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

Agenda

Salute to the Flag
Commencement Statement
General Rules

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

MINUTES FOR ADOPTION

Zoning Board Minutes - Wednesday, October 24, 2018

RESOLUTIONS FOR MEMORIALIZATION

#182040C
Raymond Gurick
Bulk C Variance  
Block: 15821 Lot(s): 43

#182043C
Penny Hurff
Bulk C Variances
Block: 1206 Lot(s): 1

#182036C
Dhamir Steward
Bulk C Variances
Block: 18501 Lot(s): 2.50

APPLICATIONS FOR REVIEW

#182042C
Ellen Pitel
Bulk C Variance
Block: 15820 Lot(s): 11
Zoned: SCR
Location: 68 Shelly St., Erial

Roof over Deck 8'x16' with 1.8' Rear setback
#182046C
Eliran Boskila
Zoned: R3

Convertible carport into living space (Office) with Front setback 24.59

#182051D
88 Equities, LLC
Zoned: SCR

Proposing 48 age-restricted units in full compliance w/SCR Zoning requirements, seeking an interpretation as to whether a clubhouse is required for development of less than 50 residential units

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

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Status</th>
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<tbody>
<tr>
<td>Vice Chairman Simiriglio</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Bucceroni</td>
<td>Absent</td>
</tr>
<tr>
<td>Mr. Scarduzio</td>
<td>Absent</td>
</tr>
<tr>
<td>Mrs. Chiumento</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Rosati</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Acevedo</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Treger</td>
<td>Present</td>
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<tr>
<td>Ms. Scully</td>
<td>Absent</td>
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<tr>
<td>Mr. Rosetti</td>
<td>Present</td>
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<tr>
<td>Mrs. Kelly</td>
<td>Present</td>
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<tr>
<td>Chairman McMullin</td>
<td>Absent</td>
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</tbody>
</table>

Chairman Simiriglio had the professionals sworn in:
Also, Present: Mr. Ken Lechner, Township Planner

Mr. Rosetti will sit in for Chairman McMullin/Mr. Treger will sit in for Mr. Bucceroni/Mrs. Kelly will sit in for Mr. Scarduzio.

**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday, September 26, 2018.

A motion to approve the above-mentioned minutes was made by Mr. Rosati and seconded by Mr. Acevedo.
Roll Call:

Mr. Rosati  Yes
Mr. Acevedo  Yes
Mr. Rosetti  Yes
Mr. Treger  Yes
Chairman Simiriglia  Yes

Minutes Approved.

Resolutions for Memorialization

#182032C  #182038C
Eugene & Gail McDevitt  Impact Construction (Luther Nunnaly)
Bulk C Variances  Bulk C Variance
Block: 9601 Lot: (s) 36  Block: 17201 Lot(s): 17

#182037C  #182039C
Fred Vicario  Triple C Development, Inc.
Bulk C Variance  Use D Variance
Block: 10201 Lot (s): 1  Block: 18103 Lot (s): 7.01

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

Roll Call:

Mr. Rosati  Yes
Mr. Acevedo  Yes
Mr. Rosetti  Yes
Mr. Treger  Yes
Chairman Simiriglia  Yes

Resolutions Approved.
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' x 23' with 3' rear setback

Chairman Simiriglia swears in Mr. Gurick.
Mr. Gurick states they live in the back of the community where there are no other homes behind them. The sun beats down on the deck all day. He would like to build a roof so they can use the deck. There will be no enclosure or screening. A contractor who is a friend will build it for them. They may put a shade on one side to block the sun when it comes around the deck that way. They have an awning now and still have to use umbrellas to block the sun.

Mr. Lechner states there is nothing behind you?
Mr. Gurick states just a basin, no homes.
Mr. Lechner states just make sure to drain the water to the back.
Mr. Treger asks if the shingles will match the home.
Mr. Gurick states the shingles will match the home and the design was drawn by an architect.
Mr. Lechner states Mr. Gurick will have to go to the construction department for permits. The construction official states the roof beams are undersized, also, Mr. Gurick should use engineered beams.

