Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, October 24, 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 26, 2018

RESOLUTIONS FOR MEMORIALIZATION

#182032C  
Eugene & Gail McDevitt  
Bulk C Variances  
Block: 9601 Lot(s): 36

#182038C  
Impact Construction (Luther Nunnally)  
Bulk C Variance  
Block: 17201 Lot(s): 17

#182037C  
Fred Vicario  
Bulk C Variance  
Block: 10201 Lot(s): 1

#182039D  
Triple C Development, Inc.  
Use D Variance  
Block: 18103 Lot(s): 7.01
APPLICATIONS FOR REVIEW

#182040C
Raymond Gurick
Zoned: SCR
Bulk C Variance
Block: 15821 Lot(s): 43
Location: 67 Shelly St., Erial
Roof over Deck 12'x23' with 3' Rear setback

#182043C
Penni Hurff
Zoned: R4
Bulk C Variances
Block: 1206 Lot(s): 1
Location: 110 9th Ave., Glendora
Converting enclosed carport 28'x24' into living space w/8' setback

#182036C
Dhamir Steward
Zoned: SCR-HC Overlay
Bulk C Variances
Block: 18501 Lot(s): 2.50
Location: 138 Village Green Ln, Sicklerville
14'x16' wood deck w/17' R setback

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

Roll Call:

Vice Chairman Simiriglia  Present
Mr. Bucceroni           Present
Mr. Scarduzio           Present
Mrs. Chiumento          Absent
Mr. Rosati              Present
Mr. Acevedo             Present
Mr. Treger              Present (7:16 arrival)
Ms. Scully              Absent
Mr. Rosetti             Absent
Mrs. Kelly              Absent
Chairman McMullin       Absent

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

Mr. Treger will sit in for Mrs. Chiumento.

Resolutions for Memorialization

#182027C    #182026C
Brian Long    P & R Properties & Design, LLC
Bulk C Variance Bulk C Variance
Block: 2202    Block: 6602
Lot: 4        Lot: 14
A motion to approve the above-mentioned resolutions was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

Roll Call:

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<th>Name</th>
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<tr>
<td>Mr. Bucceroni</td>
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<tr>
<td>Mr. Scarduzio</td>
<td>Yes</td>
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<tr>
<td>Chairman Simiriglia</td>
<td>Yes</td>
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Resolutions Approved.

Applications for Review

#182032C
Eugene & Gail McDevitt
Zoned: R3
Bulk C Variances
Block: 9601 Lot (s): 36
Location: 6 Shiloh Rd., Laurel Springs
21' x 11' concrete patio & roof w/29' s/b

Mr. Costa swears in Mr. Eugene McDevitt and Mrs. Gail McDevitt. Mr. Costa asks the reason the setback is 29' where 30' is required. Mr. McDevitt states the concrete patio is existing but is going to get cut back to the 29'. They will be putting a roof over the patio. Mrs. McDevitt states the patio was not existing but they didn't know they needed a permit because a contractor did the work. The contractor also ran off with 2000.00 dollars of their money. Mr. Costa states the MUA wanted to know if the service Lateral (sewer line) was under the patio and to make sure they don't damage the pipe. Mrs. McDevitt states the sewer line is not near he patio.
A motion to approve the above-mentioned application was made by Mr. Scarduzio and seconded by Mr. Acevedo.

Roll Call:

Mr. Bucceroni  Yes
Mr. Scarduzio  Yes
Mr. Rosati  Yes
Mr. Acevedo  Yes
Chairman Simiriglia  Yes

Application Approved.

#182037C
Fred Vicario
Zoned: OR Zone
Bulk C Variance
Block: 10201 Lot (s): 1
Location: 1167 Chews Landing, Laurel Springs
Non-Flashling LED Free Standing Message Board

Mr. Costa swears in Mr. Frederick Vicario.
Mr. Mintz (Esq) explains the application:
  The Goddard school would like to change their sign to LED. Currently the letters on the sign are too low and the children change the lettering. The new sign is smaller and will conform to the ordinance. Safety information will be posted on the sign and no negative impact to the area.
Mr. Bucceroni states digital signs are very common on the street.
Mr. Mellett asks about the digital change/flashong.
Mr. Mintz states the sign will change but freeze and will meet the municipal standard.
Mr. Lechner states the state standard is 8 seconds but he will confirm that number.
Open to Professionals:
No Additional Comments:

Open to the Public:
No Comment:

Roll Call:
Mr. Bucceroni          Yes
Mr. Scarduzio          Yes
Mr. Rosati             Yes
Mr. Acevedo            Yes
Mr. Treger             Yes
Chairman Simiriglia    Yes

Application Approved.

#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.

Mr. Costa swears in Mr. Michael Martin.
Mr. Martin states their home burned down last year on Christmas Day. The home will be built on the same foundation and will be the same kind of home.

Open to Professionals:
No Comments:

Open to the Public:
No Comment:

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

Roll Call:
Application Approved.

