Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, September 26, 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, September 12, 2018

RESOLUTIONS FOR MEMORIALIZATION

#182027C  
Brian Long  

#182026C  
P & R Properties & Design, LLC  

#182030CDSPW  
Dr Mem, LLC  

Bulk C Variance  
Block: 2202 Lot: 4

Bulk C Variance  
Block: 6602 Lot: 14

Bulk C/Use D Variances; Site Plan Waiver  
Block: 13102: Lots: 18, 19.01, 19.02, 20

APPLICATIONS FOR REVIEW

#182032C  
Eugene & Gail McDevitt  
Zoned: R3  

21'x11' concrete patio & roof w/ 29's/b  

Bulk C Variances  
Block: 9601 Lot(s): 36  
Location: 6 Shiloh Rd., Laurel Springs
#182038C
Impact Construction (Luther Nunnally)
Zoned: R3

Bulk C Variance
Block: 17201 Lot(s): 17
Location: 2 Carr La., Sicklerville

Reconstruction from Fire of 2 story SFD 2,237 sq. ft. w/21.5 F2 s/b

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#182037C
Fred Vicario
Zoned: OR Zone

Non-flashing LED Free Standing Message Board

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#182039D
Triple C Development, Inc.
Zoned: OF Zone

Use D Variance
Block: 18103 Lot(s): 7.01
Location: 810 New Brooklyn-Erial Rd.

Car Wash

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

Roll Call:

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

Present
Present
Present
Absent
Absent
Present
Absent
Present
Present
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 Mr. Rosati and Mr. Treger is seated for Mr. Acevedo,

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, August 8, 2018

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

Roll Call:
Mr. Scarduzio  
Mr. Treger  
Chairman McMullin

Yes  
Yes  
Yes

Minutes Approved.

APPLICATIONS FOR REVIEW.

#182030CDSPW
Dr Mem, LLC
Zoned: NC
Bulk C/Use D Variances; Site Plan Waiver
Block: 13102; Lots 18,19.01,19.02, 20
Location: 1271 Little Gloucester Rd., Clementon
Move their plastic extrusion operation to the facility.

Mr. Costa swears in: Mr. James Miller, Planner; Mr. Charles Chan, 
founder; Mr. Patrick Cummings; Mr. Chase Simms, Engineer; Mr.
Richard Sanford, Architect; Mr. Mark Naskar, PHD, engineer, material 
scientist, Rutgers professor of mechanical polymer physics.

A1 – Pamphlet explaining process and placement of equipment.

Mr. Chan states he is a Rutgers graduate and has recently sold his 
business. Now at 69 years old he is starting a new business. He 
wanted to make this happen for Rutgers. He’s been trying to fill this 
building for a long time. This opportunity gave him the chance to 
 improve the property and invest more into the property.

Dr. Mark Naskar: The concept is that it is a small scale up from the 
laboratory process. It will create 10lbs. of product per hour of 
thermal plastics. The material is heated up and then cooled to 
produce the end product. They just want to make sure they are 
going to get the same product on a larger scale (plastics + graphite
= pellets.) The pellets would be sold to other companies to make new products.

Dr. Naskar explains the process of turning graphite into "graphene" and the molding process.
1. Nylon 66: sample
2. Widely exfoliated graphite: sample
3. Polyether - polyether tone: sample
4. Polyethylene – polyphyletic: sample
- There is no injector molding machine
- Not a commercial process at this location

Mr. Costa asks about any waste associated with the process.
Dr. Naskar states there is no waste with the product.
- No smell
- Intercooler cools the liquid and it stays in a closed loop system.

Dr. Naskar reviews his pamphlet with the board.
Pg. 3 extruder is a barrel w/a screw in it and pushes the material down the barrel.
Pg. 4 picture of the extruder.
Pg. 5 process explained and the closed loop system with water,
Pg. 6 layout where the equipment will go in the room.
Pg. 7 The door lead to the loading dock/a different view.

Mr. Richard Sanford: Architect
Mr. Sanford explains parts of the building that will house the extruder and where the offices and storage will be.
- In between work areas there is a 2-hour fire wall,
- 12 CMU walls
- Fire suppression is water sprinklers
- A 2-hour fire rating already exists to "Pump It Up" next door.

Dr. Naskar states the process works because the graphite and polymer heat up with the pressure from the screw and electric heaters.
Mr. Mellett asks if there is any potential for explosions.
Dr. Naskar states "no".
Mr. Bucceroni asks if there is any byproduct created by the cooling process.
Dr. Naskar state “no”.
Mr. Costa asks if there is any specific safety equipment needed for employees.
Dr. Naskar states employees will need safety glasses, steel toed boots and thermal gloves.

Mr. Patrick Cummings: Site remediation Specialist
Mr. Cummings states he has evaluated the process at Rutgers with different material types and it was not harmful (discussion of a carbon filter).
Mr. Bucceroni explains his polypropylene experience and particles in a HEPA filter.
Mr. Cummings state they use the same filter as an arc welding system; captured within the unit.
Mr. Mellett asks if the HVAC will be attached to the other spaces.
Mr. Sanford states the HVAC will be separate for the extrusion area.
Mr. Mellett asks if a permit is required.
Mr. Cummings states the will need an air discharge permit from the DEP. A DAQ permit; Division of Air Quality permit is necessary before they can use the facility. There is no storm water on the discharge.

Mr. Treger asks what else is being used in the manufacturing process besides graphite.
Dr. Naskar states plastic and graphite are being used. There are many suppliers of plastic.
Mr. Bucceroni asks if they will be using new or used plastic.
Dr. Naskar states they are starting with virgin plastic but the goal is to use recycled plastic. Carbon fiber composites is their competition, but their process uses much less energy. The graphite they use is mined graphite. Still trying to figure out which products are best to use. This is the first time anywhere this process is being commercialized. The military has sponsored a lot of this. Light weight product that absorbs impact well. It would be good for personnel and tanks.
Vice Chairman Simiriglio asks what happens after the product is made and you want to dispose of it.
Dr. Naskar states they would recycle and make other things out of it.
Mr. Treger asks if there is only 1 work station right now. Dr. Naskar states there is only one now but would like to eventually have 2 work stations plus a lab, but only 1 extruder. Mr. Bucceroni asks if there a possibility for expansion. Mr. Chan states if it proves to work yes, but they will need a 200 to 300 sq. ft. building.

Dr. Naskar states the product can be used to build anything that has structure, like cars, planes, parts… This is just a small-scale pilot plant.

Mr. Lechner asks if the product will be able to be colored. Dr. Naskar states it will be a darker product but if they use less than 1% graphite it becomes clear. Mr. Lechner asks if there are different degrees of hardness. Dr. Naskar states up to 50% graphite there would be a whole range from low to high. (properties of material change.) Mrs. Kelly asks how often the water is changed. Dr. Naskar states that water is always added and they clean the extruder with clean water. Mr. Bucceroni asks if there is any kind of by-product. Dr. Naskar states that when you change plastics you get a combination coming out for a while. Mr. Treger asks if it’s been in operation for a while. Dr. Naskar states “yes at Rutgers”, just not this large. Mr. Lechner asks how large the pellet is that is produced. Dr. Naskar states less than 3/8 of an inch. Mr. Lechner asks how large the plastic pellets are going into the extruder. Dr. Naskar states it varies depending on where you buy them.

