Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, July 25, 2018  
7:00 P.M.  

Agenda  

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

MINUTES FOR ADOPTION  

Zoning Board Minutes - Wednesday, June 27, 2018  

RESOLUTIONS FOR MEMORIALIZATION  

#182020C  
Beverly Bauers  
Bulk C Variance  
Block: 8105 Lot: 1  

#182019C  
Frank Koch  
Bulk C Variance  
Block: 16501 Lot: 6  

#172045DPMSFMS  
Lance’s Tavern, LLC  
Use D Variance, Prelim & Final Major Site  
Block: 8301 Lot: 7  

APPLICATIONS FOR REVIEW  

#182021C  
John Hesington  
Bulk C Variance  
Block: 4704 Lot: 5 & 4  
Location: 1654 Charter Oak Ave., Blackwood  
Zoned: R3  
6’ vinyl fence with setbacks
#182025C
Dominic Pomilio
Zoned: RA

Deck with setbacks

#182029C
Joseph Krammer
Zoned: R2

Deck(s) with setbacks

#182024C
Matthew Davis
Zoned: R3

Deck & Roof with setbacks

#182028C
Amber Galda
Zoned: R3

Deck with setbacks

#182030CDSPW
Dr Mem, LLC
Zoned: NC

Move their plastic extrusion operation to the facility

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  Absent  
Mr. Rosati  Present  
Mr. Acevedo  Absent  
Mr. Treger  Absent  
Ms. Scully  Absent  
Mr. Rosetti  Present  
Mrs. Kelly  Absent  
Chairman McMullin  Present  

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

Mr. Rosetti is seated for Mrs. Chiumento.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, June 13, 2018

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

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

Minutes Approved.
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

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

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#182020C
Beverly Bauers
Zoned: R3
Bulk C Variance
Block: 8105 Lot: 1
Location: 1592 Ellis Ave., Laurel Springs
10' x 16' x 10' shed with setbacks

Mr. Costa swears in Ms. Beverly Bauers.
Ms. Bauers states the foundation was already there and they would like to put a shed on it. The shed would be for personal use.
Mr. Lechner asks if there will be only 1 shed.
Ms. Bauers states "yes".
Mr. Mellett states: only 17" from the property line, what is in the rear of your property.
Ms. Bauer states there is another yard.
Mr. Lecher states the fire code has been amended for anything less than 200 sq. Ft.; there is no building permit needed anymore.
Mr. Bucceroni states be careful of water run off and add gutters if there is a problem in the future.

Open to Professionals:
No Additional Comments.

Open to The Public:
No Comments.

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

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

Application Approved.

#182019C
Frank Koch
Zoned: R3
Bulk C Variance
Block: 16501 Lot: 6
Location: 1083 Jarvis Rd., Sicklerville
12'x 20' x10' wood shed w/setbacks

Mr. Costa swears in Mr. Frank Koch.
Mr. Koch states he is changing from one 12'x 20'x 10' shed to 2 smaller sheds instead:
1. Shed - 12'x16'
2. Shed - 10'x10'

Mr. Koch wishes to amend his application.
Mr. Koch states the sheds will be used for personal storage and will be 25' off his neighbor's property and 80' off the front property line.
Mr. Lechner states Mr. Koch will need a variance for 2 sheds, the 12'x16'shed being 192 sq. ft., the 2 sheds being less than 10' apart.

Variances: for 168 sq. ft. shed, 2 sheds 5' apart, 2 sheds.
A motion to approve the above-mentioned application was made by Mr. Rosati and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia Yes
Mr. Bucceroni Yes
Mr. Scarduzio Yes
Mr. Rosati Yes
Mr. Rosetti Yes
Chairman McMullin Yes

Application Approved.

#182021C
John Hesington
Zoned: R3
Bulk C Variance
Block: 4704 Lot: 5 & 4
Location: 1654 Charter Oak Ave., Blackwood
6' vinyl fence with setbacks

Mr. Costa states: The above application has been postponed to the July 25, 2018 meeting. No re-advertisement is needed and this is your notice.

#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.

Mr. Costa swears in Mr. Steve Bach (PE), Mr. Anthony DeRosa (surveyor) and Mr. Lance Oberparleitner (owner).
Mr. Bach discusses the existing non-conforming use.
A1- 2007 site plan waiver granted for site improvements
2007 aerial is the same as 2004 for Coles Rd. and Black Horse Pike Lots 5, 6, 7, 8; Lot 5 being the gas station, it is one consolidated lot in the tax map.
- Prelim and final site plan approval
A2 - improvement - site plan
- Restripe lot
- Landscape island
- Remove stone cut through drive
- Add set back along Black Horse Pike
- Re-configure handicap parking
- Removal of asphalt in certain areas
A3 - some drainage improvement
A4 - overall land disturbance is less than 1 acre
- Will do some storm water mitigation and will add river rock trenching along lots 4, 3 & and tie into system along lot 9. They will try to intercept as much water as possible.
A5 - add color rendition of landscaping
- Not LED lighting
- Will match existing lighting as close as possible
- Tractor trailer delivery along Coles Rd. Delivery will be during off peak hours
Requested Variances:
- Use
- Lot coverage 72% (50% allowed)
- Decrease overall lot coverage by 4%
- 2 parking setbacks
- Rear property 10.2
Mr. Lechner’s report:
- Site plan pg. 6
- Waiver of street lights
- #1 comply
- #2 will provide shade trees
- #4 add landscape
- #7 not exceed 2’ candles; illumination – lights will work in an appropriate manner.
- #9 loading area the same
- #11 curbing around island; sidewalks along Coles Rd A1
- 5-point intersection – the 5th leg is where you don’t want to cross; therefore, no sidewalks along Coles Rd.
Mr. Mellett’s letter:
- Will provide all review requests, contours, traffic circle, let striping direct traffic
- 280 occupants = 94 spaces required: Requests 175 spaces
Mr. Mellett asks if the general need for parking is so large? The original parking including handicap was 103 spaces.
Mr. Bach states there is no maximum in the town ordinance.  
Mr. Oberparlieiter states when he visits his restaurant and sees the parking lot full, he is always surprised it’s not packed. Everyone drives their own car, so the lot gets full quickly.  
Mr. Mellett states grade details will be reviewed together  
- Storm water management effect will be mitigated and has been discussed to alleviate storm water.  
- Add areas to help with the storm water.  
- They are adding a pipe system but there are unknowns at present.  
- If they can’t agree with the storm water system the applicant will come back to the zoning board.  

** COA – soil analysis:  
- A condition of approval for de-watering/within footprint of the storm water management system. 72-hour de-watering satisfactory to Mr., Mellett.  

Mr. Bach .91 acres less than 1 acre overall impervious acre increase = .1 acre going back to 2004.  
Mr. Mellett discusses irrigation.  
Mr. Bach states they will irrigate landscape adjacent to the building. No additional irrigation but will bond.  
** waiver for irrigation

Mr. Lechner asks why they can’t irrigate along the Black Horse Pike.  
Mr. Bach states they would have to dig up the new pavement.

Mr. Bucceroni states the county and state want to take away that 5-point intersection and redo it. They will do away with that island eventually.

Mr. Oberparlieiter states everyone want to drive separately and he has 25 to 30 employees that have to park too.