Open to the Public:
No Comments

Open to Professionals:
No Comments
A motion to approve the above-mentioned application was made by Mrs. Chiumento and seconded by Mr. Rosati.

Roll Call

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<tbody>
<tr>
<td>Mrs. Chiumento</td>
<td>Yes</td>
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<tr>
<td>Mr. Rosati</td>
<td>Yes</td>
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<tr>
<td>Mr. Acevedo</td>
<td>Yes</td>
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<tr>
<td>Mr. Rosetti</td>
<td>Yes</td>
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<tr>
<td>Mr. Treger</td>
<td>Yes</td>
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<tr>
<td>Mrs. Kelly</td>
<td>Yes</td>
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<tr>
<td>Chairman Simiriglia</td>
<td>Yes</td>
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</tbody>
</table>

Application Approved.

#182043C
Penni Hurff
Zoned: R4
Bulk C Variance
Block: 1206 Lot(s): 1
Location: 110 9th Ave., Glendora
Converting enclosed carport 28' x 24' into living space w/8' setback.

Chairman Simiriglia swears in Ms. Penni Hurff.
Ms. Hurff states they would like to enclose the carport and use it as a living room.
Mr. Lechner states the applicant will need a rear yard variance because of frontage on 9th and Central Ave.
Chairman Simiriglia and Ms. Hurff discuss the footings of the carport and having the addition match the house.
Mr. Treger asks if it will only be a room.
Ms. Hurff states “yes, just a living room.”

Open to the Public:
No Comments.

Open to the Professionals:
No Additional Comments.
A motion to approve the above-mentioned application was made by Mr. Rosati and seconded by Mrs. Chiumento.

Roll Call

Mrs. Chiumento        Yes
Mr. Rosati            Yes
Mr. Acevedo           Yes
Mr. Rosetti           Yes
Mr. Treger            Yes
Mrs. Kelly            Yes
Chairman Simirigia    Yes

Application Approved.

#182036C
Dhamir Steward
Zoned: SCR-HC Overlay
Bulk C Variance
Block: 18501 Lot (s): 2.50
Location: 138 Village Green Ln., Sicklerville
14' x 16' wood deck w/17' R setback.

Chairman Simirigia swears in Mr. Steward.
Mr. Steward's deck went beyond where he was permitted.
Chairman Simirigia states there are other decks in the neighborhood.
Mr. Steward states he was going off the other decks in the neighborhood with size, and then he decided to make it bigger.
Mr. Lechner asks if Mr. Steward had a construction permit first and then changed it?
Mr. Steward states "yes".
Mr. Lechner reads a letter from the building sub code official. He states the overhang needs more support. The deck may have to be cut back or add the support for the current deck overhang.
Mr. Steward states "no problem" he will fix it.
Mr. Rosati states add more support to the ends.
Mr. Steward stated they put in an extra footing. They only needed 2 but put in 3.
Chairman Simiriglia states the overload on the outside is too much for the hangover.
Mrs. Chiumento asks if Mr. Steward used a contractor.
Mr. Steward states "no", his brother helped him.
Mr. Treger states he can cut a foot off the overhang.

Open to the Public:
No Comments.

Open to the Professionals:
No Additional Comments.

A motion to approve the above-mentioned application; with the condition to fix the overload to the overhang of the deck, was made by Mr. Rosati and seconded by Mrs. Kelly.

Roll Call

Mrs. Chiumento Yes
Mr. Rosati Yes
Mr. Acevedo Yes
Mr. Rosetti Yes
Mr. Treger Yes
Mrs. Kelly Yes
Chairman Simiriglia Yes

Application Approved.