Mr. Sims offers: Engineer exhibit A2 – Overview of Site
- Trash enclosures
- Prepared paving and line striping
- 111 spaces vs. 137 required, requesting a variance
- Island expanded for the sign
- Light study done and if they are needed they will be installed
- Net 0 in impervious coverage
- Will fix traffic flow

Mr. Mellett states they didn’t review for a site plan. He did offer some things to be addressed. A site plan application will have to be submitted.

Mr. Lechner agrees with Mr. Mellett that a site plan is needed. Mr. Riley ESQ. states “no problem”

Mr. Miller discusses a criterion for variances and the neighborhood commercial district.
- About 3000 sq. ft.
- Substantial woods w/ a single family home on the other side of the woods
- Cherrywood apartments
- Drainage basin

D1 Variance for Use
C2 for parking variance
- Guide municipal use for public
- Sufficient space for unique use
- Coordination of activities with efficient use of land.

Suitability:
- Design and character of existing building,
- Balance of space is perfect for industrial use (ideally suited)
- Sufficient parking for this use
- Ample room for deliveries without improvements
- Heavy buffering around sides
- Good vehicular access to highways
- Not a neighborhood per se
- Opportunity to readapt a structure to a new use
- Renovations will be done and aesthetically enhanced.

Proof: generally suitable
- Borders highway uses
- On fringe of NC district
- Uses in the building aren’t vulnerable to any spill over
- No real impact on zone

Mr. Riley states the parking is much fuller on the weekends with Pump it Up.
Mr. Scarduzio asks the hours of operation.
Mr. Chan sates normal hours 8am to 5pm M – F.

Public Portion:

Mr. Dan Hemerka – lives right behind the building on the other side of the easement with the retention pond.
- Little Gloucester Rd is higher than Erial Rd.
- What happens if it leaks
- Test model is a concern to him
- Hire 30 people who aren't experts to work in it
- He is concerned about the water

Dr. Naskar states the cooling tank w/ pipe, w/chiller will circulate the fluid. Same fluid a car uses in a cooling system (10 gallons).

Mr. Lechner asks if there are any drains in the floor for fluids.
Dr. Naskar states “no”.

Mr. Riley states the applicant will come back with a site plan.

A motion to approve the above-mentioned application with the condition of a Site Plans was made by Mr. Buccheroni and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simriglia Yes
Mr. Buccheroni Yes
Mr. Scarduzio Yes
Mrs. Chimento Yes
Mr. Rosetti Yes
Mr. Treger Yes
Chairman McMullin Yes

Application Approved
A motion to Adjourn was made by Mr. Scarduzio and seconded by Mr. Rosetti.

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182027C
Brian Long
Block 2202, Lot 4

WHEREAS, Brian Long is the owner of the land and premises located at 220 Wilson Avenue in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 15’ x 22.5’ private garage 16.7’ from the property line along Fourth Avenue which is not permitted and to erect a 6’ fence 2.5’ from the property line for the property located upon Block 2202, Lot 4, as shown on the Official Map of the Township of Gloucester, located in a R4 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 August 8, 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, Brian Long is the owner of the land and premises located at 220 Wilson Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 2202, Lot 4, on the Official Tax Map of the Township of Gloucester, located in an R4 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he wants to bring the garage in line with the front of the house and the fence will stop at the back of the house.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a garage and fence, the Board voted five (5) 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 26th day of September, 2018, the applicant Brian Long is hereby granted the aforesaid variances for the property located upon Block 2202, Lot 4 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Mike Acevedo      Yes
Rich Rosetti      Yes
Ken Treger        Yes
Carmen Scarduzzio 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 26th day of September, 2018.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182026C
P&R Properties, LLC
Block 6602, Lot 14

WHEREAS, P&R Properties is the owner of the land and premises located at 11 E. Batten Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 8' x 19'6" porch 9.67' from the front property line instead of the required 30' and to have a 23'7" x 30'6" second floor addition for the property located upon Block 6602, Lot 14, as shown on the Official Map of the Township of Gloucester, located in a R3 Zone, said application being represented by David Thatcher, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on August 8, 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, P&R Properties is the owner of the land and premises located at 11 E. Batten Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 6602, Lot 14, on the Official Tax Map of the Township of Gloucester, located in an R3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified the old porch is not structurally sound and he is rebuilding the porch and it will look better for the neighborhood. The second floor addition will follow his existing line of the house and will include a fourth bedroom and 2 bathrooms.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a porch and a second floor addition, the Board voted five (5) 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 26th day of September, 2018, the applicant P&R Properties is hereby granted the aforesaid variances for the property located upon Block 6602, Lot 14 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
### ROLL CALL:

**LIST NAMES**

- Mike Acevedo: Yes
- Rich Rosetti: Yes
- Ken Treger: Yes
- Carmen Scarduzzio: Yes
- Jay McMullin: Yes

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**ZONING BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

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[Signature]

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 26th day of September, 2018.

[Signature]

Ken Lechner, Secretary

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Prepared by:

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182030CDSPW

Dr.MEM, LLC

Block 13102, Lot 18, 19.01, 19.02 AND 20

WHEREAS, Dr Mem, LLC, is the owner of the land and premises located at 1271 Little Gloucester Road, in the Clementon 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 for a proposed plastic extrusion operation and the balance of the building may be uses for operation or other permitted uses, may rent space in the future within the NC District and said use is not permitted for the property located upon Block 13102, Lots 18,19.01,19.02 and 20 as shown on the Official Map of the Township of Gloucester, 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 September 12, 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, Dr Mem, LLC is the owner of the land and premises located at 1271 Little Gloucester Road, in the Clementon section of Gloucester Township, New Jersey, as shown on Block 13102, Lots 18, 19.01, 19.02 and 20 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 Charles Chang, owner of the property, Jim Miller, Professional Planner, Pat Cummings, Site Remediation Expert, Jay Sims, Professional Engineer Mr. Sanford, Architect, Tom Noster, Professor of Physics and Mark Mazur, Operations Manager introduced into evidence were (A1) a detailed pamphlet, (A2) a Site Exhibit.

Mr. Chang stated it is difficult to find a tenant for the rest of his building to fit within the requirements of the NC Zone. He will be investing 5 million dollars into this project and this will employ 30 people.

Professor Noster explained he is the inventor of this process that mixes graphite and plastics and produces 10 pounds of plastic pellets per hour.

Mr. Mazur explained the process and stated the pellets will be sold to other companies for final plastic products. He explained the employees wear safety glasses and long sleeve shirts.

Mr. Sanford stated the walls are 2 hour fire rated and the operation is 400 feet away from Pump It Up and there are no safety hazards.

Mr. Cummings testified there are no gases or any other health issues related to this process. They will need to obtain an air quality permit from DEP and there is no outside odor.