Mr. Bach:  
- Use and C2 variance  
- Positive and negative criteria  
- Why appropriate and special reasons  
Mr. Oberparlieiter states the changes were necessary in the parking lot was awkward and people were cutting through the parking lot.  
Mr. Lechner states if the board approves this application it should approve it with a schedule.  
Mr. Bach suggests allowing the site plan with islands that are illustrated; with bonding the bonding done by the end of the year, Islands will be built in the spring of 2019.  
*Request completion date in one year: June 27, 2019.
Mr. Lechner asks why the project couldn’t be done by the Fall of 2018. Mr. Bach states he doesn’t believe they’ll get all the approvals and bonds by the Fall of 2018 or the Winter. They need County and State approvals. Mr. Lechner asks if the approvals would transfer to a new owner. Mr. Costa states any conditions follow a subsequent owner. Mr. Bach states the applicant will disclose this approval.
Vice Chairman Simiriglio discusses irrigation waiver: states he understands the difficulty in reaching these areas and has confidence in the applicant. In the past Mr. Oberparleitner has done a nice job and has a plan in place to maintain it.
Mr. Mellett suggests drought tolerant plantings.

Variances:
- Use
- Prelim Final Site
- Add parking spaces

Condition: COA contingent on soil analysis

Open to Professionals:
No Additional Comments.

Open to The Public:
No Comments.

A motion to approve the above-mentioned application with condition: COA contingent on soil analysis was made by Mr. Rosati and seconded by Mr. Scarduozio.

Roll Call:  
Vice Chairman Simiriglio  Yes  
Mr. Bucceroni  Yes  
Mr. Scarduozio  Yes  
Mr. Rosati  Yes  
Mr. Rosetti  Yes  
Chairman McMullin  Yes

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

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182020C
Beverly Bauers
Block 8105, Lot 1

WHEREAS, Beverly Bauers is the owner of the land and premises located at 1592 Ellis Avenue in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 10' x 16' Residential tool shed with a rear yard setback of 17", instead of the required 5' for the property located upon Block 8105, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 27, 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, Beverly Bauers is the owner of the land and premises located at 1592 Ellis Avenue in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 8105, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified she has a previous foundation and is locating the 10’ x 16’ shed on the existing foundation. The shed is for personal use only.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a shed 17” from the rear property line, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 27th day of June, 2018, the applicant Beverly Bauers is hereby granted the aforesaid variance for the property located upon Block 8105, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Andy Rosati  Yes
Rich Rosetti  Yes
Kevin Bucceroni  Yes
Carmen Scarduzio  Yes
Frank Simiriglia  Yes
Jay McMullin  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_________________________________
Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 25th day of July, 2018.

_________________________________
Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182019C
Frank Koch
Block 16501, Lot 6

WHEREAS, Frank Koch is the owner of the land and premises located at 1083 Jarvis Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 12’x16’x10’ Residential tool shed 198 sq. feet instead of the required 168 sq. feet, to have 2 sheds instead of 1 and to have them 5’ apart, instead of the required 10’ for the property located upon Block 16501, Lot 6, 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 27, 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, Frank Koch is the owner of the land and premises located at 1083 Jarvis Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16501, Lot 6, 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 20'x20' shed he is replacing with a 10'x10' and a 12'x16' shed for his personal use only.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a shed 17" from the rear property line, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 27th day of June, 2018, the applicant Frank Koch is hereby granted the aforesaid variances for the property located upon Block 16501, Lot 6 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Andy Rosati  Yes
Rich Rosetti  Yes
Kevin Bucceroni  Yes
Carmen Scarduzzio  Yes
Frank Simirigla  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 25th day of July, 2018.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172045DPMSFMS
Lance’s Tavern, LLC
Block 8301, Lot 7

WHEREAS, Lance’s Tavern, LLC is the owner of the land and premises located at 7 Coles 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 Use Variance and Preliminary and Major Site Plan for a parking lot expansion to 177 spaces, and bulk variances for lot coverage of 72% instead of the required 50% and parking setbacks of 8’ from the right of way instead of the required 25’ and 10.2’ from the rear property line instead of the required 15’ and a waiver of the irrigation requirement for the property located upon Block 8301, Lot 7, as shown on the Official Map of the Township of Gloucester, located in a NC Zone, said application being represented by Dennis Riley, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 27, 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, Lance’s Tavern is the owner of the land and premises located at 7 Coles Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 8301, Lot 7, on the Official Tax Map of the Township of Gloucester, located in an NC Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant produced Steve Bach, a Professional Engineer, who explained the site plan and the reasons to expand the parking lot to 177 spaces and the incorporation of the former gas station. He stated they will be restriping the existing lot, adding landscaping, removing the stone driveway, reconfigure handicap parking, removal of asphalt in certain areas and will do some storm water mitigation and add rive rock trenching. He said the lot is less than 1 acre therefore exempt from storm water management and lighting will not exceed 2’ candles. He explained the reasons for the parking setback, lot coverage and number of parking variances.

Admitted into Evidence were A-1, 2007 Site Plan waiver, A-2, Site Plan, A-3, Drainage improvement, A-4, New drainage plan and A-5, Landscape plan.

The applicant agreed with Mr. Lechner’s letter except for the irrigation waiver. The applicant also agreed with the conditions of Mr. Mellett’s letter and agreed to provide all review requests, contours and letter stripping directing traffic. The applicant also agreed that if the conditions cannot be worked out with Mr. Mellett they must come back to the Board. The applicant also agreed to provide to Mr. Mellett’s a dewatering analysis within footprint of the storm management system. Mr. Bach stated they will irrigate landscape alongside the building. Finally as a condition of approval the applicant agreed to fully bond the project by the end of the year, improve the site in Spring of 2019 and have all improvements completed by June 27, 2019 and will do immediate stripping as per Mr. Mellett’s approval and all of the conditions imposed will go with the property.

5. There were no objections to the application.
UPON MOTION duly made and seconded to grant the applicant a Use variance Preliminary and Final Site Plan, the aforesaid variances and waiver of the irrigation system, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 27th day of June, 2018, the applicant Lance’s Tavern, LLC is hereby granted the aforesaid variances, site plan and waivers for the property located upon Block 8301, Lot 7 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 subject to the applicant complying with all of the aforesaid conditions.
ROLL CALL:

LIST NAMES

Andy Rosati       Yes
Rich Rosetti      Yes
Kevin Bucceroni   Yes
Carmen Scarduzzio Yes
Frank Simiriglia  Yes
Jay McMullin      Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin              Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 25th day of July, 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 #182021C
    John Hensington
    1654 Charter Oak Avenue
    BLOCK 4704, LOT 5
DATE: May 31, 2018

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>Compiles</th>
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</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>
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<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>n/a</td>
<td>n/a</td>
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Principal Building Minimum Yard Depths and Height Limitations

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<tr>
<th>Description</th>
<th></th>
<th></th>
<th></th>
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</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>

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

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**LAND DEVELOPMENT APPLICATION**

1. **Applicant**
   - **Name:** John Hesington  
   - **Address:** 1654 Charter Oak Ave  
   - **City:** Blackwood  
   - **State, Zip:** NJ 08012  
   - **Phone:** (856) 234-8344  
   - **Fax:** (856) 234-8344  
   - **Email:** jhesington@yahoo.com

2. **Owner(s) (List all Owners)**
   - **Name(s):** John Hesington  
   - **Address:** 1654 Charter Oak Ave  
   - **City:** Blackwood  
   - **State, Zip:** NJ 08012  
   - **Phone:** (856) 234-8344  
   - **Fax:** (856) 234-8344

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
   - [ ] Minor Site Plan  
   - [ ] Use "D" Variance
   - [ ] Preliminary Major Site Plan  
   - [ ] Site Plan Waiver
   - [ ] Final Major Site Plan  
   - [ ] Rezoning Request
   - [ ] Conditional Use Approval  
   - [ ] Redevelopment Agreement
   - [ ] General Development Plan

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

4. **Zoning Districts (Circle all Zones that apply)**
   - **ER**  
     - **R4**  
     - **GCR**  
     - **CR**  
     - **BP**  
     - **G-RD**  
     - **LP-1**
   - **R1**  
     - **RA**  
     - **BWD**  
     - **NC**  
     - **IN**  
     - **M-RD**  
     - **NVBP**
   - **R2**  
     - **APT**  
     - **OR**  
     - **HC**  
     - **PR**  
     - **BW-RD**  
     - **SCR-HC Overlay**
   - **R3**  
     - **SCR**  
     - **OF**  
     - **GI**  
     - **FP**  
     - **L-RD**  
     - **NVSCR Overlay**

