Mr. Treger                 Yes
Chairman McMullin           Yes

Minutes Approved.
RESOLUTIONS FOR MEMORIALIZATION

#182011C
Kate & Brad Holden
Bulk C Variance
Block: 14901 Lot: 33

#182012C
Roland Bordi
Bulk C Variance
Block: 2001 Lot: 13

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

Roll Call:

- Vice Chairman Simiriglia: Yes
- Mr. Bucceroni: Yes
- Mrs. Chiumento: Yes
- Mr. Rosati: Yes
- Mr. Acevedo: Yes
- Mr. Treger: Yes
- Chairman McMullin: Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#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.

The above-mentioned application will be postponed to June 27, 2018, this is the notice; no re-advertisement necessary.

#182014C
Anthony Piccone
Zoned: R3
Bulk C Variance
Block: 8701 Lot: 2.02
Location: 18 Stonegate Ct., Blackwood
2nd Shed with setbacks

Mr. Costa swears in Mr. Piccone.
Mr. Piccone states he is a disabled vet and is gong to use the 2nd shed for wood working. He will conform with all the setbacks.
Mr. Lechner asks the space between the 2 sheds.
Mr. Piccone states 1'.
Mr. Lechner states there would be a 2nd variance for less than 10' between the sheds. Mr. Lechner asks about the 15' drainage easement on the property.
Mr. Piccone states the easement is on the other side.
Mr. Mellett states the way it was drawn, both sheds are on the easement. Vice Chairman Simiriglia suggests it could be swale.
Mr. Piccone states "you could swim in my yard" when it rains.
Mr. Bucceroni states easements are overflowing all over town when buildings are on top of pipes. Can you move it forward?
Mr. Piccone states he can move both sheds 15' closer to the house.
Mr. Mellett states put the new shed 5' in front of the current shed.

Open to the Public:
No Comments:

A motion to approve the above-mentioned application with the following: variance for less than 10' between the 2 sheds & put the 2nd shed 5' closer; was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
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</thead>
<tbody>
<tr>
<td>Vice Chairman Simiriglia</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Bucceroni</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Scarduzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Mrs. Chiumento</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Rosati</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Acevedo</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman McMullin</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Application Approved.

#182016C
John Barrett
Zoned: R3
Bulk C Variance
Block: 12807 Lot: 12
Location: 13 Glamis Rd., Blackwood
12' x 43' roof covering patio with setbacks.
Mr. Costa swears in Mr. Barrett.
Mr. Barrett states they are covering an existing patio and it is located 20' off property line. They are also covering a 10' section of the house next to the patio.

Open to the Professionals:
No Comments.

Open to the Public:
No Comments.

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

Roll Call:

<table>
<thead>
<tr>
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<td>Yes</td>
</tr>
<tr>
<td>Mr. Scarduzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Mrs. Chiumento</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Rosati</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Acevedo</td>
<td>Yes</td>
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<tr>
<td>Chairman McMullin</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Application Approved.

#182017C
Soby Itty
Zoned: R3
Bulk C Variance
Block: 171208 Lot: 1.01
Location: 2 Ditess Ln. Sicklerville
12' x 16' deck with setbacks.

Mr. Costa swears in Mr. Soby Itty.
Mr. Itty states his lot isn’t real deep. He is not putting up a roof and the steps will be on the side.
Mr. Mellett states there is adequate separation between the drainage and easement.

Open to the Professionals:
No Additional Comments.

Open to the Public:
No Comments.
A motion to approve the above-mentioned application was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

<table>
<thead>
<tr>
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</tr>
</thead>
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<tr>
<td>Mr. Scarduzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Mrs. Chiumento</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Rosati</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Acevedo</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman McMullin</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Application Approved.

A motion to Adjourn was made by Mr. Rosati and seconded by Mrs. Chiumento.

Respectfully Submitted, Jean Gomez, Recording Secretary.
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182014C
Anthony Piccone
Block 8701, Lot 2.02

WHEREAS, Anthony Piccone is the owner of the land and premises located at 18 Stonegate Court 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 second shed 10'x10', only one permitted and a 1' variance between sheds instead of the required 10 feet for the property located upon Block 8701, Lot 2.02, 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 June 13, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Anthony Piccone is the owner of the land and premises located at 18 Stonegate Court Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 8701, Lot 2.02, 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 he is a disabled veteran and will use the 10x10 shed for his woodworking hobby and this is the only location for the shed because of the size of his lot. He agreed as a condition of approval to remove the sheds from the easement.

5. There were no objections to the application.

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

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of June, 2018, the applicant Anthony Piccone is hereby granted the aforesaid variances for the property located upon Block 8701, Lot 2.02 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**

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Andy Rosati</td>
<td>Yes</td>
</tr>
<tr>
<td>Mike Acevedo</td>
<td>Yes</td>
</tr>
<tr>
<td>Arlene Chiumento</td>
<td>Yes</td>
</tr>
<tr>
<td>Kevin Bucceroni</td>
<td>Yes</td>
</tr>
<tr>
<td>Carmen Scarduzzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Frank Simiriglia</td>
<td>Yes</td>
</tr>
<tr>
<td>Jay McMullin</td>
<td>Yes</td>
</tr>
</tbody>
</table>

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**ZONING BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

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**Chairperson**

| Jay McMullin |

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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 27th day of June, 2018.

---

Ken Lechner, Secretary

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**Prepared by:**

**ANTHONY P. COSTA, Esquire**
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182016C
John Barrett
Block 12807, Lot 12

WHEREAS, John Barrett is the owner of the land and premises located at 13 Glamis Road 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 12’x43’ roof covering patio with building coverage of 20.8% instead of the required 20% and a front property line setback private of 20 feet instead of the required 30 feet for the property located upon Block 12807, Lot 12, 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 June 13, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, John Barrett is the owner of the land and premises located at 13 Glamis Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 12807, Lot 12, 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 he has a corner lot and he is conforming to the existing setback. The roof is over the existing patio and the grass area.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of June, 2018, the applicant John Barrett is hereby granted the aforesaid variances for the property located upon Block 12807, Lot 12 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

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

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin           Chairperson

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Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182017C
Soby Itty
Block 17208, Lot 1.01

WHEREAS, Soby Itty is the owner of the land and premises located at 2 Dittess Lane in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 12’x16’ deck with a rear yard setback of 24’ instead of the required 30’ for the property located upon Block 17208, Lot 1.01, 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 June 13, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Soby Itty is the owner of the land and premises located at 2 Dittess Lane in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 17208, Lot 1.01, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has a small back yard and this is the only location for the 12’x16’ deck.
5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of June, 2018, the applicant Soby Itty is hereby granted the aforesaid variance for the property located upon Block 17208, Lot 1.01 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Andy Rosati  Yes
Mike Acevedo  Yes
Arlene Chiumento  Yes
Kevin Bucceroni  Yes
Carmen Scarduzzio  Yes
Frank Simiriglio  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 27th day of June, 2018.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #182020C
Beverly Bauers
1592 Ellis Avenue
BLOCK 8105, LOT 1
DATE: May 31, 2018

The Applicant requests approval for a 10’ x 16’ residential tool shed within the R-3 Residential District as indicated on the sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>9,375 sf</td>
<td>±12,994 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>75 ft.</td>
<td>81 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>125 ft.</td>
<td>152 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>±15.6%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>40%</td>
<td>±18.6%</td>
<td>yes</td>
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Principal Building Minimum Yard Depths and Height Limitations

<table>
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<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
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<tbody>
<tr>
<td>Front yard (min.)</td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Useable Yard Area (min.)</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Height (max.)</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
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1 = Scaled data.
<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>§422.L, RESIDENTIAL TOOL SHED</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shed area (max.)</td>
<td>168 sf</td>
<td>160 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Number (max.)</td>
<td>1</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td>Shed height (max.)</td>
<td>12 ft.</td>
<td>±10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Wall height (max.)</td>
<td>9 ft.</td>
<td>6 ft. 3 in.</td>
<td>yes</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft.</td>
<td>±58 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>N.P.</td>
<td>±140 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>5 ft.</td>
<td>30 ft. / 10 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>5 ft.</td>
<td>17 in.</td>
<td>no</td>
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N.P. = Not Permitted.
* = 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.L, Residential Tool Shed

1. Rear yard setback: (17 in. provided v. 5 ft. minimum required).

The Applicant shall provide the following information to determine if additional variances are required:

2. Number: (2 provided v. 1 maximum allowed).

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

3. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested 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.L, Residential Tool Shed to permit a shed seventeen (17) inches from the rear property line (5 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:** Beverly Bauers
    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

**LAND DEVELOPMENT APPLICATION**

1. **Applicant**
   - Name: Beverly Bauers  
   - Address: 1592 Ellis Ave  
   - City: Laurel Springs  
   - State, Zip: NJ 08021  
   - Phone: (609) 982-7938 Fax: ( )  
   - Email: mi@85@comcast.net  

2. **Owner(s) (List all Owners)**
   - Name(s): Beverly Bauers  
   - Address: 1592 Ellis Ave  
   - City: Laurel Springs  
   - State, Zip: NJ 08021  
   - Phone: (609) 982-7938 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

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:  
   - Address:  
   - City:  
   - State, Zip:  
   - Phone: ( ) Fax: ( )  
   - Email:  

---

**Received**  
**May 31, 2018**
6. Name of Persons Preparing Plans and Reports:

| Name: American Sheds               | Name: |
| Address: 1401 N Blk Horse Pl       | Address: |
| Profession: Sales                  | Profession: |
| City: Williamstown                 | City: |
| State, Zip: NJ 08096               | State, Zip: |
| Phone: 845-758-758 Fax: 516-758-758 | Phone: |
| Email:                             | Email: |

7. Location of Property:

| Street Address: 1592 Ellis Ave Laurel Springs, NJ 08021 Block(s): 8105 |
| Tract Area: |
| Lot(s): 1 |

8. Land Use:

| Existing Land Use: Yard Residential |
| Proposed Land Use (Describe Application): shed for storage - no utilities (Size & setbacks from resident & prop lines) 10' x 16' x 10' 17" from rear |

9. Property:

| Number of Existing Lots: |
| Number of Proposed Lots: |
| Are there existing deed restrictions? No Yes (If yes, attach copies) |
| Are there proposed deed restrictions? No Yes |

10. Utilities: (Check those that apply.) N/A

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>17 &quot;</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>&quot;E.O.P. = Edge Of Pavement.&quot;</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.
  - 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 of Applicant: ___________________________ Date: 5-20-18

_____________________________ ___________________________
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).

5-23-18
Date
B. Brown
Signature
Beverly Brown
Print Name

Sworn and Subscribed to before me this 30 day of May 2018
Michele Lyn Tregler
Notary Public
State of New Jersey
My Commission Expires October 1, 2018


<table>
<thead>
<tr>
<th>Complete each of the following sections:</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Is this application to subdivide a parcel of land into six or more lots?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C. Is this application for approval on a site or sites for commercial purposes?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D. Is the applicant a corporation?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E. Is the applicant a limited liability corporation?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>F. Is the applicant a partnership?</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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).

5-20-18
Date
B. Brown
Signature of Applicant
Beverly Brown
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:

Beverly Brown
Property Owner or Applicant

Sworn and subscribed to
On this 5-23-18 day of May 2018
Before the following authority.
Michele Lyn Tregler
Notary Public
State of New Jersey
My Commission Expires October 1, 2018
Wood Pricing

**ESTATE**

<table>
<thead>
<tr>
<th>Size</th>
<th>6' Sidewall</th>
<th>6' Sidewall</th>
</tr>
</thead>
<tbody>
<tr>
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<td>$1,229</td>
<td>$1,399</td>
</tr>
<tr>
<td>6x9</td>
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<td>$1,529</td>
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<tr>
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<td>$1,429</td>
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<td>$2,329</td>
</tr>
<tr>
<td>8x12</td>
<td>$2,229</td>
<td>$2,429</td>
</tr>
</tbody>
</table>

*Building shown with optional features

**DUTCH BARN**

<table>
<thead>
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<th>6' Sidewall</th>
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<td>$1,929</td>
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<td>$2,529</td>
</tr>
<tr>
<td>10x10</td>
<td>$2,429</td>
<td>$2,629</td>
</tr>
</tbody>
</table>

*Building shown with optional features

**TACKROOM**

<table>
<thead>
<tr>
<th>Size</th>
<th>6' Sidewall</th>
<th>6' Sidewall</th>
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<td>8x8</td>
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<tr>
<td>20x10</td>
<td>$2,329</td>
<td>$2,529</td>
</tr>
</tbody>
</table>

Shingle colors available

- Black
- White
- Dark Brown
- Light Brown
- Weathered Gray

*Note: Color treatments may vary from actual shingle colors.*

Quality features included in every American Shed:
- Professional on-site construction
- Heavy-duty 2x4 construction
- 25-year pre-primed siding
- Treated runners and floor joists 12" on center
- Heavy-duty floor deck
- Keyed locking handle
- 1 year warranty

For more information call us at (856)823-1345
To Whom It May Concern:

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

Name: Bavars Beverly
Address: 1592 Ellis Avenue
Block: 8/05 Lot: 1

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

Sandra L. Ferguson
Gloucester Township Tax Collector

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.giotwp.com
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 31, 2018
APPLICANT: Beverly Bauers
APPLICATION No. #182020C
BLOCK(S): 8105 Lot(S): 1
PROJECT No. 12320
LOCATION: 1592 Ellis Ave., Laurel Springs, NJ 08021

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review.
☐ For Your Files.
Please Forward Report by June 11, 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

No Issues.