Mr. Sims explained the site, parking, traffic circulation, lighting and sidewalk repair. The applicant withdrew his request for a site plan waiver and agreed that any approval would be subject to a Site Plan approve.
Jim Miller testified the building is 38,000 square feet and is more of an industrial building having been a former bakery and because of the high ceilings, concrete floors, masonry walls and overhead doors and was of the opinion that this type of building is not suited for neighborhood uses. He believes the purposes of the MLIU N.J.J.A. 40: 55-1 are advanced by sections (A), (G) and (N) stated there is no substantial detriment to the public good.

UPON MOTION duly made and seconded to grant the applicant an Use variance to conduce a plastics operation, the Board voted seven (7) in favor, none (0) against; 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 12th day of September, 2018 that the applicant, Dr Mem, LLC, is hereby granted the aforesaid Use variance for the property located upon Block13102, Lots 18, 19.01, 19.02 and 20, as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, some of which are incorporated herein conditioned upon the applicant obtaining Site Plan approval.
ROLL CALL:

LIST NAMES

Arlene Chiumento Yes
Kevin Bucceroni Yes
Carmen Scarduzzio Yes
Ken Treger Yes
Rich Rossetti Yes
Frank Simiglvia 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 26th Day of September 2018.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lachner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #182032C
Eugene & Gail McDevitt
6 Shiloh Road
BLOCK 9601, LOT 36
DATE: August 29, 2018

The above application is to permit a 21' x 11' concrete patio and 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>
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<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>±13,150 sf</td>
<td>yes</td>
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<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Shiloh Road</td>
<td>75 ft.</td>
<td>105.635 ft.</td>
<td>yes</td>
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<tr>
<td>Jefferson Drive</td>
<td>75 ft.</td>
<td>111.635 ft.</td>
<td>yes</td>
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<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>123.06 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±17.7%¹</td>
<td>yes</td>
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<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±28.5%¹</td>
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PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Front (Patio)</th>
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<tbody>
<tr>
<td>Shiloh Road</td>
<td>30 ft.</td>
<td>±44 ft.¹</td>
<td>yes</td>
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<tr>
<td>Jefferson Drive</td>
<td>30 ft.</td>
<td>±29 ft.</td>
<td>no¹</td>
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<tr>
<td>Side yard (dwelling)</td>
<td>10 ft.</td>
<td>±16 ft.</td>
<td>yes</td>
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<tr>
<td>Rear yard (dwelling)</td>
<td>30 ft.</td>
<td>±31 ft.</td>
<td>yes</td>
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<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
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<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>≤ 35 ft.</td>
<td>yes</td>
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¹ = Scaled data.
enc = Existing nonconformance.
= Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

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

1. Front yard (Patio): (±29 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 405.F, Area, Yard, Height and Building Coverage, to permit a concrete patio and roof approximately twenty nine (29) feet from the front lot line along Jefferson Drive (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: Eugene & Gail McDevitt
    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

<table>
<thead>
<tr>
<th>Name:</th>
<th><strong>EUGENE J. MCDIVITT</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td><strong>6 SHILOH ROAD</strong></td>
</tr>
<tr>
<td>City:</td>
<td><strong>LAUREL SPRINGS</strong></td>
</tr>
<tr>
<td>State, Zip:</td>
<td><strong>NJ 08021</strong></td>
</tr>
<tr>
<td>Phone:</td>
<td><strong>(856) 418-7397 Fax:(<strong><strong>)</strong></strong></strong></td>
</tr>
<tr>
<td>Email:</td>
<td><strong><a href="mailto:ATJUICE@Comcast.NET">ATJUICE@Comcast.NET</a></strong></td>
</tr>
</tbody>
</table>

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

| Name(s): | **MCDIVITT, EUGENE J. & GAIL A** |
| Address: | **6 SHILOH ROAD** |
| City: | **LAUREL SPRINGS** |
| State, Zip: | **NJ 08021** |
| Phone: | **(856) 418-7397 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>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>1-RD</td>
<td>NVSCRI 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></th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
</tr>
<tr>
<td>Firm:</td>
<td></td>
</tr>
<tr>
<td>State, Zip:</td>
<td></td>
</tr>
<tr>
<td>Phone:</td>
<td>(<strong><strong>)</strong></strong> Fax:(<strong><strong>)</strong></strong></td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

---

---

---

---

---
6. Name of Persons Preparing Plans and Reports:

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

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address:</th>
<th>Block(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 SHILOH ROAD</td>
<td>9601</td>
</tr>
<tr>
<td>Tract Area:</td>
<td>Lot(s):</td>
</tr>
<tr>
<td></td>
<td>36</td>
</tr>
</tbody>
</table>

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use:</th>
<th>Proposed Land Use (Describe Application):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>NEED TO HAVE EXISTING POWDERED PATIO APPROVED FOR 29' 5/16</td>
</tr>
<tr>
<td></td>
<td>PATIO SIZE 21'X11' 29' 5/16</td>
</tr>
<tr>
<td>Roof</td>
<td>21'X11'</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>
<tr>
<td></td>
<td>(If yes, attach copies)</td>
</tr>
</tbody>
</table>

Are there **existing** deed restrictions?  
Are there **proposed** deed restrictions?  

10. Utilities: (Check those that apply.)

<table>
<thead>
<tr>
<th>Public Water</th>
<th>Public Sewer</th>
<th>Private Well</th>
<th>Private Septic System</th>
</tr>
</thead>
</table>

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

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

### Pool Requirements

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

### Garage Application

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td></td>
</tr>
<tr>
<td>Garage height</td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
<td></td>
</tr>
</tbody>
</table>

### Shed Requirements

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed area</td>
<td></td>
</tr>
<tr>
<td>Shed height</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of parking spaces required:</td>
<td></td>
</tr>
<tr>
<td>Number of parking spaces provided:</td>
<td></td>
</tr>
<tr>
<td>Number of loading spaces required:</td>
<td></td>
</tr>
<tr>
<td>Number of loading spaces provided:</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 of Applicant:**

---

**Signature of Co-applicant:**

---

Date: 8/1/18
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).

<table>
<thead>
<tr>
<th>Date</th>
<th>8-1-2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signature</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Print Name</td>
<td>[Print Name]</td>
</tr>
</tbody>
</table>

Sworn and Subscribed to before me this

<table>
<thead>
<tr>
<th>1 day of</th>
<th>August</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Date</th>
<th>8-18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signature</td>
<td>[Signature]</td>
</tr>
</tbody>
</table>

Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of
show and discloses the premises in its entirety, described as Block 9001 Lot 36.

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

Name of property owner or applicant

Sworn and subscribed to

<table>
<thead>
<tr>
<th>1 day of</th>
<th>August</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
<td></td>
</tr>
</tbody>
</table>

Notary public

MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018
ZONING PERMIT DENIED

Applicant
JP General Contracting
133 Westminster St.
Gloucester City, NJ 08030

Real Estate Owner
MCDEVITT EUGENE & GAIL
6 SHILO ROAD
LAUREL SPRINGS, NJ 08021

This is to certify that the above-named applied for a permit to/authorization for. a proposed front yard 21'x11' roof over existing concrete porch. This application for approval is hereby denied

Comments on Decision:
Roof is to be located a minimum of 30' from the property line along Jefferson Dr. A Variance 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 Oltiz
Zoning Officer
June 4, 2018
Appic No. 12322

Cut Here

Deliver to...