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 by: MAY 31 2018*
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Fence USA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 1634 Howard Highway</td>
</tr>
<tr>
<td>Profession: Fence Contractor</td>
</tr>
<tr>
<td>City: Nanfield</td>
</tr>
<tr>
<td>State, Zip: NJ 08344</td>
</tr>
<tr>
<td>Phone: (609) 914-0004 Fax: ( )</td>
</tr>
<tr>
<td>Email: <a href="mailto:fence.maxton@gmail.com">fence.maxton@gmail.com</a></td>
</tr>
</tbody>
</table>

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

7. Location of Property:

| Street Address: 1654 Charter Oak Ave Blackwood |
| Block(s): 4704 |
| Tract Area: |
| Lot(s): 5 |

8. Land Use:

| Existing Land Use: Residential |
| Proposed Land Use (Describe Application): 6' white vinyl (5000 sq ft) 308' Fence will be 19.98' from the front property line and 30' from the front setback Fence will be 0' from the side property line and 15' from the side setback |

9. Property:

| Number of Existing Lots: |
| Number of Proposed Lots: |

| Proposed Form of Ownership: |
| Fee Simple |
| Cooperative |
| Condominium |
| Rental |

Are there existing deed restrictions? No Yes
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>Application</th>
<th>Proposed</th>
<th>Fence Application</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>19.30</td>
<td>Setback from E.O.P.*1 30'</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>0'</td>
<td>Setback from E.O.P.*2 15'</td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type Vinyl</td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height 6'</td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

### Pool Requirements

- Setback from R.O.W. 1
- Setback from R.O.W. 2
- Setback from property line 1
- Setback from property line 2
- Distance from dwelling
  - Distance = measured from edge of water.
  - 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:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of parking spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of loading spaces</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 15. Relief Requested:

- ☐ Check here if zoning variances are required.
- ☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- ☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- ☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested.

[Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

### 16. Signature of Applicant

[Signature]

5/30/18

[Signature of Co-applicant]
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).

[Signature]
5/30/18
Date

John Hesington
Print Name

Sworn and Subscribed to before me this 30 day of May 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

[Signature]


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).

[Signature of Applicant]
John Hesington
Print Name
5/30/18
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 4704, Lot 5, 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.

[Signature]
John Hesington
Name of property owner or applicant

Sworn and subscribed to before me this 26 day of May 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 1996

[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 BLOCK 4704 ON THE OFFICIAL TAX MAP, A/K/A LOT 1, 2, 3 AND 4, SECTION "E", PLAN OF ECHO PARK

AREA = 9983.6 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
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY

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 6/12/15
SCALE 1"=20'
DRAWN A.F.
CHECKED A.F.
NUMBER 15-383

New Jersey
Lic. No 21759

ALBERT N. FLOYD A.S.
ZONING PERMIT DENIED
1654 CHARTER OAK AVE
Block/Lot 4704/5

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

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

Alicia Ortiz
Zoning Officer
April 26, 2018
Appl No. 12185

Deliver to...
HESINGTON JOHN & KOCH MICHELLE
1654 CHARTER OAK AVE
BLACKWOOD NJ 08012

RECEIVED
MAY 3 1 2018
Cut Here
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
Tax Collector
Gloucester Township
Camden County

RECEIVED
MAY 31 2018
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 31, 2018
APPLICANT: John Hesington
APPLICATION No. #182021C
PROJECT No. 12321
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.I.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 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

No Issues.

Date: 6/4/18
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

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 31, 2018
APPLICATION No. #182021C
APPLICANT: John Hesington
PROJECT No. 12321
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

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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 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

JUN 12 2018

RECEIVE
TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Dept. of Community Development & Planning
RE: APPLICATION #182025C
    Dominic Pomilio
    7 Blue Jay Drive
    BLOCK 13605, LOT 4
DATE: July 10, 2018

The above application is to permit a 10’ x 13’ 4” deck in the RA – Residential
Attached District as per the submitted sketch.

I. ZONING INFORMATION
    1. RA ~ Residential District [§407].

<table>
<thead>
<tr>
<th>Required</th>
<th>Standard</th>
<th>(Fee-Simple Townhouse)</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>2,500 sf</td>
<td>2,800 sf</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>20 ft.</td>
<td>32 ft.</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>90 ft.</td>
<td>enc</td>
<td></td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>40%</td>
<td>±31.6%</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>60%</td>
<td>±54.3%</td>
<td>yes</td>
<td></td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th></th>
<th>Front yard (dwelling)</th>
<th>Side yard (deck)</th>
<th>Rear yard (deck)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30 ft.</td>
<td>20 ft. end wall only</td>
<td>30 ft.</td>
</tr>
<tr>
<td></td>
<td>25 ft.</td>
<td>n/a</td>
<td>±18 ft.</td>
</tr>
</tbody>
</table>

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.

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

§407.F – RA – Residential Attached, Area, Yard, Height and Building Coverage

1. Rear yard: (±18 ft. provided v. 30 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 407.F, Area, Yard, Height and Building Coverage, to permit a deck approximately eighteen (18) feet from the rear lot line (30 feet minimum required).

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

cc: Dominic Pomilio
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.: Planning Board Zoning Board of Adjustment
Taxes Paid: No (Initial) Fees: 160 Project #: 12408
Upon receipt of all fees, documents, plans, etc.
Escr. 150 ESCR. 12408

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: DOMINIC C. POMILIO
Address: 7 BLUE JAY DRIVE
City: CLEMENTON
State, Zip: NJ 08021
Phone: (856) 246-2740 Fax: ( )
Email: DOMINICPOMILIO@HGN.COM

2. Owner(s) (List all Owners)

Name(s): CAROL POMILIO
Address: 7 BLUE JAY DRIVE
City: CLEMENTON
State, Zip: NJ 08021
Phone: (856) 246-2740 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

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<table>
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<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>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>IR</td>
</tr>
</tbody>
</table>

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

Name of Attorney: 
Address: 
City: 
State, Zip: 
Phone: ( ) Fax: ( )
Email: 

Firm: 

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

<table>
<thead>
<tr>
<th>Name: DOMINIC C. POMILIO</th>
<th>Name: __________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 7 BLUE JAY DRIVE</td>
<td>Address: _______________________</td>
</tr>
<tr>
<td>Profession: RETIRED</td>
<td>Profession: ____________________</td>
</tr>
<tr>
<td>City: CLEMENTON</td>
<td>City: _________________________</td>
</tr>
<tr>
<td>State, Zip: NJ 08021</td>
<td>State, Zip: ___________________</td>
</tr>
<tr>
<td>Phone: (856) 246-1740 Fax: (____) -</td>
<td>Phone: (<strong><strong>) ____ Fax: (</strong></strong>) -</td>
</tr>
<tr>
<td>Email: <a href="mailto:DOMINICPOMILIO@HUN.COM">DOMINICPOMILIO@HUN.COM</a></td>
<td>Email: ________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

Street Address: 7 BLUE JAY DRIVE Block(s): 13605
Tract Area: __________________________ Lot(s): 4

8. Land Use:

Existing Land Use: RESIDENTIAL
Proposed Land Use (Describe Application): TO REBUILD WITH NEW MATERIAL
32 YEAR OLD EXISTING REAR YARD ATTACHED FRAME 10' X 13'4" DECK SETBACKS 19' FROM REAR
DECK SIZE 13'4" WIDE X 10' DEEP

9. Property:

Number of Existing Lots: ________________ Proposed Form of Ownership:
Number of Proposed Lots: ________________ - Fee Simple
Are there existing deed restrictions? Yes
Are there proposed deed restrictions? 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>19 FEET</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>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td>Setback from R.O.W.,1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td>Setback from R.O.W.,2</td>
<td></td>
</tr>
<tr>
<td>Building height</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>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
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<td>Distance = measured from edge of water.</td>
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<td></td>
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<td></td>
</tr>
</tbody>
</table>

**Garage Application**

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

<table>
<thead>
<tr>
<th>Signature of Applicant</th>
<th>6/25/2018</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature of Co-applicant</th>
<th>6/25/2018</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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).