Signature

MAY 31 2018
Township of Gloucester
Dept. of Community Development
P.O. Box 8
Blackwood, New Jersey 08012

Re: Application #182020C
Beverly Bauers
1592 Ellis Avenue, Laurel Springs, NJ 08021
Block 8105, Lot 1

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: May 31, 2018

APPLICANT: Beverly Bauers

BLOCK(S): 8105 Lot(S): 1

LOCATION: 1592 Ellis Ave., Laurel Springs, NJ 08021

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 16: 3 4 5 6

STATUS OF APPLICATION:
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☐ Revision to Prior Application

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☐ For Your Files

Please Forward Report by June 11, 2018

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☐ 1 Copy - Minor Subdivision Plat
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☐ 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

APPROVED

GLouceSTER TWP. FIRE DISTRICT

FIRE OFFICER

DATE

REVIEWED
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 31, 2018
APPLICATION No. #182020C
APPLICANT: Beverly Bauers
PROJECT No. 12320
BLOCK(S): 8105 Lot(S): 1
LOCATION: 1592 Ellis Ave., Laurel Springs, NJ 08021

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

STATUS OF APPLICATION:
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☐ 1 Copy - Preliminary Site Plan
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☐ 1 Copy - Major Subdivision - Amended Plat
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☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report

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

Signature

RECEIVED
JUN 12 2018
TO:       Zoning Board of Adjustment  
FROM:    Kenneth D. Lechner, PP, AICP, Director/Planner  
         Department of Community Development & Planning  
RE:      APPLICATION #182019C  
         Frank Koch  
         1083 Jarvis Road  
         BLOCK 16501, LOT 6  
DATE:    May 31, 2018  

The Applicant requests approval for a 12' x 20' shed within the R-3 Residential District as indicated on the sketch.

I. ZONING INFORMATION  
R-1 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>1 ac.</td>
<td>42,350.4 sf</td>
<td>enc</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>125 ft.</td>
<td>155.07 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>200 ft.</td>
<td>205 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>15%</td>
<td>±4.2%¹</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>30%</td>
<td>±4.7%¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.) - dwelling</td>
<td>50 ft.</td>
<td>50.79 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.) - dwelling</td>
<td>25 ft.</td>
<td>51.87 ft. / 52 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.) - dwelling</td>
<td>75 ft.</td>
<td>±121 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Useable Yard Area (min.)</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Height (max.)</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

¹ = Scaled data.  
enc = Existing nonconformance.
<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>§422.L, RESIDENTIAL TOOL SHED</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shed area (max.)</td>
<td>168 sf</td>
<td>240 sf</td>
<td>no*</td>
</tr>
<tr>
<td>Number (max.)</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
<tr>
<td>Shed height (max.)</td>
<td>12 ft.</td>
<td>12 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Wall height (max.)</td>
<td>9 ft.</td>
<td>n/p</td>
<td>...</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft.</td>
<td>±81 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>N.P.</td>
<td>±125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>5 ft.</td>
<td>25 ft. / 80 ft. yes / yes</td>
<td></td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>5 ft.</td>
<td>62 ft. fl.</td>
<td>yes</td>
</tr>
</tbody>
</table>

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.L, Residential Tool Shed
1. Area: (240 sf provided v. 168 maximum allowed).

The Applicant shall provide the following information to determine if additional variances are required:
2. Wall Height: 9 ft. maximum allowed.

POSITIVE CRITERIA ("C1" and "C2" variances)
3. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested 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 variance:

From Section 422.L, Residential Tool Shed to permit a shed two hundred forty (240) square feet (168 sf maximum allowed).

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: Frank Koch
    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: Application No.: 1/8/89
 □ Planning Board  □ Zoning Board of Adjustment

Taxes Paid Yes/No: (Initial) Fees $100 Project #: 1239

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

Escrow $50 Escrow #: 1239

LAND DEVELOPMENT APPLICATION

1. Applicant

<table>
<thead>
<tr>
<th>Name: Frank Koch</th>
<th>Name(s): Frank Koch</th>
<th>Cynthia Koch</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 1083 Jarvis Rd</td>
<td>Address: 1083 Jarvis Rd</td>
<td></td>
</tr>
<tr>
<td>City: Sicklerville</td>
<td>City: Sicklerville</td>
<td></td>
</tr>
<tr>
<td>State, Zip: NJ 08081</td>
<td>State, Zip: NJ 08081</td>
<td></td>
</tr>
<tr>
<td>Phone: (609) 330-9156</td>
<td>Phone: (609) 330-9156</td>
<td></td>
</tr>
<tr>
<td>Fax: ( )</td>
<td>Fax: ( )</td>
<td></td>
</tr>
</tbody>
</table>

2. Owner(s) (List all Owners)

<table>
<thead>
<tr>
<th>Name(s): Frank Koch</th>
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<th>Cynthia Koch</th>
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<td></td>
</tr>
<tr>
<td>Fax: ( )</td>
<td>Fax: ( )</td>
<td></td>
</tr>
</tbody>
</table>

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

<table>
<thead>
<tr>
<th>Name of Attorney:</th>
<th>Firm:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>City:</td>
<td>Phone: ( ) - Fax: ( )</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name:</th>
<th>Frank Kao H</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>1083 Jarvis Rd</td>
</tr>
<tr>
<td>Profession:</td>
<td>Homeowner</td>
</tr>
<tr>
<td>City:</td>
<td>Sicklerville</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NC 08081</td>
</tr>
<tr>
<td>Phone:</td>
<td>61330 9135</td>
</tr>
<tr>
<td>Fax:</td>
<td>(-)</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address: | 1083 Jarvis Rd Sicklerville NC |
| Block(s): | 16501 |
| Lot(s): | 6 |

8. Land Use:

| Existing Land Use: | Residential |
| Proposed Land Use (Describe Application): | Wood Shed 12' x 20' x 10'' Setbacks 5' 25' 5' |

9. Property:

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

<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>

<table>
<thead>
<tr>
<th>Pool Requirements</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<td>Backset = Measured from edge of pool apron.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Proposed</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>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:

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

5/21/18
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).

Date

Signature

Print Name

Print Name


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots? □ No □ Yes

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? □ No □ Yes

C. Is this application for approval on a site or sites for commercial purposes? □ No □ Yes

D. Is the applicant a corporation? □ No □ Yes

E. Is the applicant a limited liability corporation? □ No □ Yes

F. Is the applicant a partnership? □ No □ Yes

IF YES TO ANY OF THE ABOVE:

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

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 5/21/18, shows and discloses the premises in its entirety, described as Block 12801 Lot 6, 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:
Frank Kocit 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 before me this 24 day of May 2018 before the following authority.

MICHELE LYN TREGER
ID # 2439199
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018
ZONING PERMIT DENIED
1083 JARVIS RD
Block/Lot 16501/6

Applicant
KOCH, FRANK
1083 JARVIS ROAD
SICKLERVILLE NJ 08081

Real Estate Owner
KOCH, FRANK
1083 JARVIS ROAD
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for
a proposed 12'X20' shed. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Shed is oversized, 168sq.ft maximum allowed. 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
May 22, 2018
Appic No. 12301

Cut Here

Deliver to...

KOCH, FRANK
1083 JARVIS ROAD
SICKLERVILLE NJ 08081
To Whom It May Concern:

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

Name: Koch Frank & Cynthia
Address: 1083 Jarvis Rd
Block: 16501 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
NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS OR EASEMENTS OF RECORD WHERE APPLICABLE.
DESCRIPTION: BEING KNOWN AS LOT 5, BLOCK 16501 ON THE OFFICIAL TAX MAP; AREA = 42,350.42 S.F.

TO: WIECHERT TITLE AGENCY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

TO THE OWNER: FRANK KOCH AND CYNTHIA KOCH

TO THE OWNER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands not visible) as an inducement for the insurer of title to insure the title to the lands and premises shown hereon.

ALBERT N. FLOYD & SON
LAND SURVEYORS
ALBERT N. FLOYD – N.J. LIC. NO. 21759
ALBERT N. FLOYD, JR. – N.J. LIC. NO. 36725
P.O. BOX 903, ELMER, NEW JERSEY 08318

DATE: 3/7/17
SCALE: 1" = 40'
DRAWN: S.M.F.
CHECKED: A.N.F.
NUMBER: 17-0145
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 24, 2018
APPLICANT: Frank Koch
APPLICATION No. #182019C
PROJECT No. 12319

BLOCK(S): 16501 Lot(S): 6
LOCATION: 1083 Jarvis Rd., SICKLERVILLE, NJ 08081

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

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

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

Please Forward Report by June 5, 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 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 other than it should be very specific for Residential Use Only. No Commercial Vehicles or operation.
May 29, 2018

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

Re: Application #182019C
Frank Koch
1083 Jarvis Road, Sicklerville, NJ 08081
Block 16501, 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

Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 24, 2018

APPLICANT: Frank Koch

APPLICATION No. #182019C

PROJECT No. 12319

BLOCK(S): 16501  Lot(S): 6

LOCATION: 1083 Jarvis Rd., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:
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- 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

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- 1 Copy - Minor Subdivision Plat
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- 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
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- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report
- [ ] Variance Plan
- [X] Bulk (C) Variance
- [ ] Use (D) Variance

S-24-18  JIC  5-24-18

Signature
The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>9,983.6 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Charter Oak Avenue</td>
<td>75 ft.</td>
<td>100 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Athens Avenue</td>
<td>75 ft.</td>
<td>96.70 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Cedar Avenue</td>
<td>75 ft.</td>
<td>10.77 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>100 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Charter Oak Avenue</td>
<td>30 ft.</td>
<td>13.90 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Athens Avenue</td>
<td>30 ft.</td>
<td>±41 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Cedar Avenue</td>
<td>30 ft.</td>
<td>±55 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>27.73 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>±44 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>&gt; 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>


Scaled data.  
enc = existing nonconformance.  
n/a = Not applicable.  
v = 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.

§425.C(3), Fences
1. To install a six (6) foot high vinyl fence zero (0) feet from the property line along Athens and Cedar Avenues (15 ft. minimum required).

POSITIVE CRITERIA ("C1" and "C2" variances)
3. 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 variance:
From Section 425.C(3) to construct six (6) foot high vinyl fence zero (0) feet from the property line along Athens and Cedar Avenues (15 ft. minimum required).

IV. RECOMMENDATIONS

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: John Hensington
    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

## LAND DEVELOPMENT APPLICATION

<table>
<thead>
<tr>
<th>1. Applicant</th>
<th>2. Owner(s) (List all Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: John Hesington</td>
<td>Name(s): John Hesington</td>
</tr>
<tr>
<td>Address: 1654 Charter Oak Ave</td>
<td>Address: 1654 Charter Oak Ave</td>
</tr>
<tr>
<td>City: Blackwood</td>
<td>City: Blackwood</td>
</tr>
<tr>
<td>State, Zip: NJ 08012</td>
<td>State, Zip: NJ 08012</td>
</tr>
<tr>
<td>Phone: (856) 234-2344</td>
<td>Phone: (856) 234-2344</td>
</tr>
<tr>
<td>Email: <a href="mailto:jhesington@yahoo.com">jhesington@yahoo.com</a></td>
<td>Email: <a href="mailto:jhesington@yahoo.com">jhesington@yahoo.com</a></td>
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<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name of Attorney:</th>
<th>Firm:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>City:</td>
<td>Phone: () Fax: ()</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Fence USA</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 1624 Harding Highway</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession: Fence Contractor</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Newfield</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: NJ 08344</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: (609) 714-0004 Fax:</td>
<td>Phone: ( ) Fax: ( )</td>
</tr>
<tr>
<td>Email: <a href="mailto:fencemaxtond@gmail.com">fencemaxtond@gmail.com</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 1654 Charter Oak Ave Blackwood</th>
<th>Block(s): 47041</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 5</td>
</tr>
</tbody>
</table>

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use:</th>
<th>Proposed Land Use (Describe Application):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>6' white vinyl (5300 sqft) 30%</td>
</tr>
<tr>
<td></td>
<td>Fence will be 19.90 ft from the front property line and 30 ft from the front street.</td>
</tr>
<tr>
<td></td>
<td>Fence will be 0 ft from the side property line and 15 ft from the side street.</td>
</tr>
</tbody>
</table>

9. Property:

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>19.90'</td>
<td>Setback from E.O.P.'1</td>
<td>30'</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>0'</td>
<td>Setback from E.O.P.'2</td>
<td>15'</td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td>Vinyl</td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td>6'</td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

### 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]  
**5/36/18**  
Date

[Signature]  
Date

[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: 5/30/18
Signature: [Signature]
Print Name: John Hesington
Sworn and Subscribed to before me this 30 day of May 2018
Notary Public # 2439109
State of New Jersey
My Commission Expires October 1, 2018

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

IF YES TO ANY OF THE ABOVE:
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock 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).