JP General Contracting
133 Westminster St.
Gloucester City, NJ 08030
Eugene and Ovil McDavitt
Lawrence Abstract Co
Travels Mortgage Servicing
and/or its successors and assigns


SHILOH (SW) ROAD


Eugene and Ovil McDavitt
Lawrence Abstract Co
Travels Mortgage Servicing

MAP
Showing Survey of Property
Situate in
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY
July 16, 1990
Scale: 1' - 20'

THOMAS M. ELLIS
Land Surveyor Lic. No. 23145
40 Bronson St., Medford N. J.
984-7431

NOTE: Property corners
NOT SET AS PER
CONTRACTUAL AGREEMENT

BUILT: 1969
To Whom It May Concern:

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

Name: Eugene & Gail McDermott
Address: 6 Skeloh Road
Block: 9601 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 #182032C  
Eugene & Gail McDevitt  
6 Shiloh Road, Laurel Springs, NJ 08021  
Block 9601, Lot 36

Gentlemen:

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

Please note – Due to concrete patio, the homeowner needs to verify where their service lateral leaves the house and makes the connection in the street to ensure there will be no damage done to their sewer pipe.

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  
Cc: Eugene & Gail McDevitt
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 1, 2018

APPLICANT: Eugene & Gail McDevitt

BLOCK(S): 9601    Lot(S): 36

LOCATION: 6 Shiloh Rd., Laurel Springs, NJ 08021

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
☒ Tax Assessor
☒ GST MUA
☒ Fire District

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

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

Please Forward Report by August 12, 2018

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

Signature
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 1, 2018
APPLICATION No. #182032C
APPLICANT: Eugene & Gail McDevitt
PROJECT No. 12521
BLOCK(S): 9601 Lot(S): 36
LOCATION: 6 Shiloh Rd., Laurel Springs, NJ 08021

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

STATUS OF APPLICATION:
- [X] New Application - Bulk C
- [ ] Revision to Prior Application

PURPOSE OF TRANSMITTAL:
- [X] For Your Review.
- [ ] For Your Files.

Please Forward Report by August 12, 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
- [X] Bulk (C) Variance
- [ ] Use (D) Variance

Signature

8/6/18

FRONT PATIO (Corner prop)
NO ISSUES
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 1, 2018
APPLICANT: Eugene & Gail McDevitt
APPLICATION No. #182032C
PROJECT No. 12521

BLOCK(S): 9601 Lot(S): 36
LOCATION: 6 Shiloh Rd., Laurel Springs, NJ 08021

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 1
☐ 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 August 12, 2018

ENCLOSED:

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☐ 1 Copy - Major Subdivision - Preliminary Plat
☐ 1 Copy - Preliminary Site Plan
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☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report

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

Signature

Comma
TO: Zoning Board of Adjustment  
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner  
Department of Community Development & Planning  
RE: APPLICATION #182038C  
Impact Construction  
BLOCK 17201, LOT 17  
DATE: September 11, 2018  
The above application is to permit a proposed single-family detached dwelling as per the submitted survey within the R-3 Residential District. The property is located on the northeast corner of Carr Lane and Prospect Avenue.  
Applicant: Impact construction, 1011 Buckley Drive, Williamstown, NJ 08094 (telephone #609-636-1300).  
Owner: Luther and Victoria Nunally, 2 Carr Lane, Sicklerville, NJ 08080.  
Surveyor: Albert N. Floyd, LS, Albert N. Floyd & Son, P.O. Box 903, Elmer, NJ 08318.  

I. INFORMATION SUBMITTED  
1. Land Development Application Form and project narrative dated 8/23/18.  
2. Architectural Plans, as prepared by Grayling L. Johnson, AIA, comprising four (4) sheets (Letter Size) dated 6/01/18, last revised 7/24/18.  
3. Survey of Premises, as prepared by Albert N. Floyd & Son, comprising one (1) sheet dated 7/07/98.  

II. 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>±10,981 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carr Lane</td>
<td>75 ft.</td>
<td>78.895 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Prospect Avenue</td>
<td>75 ft.</td>
<td>109.075 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>114.44 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±13.5%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±20.1%</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS  

<table>
<thead>
<tr>
<th>Front yard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carr Lane</td>
<td>30 ft.</td>
<td>30.85 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Prospect Avenue</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30 ft.</td>
<td>21.50 ft.</td>
<td>no*</td>
</tr>
</tbody>
</table>

| Side yard | 10 ft. | 19.33 ft. | yes      |
| Rear yard | 30 ft. | ±36 ft.   | yes      |
| Minimum Useable Yard Area | 25% | ≥ 25% | yes      |
| Maximum Height | 35 ft. | ≤ 35 ft. | yes      |

1 = Scaled data.  
enc = existing nonconformance.  
* = Variance required.  

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

The application as submitted requires the following variance from the R-3 - Residential Standards:

§405.F - R-3 - Residential District, Area, Yard, Height and Building Coverage
1. Front yard: (21.50 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 residential district setback variance:

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).

IV. **NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 405.F, Area, Yard, Height and Building Coverage to permit a single family dwelling twenty one and fifty hundredths (21.50) feet from the front property line along Prospect Avenue (30 ft. 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: Impact Construction
    Anthony Costa, Esq.
    James Mellett, PE
**TOWNSHIP OF GLOUCESTER**

Chews-Landing Clementon Road at Hider Lane  
P.O. Box 8 Blackwood, NJ 08012  
(856) 374-3511 Planning  (856) 374-3512 Zoning  (856) 232-6229

---

**LAND DEVELOPMENT APPLICATION**

1. **Applicant**
   - **Name:** IMPACT CONSTRUCTION  
   - **Address:** 1011 Berkley Dr  
   - **City:** Williamstown  
   - **State, Zip:** N.J 08094  
   - **Phone:** (609) 686-1300  
   - **Fax:** ( )  
   - **Email:** mtmsril@gmail.com

2. **Owner(s) (List all Owners)**
   - **Name(s):** Lupine + Victoria Nunley  
   - **Address:** 2 Corp Lane  
   - **City:** Sicklerville  
   - **State, Zip:** N.J 08081  
   - **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

---

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>
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<tbody>
<tr>
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<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>1-RD</td>
<td>NVSCR Overlay</td>
</tr>
</tbody>
</table>

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

- **Name of Attorney:** Raymond Ge зима  
- **Address:** Philadelphia  
- **City:** 609-636-1929