[Signature]
Date: 6/25/2018
Print Name: Dominic C. Pomilio

Sworn and Subscribed to before me
25 day of June 2018
Print Name: Denise Lynn Galvan


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?

[Signature]
Date: 6/25/2018
Print Name: Dominic C. Pomilio

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 18605 Lot 4 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

[Signature]
Date: 6/25/2018
Print Name: Dominic C. Pomilio

State of New Jersey,
County of Camden:
Dominic C. Pomilio of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

[Signature]
Print Name: Notary public
ZONING PERMIT DENIED

Applicant
POMILIO, DOMINIC C & CAROL
7 BLUE JAY DRIVE
CLEMENTON NJ 08021

Real Estate Owner
POMILIO, DOMINIC C & CAROL
7 BLUE JAY DRIVE
CLEMENTON NJ 08021

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard attached frame 10'x10'4" deck located 19' from rear property line.
This application for approval is hereby denied

Comments on Decision:
Deck must maintain a minimum of 30' from rear property line. A Variance approval is required prior to issuance of Zoning 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

Alissa Ortiz
Zoning Officer
June 19, 2018
Applic No. 12377

Deliver to...

POMILIO, DOMINIC C & CAROL
7 BLUE JAY DRIVE
CLEMENTON NJ 08021

Received
JUN 25 2018
SAMPLE DECK DIAGRAM

* Please see reverse side for additional information that is needed.

FRAMING DETAIL

ANCHOR BASE

36" x 12"

* CONC. FOOTING

DECKING

(*) 2" x 10" OBL. SUPPORT BEAM

(*) 2" x 5" JOIST ATTACHMENT

(*) 4" x 6" POST GRADE

HANDRAIL DETAIL

LAG BOLT
WEATHER RESISTANT

10' (MAX.)

LESS THAN 4"

DECKING

WIDE HAND GRIP
W/BRACKETS

TOE-IN HAND
TOP & BOTTOM

HANDRAIL RETURN
DEPLOYED & BOTOM OF STEPS

2" x 2" 3/4"
BALUSTER

DECKING

HANDRAIL

TREADS = 11" (MIN.)

RISERS = 5" (MAX.)

10 Risers
BOXED RISERS

STAIRS DETAIL

1. FLASHING REQUIRED AT HOUSE LEDGER BOARD.
REMOVE SIDING AND CELOTEX/STYROFOAM.
2. ALL MATERIAL MARKED (*) TO BE PRESSURE TREATED,
SOUTHERN YELLOW PINE TO .40 CCA.
To Whom It May Concern:

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

Name: Brulio, Dominic C & Carol
Address: 1 Blue Jay Drive
Block: 13005 Lot: 4

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

Sandra L. Ferguson
Gloucester Township Tax Collector
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012  

Re: Application #182025C  
Dominic Pomilio  
7 Blue Jay Drive, Clementon, NJ 08021  
Block 13605, Lot 4

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr  
Executive Director

RJC:mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 25, 2018

APPLICANT: Dominic Pomilio

BLOCK(S): 13605 LOT(S): 4

LOCATION: 7 BLUE JAY DR., CLEMENTON, NJ 08021

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by July 5, 2018
☐ For Your Files.

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

OK 6/25/18 JTC BLAG

Signature
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 25, 2018
APPLICATION No. #182025C
APPLICANT: Dominic Pomilio
PROJECT No. 12408
BLOCK(S): 13605 LOT(S): 4
LOCATION: 7 BLUE JAY DR., CLEMENTON, NJ 08021

TRANSMITTAL TO:

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

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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 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

JUNE 26, 2018

No Issues
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #172024C
Matthew Davis
117 Indiana Avenue
BLOCK 11708, LOT 4

DATE: July 10, 2018

The above application is to permit an 8' x 30' front porch (deck) with covered roof in the R-3 ~ Residential District as per the submitted sketch.

I. **ZONING INFORMATION**

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

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>15,000 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>100 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>150 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±13%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±14%</td>
<td>yes</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Front (porch)</th>
<th>30 ft.</th>
<th>17 ft.</th>
<th>no*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side yard (porch)</td>
<td>10 ft.</td>
<td>47.7 ft. / 22.0 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>≤ 35 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

* = 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.

II. **VARIANCE COMMENTS**

The application as submitted requires the following variance:

§405.F~ R-3 ~Residential District, Area, Yard, Height and Building Coverage

1. Front yard: (17 ft. provided v. 30 ft. minimum required).

**POSITIVE CRITERIA ("C"1 and "C"2 variances)**

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 405.F, Area, Yard, Height and Building Coverage, to permit a front porch with covered roof seventeen (17) feet from the front lot line (30 feet minimum required).

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

cc: Matthew Davis
    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.:  
Taxes Paid Yes/No (Initial)  
Fees  
Project #  
Escr.  
Escr. #

---

## LAND DEVELOPMENT APPLICATION

1. **Applicant**

   Name: *Matthew Davis*  
   Address: 117 Indiana Avenue

   City: *Blackwood*  
   State, Zip: *NJ, 08012*  
   Phone: *(856) 906-2375*  
   Fax:  
   Email: *Matt.Davis551@gmail.com*

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

   Name(s): *Matthew Davis, Nicole Santoro*  
   Address: 117 Indiana Avenue

   City: *Blackwood*  
   State, Zip: *NJ, 08012*  
   Phone: *(856) 906-2375*  
   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

   *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>
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<td>IR</td>
</tr>
</tbody>
</table>

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

   Name of Attorney:  
   Address:  
   City:  

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

---

*RECEIVED JUN 25 2018*
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Matthew Davis</th>
<th>Name: __________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 117 Indiana Avenue</td>
<td>Address: ________________________</td>
</tr>
<tr>
<td>Profession: Home Owner</td>
<td>Profession: ____________________</td>
</tr>
<tr>
<td>City: Blackwood</td>
<td>City: __________________________</td>
</tr>
<tr>
<td>State, Zip: NS, 08012</td>
<td>State, Zip: ____________________</td>
</tr>
<tr>
<td>Phone: (856) 966-2375 Fax: (____) - - - -</td>
<td>Phone: (<strong><strong>) - - - - Fax: (</strong></strong>) - - - -</td>
</tr>
<tr>
<td>Email: <a href="mailto:Matt.Davis551@gmail.com">Matt.Davis551@gmail.com</a></td>
<td>Email: _________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 117 Indiana Avenue, Blackwood NS</th>
<th>Block(s): 11708</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: __________________</td>
<td>Lot(s): 4</td>
</tr>
</tbody>
</table>

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use: RESIDENTIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Land Use (Describe Application): Front deck 30 x 8 w/17' setback with roof 5126 8' x 30' setback 17'</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</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>□ Yes</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>(If yes, attach copies)</td>
</tr>
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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

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### 14. Parking and Loading Requirements:

- Number of parking spaces required: **Not affecting**
- Number of parking spaces provided: **Not affecting**

- Number of loading spaces required: **Not affecting**
- Number of loading spaces provided: **Not affecting**

### 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

*Matthew Dauzi*

Signature of Applicant

6/17/18

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
Matthew Davis

Print Name
Matthew Davis

Sworn and Subscribed to before me this
17 day of June
2018 (Year).