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

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182040C
Raymond Gurick
Block 15821, Lot 43

WHEREAS, Raymond Gurick is the owner of the land and premises located at 67 Shelly Street in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 12’ x 23’ roof over an existing 3’ from the rear lot line instead of the required 10’ for the property located upon Block 15821, Lot 43, as shown on the Official Map of the Township of Gloucester, located in a SCR-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 October 24, 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, Raymond Gurick is the owner of the land and premises located at 67 Shelly Street in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15821, Lot 43, on the Official Tax Map of the Township of Gloucester, located in an SCR 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 deck and needs the roof to eliminate the sun beating down on the deck. His property backs up to a basin.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a roof over the deck 3’ from the property line, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 24th day of October, 2018, the applicant Raymond Gurick is hereby granted the aforesaid variance for the property located upon Block 15821, Lot 43 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
Arlene Chiumento  Yes
Ken Treger  Yes
Dorsett Kelly  Yes
Frank Simiriglia  Yes
Andy Rosati  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 28th day of November, 2018.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182043C
Penni Hurff
Block 1206, Lot 1

WHEREAS, Penni Hurff is the owner of the land and premises located at 110 9th 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 an existing carport to be enclosed as living space 8’ from the rear property line instead of the required 10’ for the property located upon Block 1206, Lot 1, 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 October 24, 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, Penni Hurff is the owner of the land and premises located at 110 9th Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1206, Lot 1, 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 she would like to convert the carport into a living room.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to close the existing carport into a living room 8’ from the property line, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 24th day of October, 2018, the applicant Penni Hurff is hereby granted the aforesaid variance for the property located upon Block 1206, 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

Mike Acevedo    Yes
Rich Rosetti    Yes
Arlene Chiumento Yes
Ken Treger      Yes
Dorsett Kelly   Yes
Frank Simiriglia Yes
Andy Rosati     Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia     Chairperson

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Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182036C
Dhamir Steward
Block 18501, Lot 2.50

WHEREAS, Dhamir Steward is the owner of the land and premises located at 138 Village Green Lane in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 14'x16' deck 17' from the rear lot line instead of the required 20' for the property located upon Block 18501, Lot 2.50, as shown on the Official Map of the Township of Gloucester, located in a SCR-HC Overlay 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 October 24, 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, Dhamir Steward is the owner of the land and premises located at 138 Village Green Lane in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18501, Lot 2.50, on the Official Tax Map of the Township of Gloucester, located in an SCR-HC Overlay 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 and his brother constructed the deck and did not realize by making it bigger he would need more support. As a condition of approval the applicant agreed to fix the overload to the overhang of the deck.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 14' x 16' deck 17' from the property line, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 24th day of October, 2018, the applicant Dhamir Steward is hereby granted the aforesaid variance for the property located upon Block 18501, Lot 2.50 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
Arlene Chiumento  Yes
Ken Treger  Yes
Dorsett Kelly  Yes
Frank Simiriglia  Yes
Andy Rosati  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 28th day of November, 2018.

_________________________
Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #182042C
Ellen Pitel
68 Shelley Street
BLOCK 15820, LOT 11

DATE: October 10, 2018

The above application is to permit an 8’ x 16’ 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 Meadows]:

<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>4,250 sf</td>
<td>±6,290 sf</td>
<td>yes</td>
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<tr>
<td>Minimum lot frontage</td>
<td></td>
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<tr>
<td>Shelly Street</td>
<td>50 ft.</td>
<td>75.91 ft.</td>
<td>yes</td>
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<tr>
<td>Dorothy Drive</td>
<td>50 ft.</td>
<td>81.78 ft.</td>
<td>yes</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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<tr>
<td>Maximum lot coverage</td>
<td>55%</td>
<td>±53.9%</td>
<td>yes</td>
</tr>
</tbody>
</table>

   PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

   | Front yard                |          |          |          |
   | Shelly Street (dwelling)  | 20 ft.   | 24.90 ft.| yes      |
   | Dorothy Drive (deck)      | 20 ft.   | 22.06 ft.| yes      |
   | Side yard (deck)          | 4 ft.    | 51.94 ft.| yes      |
   | Side yard (Aggregate)     | 15 ft.   | n/a      | n/a      |

   Rear yard (deck): 10 ft. 1.8 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): (1.8 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.F, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval to permit a deck one and eight tenths (1.8) feet from the rear lot line (10 feet minimum required).