Date: 5/30/18
Signature of Applicant: [Signature]
Print Name: John Hesington

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,
John Hesington of full age, being duly sworn, before the following authority:
Sworn and subscribed to on this 26 day of May 2018
Notary Public # 2439199
State of New Jersey
My Commission Expires October 1, 2018

Name of property owner or applicant: [Name]
Notary public: [Signature]
NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE MERIDIAN-DEED BASE_TAX MAP BASE_PLAN BASE_FORMER SURVEY BASE

- = REBAR/IRON PIPE SET
■ = CONCRETE MONUMENT SET

description: BEING KNOWN AS LOT 4 AND LOT 5, BLOCK 4704 ON THE OFFICIAL TAX MAP; A/K/A LOT 1, 2, 3 AND 4; SECTION "D", PLAN OF ECHO PARK
AREA = 3983.5+ S.F.

TO: TRIDENT LAND TRANSFER COMPANY (NJ) LLC
ANNEXAC
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

TO THE OWNER:
JOHN HESINGTON AND MICHELLE KOCHE

TO THE OWNER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands not visible) as an inducement for the insurer of title to insure the title to the lands and premises shown hereon.

ALBERT N. FLOYD & SON
LAND SURVEYORS
ALBERT N. FLOYD ... N.J. LIC. NO. 21759
ALBERT N. FLOYD JR. N.J. LIC. NO. 36725
P.O. BOX 903, ELMER, NEW JERSEY 08318

DATE 5/12/15 SCALE 1"=20' DRAWN ALBERT N. FLOYD /L.S.
CHECKED ALBERT N. FLOYD /L.S.
NUMBER 15-383

SURVEY OF PREMISES
NO. 1654 CHARTER OAK AVENUE
SITUATE
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY

5/3/18 RECOIVED
BY:

395°

CEDE AVENUE 50' WIDE
LOT 3
N 11° 45' E 90.09'
LOT 5
N 78° 15' W 100.00'
LOT 3
LOT 5
LOT 4
LOT 5

CONC. DRIVE
27.75'
35.00'
32.40'
30.00'

CONC. WALL
13.50'
13.50'
13.50'
13.50'

2 STORY
FRAME DWG.
NO. 1654

25.60'
24.40'
16.20'
16.20'

S 78° 15' E 96.70'
ATHENS AVENUE 50' WIDE

11° 45' W 100.00'

P.O.B./FND. REBAR
0.30' WALL
0.30' WALL
2.0' WALL
TO: TRIDENT LAND TRANSFER COMPANY (NJ) LLC
ANNIE MAC
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

TO THE OWNER:
JOHN HESINGTON AND MICHELLE KOCH

TO THE OWNER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands not visible) as an inducement for the insurer of title to insure the title to the lands and premises shown hereon.

ALBERT N. FLOYD & SON
LAND SURVEYORS
ALBERT N. FLOYD ... NJ. LIC. NO. 21759
ALBERT N. FLOYD JR. NJ. LIC. NO. 36725
P.O. BOX 903, ELMER, NEW JERSEY 08318

SURVEY OF PREMISES
NO. 1654 CHARTER OAK AVENUE

SITUATE
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY

DATE 5/12/15
SCALE 1" = 20'
DRAWN S.M.F.
CHECKED A.N.F.
NUMBER 15-383

NEW JERSEY LIC. NO 21759

ALBERT N. FLOYD L.S.
NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND BASEMENTS OF RECORD, WHERE APPLICABLE MERIDIAN-DEED BASE TAX MAP BASE PLAN BASE FORMER SURVEY BASE

- REBAR/IRON PIPE SET
- CONCRETE MONUMENT SET

description: BEING KNOWN AS LOT 4 AND LOT 5, BLOCK BLOCK 4704 ON THE OFFICIAL TAX MAP; A/K/A LOT 1, 2, 3 AND 4, SECTION "D", PLAN OF ECHO PARK;

AREA = 9883.5 ft. S.F.

RECEIVED
MAY 31 2018

TO: TRIDENT LAND TRANSFER COMPANY (N.J.) LLC
ANNIE MAC
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

TO THE OWNER:
JOHN HESINGTON AND MICHELLE KOCH

TO THE OWNER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands not visible) as an inducement for the insurer of title to insure the title to the lands and premises shown hereon.

ALBERT N. FLOYD & SON
LAND SURVEYORS
ALBERT N. FLOYD JR. N.J. LIC. NO. 21759
ALBERT N. FLOYD JR. N.J. LIC. NO. 36725
P.O. BOX 903, ELMER, NEW JERSEY 08318

SURVEY OF PREMISES
NO. 1654 CHARTER OAK AVENUE

SITUATE
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY

DATE 6/12/15
SCALE 1" = 20'
DRAWN S.M.F.
CHECKED A.N.F.
NUMBER 15-383
ZONING PERMIT DENIED

Applicant
HESINGTON JOHN & KOCH MICHELLE
1654 CHARTER OAK AVE
BLACKWOOD NJ 08012

Real Estate Owner
HESINGTON JOHN & KOCH MICHELLE
1654 CHARTER OAK AVE
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard 6’ vinyl fence. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
On the street side parallel with the front door to the building the fence shall be setback at least 15’ from the front
property line or the distance of the front of the building, whichever is greater. On the secondary street parallel
with the side of the building the fence shall be setback at least fifteen feet from the front property line. A
Variance is required prior to issuance of permit.

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

Alisa Ortiz
Zoning Officer
April 25, 2018
Applic No. 12185

Cut Here

RECEIVED
MAY 3 1 2018

Deliver to...

HESINGTON JOHN & KOCH MICHELLE
1654 CHARTER OAK AVE
BLACKWOOD NJ 08012
To Whom It May Concern:

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

Name: Hesington John & Koch Michelle
Address: 1654 Charter Oak Ave
Block: 4704 Lot: 5

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
MAY 31 2018

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
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 31, 2018
APPLICANT: John Hesington

BLOCK(S): 4704  Lot(S): 5
LOCATION: 1654 Charter Oak 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 June 11, 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 Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
☐ 1 Copy - Traffic Report
☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report
☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

Signature

4/4/18

No Issues.
THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

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

June 4, 2018

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

Re: Application #182021C
John Hesington
1654 Charter Oak Avenue, Blackwood, NJ 08012
Block 4704, Lot 5

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: May 31, 2018
APPLICANT: John Hesington

BLOCK(S): 4704 Lot(S): 5
LOCATION: 1654 Charter Oak 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 June 11, 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 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 ☐ Use (D) Variance
☒ Bulk (C) Variance

Signature

RECEIVED
JUN 12 2018
TO: Zoning Board of Adjustment

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

RE: APPLICATION #172045DPMSFMS Escrow #11615
Lance's Tavern, LLC
7 Coles Road
BLOCK 8301 LOT 7

DATE: June 20, 2018

The Applicant request use variance and preliminary and major site plan approval for a parking lot expansion of an existing "Restaurant, liquor store tavern with outside raised patio" within the NC Neighborhood Commercial District.

Applicant/Owner: Lance's Tavern, LLC, 7 Coles Road, Blenheim, NJ 08012 (telephone #856-227-2314).


I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 01/16/18.
2. Drainage calculations, as prepared by Bach Associates, PC dated 5/29/18.
4. Site plan, as prepared by Bach Associates, PC comprising consisting of the following:

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Plan Description</th>
<th>Date / Latest Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-1</td>
<td>Cover Sheet and index of Drawings</td>
<td>5-29-18</td>
</tr>
<tr>
<td>EC-1</td>
<td>Existing Conditions plan 'A'</td>
<td>5-29-18</td>
</tr>
<tr>
<td>EC-2</td>
<td>Existing Conditions plan 'B'</td>
<td>5-29-18</td>
</tr>
<tr>
<td>SP-1</td>
<td>Demolition Plan</td>
<td>5-29-18</td>
</tr>
<tr>
<td>SP-2</td>
<td>Site Plan</td>
<td>5-29-18</td>
</tr>
<tr>
<td>SP-3</td>
<td>Grading Plan</td>
<td>5-29-18</td>
</tr>
<tr>
<td>SP-4</td>
<td>Landscape &amp; Lighting Plan</td>
<td>5-29-18</td>
</tr>
<tr>
<td>SP-5</td>
<td>Detail Sheet</td>
<td>8-31-17</td>
</tr>
<tr>
<td>SP-6</td>
<td>Vehicle Access Plan</td>
<td>5-29-18</td>
</tr>
</tbody>
</table>
II. **ZONING REVIEW**

ZONE: NC – Neighborhood Commercial [§415].
USE: A liquor store is listed as a permitted use [§415.B(6)] and a restaurant is listed as a permitted use [§415.B(14)]; however, a tavern and an outdoor patio area are not listed permitted uses.

<table>
<thead>
<tr>
<th>Description</th>
<th>Required (Other Use)</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>1 acre</td>
<td>2.887</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Black Horse Pike</td>
<td>100 ft.</td>
<td>±282.50 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Coles Road</td>
<td>100 ft.</td>
<td>±440.00 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>300 ft.</td>
<td>300 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>15%</td>
<td>6%</td>
<td>yes</td>
</tr>
<tr>
<td><strong>Lot coverage (max.)</strong></td>
<td>50%</td>
<td>72%</td>
<td>no ²</td>
</tr>
</tbody>
</table>

¹ = Scaled data.
² = 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.

### Principal Building Minimum Yards, Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Black Horse Pike</td>
<td>20 ft.</td>
<td>124.9 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Coles Road</td>
<td>20 ft.</td>
<td>22.2 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>188.5 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>25 ft.</td>
<td>192.6 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Parking</td>
<td>93 spaces²</td>
<td>170 spaces</td>
<td>yes</td>
</tr>
</tbody>
</table>

¹ = Based on 280 legal occupancy from Certificate of Occupancy issued in 2007.

n/a = Not applicable.

### Parking Area Setback

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>From any Right of Way (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Black Horse Pike</td>
<td>25 ft.</td>
<td>8 ft.</td>
<td>no ³</td>
</tr>
<tr>
<td>Coles Road</td>
<td>25 ft.</td>
<td>±56 FT.¹</td>
<td>yes</td>
</tr>
<tr>
<td>From side property line (min.)</td>
<td>15 ft.</td>
<td>32 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>From rear property line (min.)</td>
<td>15 ft.</td>
<td>10.2 ft.</td>
<td>no ³</td>
</tr>
</tbody>
</table>

¹ = Scaled data.
³ = 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.

Application #172045DPMSFMS
Lance's Tavern, LLC
Block 8301, Lot 7
III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for Variance, Preliminary, and Major Site Plan requirements.

The Applicant must provide the following omitted checklist items or request a waiver:

1. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
   a. Refer to the Board engineer.

2. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system. [Checklist #66].
   a. Refer to the Board engineer.

3. Acceleration/deceleration lanes. [Checklist #75].

4. Sidewalks and bike routes [Checklist #83].
   a. The plans must be revised to provide concrete sidewalks along Coles Road as per §516, Sidewalks, Curb, Gutters & Pedestrian Ways.

5. Location of street names and signs. [Checklist #88].

6. Streetlights. [Checklist#90].
   a. The plans must be revised to provide the location of street lights as per §508, Lighting.

7. Cross Sections. [Checklist #94].
   a. Refer to Board Engineer.

8. Slope [Checklist #99].

9. Fire hydrants. [Checklist #101].

10. Standard details [Checklist #102].

11. Trench repair details for street crossings [Checklist#103].


13. Landscaping, recreation and areas of public use. [Checklist #109].

IV. WAIVER COMMENTS

The Applicant requests a waiver from the requirement of Site Plan Review as per §801.A(3) subject to revisions to the submitted plan as required by the Board professionals and conditions of approval.

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].

2. Four (4) copies of the Soil Erosion and Sediment Control Plan [Checklist #6].

3. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].

4. Four (4) copies of the Recycling Report. [Checklist #8].

5. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].

6. Four (4) copies of any additional reports. [Checklist #10].

7. Existing and proposed building coverage in areas of square feet and as a percentage of the lot area [Checklist #36].
   a. The plans indicate the building coverage.

Application #172045DPMSFMS
Lance's Tavern, LLC
Block 8301, Lot 7
8. Existing and proposed lot coverage in acres of square feet and as a percentage of the lot area [Checklist #37].
   a. The plans indicate the lot coverage.
9. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
10. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
11. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
12. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
13. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
14. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
15. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
16. Slope of line [Checklist #68].
   a. Defer to the Board engineer.
17. Pipe material type [Checklist #69].
   a. Defer to the Board engineer.
18. Strength, class or thickness [Checklist #70].
   a. Defer to the Board engineer.
19. Erosion control and soil stabilization method [Checklist #71].
   a. Defer to the Board engineer.
20. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
21. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
22. Fire lanes [Checklist #77].
   a. Defer to the Fire Marshal.
23. Loading areas and number thereof [Checklist #80].
24. Directional signs with scaled drawings [Checklist #85].
25. Radii at curblines [Checklist #87].
26. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
   a. The plans indicate sight lighting.
27. Proposed grades [Checklist #95].
   a. Defer to the Board engineer.
28. Center line profiles at horizontal scale not less the 1” = 50’ for all existing adjoining streets and proposed streets [Checklist #96].
   a. Defer to the Board engineer.
29. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].
30. Size and types of pipes and mains [Checklist #98].
   a. Refer to the Board engineer.

31. For any storm drainage system, show the computations and any connection by the
development to the existing storm drainage system [Checklist #104].
   a. Refer to the Board engineer.

32. If private utilities are proposed, they shall fully comply fully with all township, county and
   state regulations. [Checklist #105].

33. If service is to be provided by an existing water or sewer utility company, a letter from that
   company shall be submitted, indicating that service shall be available before occupancy of
   any proposed structures. [Checklist #106].

34. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by
   the appropriate township, county and state agencies. [Checklist #107].

V. VARIANCE COMMENTS

The instant application requires the following variances:

§415.B. Permitted Uses
1. Use: Expansion of parking area for existing nonconforming use (tavern and an
   outdoor patio area).

§415.F. Area, yard, Height and Building Coverage
2. Lot Coverage: (72% provided v. 50% maximum allowed).
3. Parking setback: (6 ft. provided v. 25 ft. minimum required).
4. Parking setback: (10.2 ft. provided v. 25 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 residential district setback variance:

5. 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)).

6. 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 ordnance and the
   benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

POSITIVE CRITERIA (“D2” use variance – Expansion of a nonconforming use)
The Applicant must address and the Zoning Board of Adjustment consider the following in
satisfying the positive criteria for the required "D2" variance:

7. The Board has the power to grant an expansion of a nonconforming use (basis
   N.J.S.A. 40:55-70d(2)).
   a. The Applicant should provide testimony addressing one or more of purposes of
      zoning that are advanced by the instant application for an expansion of a
      nonconforming use [basis Burbridge v. Mine Hill Township, 117 N.J. 376,
      568 A.2d 527 (1990)].

NEGATIVE CRITERIA
The Board should not grant a variance unless it is clearly demonstrated that said
variance can be granted without substantial detriment to the public good and will not
substantially impair the intent and purpose of the zone plan and zoning ordinance (basis
40:55D-70).
Balancing Test (basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)).

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

VI. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

1. Use
   a. The Applicant should provide testimony addressing consistency of the proposed use with the Small Scale Business (B-2) Land Use Classification of the Master Plan and the NC – Neighborhood Commercial Zoning District.
   b. The Applicant should provide testimony regarding the parking lot expansion, namely, landscaping, lighting, stormwater management, etc.
   c. The Applicant should provide testimony addressing the impact of the expanded parking area use to nearby residential uses.

2. Traffic
   a. The Applicant should address parking spaces, loading areas, traffic circulation and proposed measures to mitigate adverse impacts, if any.

3. Site Improvements
   a. Should the Board approve the instant application consideration should be given to providing a schedule for installation of site improvements as a condition of approval.

VII. SITE PLAN COMMENTS

1. The plans shall be revised to provide Landscape & Lighting Notes #23 to indicate underground irrigation for landscaped and lawn areas as per §507.A(4)(b), General Landscaping Provisions.
2. The plans shall be revised to provide half of the landscaped islands with shade trees as per §507.C(2), Off-Street Parking and Loading Areas.
3. Consideration should be given to expanding the three landscaped islands that contain the pole mounted lights so they are equally sized and symmetrically aligned with each other as per §507.C(2), Off-Street Parking and Loading Areas.
4. The plans shall be revised to provide a concrete curbed landscaped island in lieu of the cross-hatched island at easterly end of the first parking row as per as per §507.C(3), Off-Street Parking and Loading Areas.
5. The plans shall be revised to provide a mixture of shrubs within the planting islands as per §507.D(3), Recommended Plantings.
6. The plans shall be revised to provide street one additional shade tree in proximity pot the intersection of the Black Horse Pike and Coles Road as per §507D(4).
7. The plans shall be revised to provide notations to address the average illumination of the parking areas, which shall not exceed two (2) footcandles as per §508.F(2), Lighting.
8. The Applicant shall provide testimony and the plan revised accordingly to address providing a timer on the lights to reduce or turn off the illumination on when the business is not open as per §508.F(9), Lighting.
9. The plans shall be revised to provide all existing lights within one hundred (100) feet of the site as per §508.G(1), Lighting.
10. The plans shall be revised to provide one (1) off-street loading space as per §509.B(1), Required Number.
11. The plans shall be revised to provide concrete or Belgian block curbing along the perimeter of the parking and traffic circulation areas as per §510.J, Curb.
12. The plans shall be revised to provide concrete sidewalks along Coles Road as per §516, Sidewalks, Curbs, Gutters & Pedestrian ways.
   a. It appears existing grades may prevent sidewalks along the building line; however, consideration should be given to providing sidewalks at the following locations to accommodate pedestrian movements:
      i. Between the existing sidewalk on the Black Horse Pike and the westerly entrance.
      ii. Between the easterly entrance drive and the end of the property.

VIII. RECOMMENDATIONS

1. The Applicant should address the 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: Lance's Tavern, LLC
    Dennis Riley, Esq.
    Steven M. Bach, PE, RA, PP, CME
    Anthony Costa, Esq.
    James Mellett, PE
March 27, 2018

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

Re: Lance’s Tavern, LLC, Skeeter’s Pub
Preliminary/Final Major Site Plan
7 Coles Road
T.M. 83, Block 8301, Lot 7
Gloucester Township, Camden County, NJ
Application No. 17204DPMSFMS
Our File No. GX18003-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. Township of Gloucester Zoning Board Transmittal dated January 16, 2018;

B. Copy of Township of Gloucester Land Development Application;

C. Copy of the Township of Gloucester Land Development Ordinance §817 Submission Checklist;

D. Copy of Skeeter’s Pub Comprehensive Stormwater Report, prepared by HCE & S, LLC, dated August 2017;

E. A copy of plans entitled “Skeeter’s Pub,” prepared by HCE & S, LLC including:
   
   Sheet 1 of 5, Plan of Existing Conditions and Demolition, dated July 14, 2014;

   Sheet 2 of 5, Minor Site Plan, dated June 22, 2017;

   Sheet 3 of 5, Landscape and Lighting Plan, dated June 22, 2017;

   Sheet 4 of 5, Detail Sheet, dated July 23, 2014;

   Sheet 5 of 5, Detail Sheet, dated July 23, 2014;
We offer the following comments with regard to the referenced application:

I. Project Description

1. The project parcel, Lot 7, (formerly lots 5, 6, 7 & 8) of Block 8301 is located on the northeast corner of Coles Road and the Black Horse Pike (N.J. State Route 168).

2. The project site is the currently occupied by Skeeter's Pub & Restaurant with liquor store and a raised outdoor patio.

3. The referenced Lot 7 has a total area of 2.887 acres.

4. The referenced site is located in the NC - Neighborhood Commercial district.

5. The applicant previously applied for a Use "D" Variance to construct a 45" x 71" Light Emitting Diode (LED) sign to be attached to an existing Identification Sign. The Variance was approved in March 2015.

6. The applicant has recently overlaid the entire asphalt parking area including an area that was previously stone along the easterly side of the site. The applicant is also proposing curbed landscaped islands and the restriping of the parking area.

7. The applicant is also proposing to remove an existing stone driveway, remove and replace an existing 6' high fence, and install some stormwater management improvements.

II. Land Use / Zoning

1. The project site is located in the NC - Neighborhood Commercial district.

2. The purpose of the NC - Neighborhood Commercial district is to provide for the development of neighborhood shopping centers, individual retail uses and office facilities which provide for personal services primarily to nearby neighborhoods.

3. Restaurants are listed as a permitted use in the NC – Neighborhood Commercial district; however, a Liquor Store is not specifically listed as a permitted use in the zone.
4. Our office defers review of conformance with the area, yard and bulk requirements of the Ordinance to your office.

5. The applicant is requesting several submission waivers, design waivers & variances, as indicated on the submission checklist. Items that we believe should be submitted are included within the comments in our report below.

6. An updated survey plan should be submitted.

III. Traffic and Parking

1. The property has two existing access driveways onto the Black Horse Pike and two existing access driveways onto Coles Road.

2. There is also a third stone driveway from Coles Road with no curb cut. The applicant is proposing to remove this driveway.

3. It appears that the applicant has recently repaved the entire site. Currently there is no traffic or parking striping.

4. The applicant is proposing new driveway and parking lot striping with concrete curbed landscaped islands.

5. The applicant indicates that 96 parking spaces are required and 177 parking spaces are proposed; however, the applicant has not provided a parking calculation in accordance with Ordinance Section 510. The applicant should discuss the need for 177 parking spaces.

6. The applicant has not provided a designated loading area in accordance with Ordinance Section 509. This should be addressed.

7. The applicant should address loading/truck movements associated with the business.

8. The site plan and paving details shown on sheet 4 of 5 do not meet the paving requirements of Ordinance Section 510.H. The on-site paving has been completed; therefore, the applicant should indicate how the existing paving compares to the ordinance requirements.

9. In accordance with Ordinance Section 510.K.4, all entrance driveways are to be designed to allow for movements of the AASHTO WB-50 design vehicle without encroaching onto opposing lanes of traffic. This should be addressed.
10. The applicant should provide dimensions of all driveway openings as well as additional dimensions of the landscape islands within the parking area.

11. The applicant should address refuse/recyclable storage areas in accordance with Ordinance Section 510.L.

12. In accordance with Ordinance Section 510.M.7, for parking lots having a capacity of more than 100 cars, a main access drive with a minimum length of 100 feet from the street curb or edge of pavement shall be provided from points of ingress and egress. No parking shall be permitted on the main access drive, nor shall it serve as an access aisle to adjacent parking spaces. This should be addressed.

13. In review of the site proposed parking area, circulation and layout, we have the following concerns:

   a) The “dead end” parking areas located along the easterly side of the site should be redesigned and the area reconfigured to create better traffic flow.

   b) A fire lane and loading area should be considered along the rear and easterly side of the building.

   c) The driveways along the Black Horse Pike should be reconfigured to provide better cuing for vehicles leaving the site and provide easier access into the site.

   d) The proposed parking layout has several conflicting movements and poor overall circulation.

   e) Based on our review, it appears that a revised parking layout could more adequately address the concerns listed above. This should be reviewed.

14. No fire lines are shown on the plans. We defer review of the plans as it relates to access for emergency vehicles to the Fire Marshall.

15. Additional detail and grades are required to determine ADA compliance.

16. The proposed handicap accessible parking spaces throughout the site should be reviewed for compliance with ADA requirements. We defer to the Township construction official regarding building accessibility.

17. The applicant should submit plans to the Township Fire Chief and the Township EMS Director for review and comment.
IV. Grading and Drainage

1. There are currently no existing stormwater management facilities on site. Existing runoff flows overland mainly onto the Black Horse Pike and Coles Road.

2. The applicant is proposing to maintain the existing grading on site and construct a stormwater management system along the easterly side of the site. The proposed system is intended to address the additional impervious constructed onsite as part of recent improvements.

3. The applicant is proposing a sub-surface infiltration system. A series of “R-TANK” subsurface modular storage located along the easterly edge of the parking area. The system is approximately 185’ long, 2’-8” wide and 8’ deep.

4. Based on review of the available aerial and land cover information, it appears that the proposed development may result in “new” impervious of more than one-quarter of an acre. The applicant should provide area and CN calculations for the existing and proposed conditions to determine the total “new” impervious area proposed.

   a. Existing conditions utilized for stormwater calculations should be based on the site conditions from 2004 (date of inception of the New Jersey Stormwater Management Rules).

5. Development which exceeds one-quarter acre of “new” impervious area is subject to the water quality requirements of the Stormwater Management Rules (SMR).

   a. If the project exceeds one quarter of an acre of new impervious, the proposed stormwater management system does not adequately address water quality in accordance with the NJ Stormwater Management BMP Manual.

   b. Regardless of whether the project exceeds one-quarter acre of new impervious area, sub-surface infiltration systems must be pretreated before runoff is conveyed sub-grade. This should be reviewed.

6. The detail provided for the underground system shows a “K4 sand” layer and a mound of stone placed on top of the infiltration system. It does not appear that stormwater runoff will be effectively conveyed into the infiltration system. This should be reviewed.

7. The applicant’s Engineer submitted a Stormwater Management Report detailing the existing and proposed drainage conditions on site. We offer the following comments regarding the report:

   a. Section B. Existing Conditions of the report states “Type B which exhibit a slope infiltration rate when thoroughly wet.” It appears that this is a
b. Based on the grading shown on the Minor Site Plan, it appears that the site is broken up into 3 drainage areas. Section C. of the report states there is one overall drainage area for the site. This should be addressed.

c. The flows reported for the 10- and 100-yr storm in the Post Development Flow table do not appear to match with the calculations. This should be reviewed.

d. Section D-1 of the report states that the collected stormwater from the entire site will be directed to the proposed basin. It appears there are multiple drainage areas, and no conveyance system is proposed. Therefore, not all runoff is being directed to the proposed basin. This should be reviewed.

e. Section D-2 of the report states that an infiltration rate of 4 in/hr was utilized for the proposed basin, assuming a K-3 soil. The provided report/plans do not appear to include any soils testing data to back up this information. The applicant should provide justification for the K-3 assumption.

If soil test pits were conducted on site, the information should be included in the report. If not, test pits should be conducted in the area of the proposed stormwater improvements, in accordance with the section 517-H-11 of the Ordinance.

f. Section D-3 of the report states that the basin bottom meets the required 2 feet of separation from the seasonal high water table (SHWT). The applicant should provide data for the determination of the SHWT based on field investigation.