Print Name

Complete each of the following sections:
A. Is this application to subdivide a parcel of land into six or more lots?
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
C. Is this application for approval on a site or sites for commercial purposes?
D. Is the applicant a corporation?
E. Is the applicant a limited liability corporation?
F. Is the applicant a partnership?

IF YES TO ANY OF THE ABOVE:
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

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

Signature of Applicant
Matthew Davis

Print Name
Matthew Davis

6/17/18

19. Survey waiver certification:
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 12/15/16, shows and discloses the premises in its entirety, described as Block 11768 Lot 4, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey, with the exception of the structures shown.

State of New Jersey, County of Camden:
Matthew Davis 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
Matthew Davis

Sworn and subscribed to
On this 17 day of June
2018 before the following authority.

Notary public

JACQUELINE ORTIZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/28/2021
ZONING PERMIT DENIED
117 INDIANA AVE
Block/Lot 11708/4

Applicant
DAVIS, MATT
117 INDIANA AVE.
BLACKWOOD, NJ 08012

Real Estate Owner
DAVIS, MATT
117 INDIANA AVE.
BLACKWOOD, NJ 08012

This is to certify that the above-named applied for a permit to/authorization for:
   a proposed 30’x6’ front yard deck located 17’ from the front property line. This application for
   approval is hereby denied

Comments on Decision:
   Deck is to maintain a minimum of 30' from the front property line, a Variance approval is require by the Zoning
   Board of Adjustment prior to issuance of permit.

   Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
June 4, 2018
Applic No. 12325

Deliver to...

DAVIS, MATT
117 INDIANA AVE.
BLACKWOOD, NJ 08012
Doug Fir Ceiling Ledger - 2"x8" Attached to house with 1/2"x6" Hex Lag Screws @ staggered 12" O.C.

Joists attached to ledger and beam with Simpson Strongtie 2x8 joist hanger LUS28Z

2"x8" Stiffening Braces

6"x6" Post @ 9'11" O.C.  6"x6" Post @ 9'11" O.C.  6"x6" Post @ 9'11" O.C.

16"

Douglas Fir Joists 2"x8"x8" @ 16 O.C.

Beam: (2) 2"x12" nailed together with vertical rows of (4) 3" nails on 16" centers

Beam attached to post by cutting pocket into post and through-bolting beam using (2) 1/2"x8" Hex Bolt w/ (2) washers and (1) nut

A03 - Porch Ceiling Framing Plan

Street Side

RECEIVED
JUN 25 2018
Doug Fir Ledger - 2"x12" & 2"x6"
Attached to house with 1/2"x6" Hex Lag Screws @ staggered 16" O.C.

Existing Roof

2"x8" Stiffening Braces

Lookout Framing

Douglas Fir Rafters
2"x8"x8" @ 16 O.C.

Rafters tied onto beam using Simpson Strongtie H2.5AZ

A04 - Porch Roof Framing Plan

Street Side
To Whom It May Concern:

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

Name: Davis, Matthew M • Santoro, Nicole M
Address: 117 Indiana Ave
Block: 11708 Lot: 4

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

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

DATE: June 25, 2018
APPLICANT: Matthew Davis
APPLICATION No. #182024CC
PROJECT No. 12407

BLOCK(S): 11708 LOT(S): 4
LOCATION: 117 Indiana 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.
☐ For Your Files.

Please Forward Report by July 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

OK 6/27/18 JLR

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

Re: Application #182024CC
Matthew Davis
117 Indiana Avenue, Blackwood, NJ 08012
Block 11708, Lot 4

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 25, 2018

APPLICANT: Matthew Davis

APPLICATION No. #182024CC

PROJECT No. 12407

BLOCK(S): 11708 LOT(S): 4

LOCATION: 117 Indiana 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 July 5, 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

No Issues

Signature

[Seal]

RECEIVED
JUN 26 2018
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #172029C
Joseph Krammer
17 Erik Court
BLOCK 19306, LOT 3.09
DATE: July 10, 2018

The above application is to permit a two level, where Deck 1 is 16' x 16' and Deck 2 is 12' x 16' in the R-3 – Residential (Cluster) District as per the submitted sketch.

I. ZONING INFORMATION

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>10,000 sf</td>
<td>10,000 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>80 ft.</td>
<td>80 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>100 ft.</td>
<td>125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>40%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>50%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (dwelling)</td>
<td>40 ft.</td>
<td>40.8 ft.</td>
</tr>
<tr>
<td>Side yard (deck)</td>
<td>15 ft.</td>
<td>±20 ft. / ±27 ft.</td>
</tr>
<tr>
<td>Rear yard (Deck 2)</td>
<td>30 ft.</td>
<td>±24 ft.</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.

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

§405.F – R-3 – Residential District, Area, Yard, Height and Building Coverage

1. Rear yard (Deck 2): (±24 ft. provided v. 30 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 404.F, Area, Yard, Height and Building Coverage, to permit a two level deck approximately twenty four (24) feet from the rear lot line (30 feet minimum required).

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

cc: Joseph Krammer  
    Anthony Costa, Esq.  
    James Mellett, PE, Churchill Consulting Engineers
Mr. Krammer,

As we discussed I marked-up your sketch and application #8 in “red” and attached my report. Please note according to your survey the rear yard setback from the house is 36.1 feet so a 12-foot deck would leave a 24.1 feet setback (36.1-12=24.1). So, I entered a setback of approximately 24 feet versus where you had a proposed 20 feet setback. If this is not the intent of your application please call.

Donna Barrett of my staff shall advise you on providing the required statutory notice to property owners and the newspaper.

Sincerely,

Kenneth D. Lechner, PP, AICP, Director
Department of Community Development & Planning
P.O. Box 8
Blackwood, NJ 08012
(856) 374-3511 – direct
(856) 374-3500 – office
(856) 232-6229 – fax
www.glotwp.com
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name</th>
<th>Joseph Kramer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>17 Erik Court</td>
</tr>
<tr>
<td>Profession</td>
<td>Teacher</td>
</tr>
<tr>
<td>City</td>
<td>Sicklerville</td>
</tr>
<tr>
<td>State, Zip</td>
<td>NJ 08087</td>
</tr>
<tr>
<td>Phone</td>
<td>(201) 973-9549</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Kramer7@hotmail.com">Kramer7@hotmail.com</a></td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address</th>
<th>17 Erik Court</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area</td>
<td></td>
</tr>
<tr>
<td>Block(s)</td>
<td>19306</td>
</tr>
<tr>
<td>Lot(s)</td>
<td>.309</td>
</tr>
</tbody>
</table>

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use</th>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Land Use</td>
<td>Size decks (2) 78' x 82'</td>
</tr>
<tr>
<td></td>
<td>(Deck w) setback of 20' = 12' x 10'</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></td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td></td>
<td>□ Condominium</td>
</tr>
<tr>
<td></td>
<td>□ Cooperative</td>
</tr>
<tr>
<td></td>
<td>□ Rental</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Are there existing deed restrictions?</th>
<th>□ No □ Yes</th>
</tr>
</thead>
<tbody>
<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.
NOTES
1. ONLY COPIES OF THE ORIGINAL OF THIS PLAN Bearing the Licensed
   LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.
2. DO NOT SCALE FROM PHOTO-COPIED PRINTS OF THIS PLAN.
3. BEARINGS ARE SHOWN IN DEGREES, MINUTES, AND SECONDS.
4. DISTANCES ARE SHOWN IN FEET.
5. THE FOLLOWING INFORMATION WAS USED IN PREPARE SURVEY:
   A. PLAN NOTED DEED DESCRIPTION
   B. DENOTES PIN SET AT CORNER.