---

**Receipt:**

**RECEIVED**  
**AUG 23 2018**

---

**Escr. #** 13577  
**Escr. ##** 13577
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name:</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grayling J. Johnson, AIA</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td>Address:</td>
</tr>
<tr>
<td>3090 Capital St, Camden, NJ</td>
<td></td>
</tr>
<tr>
<td>Profession:</td>
<td>Profession:</td>
</tr>
<tr>
<td>Architect</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td>City:</td>
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<td>Camden</td>
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<tr>
<td>State, Zip:</td>
<td>State, Zip:</td>
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<tr>
<td>NJ</td>
<td></td>
</tr>
<tr>
<td>Phone:</td>
<td>Phone:</td>
</tr>
<tr>
<td>(609) 617 2894</td>
<td>(__<em>) <em><strong>-</strong></em></em></td>
</tr>
<tr>
<td>Fax:</td>
<td>Fax:</td>
</tr>
<tr>
<td>(__<em>) <em><strong>-</strong></em></em></td>
<td>(__<em>) <em><strong>-</strong></em></em></td>
</tr>
<tr>
<td>Email:</td>
<td>Email:</td>
</tr>
<tr>
<td><a href="mailto:Grayling.Johnson@CoHcat.net">Grayling.Johnson@CoHcat.net</a></td>
<td></td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address:</th>
<th>Block(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Care Lane, Skelton</td>
<td>17 20 1</td>
</tr>
<tr>
<td>Tract Area:</td>
<td>Lot(s):</td>
</tr>
<tr>
<td></td>
<td>17</td>
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</tbody>
</table>

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use:</th>
<th>Proposed Land Use (Describe Application):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Same</td>
</tr>
<tr>
<td></td>
<td>Reconstruction of 2 story single family house</td>
</tr>
<tr>
<td></td>
<td>2,237 sq ft Dwelling that was damaged by fire w/ 21.5 ft set back</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 □ Cooperative</td>
</tr>
<tr>
<td></td>
<td>□ Condominium □ Rental</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Are there existing deed restrictions?</th>
<th>Are there proposed deed restrictions?</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ No □ Yes (If yes, attach copies)</td>
<td>□ No □ Yes</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
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<tr>
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<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>

**Fence Requirements**

*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.
  - Right-of-way: R.O.W.
  - From edge of pool apron: Setback

### 14. Parking and Loading Requirements:

<table>
<thead>
<tr>
<th>Number of parking spaces required:</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of loading spaces required:</td>
<td>2</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]

8-21-18

[Date]

[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).

Date

Signature

Sworn and Subscribed to before me this
27nd day of August,
2018 (Year).

Print Name

Signature

Print Name

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

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

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 7-1-18, shows and discloses the premises in its entirety, described as Block 17201 Lot 17, 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:
Michael Martin
of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

Sworn and subscribed to
On this 22nd day of August,
2018 before the following authority.

Notary public

DANIELLE FLYNN
Notary Public – State of New Jersey
My Commission Expires Jul 27, 2022
ZONING PERMIT DENIED
2 CARR LA
Block/Lot 17201/17

Applicant
Impact Construction
1011 Beckley Dr.
Williamstown, NJ 08094

Real Estate Owner
NUNNALLY, LUTHER & VICTORIA
2 CARR LANE
SICKLerville, NJ 08081

This is to certify that the above-named applied for a permit to/authorization for a proposed reconstruction of a 2,237 sq. ft dwelling. This application for approval is hereby denied.

Comments on Decision:
Dwelling must be located a minimum of 30' from the property line along Prospect Lane. 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
August 15, 2018

Appic No. 12553

Deliver to...

Impact Construction
1011 Beckley Dr.
Williamstown, NJ 08094
To Whom It May Concern:

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

Name: Luther & Victoria Nunnally

Address: 2 Carr Lane

Block: 17201 Lot: 17

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 #182038C  
Impact Construction (Nunnally)  
2 Carr Lane, Sickleville, NJ 08081  
Block 17201, Lot 17  

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: August 23, 2018

APPLICANT: IMPACT CONSTRUCTION (NUNNALLY)

BLOCK(S): 17201 Lot(S): 17

LOCATION: 2 CARR LANE, 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:

☒ Please Forward Report by SEPTEMBER 3, 2018
☐ For Your Review.
☐ 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

OK 8-23-18 JWS

Signature
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 23, 2018

APPLICATION No. #182038C

APPLICANT: IMPACT CONSTRUCTION (NUNNALLY)
PROJECT No. 1257

BLOCK(S): 17201  Lot(S): 17
LOCATION: 2 CARR LANE, 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:
[X] New Application - Bulk C
[ ] Revision to Prior Application

PURPOSE OF TRANSMITTAL:
[X] For Your Review.
[ ] For Your Files.

Please Forward Report by SEPTEMBER 3, 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  [X] Bulk (C) Variance  [ ] Use (D) Variance

Signature

No Issues.
Rebuild my house after fire.

8/23/18
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #182037C
Frederick Vicario
167 Chews Landing Road
BLOCK 10201, LOT 1

DATE: January 24, 2018

The Applicant requests approval for a 5.5 ft. high, 17 sf free-standing sign with an 8.7 sf LED Electronic Sign within the OR – Office Residential District as per the submitted sketch.

I. INFORMATION SUBMITTED
2. Zoning Permit Denial dated 7/18/18.
3. Photo Proposed Facade Sign and location.
4. Photo of Proposed free-standing sign.
5. Proposed free-standing sign plan.
6. Survey (copy).

II. ZONING REVIEW

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
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</thead>
<tbody>
<tr>
<td>Number (max.) - §426.Y(2)</td>
<td>1</td>
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<td>yes</td>
</tr>
<tr>
<td>Area (max.) - §426.R(1)</td>
<td>20 sf</td>
<td>±26 sf</td>
<td>no</td>
</tr>
<tr>
<td>Height (max.) - §426.Y(2) - LED</td>
<td>6 ft.</td>
<td>5.5 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Property line setback - §426.R(8)</td>
<td>10 ft.</td>
<td>±10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Chews Landing Road Royalty Lane</td>
<td>10 ft.</td>
<td>38 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>LED Reader Board - §426.L(1)</td>
<td>N.P.</td>
<td>yes</td>
<td>no</td>
</tr>
</tbody>
</table>

* = Variance required.

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

The application as submitted requires the following variances:

**§426, Signs – Sign Standards**

(Free-standing)

1. **Area:** (±40 sf provided v. 20 sf maximum allowed).
2. **L. E. D. Reader Board:** (Provided v. Not Permitted).

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

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

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

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

**NEGATIVE CRITERIA**

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

IV. **NOTICE REQUIREMENTS**

The applicant must notice for the following variance:

**From Section 426.R(1) to permit a freestanding sign with a total area of approximately twenty six (26) square feet (20 sf maximum allowed) and from Section 426.L(1) to permit an electronic message center sign (Not permitted).**

I have no further comments regarding the application at this time; however, reserve the right to provide additional comments during the Zoning Board of Adjustment meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Frederick Vicario
    Anthony Costa, Esq.
    James Mellett, PE
TOWNSHIP OF GLouceSTER
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only
Submission Date: __________________ Application No.: #1820376
☐ Planning Board ☒ Zoning Board of Adjustment
Taxes Paid Yes/No ______ (Initial)
Fees $160.00 Project #12570
Escr. 150.00 Escr. 12570

LAND DEVELOPMENT APPLICATION

1. Applicant
Name: Frederick Vicario
Address: 1167 Chews Landing RD
City: Laurel Springs
State, Zip: NJ, 08021
Phone: (215) 530-8142 Fax: (215) -
Email: fvicario@handandstone.com

2. Owner(s) (List all Owners)
Name(s): Fred & Kelly Vicario
Address: 1167 Chews Landing RD
City: Laurel Springs
State, Zip: NJ, 08021
Phone: (215) 530-8142 Fax: (215) -