In addition, according to Section 517-K of the Ordinance, a three foot separation should be provided for underground systems. This should be addressed.

g. Based on the Sub-Surface Infiltration System detail in the provided plans, it appears that the system will consist of six foot deep R-Tank units. However, the calculations within the stormwater report show a total basin depth of four feet. This should be addressed.

h. The proposed basin calculations include an outlet weir which is ten feet wide at elevation 44.50'. Based on the proposed grading this elevation would be located at the southeast corner of the system, however the provided plans do not appear to show any spillway or outlet. This should be addressed.
In addition, the applicant should address any discharge into existing stormwater management systems along Coles Road.

i. The applicant should provide a stormwater management maintenance plan for the proposed system, in accordance with SMR.

j. The applicant should provide a groundwater mounding analysis, in accordance with the SMR.

k. Existing and proposed drainage area maps should be included within the report. In addition, the time of concentration paths should be shown and labeled.

l. Calculations should be provided showing the areas, curve numbers, and time of concentrations used for the existing and proposed conditions.

8. The applicant should provide geotextile as recommended by the manufacturer around the proposed stormwater infiltration system.

9. The applicant is proposing areas of sidewalk around the existing building. Additional details and grades should be provided.

V. Buffering, Landscaping and Lighting

1. The applicant has provided a Landscaping Plan. The landscaping plan proposes shade trees, evergreen trees, ornamental trees and shrubbery.

2. A six foot high board on board fence is existing along the easterly side of the parking area and adjacent to the residential use along Coles Road.

3. In accordance with Ordinance Section 507.C.6, all off street loading areas shall be screened sufficiently to obscure the view of the loading vehicles and platforms from any public street, adjacent uses, or on-site parking areas throughout the year. The applicant should address how they meet this requirement.

4. Ordinance Section 507.5.a indicates that street trees shall be installed between the curb and sidewalk providing a grass area of at least six feet in width. Otherwise, street trees shall be installed five feet behind the sidewalk. There are no street trees proposed as part of this application. This should be addressed.

5. In accordance with Ordinance Section 507.4.b, an underground irrigation shall be provided. It does to appear that irrigation is proposed. This should be addressed.

6. The applicant has provided a Lighting Plan. Proposed lighting consists of typical 20' high pole mounted LED lights in the parking areas to supplement the existing parking lot lighting.
7. The applicant should indicate if the proposed lighting is consistent with the existing lighting at the site, i.e. type, height, lumens etc.

8. In accordance with Ordinance Section 508.F.6, the lighting plan should take into consideration the hours of operation of the proposed use. The applicant should address hours of operation and reduced lighting for after hours.

9. We defer further review of lighting and landscaping to your office.

VI. Miscellaneous

1. There is a trash enclosure located in the northeast corner of the parking area. The applicant should provide details of the trash enclosure and the enclosure shall meet the requirements of Ordinance Section 509.L.

2. The applicant should submit a Recycling Report for the project.

3. All trash and recyclable materials will be disposed of by licensed waste haulers.

4. Since the applicant indicates that the existing “outside raised patio” is part of the application, the applicant should address associated noise levels.

5. It should be noted that our office did not review any aspect of the proposed water or sanitary sewer improvements. Approval of the same is required from the Gloucester Township Municipal Utilities Authority.

6. It appears that the project will require approval from the Camden County Planning Board and Camden County Soil Conservation District. Copies of approvals should be provided to our office once received.

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

8. Prior to commencement of any site work, the applicant must schedule a pre-construction meeting with the Township Engineer’s Office. A note stating the same should be added to the plans.

9. We defer all review of signage to your office.

10. Based upon the concerns noted in our letter, we reserve the right to provide further review of the Site Plans and calculations upon submission of revised documents.
Based on the concerns listed above, most notably those relating to the traffic circulation and stormwater management, the Board may wish to consider limiting their approval to Preliminary.

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

If you have any questions or require additional information, please contact our office.

Very truly yours,

Churchill Consulting Engineers

[Signature]

James J. Mellett, P.E.
Associate

JMM:tb:gw:kd
Enclosure
cc: Gloucester Township Zoning Board Chairman and Members (via email)
    Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)
    Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)
    Lance’s Tavern, LLC, Applicant (via mail) ? Coles Rd, Blackwood, NJ 08012
    Ms. Carly K. Ferro, Esq. (via email) carlykferroesq@gmail.com
    Mr. James A. Clancy, P.E., P.L.S. (via email) jclancy@comcast.net
TO: Zoning Board of Adjustment

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

RE: APPLICATION #172045DPMSFMS Escrow #11615
Lance's Tavern, LLC
7 Coles Road
BLOCK 8301 LOT 7

DATE: March 20, 2018

The Applicant request use variance and preliminary and major site plan approval for a parking lot expansion of an existing "Restaurant, liquor store tavern with outside raised patio" within the NC - Neighborhood Commercial District.

Applicant/Owner: Lance's Tavern, LLC, 7 Coles Road, Blenheim, NJ 08012 (telephone #856-227-2314).


I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 01/16/18.
3. Site plan, as prepared by H. C. E. & S., LLC comprising consisting of the following:

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Plan Description</th>
<th>Date / Latest Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Plan of Existing Conditions</td>
<td>7-14-14</td>
</tr>
<tr>
<td>2</td>
<td>Minor Site Plan</td>
<td>6-22-17</td>
</tr>
<tr>
<td>3</td>
<td>Landscape &amp; Lighting Plan</td>
<td>6-22-17</td>
</tr>
<tr>
<td>4</td>
<td>Detail Sheet</td>
<td>7-23-14</td>
</tr>
<tr>
<td>5</td>
<td>Detail Sheet</td>
<td>7-23-14</td>
</tr>
</tbody>
</table>
II. **ZONING REVIEW**

**ZONE:** NC – Neighborhood Commercial [§415].  
**USE:** A liquor store is listed as a permitted use [§415.B(6)] and a restaurant is listed as a permitted use [§415.B(14)]; however, a tavern and an outdoor patio area are not listed permitted uses.

<table>
<thead>
<tr>
<th>Description</th>
<th>Required (Other Use)</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>1 acre</td>
<td>2.887</td>
<td>yes</td>
</tr>
</tbody>
</table>
| Lot frontage (min.)          | 100 ft. 100 ft.      | ±282.50 ft.  
                                             ±440.00 ft.  | yes      |
| Black Horse Pike Coles Road  |                      |          |          |
| Lot depth (min.)             | 300 ft.              | 300 ft.  | yes      |
| Building coverage (max.)     | 15%                  | 6.11%    | yes      |
| **Lot coverage (max.)**      | 50%                  | 75.36%   | no*      |

1 = Scaled data.  
* = 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.

### Principal Building Minimum Yards, Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Front Yard (min.)</th>
<th>Side Yard (min.) - Restaurant</th>
<th>Rear Yard (min.)</th>
<th>Building Height (max.)</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Black Horse Pike Coles Road</td>
<td>20 ft. 20 ft.</td>
<td>10 ft. 188.5 ft.</td>
<td>25 ft. 192.6 ft.</td>
<td>35 ft.  n/a</td>
<td>177 spaces</td>
</tr>
</tbody>
</table>

1 = Based on 280 legal occupancy from Certificate of Occupancy issued in 2007.

### Parking Area Setback

<table>
<thead>
<tr>
<th>From any Right of Way (min.)</th>
<th>Black Horse Pike</th>
<th>±3 ft.</th>
<th>no*</th>
</tr>
</thead>
</table>
| Coles Road                  | 25 ft. 25 ft.   | ±56 FT.  
                                             ±3 ft.  | yes |
| From side property line (min.) | 10 ft.         | 34.2 ft. | yes |
| From rear property line (min.) | 10 ft.          | 3.8 ft.  | enc |

1 = Scaled data.  
encl = 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.
III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for Variance, Preliminary, and Major Site Plan requirements.

The Applicant must provide the following omitted checklist items or request a waiver:

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
2. Four (4) copies of the Soil Erosion and Sediment Control Plan [Checklist #6].
3. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
4. "Preliminary Site Plan for (Name of Development)" [Checklist #15(c)].
   a. The plans must be revised to indicate a preliminary major site plan.
      i. A disturbance of 5,000 sf or greater is a major site plan.
5. "Final Site Plan for (Name of Development)" [Checklist #17(e)].
   a. The plans must be revised to indicate a final major site plan.
      i. A disturbance of 5,000 sf or greater is a major site plan.
6. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].
   a. The Applicant must provide a signed and sealed survey as per NJAC 13:40-7.2(a)(1).
7. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
8. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
   a. The plans must be revised to relocate the signature blocks to the cover sheet on an outside fold.
9. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
10. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
11. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
12. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
   a. Defer to the Board engineer.
13. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system. [Checklist #66].
   a. Defer to the Board engineer.
14. Acceleration/deceleration lanes. [Checklist #75].
15. **Traffic channelization** [Checklist #76].
   a. Consideration should be given to revising the parking lot traffic circulation to improve symmetry, pedestrian, and vehicular movements.

16. **Sidewalks and bike routes** [Checklist #83].
   a. The plans must be revised to provide concrete sidewalks along Coles Road as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.

17. **Sight triangle easements at intersections.** [Checklist #86].
   a. The plans must be revised to provide sight triangles at the intersection of the Black Horse Pike and Coles Road and at all driveways as per §515.N, Street Design.

18. **Location of street names and signs.** [Checklist #88].

19. **Streetlights.** [Checklist #90].
   a. The plans must be revised to provide the location of street lights as per §508, Lighting.

20. **Cross Sections.** [Checklist #94].
   a. Defer to Board Engineer.

21. **Slope** [Checklist #99].

22. **Fire hydrants.** [Checklist #101].

23. **Standard details** [Checklist #102].

24. **Trench repair details for street crossings.** [Checklist #103].

25. **Environmental Constraints Map (See §519).** [Checklist #108].

26. **Landscaping, recreation and areas of public use.** [Checklist #109].

### IV. WAIVER COMMENTS

The Applicant requests a waiver from the requirement of Site Plan Review as per §801.A(3) subject to revisions to the submitted plan as required by the Board professionals and conditions of approval.

1. Four (4) copies of the Recycling Report. [Checklist #8].
2. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
3. Four (4) copies of any additional reports. [Checklist #10].
4. Existing and proposed building coverage in areas of square feet and as a percentage of the lot area [Checklist #36].
   a. The plans indicate the building coverage.
5. Existing and proposed lot coverage in acres of square feet and as a percentage of the lot area [Checklist #37].
   a. The plans indicate the lot coverage.
6. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architects' scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
7. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
8. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
9. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].

10. Slope of line [Checklist #68].
    a. Defer to the Board engineer.

11. Pipe material type [Checklist #69].
    a. Defer to the Board engineer.

12. Strength, class or thickness [Checklist #70].
    a. Defer to the Board engineer.

13. Erosion control and soil stabilization method [Checklist #71].
    a. Defer to the Board engineer.

14. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].

15. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].

16. Fire lanes [Checklist #77].
    a. Defer to the Fire Marshal.

17. Loading areas and number thereof [Checklist #80].

18. Directional signs with scaled drawings [Checklist #85].

19. Radii at curbline [Checklist #87].

20. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
    a. The plans indicate sight lighting.

21. Proposed grades [Checklist #95].
    a. Defer to the Board engineer.

22. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
    a. Defer to the Board engineer.

23. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].

24. Size and types of pipes and mains [Checklist #98].
    a. Defer to the Board engineer.

25. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
    a. Defer to the Board engineer.

26. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].

27. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].

28. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].
V. VARIANCE COMMENTS

The instant application requires the following variances:

§415.B, Permitted Uses

1. Use: Expansion of parking area for existing nonconforming use (tavern and an outdoor patio area).

§415.F, Area, yard, Height and Building Coverage

2. Lot Coverage: (75.36% provided v. 50% maximum allowed).
3. Parking setback: (±3 ft. provided v. 25 ft. minimum required).
   a. It’s recommended the plans be revised to remove the proposed two way driveway parallel with the Black Horse Pike to provide the required buffer and reduce conflict with pedestrian and vehicular traffic on the Black Horse Pike.

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:

4. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

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

POSITIVE CRITERIA ("D2" use variance – Expansion of a nonconforming use)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the required "D2" variance:

6. The Board has the power to grant an expansion of a nonconforming use (basis N.J.S.A. 40:55-70d(2).
   a. The Applicant should provide testimony addressing one or more of purposes of zoning that are advanced by the instant application for an expansion of a nonconforming use (basis Burbridge v. Mine Hill Township, 117 N.J. 376, 568 A.2d 527 (1990)).

NEGATIVE CRITERIA

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

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

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

1. Use
   a. The Applicant should provide testimony addressing consistency of the proposed use with the Small Scale Business (B-2) Land Use Classification of the Master Plan and the NC - Neighborhood Commercial Zoning District.
   b. The Applicant should provide testimony regarding the parking lot expansion, namely, landscaping, lighting, stormwater management, etc.
   c. The Applicant should provide testimony addressing the impact of the expanded parking area use to nearby residential uses.

2. Traffic
   a. The Applicant should address parking spaces, loading areas, traffic circulation and proposed measures to mitigate adverse impacts, if any.

3. Site Improvements
   a. Should the Board approve the instant application consideration should be given to providing a schedule for installation of site improvements.

VII. SITE PLAN COMMENTS

1. The plans shall be revised to provide underground irrigation for landscaped and lawn areas as per §507.A(4)(b), General Landscaping Provisions.

2. The plans shall be revised to provide half of the landscaped islands with shade trees as per §507.C(2), Off-Street Parking and Loading Areas.

3. Consideration should be given to expanding the four landscaped islands that contain the pole mounted lights so they are equally sized and symmetrically aligned with each other as per §507.C(2), Off-Street Parking and Loading Areas.

4. The plans shall be revised to relocate the landscaped islands to the end of each row as per as per §507.C(3), Off-Street Parking and Loading Areas.