CC: Ellen Pitel
    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.: H12042E
☐ Planning Board  ☑ Zoning Board of Adjustment

Taxes Paid: Yes ☑ No ☐ (Initial)
Fees: $160  Project #: 12631

Escr. 150  Escrip #: 12631

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

LAND DEVELOPMENT APPLICATION

1. Applicant
Name: Ellen Pikel
Address: 68 Shelly St.
City: Sicklerville
State, Zip: NJ 08081
Phone: (609) 948-6650 Fax: (____)____
Email: elar@comcast.net

2. Owner(s) (List all Owners)
Name(s): Jeffrey R and Ellen C. Pikel
Address: 68 Shelly St.
City: Sicklerville
State, Zip: NJ 08081
Phone: (609) 948-6650 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

☐

3 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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<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
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<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-NC Overlay</td>
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<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
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5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership

Name of Attorney: ____________________________
Address: ____________________________________
City: ______________________________________

Firm: _______________________________________
State, Zip: _______________________________
Phone: (____)____ Fax: (____)____
Email: ____________________________________

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

<table>
<thead>
<tr>
<th>Name: Ellen Pitel</th>
</tr>
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<tbody>
<tr>
<td>Address: 68 Shelly St. Sicklerville NJ 08087</td>
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<tr>
<td>Profession:</td>
</tr>
<tr>
<td>City: Sicklerville</td>
</tr>
<tr>
<td>State, Zip: NJ 08087</td>
</tr>
<tr>
<td>Phone: (<em><strong>) 904-6630 Fax: (</strong></em>)</td>
</tr>
<tr>
<td>Email: <a href="mailto:elar@comcast.net">elar@comcast.net</a></td>
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<td>Phone:</td>
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7. Location of Property:

| Street Address: 68 Shelly St. Sicklerville NJ 08087 |
| Block(s): 15820 |
| Tract Area: The Reserve at Forest Meadows |
| Lot(s): 11 |

| Existing Land Use: Residential |
| Proposed Land Use (Describe Application): 8 x 16 vinyl deck, 8 x 20 patio |
| 1.8' from rearpl./10' req. |

8. Land Use:

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

9. Property:

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

10. Utilities: (Check those that apply.)

| Public Water | Public Sewer | Private Well | Private Septic System |

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>22.0</td>
<td>Setback from E.O.P. *1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td>1.8</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></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>
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<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Pool Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from R.O.W. 1</td>
</tr>
<tr>
<td>Setback from R.O.W. 2</td>
</tr>
<tr>
<td>Setback from property line 1</td>
</tr>
<tr>
<td>Setback from property line 2</td>
</tr>
</tbody>
</table>

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>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]

Date: 9/5/18

[Signature of Co-applicant]

Date: 

---

3 of 4
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).

9/5/18  Ellen Pited
Date

Signature

Print Name

MICHELE LYN TREGER
Id #2438109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018
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 of Applicant

Ellen Pited

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 Oct 17, 2018, shows and discloses the premises in its entirety, described as Block 15820 Lot 11, 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:

Ellen Pited, 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 before me this 5th day of September 2018 before the following authority.