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 Action
☐ Bulk "C" Variance
☐ Use "D" Variance
☐ Site Plan Waiver
☐ Rezoning Request
☐ Redevelopment Agreement

☐

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

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
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<tr>
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<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
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<tr>
<td>R3</td>
<td>SCR</td>
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<td>FP</td>
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<td>NVSCR Overlay</td>
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<td></td>
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<td></td>
<td></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: Don Benedetto
Address: 1500 John F. Kennedy
City: Suite 1203 Phila PA
Phone: (215) - Fax: (215) -
Email: 215-402-3560 19102
6. Name of Persons Preparing Plans and Reports:

Name: Frederick Vicario
Address: 1167 Chews Landing RD
Profession: __________________________
City: Laurel Springs
State, Zip: NJ, 08021
Phone: (215) 530-8142 Fax: (215) _______
Email: fvicario@handandstone.com

Name: Sign me up
Address: 134 W. Vermont Rd
Profession: __________________________
City: East Newton, PA
State, Zip: PA 19401
Phone: _______ Fax: _______
Email: Robert@segmillerastorvt.com

7. Location of Property:

Street Address: 1167 Chews Landing Rd
Block(s): 10201
Tract Area: __________________________
Lot(s): 1

8. Land Use:

Existing Land Use: School
Proposed Land Use (Describe Application): Same
Replace existing post and panel sign. A portion of the new proposed sign is an LED message board message board (non-flashing)

9. Property:

Number of Existing Lots: ________________
Number of Proposed Lots: ________________
Proposed Form of Ownership: □ Fee Simple □ Cooperative
□ Condominium □ Rental
Are there existing deed restrictions? □ No □ Yes (If yes, attach copies)
Are there proposed deed restrictions? □ No □ Yes

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

2 of 4
### 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>91' 6&quot;</td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>&quot;E.O.P. = Edge Of Pavement.&quot;</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td>Pool Requirements</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>

#### Garage Application

<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>Setback from R.O.W.1</td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td>Setback from R.O.W.2</td>
</tr>
<tr>
<td>Number of stories</td>
<td>Setback from property line 1</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 2</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: [Signature]  
- Date: [8/17/18]  

- 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

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

Date 8/22/16

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 8/17/16., shows and discloses the premises in its entirety, described as Block Lot, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

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

Name of property owner or applicant

Sworn and subscribed to
On this 17th day of August, 2016, before the following authority.

Name of Notary Public

Print Name

Notary Public

My Commission Expires June 20, 2022
ZONING PERMIT DENIED
1167 CHEWS LANDING RD
Block/Lot 10201/1

Applicant
Robert Bigio
134 W. Germantown Pike
East Norriton, PA 19401

Real Estate Owner
VICARIO, FREDERICK & KELLYANNE
20 CLEARBROOK LANE
SEWELL, NJ 08080

This is to certify that the above-named applied for a permit to/authorization for
proposed facade and freestanding signage replacement. This application for approval is hereby
denied

Comments on Decision:
Free standing signage proposes digital signage which is not permitted without a Variance approval by the Zoning
Board of Adjustment.

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
July 18, 2018
Applic No. 12458

Cut Here

Deliver to...

Robert Bigio
134 W. Germantown Pike
East Norriton, PA 19401
To Whom It May Concern:

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

Name: Frederick & Kellyanne Vicario
Address: 1167 Chews Landing Rd
Block: 10201 Lot: 1

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 23, 2018
APPLICANT: FRED VICARIO

APPLICATION No. #182037C
PROJECT No. 12570

BLOCK(S): 10201  Lot(S): 1
LOCATION: 1167 CHEWS LANDING RD., LAUREL SPRINGS, NJ 08021

TRANSMITTAL TO:
☐ Township Engineer  ☐ Zoning Board Planner
☐ Camden County Planning Board  ☐ Traffic Officer
☐ Taxes  ☐ Construction
☐ G.T.M.U.A.
☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:
☐ New Application - Bulk C  ☐ Revision to Prior Application
☐ For Your Review.
☐ For Your Files.

PURPOSE OF TRANSMITTAL: Please Forward Report by SEPTEMBER 3, 2018
☐ For Your Review.
☐ 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 Plan, 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

[Stamp: RECEIVED Aug 23, 2018]
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 23, 2018

APPLICANT: FRED VICARIO

BLOCK(S): 10201 Lot(S): 1

LOCATION: 1167 CHEWS LANDING RD., LAUREL SPRINGS, NJ 08021

TRANSMITTAL TO:

☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction

Tax Assessor
☐ G.T.M.U.A.
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☐ 1 Copy - E.I.S.
☐ Recycling Report

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

Signature

Non-essential message board

No Issues.
Township of Gloucester
Dept. of Community Development
P.O. Box 8
Blackwood, New Jersey 08012

Re: Application #182037C
Fred Vicario
1167 Chews Landing Road, Laurel Springs, NJ 08021
Block 10201, Lot 1

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 23, 2018
APPLICATION No. #182037C
APPLICANT: FRED VICARIO
PROJECT No. 12570
BLOCK(S): 10201 Lot(S): 1
LOCATION: 1167 CHEWS LANDING RD., LAUREL SPRINGS, NJ 08021

TRANSMITTAL TO:

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

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

PURPOSE OF TRANSMITTAL:
☐ Please Forward Report by SEPTEMBER 3, 2018
☐ For Your Review.
☐ For Your Files.

ENCLOSED:

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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

Signature

RECEIVED
SEP 11 2018

REVIEWED
☐ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL: [Signature]
DATE: 8-35-18
Inter-office Correspondence

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: #182039D
Triple C Development, Inc.
Block 18103, Lot 7.01

DATE: September 19, 2018

The Applicant requests use variance approval to construct a "4,600 SF Zippy's express car wash" within the OF – Office District. The project is located on the northwest corner of Berlin - Cross Keys Road and New Brooklyn - Blackwood Road.

The plan and support documents have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

Applicant: Triple C Development, Inc., 200 Armory Road, Centre, AL 35960.
Owner: Garden Development Inc., 10989 State Road A1A, North Palm Beach, FL 33408.
Attorney: Damien O. Del Duca, Esq., Del Duca Lewis, LLC, 21 E. Euclid Avenue, Suite 100, Haddonfield, NJ 08033 (telephone #856-427-4200).

I. INFORMATION SUBMITTED

   a. Ownership Disclosure Attachment.
   b. Summary of Application.
   c. Wetlands Study map (Letter Size), as prepared by Land Dimensions Engineering dated 6/26/90, last revised 8/24/90.
   d. Concept Plan (Letter Size), as prepared by The Pettit Group, LLC dated 8/15/18.
   e. Prototypical Floorplan (Letter Size), as prepared by The Pettit Group, LLC.
   f. Prototypical Elevations (Letter Size), as prepared by The Pettit Group, LLC.
   g. Elevations – A9.0 (Letter Size), as prepared by The Pettit Group, LLC.