#182039D
Triple C Development, Inc.
Zoned: OF Zone
Use D Variance
Block: 18103 Lot: Lot (s): 7.01
Location: 810 New Brooklyn-Erial Rd.
Car Wash

Mr. Costa swears in Mr. Austin Evans & Mr. Jay Locklite (Operations, Triple C and Zippy’s car wash); Mr. Terry Combs (planner); Mr. Brian Cleary (engineer).
Mr. Damien Delucca (Esq.): A1- Aerial photo of area; A2 – Plan in color also aerial larger scale.
Mr. Delucca states
- the company is out of Alabama,
- “Zippy’s” - Car Wash Express is highly automated.
- There will be employees while the car wash is open,
- These car washes will be built throughout South Jersey,
- Not a franchise, owner operated,
- The site on New Brooklyn Rd and Cross Keys Rd. is a vacant lot now,
- The site is significantly restrained by wetlands; OF office zone:
Bifurcated Use Application,
- The applicant will return for final site plan approval,
- The site plan presented is very close to what will be developed,
- The car wash has automated drying, not people,
- wait time is short,
- Require Use Variance: Special reason, particularly suitable, negative criteria (won’t change or impact the neighborhood),
- because of a very heavy buffer, specific drainage and lighting will be on the final site plan.

Bulk Variances:
- Loading zone not needed,
- 18 parking spaces vs. 20 required

Mr. Cleary (PE): Other 3 corners:
- Community base
- Medical office
- Dentist office

These 2 roads are county roads with 4 lanes; arterial roads for the county,
- residential area is 350' across the street, residential behind the car wash is 400' and 600' catty corner residential,
- entire lot is 3.6 acres with 1.3 developable because of wetlands,
- the lot is triangular in shape
- there will be 2 full access driveways
- there will be 14 spaces provided in the que lane,
- 18 spaces for parking (ordinance 20 spaces); Zippy's believes 18 parking spaces is adequate because it is an express car wash,
- storm water not fully designed yet,
- basins are 3' because there isn't enough room to make them any deeper,
- they will meet slope requirements and comply with all state requirements,
- cross walks on both roads will be provided,
- landscaping: buffer the building, buffer the basin to the road & landscape the trash enclosures.
- site plan will have the landscaping plan
- lighting: Zippy's has standard LED light fixtures and will meet any township light standards.
A3- light fixture detail.

Mr. Bucceroni states 9' to a foot of water sits at that intersection.
Mr. Mellett states an updated LOI (flood hazard rules) and DEP approval if needed for the water.
Mr. Cleary states as soon as they know the results they will move forward.
Mr. Mellett states the county may be very on guard when it comes to run off because of flooding. The wetlands may be part of the water flood issue.
Mr. Cleary discusses the HAPS spread sheet:
79 in and out traffic (vehicles)
117 daycare (vehicles)
33 to 40 office building (vehicles)
Post office 124 - 151 (vehicles)
-car washes are "pass by" traffic not destination, especially express car washes.

Mr. Evans (Operations of Car Wash):
-Triple C development company is from Alabama,
-30 stores have been opened since they have owned Zippy’s car wash since (2006),
-In 2016 they sold those 30 stores and have been developing in the northeast,
-owner operator /express only/ no detail work,
-customer experience explain w/A2,
-takes 3 minutes to get through the tunnel,
-free vacuum if the customer wants to use it,
-automated gate and vacuums shut off,
-8am to 8pm 7 days a week,
-employees total is 7 and there will always be 2 employees on the premises, 3 when it’s busy,
-trash receptacles will be at all parking stalls and will be emptied periodically by employees,
-deliveries: soaps and chemicals will be in 3.5 to 5-gallon containers that are brought in transit vans,
-double doors and off load at a parking space,
-18 parking spaces is enough: you never have 100% of customers vacuuming. The vacuum time is 2 to 3 minutes per vehicle.
-evaluated the noise from the equipment in the tunnel and in the mechanical room,
-noise study for the residential area was much closer in Cherry Hill and passed the state standards.

Mr. Lechner on the site plan will the trash cans for the vacuums be mounted or loose.
Mr. Evans states they have both kinds.
Mr. Bucceroni asks if the marquee will have a “welcome to Gloucester Township” stated on it.
Mr. Evans states “yes”

Mr. Combs (Planner):
Positive Criteria:
- drainage changed that comes across the property to Cross Keys Rd. to Winslow.
- All wetlands will be preserved,
- property behind the car wash is a pump station,
- 500’ behind are homes,
- very significant wooded buffers in rear,
- the character of the corridor is non-residential,
- 85% of Cross Keys Rd. in Gloucester Twp. is non-residential,
- access to major arterial road,
- isolated property due to wetlands restrictions,
- no negative impacts to surrounding area,
- noise impact is minimal,
- can grant approval without substantial impairment to the Master Plan.
- office and individual uses should be in Industrial Parks, suggests it is not desirable to set them alone.

Mr. Lechner states if the application is approved the basins in front have to be landscaped.

Mr. Mellett states they will deal with more site plan issues if the application is approved.