5. The plans shall be revised to provide two (2) landscaped islands for the new paved area, one central and one at the northerly end of the row as per as per §507.C(3), Off-Street Parking and Loading Areas.

6. The plans shall be revised to indicate "Concrete curb" to protect the landscaped islands as per §507.C(5), Off-Street Parking and Loading Areas.

7. The plans shall be revised to provide a mixture of shrubs within the planting islands as per §507.D(3), Recommended Plantings.

8. The plans shall be revised to provide street shade trees forty (40) feet on center as per §507.D(4), as follows:
   a. Black Horse Pike — six (6) shade trees.
   b. Coles Road — ten (10) shade trees.

9. The plans shall be revised to provide increased illumination for the six (6) northeasterly parking spaces as per §508.F(1), Lighting.

10. The plans shall be revised to provide notations to address the average illumination of the parking areas, which shall not exceed two (2) footcandles as per §508.F(2), Lighting.

11. The Applicant shall provide testimony and the plan revised accordingly to address providing a timer on the lights to reduce or turn off the illumination on when the business is not open as per §508.F(9), Lighting.

12. The plans shall be revised to provide a pole mounted light for the easterly entrance on Coles Road to improve illumination as per §508.F(9), Lighting.

13. The plans shall be revised to provide all existing lights within one hundred (100) feet of the site as per §508.G(1), Lighting.
14. The plans shall be revised to provide one (1) off-street loading space as per §509.B(1), Required Number.
15. The plans shall be revised to provide concrete or Belgian block curbing along the perimeter of the parking and traffic circulation areas as per §510.J, Curbing.
16. The plans shall be revised to provide concrete sidewalks along Coles Road as per §516, Sidewalks, Curbs, Gutters & Pedestrian ways.
   a. It appears existing grades may prevent sidewalks along the building line; however, consideration should be given to providing sidewalks at the following locations to accommodate pedestrian movements:
      i. Between the existing sidewalk on the Black Horse Pike and the westerly entrance.
      ii. Between the easterly entrance drive and the end of the property.

VIII. RECOMMENDATIONS

1. The Applicant should address the 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: Lance’s Tavern, LLC
    Dennis Riley, Esq.
    James A. Clancy, PE, PLS
    Anthony Costa, Esq.
    James Mellett, PE
# LAND DEVELOPMENT APPLICATION

## 1. Applicant

<table>
<thead>
<tr>
<th>Name:</th>
<th>Lena's Tavern, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>7 Coles Road</td>
</tr>
<tr>
<td>City:</td>
<td>Blackwood</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ, 08012</td>
</tr>
<tr>
<td>Phone:</td>
<td>(____) 227-2314</td>
</tr>
<tr>
<td>Fax:</td>
<td>(____) -</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>Same</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
</tr>
<tr>
<td>State, Zip:</td>
<td></td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
</tbody>
</table>

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

- [ ] Informal Review
- [ ] Planned Development
- [ ] Minor Subdivision
- [ ] Interpretation
- [ ] Preliminary Major Subdivision
- [ ] Appeal of Administrative Officer's Decision
- [ ] Final Major Subdivision
- [ ] Bulk "C" Variance
- [ ] Final Major Site Plan
- [ ] Use "D" Variance
- [ ] Preliminary Major Site Plan
- [ ] Site Plan Waiver
- [ ] General Development Plan
- [ ] Redevelopment Agreement
- [ ] Zoning Board of Adjustment

1 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>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>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name of Attorney:</th>
<th>Dennis L. Riley</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>200 Golfview Drive</td>
</tr>
<tr>
<td>City:</td>
<td>Blackwood</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>New Jersey 08012</td>
</tr>
<tr>
<td>Phone:</td>
<td>(____) 232-3800</td>
</tr>
<tr>
<td>Fax:</td>
<td>(____) 232-3800</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:dennisrileyesq@gmail.com">dennisrileyesq@gmail.com</a></td>
</tr>
</tbody>
</table>
6. Name of Persons Preparing Plans and Reports:

Name: James A. Clancy, P.E., P.L.S.
Address: 661 Asbury Avenue
Profession: Engineer, Planner, Surveyor
City: National Park
State, Zip: New Jersey 08063
Phone: (853) 7306 Fax: (853) 7381
Email: clancy@clancyassoc@comast.net

Name: Bach Associates, A1
Address: 304 White Horse Pk.
Profession: Engineers, Architects & Planners
City: Hidden Heights
State, Zip: NJ 08035
Phone: (854) 546-8611 Fax: (854) 546-8612
Email: www.BachDesignGroup.com

7. Location of Property:

Street Address: 7 Coles Road
Tract Area: 2.887 A.C. +/-
Block(s): 8301
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
- Condominium
- Rental

Are there existing deed restrictions? □ No □ Yes
Are there proposed deed restrictions? □ No □ Yes

(If yes, attach copies)

10. Utilities: (Check those that apply.)

- Public Water
- Public Sewer
- Private Well
- Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>22.2'</td>
<td>Setback from E.O.P.*1</td>
<td>N/A</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>24.9'</td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>192.6'</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>124.9'</td>
<td>Fence height</td>
<td>6' on East Border</td>
</tr>
<tr>
<td>Side setback 2</td>
<td>188.5'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Pool Requirements

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

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

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

14. Parking and Loading Requirements:

Number of parking spaces required: 66
Number of parking spaces provided: 77
Number of loading spaces required: 1
Number of loading spaces provided: 1

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. 40:55:50-51).

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

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

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

16. Signature of Applicant

[Signature]

Date: 1-15-18

[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).

1.5.18
Date

Lance Oberpraeliter
Print Name
Managing Member

Signature

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).

Lance Oberpraeiter
Print Name
Managing Member

1.5.18
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 _______ 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

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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A. Introduction
B. Existing Conditions
C. Proposed Conditions
D. Proposed Stormwater Management System

Soils Information

Recharge Requirements

Summary of Flows

Water Quality Analysis

Pre-Development Analysis

Post Development Analysis
  • Post Development Uncontrolled
  • Post Development Flows to Basin
  • Post Development Routing
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

<table>
<thead>
<tr>
<th>Event (yr)</th>
<th>Total Pre-Development</th>
<th>Reduction Factor</th>
<th>Allowable Post</th>
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<tbody>
<tr>
<td>2</td>
<td>0.33 CFS</td>
<td>0.5</td>
<td>0.17 CFS</td>
</tr>
<tr>
<td>10</td>
<td>0.61 CFS</td>
<td>0.75</td>
<td>0.46 CFS</td>
</tr>
<tr>
<td>100</td>
<td>1.16 CFS</td>
<td>0.80</td>
<td>0.93 CFS</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Event (yr)</th>
<th>Post Development To Basin</th>
<th>Post Routed From Basin</th>
<th>Post Development Allowable</th>
<th>Discharge</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>0.5 CFS</td>
<td>0.0 CFS</td>
<td>0.17 CFS</td>
<td>0.1</td>
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<td>10</td>
<td>0.61 CFS</td>
<td>0.0 CFS</td>
<td>0.46 CFS</td>
<td>0.1</td>
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<tr>
<td>100</td>
<td>1.16 CFS</td>
<td>0.0 CFS</td>
<td>0.93 CFS</td>
<td>0.82</td>
</tr>
</tbody>
</table>
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 difference 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'

\[ = \frac{1.5 \text{ ft} \times (12 \text{ in}) \times (\frac{1 \text{ hr}}{2 \text{ in}})}{1 \text{ ft}} = 9 \text{ hours} < 72 \text{ hours} \text{ O.K.} \]
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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**Hydraflow Hydrographs by Intelsolve**

**Wednesday, Aug 30 2017, 3:40 PM**

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- Hydrograph Reports ............................................................ 2
  - Hydrograph No. 3, Reservoir, basin .................................. 2
  - Pond Report ........................................................................ 3

2 - Year
- Summary Report ................................................................. 4
- Hydrograph Reports ............................................................ 5
  - Hydrograph No. 3, Reservoir, basin .................................. 5
  - Pond Report ........................................................................ 6

10 - Year
- Summary Report ................................................................. 7
- Hydrograph Reports ............................................................ 8
  - Hydrograph No. 3, Reservoir, basin .................................. 8
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100 - Year
- Summary Report ................................................................. 10
- Hydrograph Reports ............................................................. 11
  - Hydrograph No. 3, Reservoir, basin .................................. 11
  - Pond Report ....................................................................... 12
## Hydrograph Summary Report

<table>
<thead>
<tr>
<th>Hyd. No.</th>
<th>Hydrograph type (origin)</th>
<th>Peak flow (cfs)</th>
<th>Time interval (min)</th>
<th>Time to peak (min)</th>
<th>Volume (cuft)</th>
<th>Inflow hyd(s)</th>
<th>Maximum elevation (ft)</th>
<th>Maximum storage (cuft)</th>
<th>Hydrograph description</th>
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</thead>
<tbody>
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<td>SCS Runoff</td>
<td>0.05</td>
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<td>-</td>
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<td>Reservoir</td>
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<td>1013</td>
<td>581</td>
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<td>basin</td>
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</table>

**Skeeters.gpw**

**Return Period: 1 Year**

**Wednesday, Aug 30 2017, 3:40 PM**
Hydrograph Plot

Hydraflow Hydrographs by Intellisolve

Hyd. No. 3

basin

Hydrograph type = Reservoir
Storm frequency = 1 yrs
Inflow hyd. No. = 2
Reservoir name = Storage

Peak discharge = 0.00 cfs
Time interval = 1 min
Max. Elevation = 41.61 ft
Max. Storage = 492 cuft

Storage indication method used

Hydrograph Volume = 581 cuft

---

basin

Hyd. No. 3 - 1 Yr

---

Hyd No. 3
Hyd No. 2

---

Time (hrs)
**Pond Report**

Hydraflo Hydrographs by Intellisolve

**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**

<table>
<thead>
<tr>
<th>Stage (ft)</th>
<th>Elevation (ft)</th>
<th>Contour area (sq ft)</th>
<th>Incr. Storage (cuft)</th>
<th>Total storage (cuft)</th>
</tr>
</thead>
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<tr>
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**Culvert / Orifice Structures**

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<th>[B]</th>
<th>[C]</th>
<th>[D]</th>
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<td>Length (ft)</td>
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<td>Slope (%)</td>
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**Weir Structures**

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</thead>
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<tr>
<td>Crest Len (ft)</td>
<td>10.00</td>
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<td>Crest El. (ft)</td>
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</table>

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

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

**Stage / Discharge**

![Stage / Discharge Graph](image)
<table>
<thead>
<tr>
<th>Hyd. No.</th>
<th>Hydrograph Type (origin)</th>
<th>Peak flow (cfs)</th>
<th>Time interval (min)</th>
<th>Time to peak (min)</th>
<th>Volume (cuft)</th>
<th>Inflow hyd(s)</th>
<th>Maximum elevation (ft)</th>
<th>Maximum storage (cuft)</th>
<th>Hydrograph description</th>
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<td>1</td>
<td>SCS Runoff</td>
<td>0.33</td>
<td>1</td>
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<td>43.02</td>
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</table>
Hydrograph Plot

Hyd. No. 3

basin

Hydrograph type = Reservoir
Storm frequency = 2 yrs
Inflow hyd. No. = 2
Reservoir name = Storage

Peak discharge = 0.01 cfs
Time interval = 1 min
Max. Elevation = 43.02 ft
Max. Storage = 1,615 cuft

Storage Indication method used.

Hydrograph Volume = 981 cuft
Pond Report

Hydraflow Hydrographs by Intellisolve

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

<table>
<thead>
<tr>
<th>Stage (ft)</th>
<th>Elevation (ft)</th>
<th>Contour area (sqft)</th>
<th>Incr. Storage (cft)</th>
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<td>3,200</td>
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Culvert / Orifice Structures

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Weir Structures

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<th>[B]</th>
<th>[C]</th>
<th>[D]</th>
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<tbody>
<tr>
<td>Crest Len (ft)</td>
<td>10.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Crest El. (ft)</td>
<td>44.50</td>
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<td>0.00</td>
</tr>
<tr>
<td>Weir Coeff.</td>
<td>3.33</td>
<td>0.00</td>
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</tr>
<tr>
<td>Weir Type</td>
<td>Rect</td>
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<tr>
<td>Multi-Stage</td>
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</table>

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

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

Stage / Discharge

Stage (ft)

[Graph showing stage vs. discharge]

0.00 1.00 2.00 3.00 4.00 5.00

Discharge (cfs)

0.00 1.00 2.00 3.00 4.00 5.00

--- Total Q
### Hydrograph Summary Report

<table>
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<tr>
<th>Hyd. No.</th>
<th>Hydrograph type (origin)</th>
<th>Peak flow (cfs)</th>
<th>Time interval (min)</th>
<th>Time to peak (min)</th>
<th>Volume (cuft)</th>
<th>Inflow hyd(s)</th>
<th>Maximum elevation (ft)</th>
<th>Maximum storage (cuft)</th>
<th>Hydrograph description</th>
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<td>basin</td>
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</table>

Skeeters.gpw  
Return Period: 10 Year  
Wednesday, Aug 30 2017, 3:40 PM
Hydrograph Plot

Hydraflow Hydrographs by Intelsolve

Hyd. No. 3
basin

Hydrograph type = Reservoir
Storm frequency = 10 yrs
Inflow hyd. No. = 2
Reservoir name = Storage

Peak discharge = 0.01 cfs
Time interval = 1 min
Max. Elevation = 44.27 ft
Max. Storage = 2,613 cuft

Storage Indication method used.