2. Wetlands Study map (Ledger Size), as prepared by Land Dimensions Engineering dated 6/26/90, last revised 8/24/90.

3. Use Variance Plan, as prepared by The Pettit Group, LLC comprising one (1) sheet dated 8/15/18.

4. Architectural plans, as prepared by The Pettit Group, LLC consisting of the following:
   - Sheet Plan Description Date / Latest Revision
     - Prototypical Floor Plan
     - Prototypical elevations

5. Color Elevations (Ledger Size), as prepared by The Pettit Group, LLC comprising one (1) sheet dated 10/24/17.
II. **ZONING DISTRICT COMMENTS**

ZONE: OF - Office District [§413].

1. An automatic car wash is not a permitted use in the district [§413.B].

<table>
<thead>
<tr>
<th>Description</th>
<th>All Uses</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>20,000 sf</td>
<td>±3.61 acres</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Berlin - Cross Keys Road</td>
<td>125 ft.</td>
<td>322.61 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>New Brooklyn Road</td>
<td>150 ft.</td>
<td>587.87 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth (min.)</td>
<td>150 ft.</td>
<td>330.56 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>2.9%</td>
<td></td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>65%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Description</th>
<th>All Uses</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Berlin - Cross Keys Road</td>
<td>50 ft.</td>
<td>50 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>New Brooklyn Road</td>
<td>50 ft.</td>
<td>87.7 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft. one side</td>
<td>106.3 ft. one side</td>
<td>yes</td>
</tr>
<tr>
<td></td>
<td>25 ft. aggregate</td>
<td>194 ft. aggregate</td>
<td></td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>300 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height (max.)</td>
<td>35 ft.</td>
<td>20.25 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

**PARKING AREA**

| From building                            | 10 ft.         | 10 ft.         | yes      |
| From arterial or collector street        |                |                |          |
| Berlin - Cross Keys Road                 | 35 ft.         | 56.3 ft.       | yes      |
| New Brooklyn Road                        | 35 ft.         | 35 ft.         | yes      |
| From residential access street           | 25 ft.         | n/a            |          |
| From side or rear property line          | 10 ft.         | ±230 ft.       | yes      |

III. **APPLICATION SUBMISSION CHECKLIST**

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for Variance requirements. The Applicant has provided the checklist requirements or requested a waiver.

IV. **WAIVER COMMENTS**

1. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].

V. **VARIANCE COMMENTS**

The Applicant requests the following variances:

§416.B, Permitted Uses

1. An automatic car wash is not a permitted use in the OF - Office District [§413.B].
POSITIVE CRITERIA ("D1" use variance)
The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D1" variance:

2. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
   a. Uses determined as not "inherently beneficial."
      i) A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis Medici v. BPR Co., 107 N.J. 1 (1987)).
         1. The Applicant must identify and provide an analysis of the special reasons of zoning that are applicable to the application.
         2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
         3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

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

Balancing Test (basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)).
   1. Identify the public interest at stake.
   2. Identify the detrimental effects that would result by the grant of a variance.
   3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
   4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.
VI. ZONING DISTRICT HISTORY AND MASTER PLAN CLASSIFICATION

1. The following table provides a history of the zoning districts for the subject parcel.

<table>
<thead>
<tr>
<th>YEAR</th>
<th>ZONING DISTRICT</th>
</tr>
</thead>
<tbody>
<tr>
<td>September 1955</td>
<td>A - Residential - 75' x 125'</td>
</tr>
<tr>
<td>June 17, 1957</td>
<td>A - Residential - 75' x 125'</td>
</tr>
<tr>
<td>April 07, 1961</td>
<td>A - Residential - 75' x 125'</td>
</tr>
<tr>
<td>August 25, 1967</td>
<td>A - Residential - 75' x 125'</td>
</tr>
<tr>
<td>June 01, 1969</td>
<td>B - Residential - 1 acre</td>
</tr>
<tr>
<td>January 1978</td>
<td>B - Residential - 1 acre</td>
</tr>
<tr>
<td>August 1984 – April 1995</td>
<td>R-1 - Residential</td>
</tr>
<tr>
<td>September 1999</td>
<td>RB - Restricted Business</td>
</tr>
<tr>
<td>December 10, 2002</td>
<td>OF - Office</td>
</tr>
</tbody>
</table>

2. The following is a description of the Small Scale Business (B-2) Land Use Classification with the Master Plan, adopted June 29, 1999.

PROFESSIONAL OFFICE (PO)

The Professional Office land use category is for the development or conversion of existing buildings to residually scaled office buildings. This class of land use is intended for mixed districts with buildings devoted to either residential or business uses, such as is presently the case along Chews Landing- Clementon Road. Here, the process is one of converting existing single family detached dwellings to professional office uses. Over time, it is expected that the district would become entirely office oriented. On vacant or underutilized sites, purpose built professional office campuses would be appropriate. The fundamental factor in this category is the residential scale of the buildings, generally less than 5,000 sf. The low intensity of the business uses would be compatible with the existing residential uses but would also serve as a transition between roads with high volumes of traffic and adjacent neighborhoods. Since this land use category encompasses a number of different concepts, it is anticipated that more than one zoning districts would be needed for implementation. A floor area ratio for business uses of between .10 and .15 is proposed.
VII. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

The Applicant must address the positive criteria including special reasons, standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

1. Master Plan
   a. Consistency of the proposed "4,600 SF Zippy's express car wash" with the criteria of the Professional Office (PO) land use classification of the master plan.

2. Zoning
   a. Consistency of the proposed "4,600 SF Zippy's express car wash" in the OF - Office District and character of the built environment.

3. Use Variance
   a. The Applicant should provide testimony addressing the proposed "4,600 SF Zippy's express car wash" and accessory uses including but not necessarily limited to the following:
      i. A description of the proposed buildings including materials, colors, textures, facade modulation, roof lines, etc.
      ii. A description of proposed vacuums, change machines, refuse containers, etc.
      iii. The proposed amount of noise associated with the car wash operation and vacuums.
      iv. Number of employees.
      v. The proposed hours and days of operation.

4. Site Layout/Landscaping
   a. The Applicant shall address the proposed viewshed(s) for the proposed building through description and/or color renderings.
   b. The Applicant shall provide additional information on the proposed depth and landscaping of the drainage basin along the frontage of Berlin - Cross Keys Road and New Brooklyn - Blackwood Road.
      i. It's recommended any drainage basin in a front yard also be considered a landscape feature and be adequately planted with a mixture of evergreen and ornamental shrubs, trees, and grasses.
   c. The Applicant shall provide additional information on the proposed landscape plantings and architectural features such as decorative fencing and hardscaping, if any, for the following locations:
      i. Berlin - Cross Keys Road streetscape.
      ii. New Brooklyn - Blackwood streetscape.
      iii. Stormwater management basins.
      iv. Consideration should be given to relocating trash enclosure within the side or rear yard of the subject property.
   d. The Applicant shall address concrete sidewalks, crosswalks, which are required along the frontage of Berlin - Cross Keys Road and New Brooklyn - Blackwood Road.
   e. The Applicant shall address proposed lighting.
VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

The Applicant is advised of the following additional requirements of the Land Development Ordinance:

1. A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.
2. A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.
3. Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.
4. Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.
5. Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.
6. Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.
7. A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.