Public Portion:
Mr. Glenn Summers: Annapolis Dr.
Mr. Summers lives on an interior drive in the development. His concern is Cross Keys Rd. is a flood zone especially during a rain storm. He is worried about the increase of traffic since he has moved into Wye Oak. Cross Keys Rd. has gone from 2 lanes to 4 lanes. Mr. Sommers mentions numerous car washes in the area. He is worried about the intersection because the other 2 corners are so quiet.

Mr. Costa states the applicant is only asking for a Use Approval. Mr. Summer’s concerns are site plan issues. The site plans issues will be reviewed by all the professionals and the county.

Chairman Simiriglia states the applicant did present testimony for this use. The traffic is similar or less for permitted uses.

Mr. Bucceroni states before Wye Oak was built people said the same thing, they didn’t want it either.

A motion to approve the above-mentioned application with the following conditions: traffic study, Welcome GT sign, Site Plan was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

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<tr>
<td>Mr. Rosati</td>
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<td>Mr. Acevedo</td>
<td>Yes</td>
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<tr>
<td>Mr. Treger</td>
<td>Yes</td>
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<tr>
<td>Chairman Simiriglia</td>
<td>Yes</td>
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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 # 182032C
Eugene & Gail McDevitt
Block 9601, Lot 36

WHEREAS, Eugene and Gail McDevitt are the owner of the land and premises located at 6 Shiloh Road in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 21' x 11' concrete patio and roof 29' from the front lot line instead of the required 30' for the property located upon Block 9601, Lot 36, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 26, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, Eugene and Gail McDevitt are the owner of the land and premises located at 6 Shiloh Road in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 9601, Lot 36, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he has an existing concrete patio that was constructed by the previous owner and he is just constructing a roof over the existing patio.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a patio and roof 29’ from the property line, 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 applicants Eugene and Gail McDevitt are hereby granted the aforesaid variances for the property located upon Block 9601, Lot 36 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
Andy Rosati    Yes
Kevin Bucceroni  Yes
Carmen Scarduzzio  Yes
Frank Simiriglia  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia  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 24th day of October, 2018.

______________
Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182038C
Impact Construction- Luther and Victoria Nunally
Block 17201, Lot 17

WHEREAS, Luther and Victoria Nunally are the owner of the land and premises located at 2 Carr Lane in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a single family dwelling 21.5’ from the front lot line instead of the required 30’ for the property located upon Block 17201, Lot 17, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 26, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, Luther and Victoria Nunally are the owner of the land and premises located at 2 Carr Lane in the Sicklerville Lane section of Gloucester Township, New Jersey, as shown on Block 17201, Lot 17, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he had a fire on Christmas day and it completely destroyed his house. He wishes to build the exact house on the same footprint.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a dwelling 21.5' from the property line, the Board voted six(6) in favor, none(0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of September, 2018, the applicants Luther and Victoria Nunally are hereby granted the aforesaid variances for the property located upon Block 17201, Lot 17 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

Ken Treger  Yes
Mike Acevedo  Yes
Andy Rosati  Yes
Kevin Bucceroni  Yes
Carmen Scarduzzio  Yes
Frank Simiriglia  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia  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 24th day of October, 2018.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182037C
Fredrick Vicario
Block 10201, Lot 1

WHEREAS, Fredrick Vicario is the owner of the land and premises located at 1167 Chews Landing Road in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a free standing sign with a total area of 26 square feet instead of the required 20 square feet and to permit an electronic message sign LED which is not permitted for the property located upon Block 10201, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a OR Zone, said application represented by Robert Mintz, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 26, 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, Fredrick Vicario is the owner of the land and premises located at 1167 Chews Landing Road in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 10201, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an OR-Zone.

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

4. After being sworn, the applicant testified he owns the Goddard school and the sign is necessary to advertise his business. He stated the sign is a permitted use however the size and LED are not. He introduced into evidence a photo of the sign and stated there are other similar signs in the area.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a LED sign 26 square feet, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of September, 2018, the applicant Fredrick Vicario is hereby granted the aforesaid variances for the property located upon Block 10201, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Ken Treger  Yes
Mike Acevedo  Yes
Andy Rosati  Yes
Kevin Bucceroni  Yes
Carmen Scarduzio  Yes
Frank Simiriglia  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia  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 24th day of October, 2018.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182039D
Triple C Development, Inc.
Block 18103, Lot 7.01

WHEREAS, Triple C Development, Inc. is the contract purchaser of the land and premises located at 810 New Brooklyn-Erial Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 4600 square foot Zippy’s express carwash which is not permitted in the zone and variances for no loading dock and for 18 parking spaces instead of the required 20 for the property located upon Block 18103, Lot 7.01, as shown on the Official Map of the Township of Gloucester, located in a OF Zone, said application represented by Damien Del Duca, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 26, 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, Triple C Development, Inc. is the contract purchaser of the land and premises located at 810 New Brooklyn-Erial Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18103, Lot 7.01, on the Official Tax Map of the Township of Gloucester, located in an OF 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. Brian Cleary, a Professional Engineer, testified the site is 3.6 acres and due to wetlands only 1.3 acres can be developed. The site is heavily buffered and is at the intersection of 2 County roads. He explained the site, ingress and egress and other uses surrounding the site. He explained the nearest home is 350 feet from the carwash, stated sidewalks and crosswalks will be provided, explained landscaping and stated the use will meet all of the bulk requirements. He also testified there will be less traffic than some of the permitted uses.