Hydrograph Volume = 1,294 cuft

---

Q (cfs)

Hyd. No. 3 -- 10 Yr

---

Hyd No. 3  ---  Hyd No. 2

Q (cfs)

0.00  0.10  0.20  0.30  0.40  0.50  0.60  0.70  0.80  0.90  1.00

0.00  5.00  10.00  15.00  20.00  25.00  30.00  35.00  40.00  45.00  50.00

Time (hrs)
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

<table>
<thead>
<tr>
<th>Stage (ft)</th>
<th>Elevation (ft)</th>
<th>Contour area (sq ft)</th>
<th>Incr. Storage (cuf)</th>
<th>Total storage (cuf)</th>
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Culvert / Orifice Structures

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<th>[C]</th>
<th>[D]</th>
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<tr>
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<tr>
<td>Span (in)</td>
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<tr>
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<tr>
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<tr>
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Weir Structures

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<th>[C]</th>
<th>[D]</th>
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<tr>
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<tr>
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<tr>
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<tr>
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<td>No</td>
<td>No</td>
</tr>
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</table>

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

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

Stage / Discharge

Stage (ft)

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Discharge (cfs)

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Total Q

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<tr>
<td>2</td>
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<tr>
<td>3</td>
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</table>
Hydrograph Plot

Hydraulics Hydrographs by Intelsolve

Hyd. No. 3

basin

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 2
Reservoir name = Storage

Peak discharge = 0.82 cfs
Time interval = 1 min
Max. Elevation = 44.58 ft
Max. Storage = 2,867 cu ft

Storage Indication method used.

Hydrograph Volume = 3,378 cu ft
Pond Report

Hydraflow Hydrographs by Intelisolve

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

<table>
<thead>
<tr>
<th>Stage (ft)</th>
<th>Elevation (ft)</th>
<th>Contour area (sqft)</th>
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<td>3,040</td>
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Culvert / Orifice Structures

<table>
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<tr>
<th>[A]</th>
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<th>[C]</th>
<th>[D]</th>
</tr>
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<tr>
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<tr>
<td>Span (in)</td>
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<tr>
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<td>0.00</td>
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Weir Structures

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</tr>
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</table>

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

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

for

SKEETER'S PUB
Block 8301, Lots 5, 6, 7 & 8
Gloucester Township
Camden County, New Jersey

Date: May 29, 2018

Prepared by:

BACH ASSOCIATES, PC
ENGINEERS • ARCHITECTS • PLANNERS
304 WHITE HORSE PIKE • HADDON HEIGHTS NJ, 08035
(856) 546-8611 • FAX (856) 546-8612

Steven M. Bach, PE, RA, PP, CME
NJ PE No. 41507
DRAINAGE CALCULATIONS
Skeeter's Pub
Block 8301, Lots 5, 6, 7 & 8
Gloucester Township, Camden County, New Jersey
Bach Project No. 2853-1
Page 2 of 4

Introduction ........................................... 3
Design Criteria ........................................ 3
Summary .............................................. 4
Appendix A: Stormwater Calculations
Introduction

The subject site is known as Block 8301, Lots 5, 6, 7 & 8 in the Township of Gloucester, Camden County, New Jersey. The site is located on the East side of the Black Horse Pike (N.J. State Highway Route 168) at the intersection of Black Horse Pike with Coles Road and encompasses 125,762 square feet of land. The site is predominately covered by impervious surfaces. Historically, the site was occupied by a one story masonry building that served as a gas station and vehicle service station as well as occupied by a one story masonry building that served as a bar and restaurant. Currently, the gas station building has been removed and replaced by additional parking lot area. The purpose of this report is to analyze the need for storm water drainage conditions that will occur as a result of this redevelopment of the site.

Design Criteria

The project will not cause the disturbance of more than one acre of land, nor will it create more than one quarter of an acre of new impervious surfaces. It is therefore not considered a "Major Development" as defined by the New Jersey Stormwater Management Rules (N.J.A.C. 7:8), and thus the Stormwater Management Rules do not apply to this project. The historic impervious coverage for the site is 76% and the proposed development impervious coverage will be 72%. Therefore, flow reductions from the peak storm runoff from the standard storm events are not applicable resulting in no new stormwater control measures being proposed. The Stormwater Management Rules require TSS removal only if there is an increase in impervious surfaces. Based upon the following chart, there is a total decrease in impervious surfaces on this site.

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<tr>
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<th>EXISTING (post 2017)</th>
<th>PROPOSED (S.F.)</th>
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<td>7,543 S.F.</td>
<td>7,543 S.F.</td>
</tr>
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<td>85,640 S.F.</td>
<td>88,207 S.F.</td>
<td>82,527 S.F.</td>
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<td>TOTAL IMPERVIOUS</td>
<td>95,517 S.F. (76%)</td>
<td>95,750 S.F. (76%)</td>
<td>90,070 S.F. (72%)</td>
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<tr>
<td>GRASS/LANSCAPING</td>
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<td>30,012 S.F. (24%)</td>
<td>35,602 S.F. (28%)</td>
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</tbody>
</table>
DRAINAGE CALCULATIONS
Skeeter's Pub
Block 8301, Lots 5, 6, 7 & 8
Gloucester Township, Camden County, New Jersey
Bach Project No. 2853-1
Page 4 of 4

<table>
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<td>10 year</td>
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<td>100 year</td>
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<td>1350 cfs</td>
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Summary

Due to the overall size of the site, the historic conditions, and the proposed improvements, there is no need for stormwater control measures.
DA 1
Ex. D.A.#1

1
Analysis Point (Existing)

DA 2
Proposed D.A.

2L
Analysis Point (Proposed)
Summary for Subcatchment DA 1: Ex. D.A.#1

Runoff = 5.93 cfs @ 12.02 hrs, Volume = 0.612 af, Depth = 2.54"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span = 0.00-30.00 hrs, dt = 0.30 hrs
Type III 24-hr 2 Year - Camden Rainfall = 3.30"

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</tr>
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<td>95,517</td>
<td>75.95% Impervious Area</td>
<td></td>
</tr>
</tbody>
</table>

Tc | Length | Slope | Velocity | Capacity | Description |
---|--------|-------|----------|----------|-------------|
1.5 | 170    | 0.0265| 1.88     |          | Sheet Flow, n = 0.010, P2 = 3.30" |

Subcatchment DA 1: Ex. D.A.#1

Hydrograph

Type III 24-hr 2 Year - Camden Rainfall = 3.30"
Runoff Area = 125,762 sf
Runoff Volume = 0.612 af
Runoff Depth = 2.54"
Flow Length = 170'
Slope = 0.0265' /
Tc = 1.5 min
CN = 93
Summary for Subcatchment DA 2: Proposed D.A.

Runoff = 4.69 cfs @ 12.15 hrs, Volume= 0.612 af, Depth= 2.54"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 2 Year - Camden Rainfall=3.30"

<table>
<thead>
<tr>
<th>Area (sf)</th>
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<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>7,543</td>
<td>98</td>
<td>Roofs, HSG C</td>
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<table>
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<tr>
<th>Tc (min)</th>
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<th>Capacity (cfs)</th>
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<tbody>
<tr>
<td>5.5</td>
<td>50</td>
<td>0.0200</td>
<td>0.15</td>
<td></td>
<td>Sheet Flow, Grass: Short n= 0.150 P2= 3.30&quot;</td>
</tr>
<tr>
<td>0.7</td>
<td>60</td>
<td>0.0200</td>
<td>1.36</td>
<td></td>
<td>Sheet Flow, n= 0.010 P2= 3.30&quot;</td>
</tr>
<tr>
<td>0.2</td>
<td>55</td>
<td>0.0040</td>
<td>5.43</td>
<td>9.60</td>
<td>Pipe Channel, RCP_Round 18&quot; 18.0&quot; Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.009</td>
</tr>
</tbody>
</table>

6.4 165 Total

Subcatchment DA 2: Proposed D.A.

Hydrograph

Type III 24-hr 2 Year - Camden Rainfall=3.30"
Runoff Area=125,762 sf
Runoff Volume=0.612 af
Runoff Depth=2.54"
Flow Length=165'
Tc=6.4 min
CN=93
Summary for Link 1: Analysis Point (Existing)

Inflow Area = 2.887 ac, 75.95% Impervious, Inflow Depth = 2.54" for 2 Year - Camden event
Inflow = 5.93 cfs @ 12.02 hrs, Volume= 0.612 af
Primary = 5.93 cfs @ 12.02 hrs, Volume= 0.612 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

Inflow Area=2.887 ac
Summary for Link 2L: Analysis Point (Proposed)

Inflow Area = 2.887 ac, 71.69% Impervious, Inflow Depth = 2.54" for 2 Year - Camden event
Inflow = 4.69 cfs @ 12.15 hrs, Volume = 0.612 af
Primary = 4.69 cfs @ 12.15 hrs, Volume = 0.612 af, Atten = 0%, Lag = 0.0 min

Primary outflow = Inflow, Time Span = 0.00-30.00 hrs, dt = 0.30 hrs

Link 2L: Analysis Point (Proposed)

Hydrograph

Inflow Area = 2.887 ac
Summary for Subcatchment DA 1: Ex. D.A.#1

Runoff = 9.77 cfs @ 12.02 hrs, Volume= 1.034 af, Depth= 4.30"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

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<tr>
<td>1.5</td>
<td>170</td>
<td>0.0265</td>
<td>1.88</td>
<td></td>
<td>Sheet Flow, n= 0.010, P2= 3.30&quot;</td>
</tr>
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Subcatchment DA 1: Ex. D.A.#1

Hydrograph

Type III 24-hr
10 Year - Camden Rainfall=5.10"
Runoff Area=125,762 sf
Runoff Volume=1.034 af
Runoff Depth=4.30"
Flow Length=170'
Slope=0.0265 '/'
Tc=1.5 min
CN=93
Summary for Subcatchment DA 2: Proposed D.A.

Runoff = 7.79 cfs @ 12.14 hrs, Volume= 1.034 af, Depth= 4.30"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 10 Year - Camden Rainfall=5.10"

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6.4 165 Total

Subcatchment DA 2: Proposed D.A.

Hydrograph
Summary for Link 1: Analysis Point (Existing)

Inflow Area = 2.887 ac, 75.95% Impervious, Inflow Depth = 4.30" for 10 Year - Camden event

Inflow = 9.77 cfs @ 12.02 hrs, Volume = 1.034 af

Primary = 9.77 cfs @ 12.02 hrs, Volume = 1.034 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

Link 1: Analysis Point (Existing)
Hydrograph

Inflow Area=2.887 ac
Summary for Link 2L: Analysis Point (Proposed)

Inflow Area = 2.887 ac, 71.69% Impervious, Inflow Depth = 4.30" for 10 Year - Camden event
Inflow = 7.79 cfs @ 12.14 hrs, Volume= 1.034 af
Primary = 7.79 cfs @ 12.14 hrs, Volume= 1.034 af, Attenuation= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

Inflow Area=2.887 ac

[Graph showing hydrograph with peak flow rate of 7.79 cfs]
Summary for Subcatchment DA 1: Ex. D.A.#1

Runoff = 16.90 cfs @ 12.01 hrs, Volume = 1.843 af, Depth = 7.66"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span = 0.00-30.00 hrs, dt = 0.30 hrs
Type III 24-hr 100 Year - Camden Rainfall = 8.50"

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Subcatchment DA 1: Ex. D.A.#1

Hydrograph

Type III 24-hr 100 Year - Camden Rainfall = 8.50"
Runoff Area = 125,762 sf
Runoff Volume = 1.843 af
Runoff Depth = 7.66"
Flow Length = 170'
Slope = 0.0265 '/'
Tc = 1.5 min
CN = 93
Summary for Subcatchment DA 2: Proposed D.A.

Runoff = 13.50 cfs @ 12.14 hrs, Volume= 1.843 af, Depth= 7.66"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 100 Year - Camden Rainfall=8.50"

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- Tc (min) Length (feet) Slope (ft/ft) Velocity (ft/sec) Capacity (cfs) Description
- 5.5 50 0.0200 0.15 Sheet Flow, Grass: Short n= 0.150 P2= 3.30" Sheet Flow, n= 0.010 P2= 3.30"
- 0.7 60 0.0200 1.36 Pipe Channel, RCP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.009
- 0.2 55 0.0040 5.43 9.60

6.4 165 Total

Subcatchment DA 2: Proposed D.A.