DEED DESCRIPTION
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LOCATED IN THE
TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, STATE OF NEW
JERSEY, AND BEING FURTHER DESCRIBED AS FOLLOWS:
BEING LOT 308, BLOCK 19306 ON A PLAN ENTITLED "SUBDIVISION PLAN
GLOUCESTER CHASE," BLOK 19306, LOT 3, 908 JOHNSON ROAD, GLOUCESTER
TOWNSHIP, CAMDEN COUNTY, NEW JERSEY, DATED MARCH 2011, REVISED
12/23/11, PREPARED BY TAYLOR, HINEMAN & TAYLOR AND HAS BEEN FILED
IN THE CAMDEN COUNTY CLERK'S OFFICE ON 6/11/12 AS FILE NO.
2011061416.

CONTAINING 10,000 SQUARE FEET OF LAND, MORE OR LESS.

PLAN OF SURVEY
17 ERIK COURT
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY
"GLOUCESTER CHASE"
BLOCK 19306 - LOT 3.09

DATE: 4/25/13
SCALE: 1"=50
SHEET: 1 OF 1
DRAWN BY: JMM
JOB NO. 11079

JOSPEH W. MAXCY
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 32855
# Land Development Application

## 1. Applicant

Name: **Joseph Kramer**  
Address: **17 Frik Court**  
City: **Sicklerville**  
State, Zip: **NJ 08081**  
Phone: **(215) [redacted]**  
Fax: **973-9549**  
Email: **Kramer@lto**

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

Name(s):  
Address:  
City:  
State, Zip:  
Phone:  
Fax: 

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

- [ ] Informal Review
- [ ] Minor Subdivision
- [ ] Preliminary Major Subdivision
- [ ] Final Major Subdivision
- [ ] Minor Site Plan
- [ ] Preliminary Major Site Plan
- [ ] Final Major Site Plan
- [ ] Conditional Use Approval
- [ ] General Development Plan

2 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>R1</th>
<th>R2</th>
<th>R3</th>
</tr>
</thead>
<tbody>
<tr>
<td>ER</td>
<td>RA</td>
<td>APT</td>
<td>SCR</td>
</tr>
<tr>
<td>R1</td>
<td>BWD</td>
<td>OR</td>
<td>OF</td>
</tr>
<tr>
<td>CR</td>
<td>NC</td>
<td>HC</td>
<td>GI</td>
</tr>
<tr>
<td>BP</td>
<td>IN</td>
<td>PR</td>
<td>FP</td>
</tr>
<tr>
<td>G-RD</td>
<td>M-RD</td>
<td>BW-RD</td>
<td>t-RD</td>
</tr>
<tr>
<td>LP-1</td>
<td>NVBP</td>
<td>SCR-HC Overlay</td>
<td>NVSCR Overlay</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>IR</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:</td>
</tr>
<tr>
<td></td>
<td>Fax:</td>
</tr>
</tbody>
</table>
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Joseph Krammer</th>
<th>Name: __________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 17 Erik Court</td>
<td>Address: ________________________</td>
</tr>
<tr>
<td>Profession: Teacher</td>
<td>Profession: ____________________</td>
</tr>
<tr>
<td>City: Sicklerville</td>
<td>City: __________________________</td>
</tr>
<tr>
<td>State, Zip: NJ 0808</td>
<td>State, Zip: ____________________</td>
</tr>
<tr>
<td>Phone: 201-973-9599</td>
<td>Phone: _______________________</td>
</tr>
<tr>
<td>Fax: ( )</td>
<td>Fax: ( )</td>
</tr>
<tr>
<td>Email: Krammer7@hot . mail.com</td>
<td>Email: ______________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 17 Erik Court</th>
<th>Block(s): 19306</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 3.09</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: **RESIDENTIAL**

Proposed Land Use (Describe Application): **SF: DECKS (2) 18' x 32'**

**(DECKSF 2) setback of 20' = 12' x 10])**

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots:</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td></td>
<td>□ Cooperative</td>
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<tr>
<td></td>
<td>□ Condominium</td>
</tr>
<tr>
<td></td>
<td>□ Rental</td>
</tr>
</tbody>
</table>

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

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

10. Utilities: (Check those that apply.)

□ Public Water □ Public Sewer □ Private Well □ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<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>20'</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Shed Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>Shed area</td>
</tr>
<tr>
<td>Garage height</td>
<td>Shed height</td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
</tr>
<tr>
<td>Number of stories</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 of Applicant]

7/2/18

[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).

7/2/18
Date

Signature

Print Name


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
C. Is this application for approval on a site or sites for commercial purposes?
D. Is the applicant a corporation?
E. Is the applicant a limited liability corporation?
F. Is the applicant a partnership?

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it’s stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

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

7/2/18
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 7/2/18, shows and discloses the premises in its entirety, described as Block 19306, Lot 3.09, 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.

Name of Property owner or applicant

Notary public
To Whom It May Concern:

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

Name: Krammen, Joseph

Address: 17 Erik Court

Block: 19306 Lot: 3.09

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

Tax Collector
Gloucester Township
Camden County
ZONING PERMIT DENIED

17 ERIK CT
Block/Lot 19306/3.09

Applicant
KRAMMER JOSEPH
17 ERIK COURT
SICKLERVILLE NJ 08081

Real Estate Owner
KRAMMER JOSEPH
17 ERIK COURT
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for:
a proposed rear yard attached frame 16'X32' deck. This application for approval is hereby
denied

Comments on Decision:
Deck is to maintain a minimum of 35' from rear property line. 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
June 28, 2018

Application is
Denied

Appl No. 12416

Deliver to...

KRAMMER JOSEPH
17 ERIK COURT
SICKLERVILLE NJ 08081
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 2, 2018
APPLICANT: Joseph Krammer
APPLICATION No. #182029C
PROJECT No. 12431
BLOCK(S): 19306 Lot(S): 3.09
LOCATION: 17 Erik Ct, 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. Please Forward Report by July 13, 2018
- For Your Files.

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

Signature

No Issues.

RECEIVED
JUL 3 - 2018
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 2, 2018                 APPLICATION No. #182029C
APPLICANT: Joseph Krammer            PROJECT No. 12431
BLOCK(S): 19306           Lot(S): 3.09
LOCATION: 17 Erik Ct, 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:
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Please Forward Report by July 13, 2018

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☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report
☐ Variance Plan  ☑ Bulk (C) Variance
☐ Use (D) Variance

JUL 10 2018

Signature
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Dept. of Community Development & Planning
RE: APPLICATION #172028C
       Amber Galda
       5 Spicedebush Court
       BLOCK 21001, LOT 36
DATE: July 10, 2018

The above application is to permit a 13' x 28' deck in the R-3 – Residential District as per the submitted sketch.

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

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>9,640.96 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage – cul-de-sac</td>
<td>56.25 ft.</td>
<td>68.63 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>125 ft.</td>
<td>yes</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

| Front (dwelling)                      | 30 ft. | 32.23 ft. | yes |
| Side yard (deck)                      | 10 ft. | 10 ft. | no* |
| Rear yard (deck)                      | 30 ft. | ±35 ft. | yes |
| Minimum Useable Yard Area             | 25% | ≥ 25% | yes |
| Maximum Height                        | 35 ft. | ≤ 35 ft. | yes |

* = 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.

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

§405.F – R-3 –Residential District, Area, Yard, Height and Building Coverage

1. Side yard: (9.56 ft. provided v. 10 ft. minimum required)
2. Rear yard: 15.5 ft. provided v. 30 ft. minimum required).

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

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested variances:
3. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 405.F, Area, Yard, Height and Building Coverage, to permit a deck nine and fifty six (9.56) hundredths feet from the side lot line and fifteen and five tenths (15.5) feet from the rear lot line (30 feet minimum required).