   Austin Evans, a principal of the company, stated the company has about 30 carwashes in the country and is owner operated. He said it takes 3 minutes for a carwash and they have 18 vacuum sites. The hours of operation are 8 to 8, 7 days a week and have a total of 7 employees with a minimum of 2 per shift. All deliveries are by van therefore no loading dock is required and 18 parking spaces are sufficient. He also testified they will meet all State and Local noise requirements.

   Terry Combs, a Professional Planner, testified this use will preserve the wetlands, the wooded area is a great buffer from the residential area and this use is compatible with other uses in the area. The site is suitable and promotes the general welfare and there is no substantial detriment to the area or Master Plan.

5. One resident expressed concern about flooding and traffic and the Board stated these issues will be addressed at Site Plan.

   UPON MOTION duly made and seconded to grant the applicant a Use Variance to construct a 4600 square foot carwash and Bulk Variance for the loading dock and 2 parking spaces, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and
WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of September, 2018, the applicant Triple C Development, Inc. is hereby granted the aforesaid variances for the property located upon Block 18103, Lot 7.01 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Ken Treger       Yes
Mike Acevedo     Yes
Andy Rosati      Yes
Kevin Bucceroni  Yes
Carmen Scarduzio Yes
Frank Simiriglia Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia               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 24th day of October, 2018.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #182040C
Raymond Gurick
67 Shelley Street
BLOCK 15821, LOT 43

DATE: October 10, 2018

The above application is to permit a 12’ x 23’ roof over deck within the SCR – Senior Citizen Residential district, specifically, the Reserves at Forest Meadows.

I. ZONING INFORMATION

1. Zone: SCR ~ Senior Citizen Residential District [§409].

SCR ~ Senior Citizen Residential District [Reserves at Forest Meadows1]:

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<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
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<tr>
<td>Minimum lot size</td>
<td>4,250 sf</td>
<td>6,406 sf</td>
<td>yes</td>
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<td>Minimum lot frontage</td>
<td>50 ft.</td>
<td>86.29 ft.</td>
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<tr>
<td>Minimum lot depth</td>
<td>85 ft.</td>
<td>85 ft.</td>
<td>yes</td>
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<td>Maximum lot coverage</td>
<td>55%</td>
<td>±48.7%</td>
<td>yes</td>
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PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

| Front yard (dwelling)     | 20 ft.   | 20.50 ft.| yes      |
| Side yard (deck)          | 4 ft.    | ±20 ft.  | yes      |
| Side yard (Aggregate)     | 15 ft.   | ±41 ft.  | yes      |
| Rear yard (Proposed roof) | 10 ft.   | ±3 ft.   | no*      |
| Maximum Height            | 35 ft.   | ≤35 ft.  | yes      |

1 = Zoning schedule applies to the Reserves at Forest Meadows approval.
2 = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

DECK §409.F – SCR – Senior Citizen Residential District, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval.

1. Rear yard (deck): (1 ft. provided v. 10 ft. minimum required).

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

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 409.4, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval to permit a roof over deck approximately three (3) feet from the rear lot line (10 feet minimum required).

cc: Raymond Gurick
    Anthony Costa, Esq.
    James Mellett, PE
For Office Use Only

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

Taxes Paid Yes/No  (Initial)
Fees $40.00  Project # 12617
Escr. 160.00  Escr. # 12617

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

LAND DEVELOPMENT APPLICATION

1. Applicant
   Name: RAYMOND GURICK
   Address: 67 SHELLY ST.
   City: GLOUCESTER TWP.
   State, Zip: NJ 08081
   Phone: (856) 782-7817 Fax: ()
   Email: RGURICK@COMCAST.NET

2. Owner(s) (List all Owners)
   Name(s): RAYMOND + DEBORAH GURICK
   Address: 67 SHELLY ST.
   City: GLOUCESTER TWP.
   State, Zip: NJ 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
   □ Planned Development
   □ Interpretation
   □ Appeal of Administrative Officer's Decision
   □ Bulk "C" Variance
   □ Use "D" Variance
   □ Site Plan Waiver
   □ Rezoning Request
   □ Redevelopment Agreement
   □

RECEIVED
SEP 12 2018

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

4. Zoning Districts (Circle all Zones that apply)
<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>IR</td>
</tr>
</tbody>
</table>

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

Name of Attorney: ____________________________
Address: __________________________________
City: ____________________________
State, Zip: ____________________________
Phone: (_) _______ Fax: (_) _______
Email: ____________________________

Firm: ____________________________
Address: ____________________________
Phone: (_) _______ Fax: (_) _______
Email: ____________________________