Name of property owner or applicant

MICHELE LYN TREGER
Id #2438109 Notary public
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018
68 Shelly St. Sicklerville  Pitel Residence

Lot 10

Lot 11, Block 15820

One Story Vinyl Siding Dwelling  No. 68

DOROTHY (50' wide)  DRIVE

P.I. G. Being Lot 11, Block 15820, "The Reserve at Forest Meadows, Phase 3, Final Plans of Lots".
Also being Tax Map Lot 11, Block 15820

To: Trident Land Transfer Company (NJ) LLC
Quicken Loans, Inc its successors and or assigns

Jeffrey Pitel &
Ellen Pitell

Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
P.I. G. Being Lot 11, Block 15820, "The Reserve at Forest Meadows, Phase 3, Final Plan of Lots".
Also being Tax Map Lot 11, Block 15820

To: Trident Land Transfer Company (N.J.) LLC
Quicken Loans, Inc its successors and or assigns

Jeffrey Pritch &
Ellen Pritch

Richard S. Humphries
P.L.S. N.J. Lic. 34859
Date of Survey Oct. 12, 2016

Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
Certificate of Authorization 24GA28052300
813 Haddon Ave., Collingswood, NJ 08108

Survey of Premises
No. 69 SHELLY STRE.
GLOUCESTER TOWNSHIP
CAMDEN Co. New Jer
Scale - 1" = 15' 572-6
Sickle Cell Trial
68 Shelly St
SEPT 12 2018

Deck
8 x 120
4 x 36
House
To Whom It May Concern:

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

Name: Jeffrey and Ellen Pitel
Address: 68 Shelly Street
Block: 15820 Lot: 11

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

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

DATE: September 12, 2018
APPLICANT: Ellen Pitel
APPLICATION No. #182042C
PROJECT No. 12631
BLOCK(S): 15820 LOT(S): 11
LOCATION: 68 Shelly St., Sicklerville, NJ 08081

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by September 24, 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

Issue: Roofs now be desired after prev. variance to extend decks to 3' from prop. line. NOT sure roofs are a good idea.
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 17, 2018

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

Re: Application #182042C
Ellen Pitel
68 Shelly Street, Sicklerville, NJ 08081
Block 15820, Lot 11

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: Ellen Pitel

APPLICATION No. #182042C

PROJECT No. 12631

BLOCK(S): 15820 LOT(S): 11

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☐ 1 Copy - E.I.S.
☐ Recycling Report

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

Signature

RECEIVED
SEP 17 2018
2x10 Ledger

2x10 Joist 16" O.C.

Double 2x10 Beam
10"/3" concrete footing
TO: Zoning Board of Adjustment  
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner  
Dept. of Community Development & Planning  
RE: APPLICATION #182046C  
Eliran Boskila  
255 Almonesson Road  
BLOCK 10401, LOT 22  
DATE: November 6, 2018

The above application is to permit a 10' x 20' addition within the R-3 - Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>12,500 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>50 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>250 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±17.7%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±28.5%</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

| Front yard (Addition)          | 30 ft.   | 24.59 ft. | no* |
| Side yard (Addition)           | 10 ft.   | 22.59 ft. / 17.49 ft. | yes / yes |
| Rear yard (dwelling)           | 30 ft.   | ±173 ft.  | yes |
| Minimum Useable Yard Area      | 25%      | ≥ 25%     | yes |
| Maximum Height                 | 35 ft.   | ≤ 35 ft.  | yes |

* = 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 (Addition): (24.59 ft. provided v. 30 ft. minimum required).

   a. The applicant may be required to apply for a zoning permit for an apparent “Office” as a Minor Home Occupation as per §422.G(1).
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 an addition twenty four and fifty nine hundredths (24.59) feet from the front lot line along Almonesson Road (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: Eliran Boskila
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
# LAND DEVELOPMENT APPLICATION