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

cc: Amber Galda
    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

<table>
<thead>
<tr>
<th>Submission Date</th>
<th>Application No.</th>
<th>Taxes Paid</th>
<th>Initial</th>
<th>Fees</th>
<th>Project #</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Yes</td>
<td></td>
<td>1600</td>
<td>12224</td>
</tr>
</tbody>
</table>

Planning Board  ✔  Zoning Board of Adjustment

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

![Escr. # 12224](escr.png)

---

**LAND DEVELOPMENT APPLICATION**

<table>
<thead>
<tr>
<th>1. Applicant</th>
<th>2. Owner(s) (List all Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Amber Galda</td>
<td>Name(s): Amber &amp; Dan Galda</td>
</tr>
</tbody>
</table>
| Address: 5 Spicebush Court  
Sicklerville, NJ 08081 | Address: 5 Spicebush Court  
Sicklerville, NJ 08081 |
| City: Sicklerville, NJ 08081 | City: Sicklerville, NJ 08081 |
| State, Zip: NJ 08081 | State, Zip: NJ 08081 |
| Phone: (856) 464-8524 Fax: ( ) - | Phone: (856) 464-8524 Fax: ( ) - |
| Email: galda.amber@gmail.com | |

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

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>
<tr>
<td></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></td>
</tr>
<tr>
<td>City:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>State, Zip:</th>
<th>Phone: ( ) - Fax: ( ) -</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

---

![RECEIVED](RECEIVED.png)

JUN 28 2018
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name</th>
<th>Ray Jenny</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Le Patterson Lane</td>
</tr>
<tr>
<td>City</td>
<td>Sicklerville</td>
</tr>
<tr>
<td>State, Zip.</td>
<td>NJ 08081</td>
</tr>
</tbody>
</table>

7. Location of Property:

Street Address: 5 Spicebush Court  
Block(s): 21001  
Lot(s): 31e

8. Land Use:

Existing Land Use: Residential
Proposed Land Use (Describe Application): Deck in backyard  
Size: 28'x13'x23
Setback 5 - 9.5' left side, 15.5' rear, 100.0 rights side

9. Property:

| Number of Existing Lots: | 1 |
| Number of Proposed Lots: | 1 |

Proposed Form of Ownership:  
- Fee Simple  
- Condominium  
- Cooperative  
- Rental

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>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>15.5</td>
</tr>
<tr>
<td>Side setback 1</td>
<td>9.5</td>
</tr>
<tr>
<td>Side setback 2</td>
<td>100.00</td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from E.O.P.</td>
<td></td>
</tr>
<tr>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Fence height</td>
<td></td>
</tr>
</tbody>
</table>

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

**Pool Requirements**
- Setback from R.O.W. 1
- Setback from R.O.W. 2
- Setback from property line 1
- Setback from property line 2
- Distance from dwelling
- Distance = measured from edge of water.
- 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:

<table>
<thead>
<tr>
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<td>Number of loading spaces provided:</td>
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### 15. Relief Requested:

- [ ] Check here if zoning variances are required.
- [ ] Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- [ ] Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- [ ] Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

### 16. Signature of Applicant

[Signature]

[Date: 5/14/18]

---

[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).

Date: 5/14/18
Signature: Amber Galda
Print Name: Amber Galda

Sworn and Subscribed to before me this 4 day of June, 2018 (Year).

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).
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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: Amber Galda
Print Name: Amber Galda
Date: 5/14/18

19. Survey waiver certification:
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of shows and discloses the premises in its entirety, described as Block Lot 4. and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden,
Amber Galda of full age, being duly sworn, on oath says that all of the above statement herein is true.

Sworn and subscribed to On this 4 day of June, 2018

MICHELE LYN TREAGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires: October 1, 2018

Name of property owner or applicant: Amber Galda
Notary public: [Signature]
ZONING PERMIT DENIED

5 SPICEBUSH CT
Block/Lot 21001/36

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard 13'2"X28' attached frame deck. This application for approval is hereby
denied.

Comments on Decision:
Deck is to maintain a minimum of 30' from the rear property line. A Variance approval is required from the
Zoning Board of Adjustment prior to issuance of permit.

Gloucester Township
P.O. Box 8
Blackwood, NJ 08012
(609)238-4000 FAX (609)238-4229

Denid

Deliver to...

GALDA AMBER & DANIEL
5 SPICEBUSH COURT
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: Gaida Amber & Daniel
Address: 5 Spicebush Court
Block: 21001 Lot: 36

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

Sandra L. Ferguson
Gloucester Township Tax Collector
Township of Gloucester
Dept. of Community Development
P.O. Box 8
Blackwood, New Jersey 08012

Re: Application #182028C
Amber Galda
5 Spicebush Court, Sicklerville, NJ 08081
Block 21001, Lot 36

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: June 28, 2018
APPLICANT: Amber Galda
APPLICATION No. #182028C
BLOCK(S): 21001 LOT(S): 36
PROJECT No. 12429
LOCATION: 5 Spicebush Ct., 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
☐ E.T.M.U.A.
☐ Fire District 1 2 3 4 5

STATUS OF APPLICATION:
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☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL: Please Forward Report by July 8, 2018
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☐ For Your Files.

ENCLOSED:
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☐ 1 Copy - Minor Subdivision 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

[Signature]

APPROVED
DATE: 7/2/18
BY: [Signature]

Bureau of Fire Prevention
Fire District 5
1781 Sicklerville Rd.
Sicklerville, NJ 08081
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 28, 2018
APPLICATION No. #182028C
APPLICANT: Amber Galda
PROJECT No. 12429

BLOCK(S): 21001 LOT(S): 36
LOCATION: 5 Spicebush Ct., Sicklerville, NJ 08081

TRANSMITTAL TO:
☐ Township Engineer ☐ Zoning Board Planner
☐ Camden County Planning Board ☐ Traffic Officer
☐ Taxes ☐ 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 July 8, 2018

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

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

Signature

No Issues
**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.: #18-0306-35Pw
☐ Planning Board  ☑ Zoning Board of Adjustment

Upon receipt of all fees, documents, plans, etc.
Taxes Paid: Yes  No (Initial)
Fees $500  Project #18-030

---

**LAND DEVELOPMENT APPLICATION**

---

<table>
<thead>
<tr>
<th>1. Applicant</th>
<th>2. Owner(s) (List all Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Dr Mem, LLC</td>
<td>Name(s): Charles Chang</td>
</tr>
<tr>
<td>Address: 55 Westview Road</td>
<td>Address: 55 Westview Road</td>
</tr>
<tr>
<td>City: Wayne</td>
<td>City: Wayne</td>
</tr>
<tr>
<td>State, Zip: New Jersey 07470</td>
<td>State, Zip: New Jersey</td>
</tr>
<tr>
<td>Phone: (201) 681 - 8888 Fax: (___) -</td>
<td>Phone: (201) 681 - 8888 Fax: (___) -</td>
</tr>
<tr>
<td>Email: <a href="mailto:charles@tlcprous.com">charles@tlcprous.com</a></td>
<td></td>
</tr>
</tbody>
</table>

---

<table>
<thead>
<tr>
<th>3. Type of Application. Check as many as apply:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Informal Review ²</td>
</tr>
<tr>
<td>☐ Minor Subdivision</td>
</tr>
<tr>
<td>☐ Preliminary Major Subdivision ²</td>
</tr>
<tr>
<td>☐ Final Major Subdivision</td>
</tr>
<tr>
<td>☐ Minor Site Plan</td>
</tr>
<tr>
<td>☐ Preliminary Major Site Plan ²</td>
</tr>
<tr>
<td>☐ Final Major Site Plan</td>
</tr>
<tr>
<td>☐ Conditional Use Approval ²</td>
</tr>
<tr>
<td>☐ General Development Plan ²</td>
</tr>
</tbody>
</table>