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

<table>
<thead>
<tr>
<th>Name: Raymond Gurick</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 67 Shelly St.</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession: Retired</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Gloucester Twp.</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: N.J., 08081</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: (856) 782-7827 Fax: (___) -</td>
<td>Phone: (___) -</td>
</tr>
<tr>
<td>Email: <a href="mailto:R6urick@comcast.net">R6urick@comcast.net</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 67 Shelly St., Sicklerville</th>
<th>Block(s): 15821</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: Four Seasons at Forest Meadows</td>
<td>Lot(s): 43</td>
</tr>
</tbody>
</table>

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use: Residential</th>
<th>Proposed Land Use: Roof Over Deck</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size = 12' x 23'</td>
<td></td>
</tr>
<tr>
<td>Setbacks = 3' R</td>
<td></td>
</tr>
</tbody>
</table>

9. Property:

| Number of Existing Lots:                   |
| Number of Proposed Lots:                   |
| Are there existing deed restrictions?      |
| Are there proposed deed restrictions?      |
| Proposed Form of Ownership:                |
| □ Fee Simple                               |
| □ Condominium                              |
| □ Cooperative                              |
| □ Rental                                   |

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

**Pool Requirements**

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

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>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:

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

15. ReliefRequested:

- 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]

8/29/18

Date

[Signature of Co-applicant]

8/29/18

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).

8/29/18
Date

Raymond Gurick
Print Name

Sharon Rimek
Print Name


Complete each of the following sections:

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

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

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

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

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

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

IF YES TO ANY OF THE ABOVE:

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

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).

Raymond Gurick
Print Name

8/29/18
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 10/14/17, shows and discloses the premises in its entirety, described as Block 17821 Lot 43, 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.

Raymond Gurick
Name of property owner or applicant

Sworn and subscribed to on this 20th day of August 2018 before the following authority.

Judith A. Calabrese
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 24, 2022
ZONING PERMIT DENIED
67 SHELLY ST
Block/Lot 15821/43

Applicant
GURICK, RAYMOND F. & DOLORES
67 SHELLY ST
SICKLERVILLE NJ 08081

Real Estate Owner
GURICK, RAYMOND F. & DOLORES
67 SHELLY ST
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for
a proposed roof over existing deck. This application for approval is hereby denied

Comments on Decision:
Roof is to maintain a minimum of 10' from rear property line, a Variance approval is required prior to issuance of
permit.

Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
August 21, 2018

Applc No.  12555

Cut Here

Deliver to...

GURICK, RAYMOND F. & DOLORES
67 SHELLY ST
SICKLERVILLE NJ 08081
To Whom It May Concern:

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

Name: Raymond & Dolores Jurick
Address: 67 Ashley St
Block: 15821 Lot: 43

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

Sandra L. Ferguson
Gloucester Township Tax Collector
Date: September 13, 2018

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Raymond Gurick

Site: 67 Shelly St

Block: 15821 Lot: 43

Application #: 182040C

1. Site plan OK. Note: roof beams are undersized, recommend engineered beams.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 12, 2018
APPLICANT: Raymond Gurick

APPLICATION No. #182040C
PROJECT No. 12612

BLOCK(S): 15821 LOT(S): 43
LOCATION: 67 Shelly St., Erial, NJ 08081

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

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

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

Please Forward Report by September 24, 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

9-12-18 The Rider Side Plan OK
Note: Roof Beams are Undersized - Recommend Engineered Beams,

Jeanne, please type note:
Kev
Tham

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

Re: Application #182040C  
Raymond Gurick  
67 Shelly Street, Erial, NJ 08081  
Block 15821, Lot 43

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: September 12, 2018
APPLICANT: Raymond Gurick
APPLICATION No. #182040C
PROJECT No. 12612

BLOCK(S): 15821 LOT(S): 43
LOCATION: 67 Shelly St., Erial, NJ 08081

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

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

PURPOSE OF TRANSMITTAL:
☑ For Your Review.
□ For Your Files.

Please Forward Report by September 14, 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: [Signature]
9/24/18

Issue: These props were prev. granted variance to extend decks out to 3' from prop line - now they want to add roofs on them. Not sure this is a good idea with proximity to other homes.
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #182043C
Penni J. Hurff
110 Ninth Avenue
BLOCK 1206 LOT 1
DATE: October 10, 2018

The above application is to permit an existing 24' x 28' carport to be enclosed as “living space” within the R-4 - Residential district as per the submitted sketch.

I. ZONING INFORMATION
   1. Zone: R-4 ~ Residential District [§406].

R-4 – Residential Requirements (§406.F):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>6,250 sf</td>
<td>7,800 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ninth Avenue</td>
<td>50 ft.</td>
<td>130.00 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Central Avenue</td>
<td>50 ft.</td>
<td>60.00 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>100 ft.</td>
<td>60 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>35%</td>
<td>±25%¹</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>65%</td>
<td>±37%¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Front yard (dwelling)</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ninth Avenue</td>
<td>20 ft.</td>
<td>23.41 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Central Avenue</td>
<td>20 ft.</td>
<td>28.73 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (dwelling)</td>
<td>10 ft.</td>
<td>±35 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (dwelling)</td>
<td>20 ft.</td>
<td>±38 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>≤ 35 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

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:

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

1. **Rear yard:** (≤8 ft. provided v. 20 ft. minimum required).