IX. RECOMMENDATIONS

1. Should the Board approve the submitted application, a subsequent preliminary and final major site plan approval is required in accordance with the Township Land Development Ordinance.

cc: Triple C Development, Inc.
Damien O. Del Duca, Esq.
Brian W. Cleary, PE
Anthony Costa, Esq.
James Mellett, PE
**TOWNSHIP OF GLOUCESTER**

Chews-Landing Clementon Road at Hider Lane  
P.O. Box 8 Blackwood, NJ 08012  
(856) 374-3511 Planning  (856) 374-3512 Zoning  (856) 232-6229

**LAND DEVELOPMENT APPLICATION**

### 1. Applicant

Name: Triple C Development, Inc.  
Address: 200 Armory Road  
City: Centre, AL 35960  
State, Zip:  
Phone: (___) -___ Fax: (___) -___  
Email:  

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

Name(s): Garden Development Inc.  
Address: 10989 State Road A1A  
City: North Palm Beach  
State, Zip: FL, 33408  
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  
- [ ] Planned Development  
- [ ] Interpretation  
- [ ] Appeal of Administrative Officer's Decision  
- [ ] Bulk "C" Variance  
- [ ] Use "D" Variance  
- [ ] Site Plan Waiver  
- [ ] Rezoning Request  
- [ ] Redevelopment Agreement

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

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

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

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

Name of Attorney: Damien O. Del Duca, Esquire  
Address: 21 E. Euclid Avenue, Suite 100  
City: Haddonfield  
Firm: Del Duca Lewis, LLC  
State, Zip: New Jersey 08033  
Phone: (___) 427-4200  
Fax: (___) 427-4241  
Email: dod@delducalewis.com
6. Name of Persons Preparing Plans and Reports:

Name: Brian W. Cleary/The Pettit Group, LLC
Address: 497 Center Street
Profession: Engineer
City: Sewell
State, Zip: New Jersey 08080
Phone: (___) 464-9600 Fax: (___) -
Email: bcleary@pettitgroup.com

7. Location of Property:

Street Address: 810 New Brooklyn-Erial Road
Tract Area: 157,277 SF
Block(s): 18103
Lot(s): 7.01

8. Land Use:

Existing Land Use: vacant
Proposed Land Use (Describe Application): Car Wash, see attached application summary

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

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

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

Distance = measured from edge of water.

R.O.W. = Right-of-way.

Setback = Measured from edge of pool apron.

### Garage Application

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

### Shed Requirements

<table>
<thead>
<tr>
<th>Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed area</td>
<td></td>
</tr>
<tr>
<td>Shed height</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:

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

Jay Machleit

[Date] 8-23-18

### 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: 8/28/18
Signature: Domenick Paparone
Print Name: Domenick Paparone

Sworn and Subscribed before me this 25th day of August, 2018.
Signature: [signature]
Print Name: [signature]


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

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

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

Signature of Applicant
Print Name
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

Name of property owner or applicant
Notary public

4 of 4
17. Consent of Owner(s): **TO FOLLOW**

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

Sworn and Subscribed to before me this ______ day of __________, ______ (Year).

Signature

Print Name

Print Name


Complete each of the following sections:
A. Is this application to subdivide a parcel of land into six or more lots?
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 or individual partners owning 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

Signature of Applicant

Print Name

Date

19. Survey waiver certification:

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

State of: Alabama
County of: Cullman

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

Triple C Development, Inc.
Name of property owner or applicant

Sworn and subscribed to on this 23rd day of Aug., 2018 before the following authority.

Donna Acker
Notary public
OWNERSHIP DISCLOSURE STATEMENT

Triple C. Development Inc.
200 Armory Road
Centre, Alabama 35960

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Jay Machleit</td>
<td>200 Armory Road 200 Armory Road Centre, AL 35960</td>
</tr>
<tr>
<td>2</td>
<td>Centre, AL 35960</td>
</tr>
<tr>
<td>3</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
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<td>5</td>
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<td>8</td>
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<tr>
<td>9</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

Sworn and subscribed before me this 24th day of August, 2018.

[Signature]
Name: Austin Evans
Title:
Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Jay Machleit</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
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<tr>
<td>4</td>
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<td>8</td>
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<tr>
<td>9</td>
<td></td>
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<tr>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.
Summary of Application
Township of Gloucester Zoning Board of Adjustment
Triple C Development, Inc. (Zippy’s Car Wash)
Block 18103, Lot 7.01
810 New Brooklyn-Erial Road
Gloucester Township, New Jersey

The applicant, Triple C Development, Inc., is a contract purchaser of real property located at the corner of New Brooklyn-Erial Road and Berlin-Cross Keys Road, and designated as Block 18103, Lot 7.01 on the municipal tax map. The property is currently undeveloped and consists of approximately 3.61 acres. The applicant proposes a 4,600 SF Zippy’s express car wash on the property. Zippy’s, a state of the art, environment-friendly automated car wash, is expanding in multiple South Jersey communities. The property is located in the OF – Office zoning district. A car wash is not a permitted use in the OF zoning district.

The applicant seeks a use variance from the Zoning Board for the proposed use. This is a bifurcated use variance application; the applicant will return to the Zoning Board for site plan approval if the use variance is granted. The use variance is justified. The use will promote the general welfare because the site is particularly suitable for a car wash. The proposed use will complement the existing commercial development along Berlin-Cross Keys Road. Granting the variance relief will not change the nature and character of this neighborhood nor result in any material adverse impact on any neighbors. The variance will not substantially impair the intent and the purpose of the zone plan or zoning ordinance.

The applicant also seeks any other variances, waivers and approvals that may be required other than site plan approval which will be pursued if this application is granted.
To Whom It May Concern:

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

Name: shower Dec Vol 6o Csp 01 Edborne Ave
Address: 810 New Brooklyn Rd
Block: 18/03 Lot: 701

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

Sandra L. Ferguson
Gloucester Township Tax Collector
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

September 4, 2018

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

Re: Application #182039D
Triple C Development, Inc.
810 New Brooklyn-Erial Road, Sicklerville, NJ 08081
Block 18103, Lot 7.01

Gentlemen:

In response to your letter regarding the above application, a Form “F” Application is required.

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: August 27, 2018

APPLICANT: TRIPLE C DEVELOPMENT INC

APPLICATION No. #182039D

PROJECT No. #12585

BLOCK(S): 18103 Lot(S): 7.01

LOCATION: 810 NEW BROOKLYN-ERIAL RD., SICKLERVILLE, NJ 08080

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 – Use “D” Variance (CAR WASH)
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by SEPTEMBER 10, 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 - Prelim. Site Plan, 2 County Apps and 1 Twp. App.
☒ 3 Copies - Major Subdivision - Prelim. Plat, 2 County Apps. 1 Twp. App.
☒ 1 Copy - Major Subdivision - Final 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 Major Issues except possible traffic issues at very busy intersection.

[Signature]
9/4/19
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 27, 2018
APPLICANT: TRIPLE C DEVELOPMENT INC
APPLICATION No. #182039D
PROJECT No. #12585
BLOCK(S): 18103 Lot(S): 7.01
LOCATION: 810 NEW BROOKLYN-ERIAL RD., SICKLerville, NJ 08080

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

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

Signature

Date: 8/28/18 JWG