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

---

<table>
<thead>
<tr>
<th>4. Zoning Districts (Circle all Zones that apply)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ER</td>
</tr>
<tr>
<td>R1</td>
</tr>
<tr>
<td>R2</td>
</tr>
<tr>
<td>R3</td>
</tr>
</tbody>
</table>

IR

---

<table>
<thead>
<tr>
<th>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Attorney: Dennis L. Riley, Esquire</td>
</tr>
<tr>
<td>Address: 200 Golfview Drive</td>
</tr>
<tr>
<td>City: Blackwood</td>
</tr>
<tr>
<td>Email: <a href="mailto:dennislrileyesq@gmail.com">dennislrileyesq@gmail.com</a></td>
</tr>
</tbody>
</table>
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Consulting Engineer Services</th>
<th>Name: Lance B. Landgraf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 645 Berlin-Cross Keys Road, Suite 1</td>
<td>Address: 9 S. Harvard Avenue</td>
</tr>
<tr>
<td>Profession: Professional Engineers, Planners &amp; Land Surveyors</td>
<td>Profession: Professional Planner</td>
</tr>
<tr>
<td>City: Sicklerville</td>
<td>City: Ventnor</td>
</tr>
<tr>
<td>State, Zip: New Jersey 08081</td>
<td>State, Zip: New Jersey 08406</td>
</tr>
<tr>
<td>Phone: (856) 228-2200 Fax: (856) 232-2346</td>
<td>Phone: (609) 432-9024 Fax: (<em><strong>)</strong></em></td>
</tr>
<tr>
<td>Email: <a href="mailto:design@ces-1.com">design@ces-1.com</a></td>
<td>Email: <a href="mailto:llandgraf@gmail.com">llandgraf@gmail.com</a></td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 1271 Little Gloucester Road</th>
<th>Block(s): 13102</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 18, 19.01, 19.02 and 20</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: A youth recreation facility; Retail auto parts facility and water treatment specialists

Proposed Land Use (Describe Application): Applicant proposes to move their plastic extrusion operation to the facility. The balance of the building may be used for the operation or other permitted uses, may rent space in the future.

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 4</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: 4</td>
<td>Fee Simple</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>No</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>No</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>49.0 ft.</td>
<td>Setback from E.O.P.*1</td>
<td>n/a</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>56.3 ft.</td>
<td>Setback from E.O.P.*2</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear setback</td>
<td>147.3 ft.</td>
<td>Fence type</td>
<td>n/a</td>
</tr>
<tr>
<td>Side setback 1</td>
<td>64.3 ft.</td>
<td>Fence height</td>
<td>n/a</td>
</tr>
<tr>
<td>Side setback 2</td>
<td>66.6 ft.</td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td>n/a</td>
</tr>
<tr>
<td>Lot frontage</td>
<td>775.75 ft.</td>
<td>Pool Requirements</td>
<td>n/a</td>
</tr>
<tr>
<td>Lot depth</td>
<td>556.99 ft.</td>
<td>Setback from R.O.W.1</td>
<td>n/a</td>
</tr>
<tr>
<td>Lot area</td>
<td>8,585 (373,977 ft.)</td>
<td>Setback from R.O.W.2</td>
<td>n/a</td>
</tr>
<tr>
<td>Building height</td>
<td>35 ft.</td>
<td>Setback from property line 1</td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water.</td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way.</td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool apron.</td>
<td>n/a</td>
</tr>
</tbody>
</table>

### Garage Application

- **Garage Area**: n/a
- **Garage height**: n/a
- **Number of garages**: n/a
- **Number of stories**: n/a

### Shed Requirements

- **Shed area**: n/a
- **Shed height**: n/a
- **Setback from R.O.W.1**: n/a
- **Setback from R.O.W.2**: n/a
- **Setback from property line 1**: n/a
- **Setback from property line 2**: n/a

## 14. Parking and Loading Requirements:

- **Number of parking spaces required**: 137
- **Number of parking spaces provided**: 119
- **Number of loading spaces required**: 4
- **Number of loading spaces provided**: 4

## 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]

**Charles Chang**

**Date**: 7/2/18

---

**Signature of Co-applicant**

[Signature]

**Date**

---
17. Consent of Owner(s):

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

Date

Signature

Charles Chang

Print Name

Sworn and Subscribed to before me this 2nd day of July, 2018

Signature

Lisa M. West

Print Name


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
C. Is this application for approval on a site or sites for commercial purposes?
D. Is the applicant a corporation?
E. Is the applicant a limited liability corporation?
F. Is the applicant a partnership?

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

IF YES:

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

Date

July 2, 2018

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 19.02 & 20, shows and discloses the premises in its entirety, described as Block 13102 Lot 18,19,01, 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:
Charles Chang of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

TLC Product, LLC
Name of property owner or applicant

Sworn and subscribed to
On this 20th day of July, 2018

Lisa M. West
Notary public

A Notary Public of New Jersey
My Commission Expires June 16, 2021
To Whom It May Concern:

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

Name: Dr/Mem LLC c/o Topline
Address: 1271 Little Gloucester Rd
Block: 13102 Lot: 20

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

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

DATE: July 2, 2018
APPLICANT: DR. MEM, LLC
APPLICATION No. #182030CDSPW
PROJECT No. 12432
BLOCK(S): 13102 Lot(s): 18, 19.01, 19.02 & 20
LOCATION: 1271 LITTLE GLOUCESTER RD., CLEMENTON

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 & Use "D" Variances & Site Plan Waiver
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. 
☐ For Your Files.  
Please Forward Report by JULY 13, 2018

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

☒ Bulk C Variance
☒ Use "D" Variance
☒ Site Plan Waiver

REQUESTED VARIANCE
INCLUDES EXISTING BUSINESSES
Pump It Up, Auto Parts, AquaTreat
PARKING USES.
ARE THESE BUSINESSES
STAYING ??

Please advise on the status of existing business. Is DR. MEM LLC the Total landlord?

Signature
JUL 3 - 2018

[Handwritten notes on the page include requests and questions about the requested variances and the status of existing businesses.]
Zoning
Gloucester Twp. Planning Board
1261 Chews Landing Road
Laurel Springs, NJ 08021

Re: Dr. Mem, LLC
Application No.: 182030CDSPW

I have received your plans for the above mentioned project, upon review of the plans I have submitted the following request prior to operating:

**Sprinkler System:**

1. Internal inspection of entire system

2. Approval by a certified Fire Protection Engineer deeming the current system is sufficient for the proposed operation, system must be upgrade if not acceptable prior to tenant occupying the space.

**Fire Lanes:**

1. Fire Lanes to be properly marked in all areas that aren't proposed parking spots.

If there are any further questions regarding this issue please feel free to contact me at any time.

Respectfully,

Peter J. Urso
Fire Official
Gloucester Twp. Fire District 4
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 2, 2018
APPLICANT: DR. MEM, LLC
APPLICATION No. #182030CDSPW
PROJECT No. 12432

BLOCK(S): 13102  Lot(s): 18, 19.01, 19.02 & 20
LOCATION: 1271 LITTLE GLOUCESTER RD., CLEMENTON

TRANSMITTAL TO:
[ ] Township Engineer
[ ] Camden County Planning Board
[ ] 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

RECEIVED JUL 10 2018

STATUS OF APPLICATION:
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[ ] Revision to Prior Application

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[ ] For Your Files.

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[ ] 1 Copy - Drainage Calculations
[ ] 1 Copy - E.I.S.
[ ] Recycling Report

[ ] Bulk C Variance  [ ] Use "D" Variance  [ ] Site Plan Waiver

OK 7.5% Jkt 15429 - SITE PLAN ONLY

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

Re: Application #182030CDSPW
DR. MEM, LLC
1271 Little Gloucester Road, Clementon, NJ 08021
Block 13102, Lots 18, 19.01, 19.02 & 20

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

[Signature]

Raymond J. Carr
Executive Director

RJC: mh