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

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

The Zoning Board of Adjustment must 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)).**

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

**NEGATIVE CRITERIA**

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

III. **NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

From Section 406.F, Area, Yard, Height and Building Coverage to permit an existing carport to be enclosed as “living space” approximately eight (8) feet from the rear property line (20 ft. minimum required).

cc: Penni J. Hurff  
Anthony Costa, Esq.  
James Mellett, PE
LAND DEVELOPMENT APPLICATION

1. Applicant

<table>
<thead>
<tr>
<th>Name</th>
<th>Penni J. Hurff</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>110 Ninth Ave</td>
</tr>
<tr>
<td>City</td>
<td>Glendora</td>
</tr>
<tr>
<td>State, Zip</td>
<td>NJ 08029</td>
</tr>
<tr>
<td>Phone</td>
<td>(856) 261-3188</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:hurffy4@comcast.net">hurffy4@comcast.net</a></td>
</tr>
</tbody>
</table>

2. Owner(s) (List all Owners)

<table>
<thead>
<tr>
<th>Name(s)</th>
<th>Penni J. Hurff</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
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<td>State, Zip</td>
<td>NJ 08029</td>
</tr>
<tr>
<td>Phone</td>
<td>(856) 261-3188</td>
</tr>
</tbody>
</table>

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

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

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>R1</th>
<th>R2</th>
<th>R3</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>APT</td>
<td>SCR</td>
<td>GCR</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></td>
<td>SCR</td>
<td></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></td>
<td>SCR</td>
<td></td>
<td></td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NV-SCR Overlay</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>IR</td>
</tr>
</tbody>
</table>

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

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

TOWNSHIPOF GLOUCESTER
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning    (856) 374-3512 Zoning    (856) 232-6229
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Stephen Hurff</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 110 Ninth Ave Glendora</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession: Electrician / ROW</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Glendora</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: NJ 08029</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: (973) 624-6501</td>
<td>Phone:</td>
</tr>
<tr>
<td>Email: <a href="mailto:hurffy46@comcast.net">hurffy46@comcast.net</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 110 Ninth Ave Glendora</th>
<th>Block(s): 1206</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 1</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: Carport (existing)  Residential

Proposed Land Use (Describe Application): Enclose to living space. House & carport was approved & built 10 ft from property line. Permit denied due to requirement of 20 ft from property line. Should be grandfathered.

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 1</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots:</td>
<td>- Fee Simple</td>
</tr>
<tr>
<td></td>
<td>- Cooperative</td>
</tr>
<tr>
<td></td>
<td>- Condominium</td>
</tr>
<tr>
<td></td>
<td>- Rental</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>No □ Yes □</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>No □ Yes □</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>Application</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Applications</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front setback 1</td>
<td>29</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>38</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>130</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>1800</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>12</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

#### Carport
- Garage Application
  - Garage Area: 400
  - Garage height: 12
  - Number of garages: 1
  - Number of stories: 1

### 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: 

### 16. 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*

*9/26/18*

*Date*

---

*Signature of Co-applicant*

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

9/26/18
Date

Sworn and subscribed to before me this 26th day of September

Denise Conley
Notary Public, State of New Jersey
My Commission Expires June 11, 2022

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).

9/26/18
Date

19. Survey waiver certification:
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 10/1/18, shows and discloses the premises in its entirety, described as Block 1206 Lot 1, 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.

Burlington
County of Camden
Penni Hurffe

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

Sworn and subscribed to On this 26th day of September
Before the following authority.

Denise Conley
Notary public

State of New Jersey,
County of Camden,
Penni Hurffe
Name of property owner or applicant

DENISE CONLEY
Commission #2421797
Notary Public, State of New Jersey
My Commission Expires June 11, 2022
ZONING PERMIT DENIED

110 NINTH AVE
Block/Lot 1206/1

Applicant
HURFF, PENNI J. & STEPHEN
110 NINTH AVENUE
GLENDORA, N J 08029

Real Estate Owner
HURFF, PENNI J. & STEPHEN
110 NINTH AVENUE
GLENDORA, N J 08029

This is to certify that the above-named applied for a permit to/authorization for,
a proposed enclosure od existing 26"x24" detached carport to make it part of the dwelling. This
application for approval is hereby denied

Comments on Decision:
Enclosure must be located a minimum of 20' from the rear property line. A Variance approval is required prior to
issuance of permit.

Additional permits must be obtained through the Construction Office

Gloucester Township
P O Box 8
Blackwood, NJ 08012
(856)229-4000    FAX(856)232-6229

Alisa Ortiz
Zoning Officer
September 20, 2018
Applic No. 12816

Cut Here

Deliver to...

HURFF, PENNI J. & STEPHEN
110 NINTH AVENUE
GLENDORA, N J 08029
To Whom It May Concern:

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

Name: Hurff, Penni & Stephen
Address: 110 Ninth Avenue
Block: 1206 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

Received

By:
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 1, 2018
APPLICATION No. #182043C
APPLICANT: PENNI J. HURFF
PROJECT No. 12663
BLOCK(S): 1206 Lot(S): 1
LOCATION: 110 E. 9TH AVE., GLENDORA

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by OCTOBER 11, 2018
☐ For Your Files.