## 1. Applicant

<table>
<thead>
<tr>
<th>Name</th>
<th>ELIRAN BOSKILA</th>
<th>Name(s)</th>
<th>ELIRAN BOSKILA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>255 Almonesson Rd</td>
<td>Address</td>
<td>255 Almonesson Rd</td>
</tr>
<tr>
<td>City</td>
<td>Blackwood</td>
<td>City</td>
<td>Blackwood</td>
</tr>
<tr>
<td>State, Zip</td>
<td>NJ 08012</td>
<td>State, Zip</td>
<td>NJ 08012</td>
</tr>
<tr>
<td>Phone</td>
<td>(609) 694-9418</td>
<td>Phone</td>
<td>(609) 694-9418</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:boskila9@gmail.com">boskila9@gmail.com</a></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name</th>
<th>ELIRAN BOSKILA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>255 Almonesson Rd</td>
</tr>
<tr>
<td>City</td>
<td>Blackwood</td>
</tr>
<tr>
<td>State, Zip</td>
<td>NJ 08012</td>
</tr>
<tr>
<td>Phone</td>
<td>(609) 694-9418</td>
</tr>
<tr>
<td>Email</td>
<td></td>
</tr>
</tbody>
</table>

## 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>NVSCR Overlay</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Name: ECTAN BOSKIA</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 255 Almo Ness Road</td>
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</tr>
<tr>
<td>Profession:</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Blackwood</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: NJ 08012</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: (203) 630-5198 Fax: ( )</td>
<td>Phone: ( ) Fax: ( )</td>
</tr>
<tr>
<td>Email: <a href="mailto:BOSKIA9@GMAIL.COM">BOSKIA9@GMAIL.COM</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 255 Almo Ness Road</th>
<th>Block(s): 1040</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 22</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): RESIDENTIAL / CONVERTING CARPORT TO ADDITION - 12 X 10 IS 24.59 FRONT SET BACK WHICH IS EQUAL TO EXISTING FRONT WALL. (OFFICE)

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: 1</td>
<td>□ Fee Simple □ Cooperative</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>□ Condominium □ Rental</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>□ No □ Yes</td>
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(If yes, attach copies)

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

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

**Pool Requirements**

- Setback from R.O.W.1
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**Garage Application**

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(Include attached garage if applicable)

**Shed Requirements**

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

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

### 15. Relief Requested:

- **☑** Check here if zoning variances are required.
- **☐** Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- **☐** Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5.21-3.1) are requested.
- **☐** Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5.21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

### 16. Signature of Applicant

**Signature of Applicant:**

**Date:** 4/23/18

**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).

[Signature]

[Print Name]

6/28/18
Date

Sworn and Subscribed to before me this

_______ day of __________.

_______ (Year).

[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 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 stockholders and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

[Signature of Applicant]

[Print Name]

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

State of New Jersey,
County of Camden:
[Signature]

[Print Name]
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 25th day of April 2018 before the following authority.

Name of property owner or applicant

Notary public

KAREN M. KLUPP
A Notary Public of New Jersey
My Commission Expires 2/19/2019
ZONING PERMIT DENIED
255 ALMONESSON RD
Block/Lot 10401/22

Applicant
Daniel Burres
1334 Woodford Lane
Hainesport, NJ 08036

Real Estate Owner
ELIRAN BOSKILA
255 ALMONESSON ROAD
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for
a proposed front yard 12'X10'' addition. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Addition to be located 30' from the front 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 Ditiz
Zoning Officer
March 29, 2018

Deliver to...

Daniel Burres
1334 Woodford Lane
Hainesport, NJ 08036
**APPLICATION FOR ZONING PERMIT**

Submission Date: **3-28-18**
Tax Block/Lot: **10401/22**

Work site address: **255 Almonesson Road, Gloucester Twp, NJ**
Contact Person: **Daniel Burnes** Phone: **(609) 694-7111**

Check how you want to receive permit:  
- [ ] REGULAR MAIL  
- [ ] E-MAIL  
- [X] FAX  
- [ ] PICK-UP

Do you have an approval from the Planning Board or Zoning Board of Adjustment for this project?  
- [ ] Yes  
- [X] No

If yes, provide the application number:  
Resolution approval date:  