Hydrograph

Type III 24-hr 100 Year - Camden Rainfall=8.50"
Runoff Area=125,762 sf
Runoff Volume=1.843 af
Runoff Depth=7.66"
Flow Length=165'
Tc=6.4 min
CN=93
Summary for Link 1: Analysis Point (Existing)

Inflow Area = 2.887 ac, 75.95% Impervious, Inflow Depth = 7.66" for 100 Year - Camden event
Inflow = 16.90 cfs @ 12.01 hrs, Volume= 1.843 af
Primary = 16.90 cfs @ 12.01 hrs, Volume= 1.843 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

Link 1: Analysis Point (Existing)

Hydrograph

Inflow Area=2.887 ac
Summary for Link 2L: Analysis Point (Proposed)

Inflow Area = 2.887 ac, 71.69% Impervious, Inflow Depth = 7.66" for 100 Year - Camden event
Inflow = 13.50 cfs @ 12.14 hrs, Volume= 1.843 af
Primary = 13.50 cfs @ 12.14 hrs, Volume= 1.843 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

Link 2L: Analysis Point (Proposed)

Inflow Area= 2.887 ac
DRAINAGE CALCULATIONS

for

SKEETER'S PUB
Block 8301, Lots 5, 6, 7 & 8
Gloucester Township
Camden County, New Jersey

Date: May 29, 2018

Prepared by:

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

304 WHITE HORSE PIKE • HADDON HEIGHTS NJ, 08035
(856) 546-8611 • FAX (856) 546-8612

Steven M. Bach, PE, RA, PP, CME
NJ PE No. 41507
DRAINAGE CALCULATIONS
Skeeter's Pub
Block 8301, Lots 5, 6, 7 & 8
Gloucester Township, Camden County, New Jersey
Bach Project No. 2853-1
Page 2 of 4

Introduction .................................................................................. 3
Design Criteria .............................................................................. 3
Summary ....................................................................................... 4
Appendix A: Stormwater Calculations
Introduction

The subject site is known as Block 8301, Lots 5, 6, 7 & 8 in the Township of Gloucester, Camden County, New Jersey. The site is located on the East side of the Black Horse Pike (N.J. State Highway Route 168) at the intersection of Black Horse Pike with Coles Road and encompasses 125,762 square feet of land. The site is predominately covered by impervious surfaces. Historically, the site was occupied by a one story masonry building that served as a gas station and vehicle service station as well as occupied by a one story masonry building that served as a bar and restaurant. Currently, the gas station building has been removed and replaced by additional parking lot area. The purpose of this report is to analyze the need for storm water drainage conditions that will occur as a result of this redevelopment of the site.

Design Criteria

The project will not cause the disturbance of more than one acre of land, nor will it create more than one quarter of an acre of new impervious surfaces. It is therefore not considered a “Major Development” as defined by the New Jersey Stormwater Management Rules (N.J.A.C. 7:8), and thus the Stormwater Management Rules do not apply to this project. The historic impervious coverage for the site is 76% and the proposed development impervious coverage will be 72%. Therefore, flow reductions from the peak storm runoff from the standard storm events are not applicable resulting in no new stormwater control measures being proposed. The Stormwater Management Rules require TSS removal only if there is an increase in impervious surfaces. Based upon the following chart, there is a total decrease in impervious surfaces on this site.

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>EXISTING (pre-2017)</th>
<th>EXISTING (post 2017)</th>
<th>PROPOSED (S.F.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING</td>
<td>9,877 S.F.</td>
<td>7,543 S.F.</td>
<td>7,543 S.F.</td>
</tr>
<tr>
<td>CONCRETE/PAVEMENT</td>
<td>85,640 S.F.</td>
<td>88,207 S.F.</td>
<td>82,527 S.F.</td>
</tr>
<tr>
<td>TOTAL IMPERVIOUS</td>
<td>95,517 S.F. (76%)</td>
<td>95,750 S.F. (76%)</td>
<td>90,070 S.F. (72%)</td>
</tr>
<tr>
<td>GRASS/LANSCAPING</td>
<td>30,245 S.F. (24%)</td>
<td>30,012 S.F. (24%)</td>
<td>35,602 S.F. (28%)</td>
</tr>
</tbody>
</table>
DRAINAGE CALCULATIONS
Skeeter's Pub
Block 8301, Lots 5, 6, 7 & 8
Gloucester Township, Camden County, New Jersey
Bach Project No. 2853-1
Page 4 of 4

<table>
<thead>
<tr>
<th>STORM EVENT</th>
<th>EXISTING FLOW</th>
<th>PROPOSED FLOW</th>
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<td>2 year</td>
<td>5.93 cfs</td>
<td>4.69 cfs</td>
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<td>10 year</td>
<td>9.77 cfs</td>
<td>7.79 cfs</td>
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<tr>
<td>100 year</td>
<td>16.90</td>
<td>1350 cfs</td>
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Summary

Due to the overall size of the site, the historic conditions, and the proposed improvements, there is no need for stormwater control measures.
DA 1
Ex. D.A.#1

Analysis Point (Existing)

DA 2
Proposed D.A.

Analysis Point (Proposed)
Summary for Subcatchment DA 1: Ex. D.A.#1

Runoff = \(5.93\) cfs @ 12.02 hrs, Volume= 0.612 af, Depth= 2.54"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 2 Year - Camden Rainfall=3.30"

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\(n=0.010\) \(P2=3.30"\)

Subcatchment DA 1: Ex. D.A.#1

Type III 24-hr
2 Year - Camden Rainfall=3.30"
Runoff Area=125,762 sf
Runoff Volume=0.612 af
Runoff Depth=2.54"
Flow Length=170'
Slope=0.0265 'l'
Tc=1.5 min
CN=93
Summary for Subcatchment DA 2: Proposed D.A.

Runoff = 4.69 cfs @ 12.15 hrs, Volume= 0.612 af, Depth= 2.54"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
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<td>1.36</td>
<td></td>
<td>Sheet Flow,</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n= 0.010  P2= 3.30&quot;</td>
</tr>
<tr>
<td>0.2</td>
<td>55</td>
<td>0.0040</td>
<td>5.43</td>
<td>9.60</td>
<td>Pipe Channel, RCP_Round 18&quot;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>18.0&quot; Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.009</td>
</tr>
</tbody>
</table>

6.4 165 Total

Subcatchment DA 2: Proposed D.A.

Hydrograph

- Runoff

Type III 24-hr 2 Year - Camden Rainfall=3.30"
Runoff Area=125,762 sf
Runoff Volume=0.612 af
Runoff Depth=2.54"
Flow Length=165'
Tc=6.4 min
CN=93
Summary for Link 1: Analysis Point (Existing)

Inflow Area = 2.887 ac, 75.95% Impervious, Inflow Depth = 2.54" for 2 Year - Camden event
Inflow = 5.93 cfs @ 12.02 hrs, Volume = 0.612 af
Primary = 5.93 cfs @ 12.02 hrs, Volume = 0.612 af, Atten=0%, Lag=0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

Link 1: Analysis Point (Existing)

Hydrograph

Inflow Area=2.887 ac
Summary for Link 2L: Analysis Point (Proposed)

Inflow Area = 2.887 ac, 71.69% Impervious, Inflow Depth = 2.54" for 2 Year - Camden event
Inflow = 4.69 cfs @ 12.15 hrs, Volume= 0.612 af
Primary = 4.69 cfs @ 12.15 hrs, Volume= 0.612 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

Link 2L: Analysis Point (Proposed)

Hydrograph

Inflow Area=2.887 ac
Summary for Subcatchment DA 1: Ex. D.A.#1

Runoff = 9.77 cfs @ 12.02 hrs, Volume= 1.034 af, Depth= 4.30"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 10 Year - Camden Rainfall=5.10"

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>9,877</td>
<td>96</td>
<td>Roofs, HSG C</td>
</tr>
<tr>
<td>85,640</td>
<td>96</td>
<td>Paved parking, HSG C</td>
</tr>
<tr>
<td>30,245</td>
<td>79</td>
<td>50-75% Grass cover, Fair, HSG C</td>
</tr>
<tr>
<td>125,762</td>
<td>93</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>30,245</td>
<td></td>
<td>24.05% Pervious Area</td>
</tr>
<tr>
<td>95,517</td>
<td></td>
<td>75.95% Impervious Area</td>
</tr>
</tbody>
</table>

Tc Length Slope Velocity Capacity Description
(min) (feet) (ft/ft) (ft/sec) (cfs) Sheet Flow, n= 0.010 P2= 3.30"

Subcatchment DA 1: Ex. D.A.#1

Hydrograph

Type III 24-hr
10 Year - Camden Rainfall=5.10"
Runoff Area=125,762 sf
Runoff Volume=1.034 af
Runoff Depth=4.30"
Flow Length=170'
Slope=0.0265 '/'
Tc=1.5 min
CN=93
Summary for Subcatchment DA 2: Proposed D.A.

Runoff = 7.79 cfs @ 12.14 hrs, Volume= 1.034 af, Depth= 4.30"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 10 Year - Camden Rainfall=5.10"

<table>
<thead>
<tr>
<th>Area (sf)</th>
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<tbody>
<tr>
<td>7,543</td>
<td>98</td>
<td>Roofs, HSG C</td>
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<tr>
<td>82,617</td>
<td>98</td>
<td>Paved parking, HSG C</td>
</tr>
<tr>
<td>35,602</td>
<td>79</td>
<td>50-75% Grass cover, Fair, HSG C</td>
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<td>125,762</td>
<td>93</td>
<td>Weighted Average</td>
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<tr>
<td>35,602</td>
<td></td>
<td>28.31% Pervious Area</td>
</tr>
<tr>
<td>90,160</td>
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<td>71.69% Impervious Area</td>
</tr>
</tbody>
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<table>
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<tr>
<th>Tc (min)</th>
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<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.5</td>
<td>50</td>
<td>0.0200</td>
<td>0.15</td>
<td></td>
<td>Sheet Flow, Grass: Short n=0.150 P2= 3.30&quot;</td>
</tr>
<tr>
<td>0.7</td>
<td>60</td>
<td>0.0200</td>
<td>1.36</td>
<td></td>
<td>Sheet Flow, n= 0.010 P2= 3.30&quot;</td>
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<td>0.2</td>
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6.4 165 Total

Subcatchment DA 2: Proposed D.A.

Type III 24-hr 10 Year - Camden Rainfall=5.10"
Runoff Area=125,762 sf
Runoff Volume=1.034 af
Runoff Depth=4.30"
Flow Length=165'
Tc=6.4 min
CN=93
Summary for Link 1: Analysis Point (Existing)

Inflow Area = 2.887 ac, 75.95% Impervious, Inflow Depth = 4.30" for 10 Year - Camden event
Inflow = 9.77 cfs @ 12.02 hrs, Volume = 1.034 af
Primary = 9.77 cfs @ 12.02 hrs, Volume = 1.034 af, Attenuation = 0%, Lag = 0.0 min

Primary outflow = Inflow, Time Span = 0.00-30.00 hrs, dt = 0.30 hrs

Link 1: Analysis Point (Existing)

Hydrograph

Inflow Area = 2.887 ac
Summary for Link 2L: Analysis Point (Proposed)

Inflow Area = 2.887 ac, 71.69% Impervious, Inflow Depth = 4.30" for 10 Year - Camden event
Inflow = 7.79 cfs @ 12.14 hrs, Volume= 1.034 af
Primary = 7.79 cfs @ 12.14 hrs, Volume= 1.034 af, Attenuation= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

Inflow Area=2.887 ac
Summary for Subcatchment DA 1: Ex. D.A.#1

Runoff = 16.90 cfs @ 12.01 hrs, Volume= 1.843 af, Depth= 7.66"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 100 Year - Camden Rainfall=8.50"

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<tr>
<th>Tc (min)</th>
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<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.5</td>
<td>170</td>
<td>0.0265</td>
<td>1.88</td>
<td></td>
<td>Sheet Flow,</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n= 0.010</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P2= 3.30&quot;</td>
</tr>
</tbody>
</table>

Subcatchment DA 1: Ex. D.A.#1

Type III 24-hr 100 Year - Camden Rainfall=8.50"
Runoff Area=125,762 sf
Runoff Volume=1.843 af
Runoff Depth=7.66"
Flow Length=170'
Slope=0.0265 '/'
Tc=1.5 min
CN=93
Summary for Subcatchment DA 2: Proposed D.A.

Runoff = 13.50 cfs @ 12.14 hrs, Volume= 1.843 af, Depth= 7.66"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs
Type III 24-hr 100 Year - Camden Rainfall=8.50"

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<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
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</table>
| 5.5      | 50            | 0.0200        | 0.15              |                | Sheet Flow, Grass: Short
n= 0.150 P2= 3.30"                  |
| 0.7      | 60            | 0.0200        | 1.36              |                | Sheet Flow, n=0.010 P2=3.30"    |
| 0.2      | 55            | 0.0040        | 5.43              | 9.60           | Pipe Channel, RCP_Round 18"
18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38'
n=0.009                                         |

6.4 165 Total

Subcatchment DA 2: Proposed D.A.

Hydrograph

Type III 24-hr
100 Year - Camden Rainfall=8.50" Runoff Area=125,762 sf
Runoff Volume=1.843 af Runoff Depth=7.66" Flow Length=165'
Tc=6.4 min CN=93
Summary for Link 1: Analysis Point (Existing)

Inflow Area = 2.887 ac, 75.95% Impervious, Inflow Depth = 7.66" for 100 Year - Camden event
Inflow = 16.90 cfs @ 12.01 hrs, Volume= 1.843 af
Primary = 16.90 cfs @ 12.01 hrs, Volume = 1.843 af, Attenuation= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

Link 1: Analysis Point (Existing)

Hydrograph

Inflow Area=2.887 ac
Summary for Link 2L: Analysis Point (Proposed)

Inflow Area = 2.887 ac, 71.69% Impervious, Inflow Depth = 7.66" for 100 Year - Camden event
Inflow = 13.50 cfs @ 12.14 hrs, Volume = 1.843 af
Primary = 13.50 cfs @ 12.14 hrs, Volume = 1.843 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.30 hrs

Link 2L: Analysis Point (Proposed)

Hydrograph

Inflow Area=2.887 ac