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

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

Signature
Assessor
10/3/18

House Built Sideway on one corner lot.
Addition seems to stay in line with rear of house.
No Issues.
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #182043C  
Penni J. Hurff  
110 E. 9th Avenue, Glendora, NJ 08029  
Block 1206, Lot 1

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr  
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 1, 2018

APPLICANT: PENNI J. HURFF

APPLICATION No. #182043C

PROJECT No. 12663

BLOCK(S): 1206    Lot(S): 1

LOCATION: 110 E. 9TH AVE., GLENDORA

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
☐ B.T.M.I.A.
☐ Fire District

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☐ 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
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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

Review
☒ Approved  ☐ Not Approve
Gloucester Twp. Fire Dist. 1
Fire Official: [Signature]
Date: [Date]
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 1, 2018

APPLICANT: PENNI J. HURFF

BLOCK(S): 1206  Lot(S): 1

LOCATION: 110 E. 9TH AVE., GLENDORA

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 12 3 4 5 6

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☐ Revision to Prior Application

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

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

Signature
TO: Zoning Board of Adjustment  
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner  
Department of Community Development & Planning  
RE: Application #182036C  
Dhamir Steward  
138 Village Green Lane  
Block 18501, Lot 2.50  
DATE: September 11, 2018  
The above application is to permit a 14' x 16' deck within the SCR – Senior Citizen Residential district.

I. **ZONING INFORMATION**  
   1. **Zone:** SCR ~ Senior Citizen Residential District [§409].

<table>
<thead>
<tr>
<th>SCR ~ Senior Citizen Residential District:</th>
<th>Proposed (Lot 45)</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard</td>
<td>Required</td>
<td></td>
</tr>
<tr>
<td>Minimum lot size</td>
<td>2,000 sf</td>
<td>2,000 sf</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>20 ft.</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>100 ft.</td>
<td>100 ft.</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>60%</td>
<td>±42%¹</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>70%</td>
<td>±52%¹</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Standard</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (dwelling)</td>
<td>20 ft.</td>
<td>±27 ft.¹</td>
</tr>
<tr>
<td>Side yard (deck)</td>
<td>20 ft. end</td>
<td>n/a</td>
</tr>
<tr>
<td>wall only</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear yard (deck)</td>
<td>20 ft.</td>
<td>17 ft.</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>≤ 35 ft.</td>
</tr>
</tbody>
</table>

¹ = Scaled data.  
* = Variance required.  

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

---

Application #182036C  
Dhamir Steward  
138 Village Green Lane  
Block 18501, Lot 2.50
II. **VARIANCE COMMENTS**

The application as submitted requires the following variance:

**DECK §409.F - SCR - Senior Citizen Residential District, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval.**

1. Rear yard: (17 ft. provided v. 20 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).

III. **NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

From Section 409.F, Area, Yard, Height and Building Coverage, specifically to permit a deck seventeen (17) from the rear property line (20 ft. minimum required).

cc: Dhamir Steward
    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.: **182036C**

- [ ] Planning Board  
- [x] Zoning Board of Adjustment

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

---

**Land Development Application**

1. **Applicant**

   - **Name:** Shamir Stuard
   - **Address:** 138 Village Green
   - **City:** Sicklerville
   - **State, Zip:** NJ 08081
   - **Phone:** 609-655-3127
   - **Email:** shamir.ray@gmail.com

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

   - **Name(s):**
   - **Address:**
   - **City:**
   - **State, Zip:**
   - **Phone:** (___) ____-____  
   - **Fax:** (___) ____-____

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

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

   ____________ 856 655-3127 CELL

---

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

<table>
<thead>
<tr>
<th>ER</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
<th>ER</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
</tr>
</thead>
<tbody>
<tr>
<td>ER</td>
<td>R1</td>
<td>R2</td>
<td>R3</td>
<td>ER</td>
<td>R1</td>
<td>R2</td>
<td>R3</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<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:**
   - **Firm:**
   - **Address:**
   - **City:**
   - **State, Zip:**
   - **Phone:** (___) ____-____  
   - **Fax:** (___) ____-____  
   - **Email:**

---

**Receive**  
AUG 22 2018
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name</th>
<th>Déon Wilks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>534 State St.</td>
</tr>
<tr>
<td>Profession</td>
<td>Manager</td>
</tr>
<tr>
<td>City</td>
<td>Camden</td>
</tr>
<tr>
<td>State, Zip</td>
<td>NJ 08102</td>
</tr>
<tr>
<td>Phone</td>
<td>(609) 217-6007</td>
</tr>
<tr>
<td>Email</td>
<td>Dhamir <a href="mailto:Ray@gmail.com">Ray@gmail.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Dhamir Steward</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>136 Village Green Ln</td>
</tr>
<tr>
<td>Profession</td>
<td>Manager</td>
</tr>
<tr>
<td>City</td>
<td>Sicklerville</td>
</tr>
<tr>
<td>State, Zip</td>
<td>NJ 08081</td>
</tr>
<tr>
<td>Phone</td>
<td>(609) 453-121</td>
</tr>
<tr>
<td>Email</td>
<td>Dhamir <a href="mailto:Ray@gmail.com">Ray@gmail.com</a></td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address | 136 Village Green Ln     |
| Block(s)       | 18501                    |
| Lot(s)         | 2.50                     |
| Tract Area     |                           |

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use</th>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Land Use (Describe Application)</td>
<td>Wood Deck 14' x 16' w/ 17' s/l from R prop line</td>
</tr>
</tbody>
</table>

9. Property:

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

| Are there existing deed restrictions?       | Yes |
| Are there proposed deed restrictions?       | Yes |

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>17'</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>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

### 14. Parking and Loading Requirements:

Number of parking spaces required: ___________  Number of parking spaces provided: ___________

Number of loading spaces required: ___________  Number of loading spaces provided: ___________

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

[Signature]

[Date] 8/22/18

---

Signature of Co-applicant

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

8/22/18
Date

[Signature]

Dramir Steward

Print Name

[Signature]

Judith A. Calabrese

Print Name

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

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

[Signature]

Dramir Steward

Print Name

8/22/18
Date

19. Survey waiver certification:
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 8/22/2018, shows and discloses the premises in its entirety, described as Block 185-01, Lot 2, 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:

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

[Signature]

Dramir Steward

Name of property owner or applicant

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

[Signature]

Judith A. Calabrese

Notary Public

JUDITH A. CALABRESE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXP. OCTOBER 24, 2022
To Whom It May Concern:

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

Name: Dhamia & Leah Steward
Address: 138 Village Green Lane
Block: 18501 Lot: 250

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

Sandra L. Ferguson
Gloucester Township Tax Collector
ZONING PERMIT DENIED

138 VILLAGE GREEN LA
Block/Lot 18501.2.50

Applicant
STEWARD DHAMIR & LEAH
138 VILLAGE GREEN LANE
SICKLERVILLE NJ 08081

Real Estate Owner
STEWARD DHAMIR & LEAH
138 VILLAGE GREEN LANE
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for,
proposed revisions to deck to reflect a 14'X18' attached frame deck.. This application for
approval is hereby denied

Comments on Decision:
Deck must maintain a minimum of 20' from the rear property line. A Variance approval is required prior to
issuance of permit.

Additional permits must be obtained through the Construction Office:

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

Alessa Ortiz
Zoning Officer
July 26, 2018
Applic No. 12292

Deliver to...

STEWARD DHAMIR & LEAH
138 VILLAGE GREEN LANE
SICKLERVILLE NJ 08081
Date: August 27, 2018
To: Ken Lechner
From: Jim Gallagher
Re: Site Plan Review

Applicant: Dhamir Steward
Site: 138 Village Green Ln
Block: 18501 Lot: 2.50
Application #: 182036C

1. No Construction issue with setbacks. The overhang may require additional support or may need to be cut back to meet the Building Code IRC 2015 section R507.4.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 22, 2018
APPLICANT: DHAMIR STEWARD
APPLICATION No. #182036C
BLOCK(S): 18501  Lot(S): 2.50
LOCATION: 138 VILLAGE GREEN LN, SICKLerville, NJ 08081

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review.
☐ For Your Files.
Please Forward Report by SEPTEMBER 2, 2018

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

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

8-23-18 - JKB Bldg - No communication issues with setbacks. The overhang may require additional support or

Signature  May need to be cut back to meet the
Building Code. JKB 2015  

Section A 507.4  Note for Ken

Thanks  Jane
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 22, 2018
APPLICANT: DHAMIR STEWARD
APPLICATION No. #182036C

BLOCK(S): 18501 Lot(S): 2.50
PROJECT No. 12566

LOCATION: 138 VILLAGE GREEN LN, 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.
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☐ 1 Copy - Major Subdivision + Preliminary. Plat
☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Final Site Plan
☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
☐ 1 Copy - Traffic Report
☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report
☐ Variance Plan ☐ Bulk (C) Variance ☐ Use (D) Variance

Signature:

[Handwritten note: But be careful this could lead to many others.]

[Handwritten note: No Issues.]

[Handwritten note: Oversize Wood deck]
Township of Gloucester
Dept. of Community Development
P.O. Box 8
Blackwood, New Jersey 08012

Re: Application #182036C
Dhamir Steward
138 Village Green Lane, Sicklerville, NJ 08081
Block 18501, Lot 2.50

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 22, 2018
APPLICATION No. #182036C
PROJECT No. 12566

APPLICANT: DHAMIR STEWARD

BLOCK(S): 18501 Lot(S): 2.50

LOCATION: 138 VILLAGE GREEN LN, 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

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

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☒ Recycling Report

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

Signature

GLOUCESTER TOWNSHIP FIRE DISTRICT #5

DENIED
Richard Donato, Fire Marshal