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Owner</th>
</tr>
</thead>
</table>
| Name: **Daniel Burnes**  
Address: **1334 Woodford Lane**  
City: **Hainesport, NJ 08036**  
State, Zip: **NJ 08036**  
Phone: **(609) 694-7111**  
Fax: **(609) 694-7111**  
E-mail: **Straightarrowgroup@gmail.com** | Name: **Eliran Boskela**  
Address: **255 Almonesson Road**  
City: **Gloucester Twp, NJ**  
State, Zip: **NJ**  
Phone: **(201) 684-9148**  
Fax: **(201) 684-9148**  
E-mail: **Boskela9@gmail.com** |

Check the type of project below:

**RESIDENTIAL**

- [ ] DWELLING: **898 | 18'** square feet height
- [ ] ADDITION: **12' x 10' x 8'** length width height
- [ ] DECK:  
- [ ] GARAGE: **x x** length width height
- [ ] SHED: **x x x** length width height
- [ ] POOL:  
- [ ] FENCE: **x | x** type and height
- [ ] DRIVEWAY:  
- [ ] PATIO:  

**COMMERCIAL**

- [ ] NEW CONSTRUCTION (describe project): **Do not exceed 30' SPI.**
- [ ] TENANT FIT-UP (describe the proposed use):
- [ ] OTHER (describe project):

**Daniel Burnes**  
AGENT/OWNER'S NAME  

**Signature**
To Whom It May Concern:

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

Name: Ben Meir Jacob & Basila Elvan
Address: 255 Almonsson Rd.
Block: 10401 Lot: 22

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

RECEIVED
OCT 15 2018
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

October 17, 2018

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

Re: Application #182046C
Eliran Boskila
255 Almonesson Road, Blackwood, NJ 08012
Block 10401, Lot 22

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 15, 2018
APPLICATION No. #182046C
APPLICANT: Eliran Boskila
PROJECT No. 12699
BLOCK(S): 10401 LOT(S): 22
LOCATION: 255 Almonesson Rd., Blackwood

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

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

OK 10-16-18 JLG BLS

Signature
TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL  

DATE: October 15, 2018  
APPLICANT: Eliran Boskila  
APPLICATION No. #182046C  
PROJECT No. 12699  

BLOCK(S): 10401 LOT(S): 22  
LOCATION: 255 Almonesson Rd., Blackwood  

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 October 26, 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  

Signature  
Assessor  

No Issues.  

10/16/18
TOWNSHIP OF GLOUCESTER
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning  (856) 374-3512 Zoning  (856) 232-6229

For Office Use Only
Submission Date: Application No.: 18205DB (INTERPRETATION)
□ Planning Board  □ Zoning Board of Adjustment
□ Fees Project # 18205DB

LAND DEVELOPMENT APPLICATION

1. Applicant
Name: 88 Equities, LLC
Address: 140 Bradford Drive
City: West Berlin
State, Zip: NJ, 08091
Phone: (800) 330-4100 Fax: ( )
Email: vhill@hillarchive.com

2. Owner(s) (List all Owners)
Name(s): David Beakley
Address: PO Box 355
City: Blackwood
State, Zip: NJ, 08012
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

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
</tr>
</thead>
<tbody>
<tr>
<td>R4</td>
<td>RA</td>
<td>AFT</td>
<td>SCR</td>
</tr>
<tr>
<td>GCR</td>
<td>BWD</td>
<td>OR</td>
<td>OF</td>
</tr>
<tr>
<td>CR</td>
<td>NC</td>
<td>HC</td>
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<tr>
<td>G-RD</td>
<td>M-RD</td>
<td>BW-RD</td>
<td>L-RD</td>
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<tr>
<td>LP-1</td>
<td>NVBP</td>
<td>SCR-HC Overlay</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: Albert K. Marmero
Address: 44 Euclid Street
City: Woodbury
Firm: Grace, Marmero, & Associates
State, Zip: NJ, 08096
Phone: (856) 848-6440 Fax: (856) 848-5002
Email: amarmero@gracemarmero.com

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

Name: Not Applicable
Address: Concept Plan for Interpretation
Profession: 
City: 
State, Zip: 
Phone: (____) - ____ Fax: (____) - ____
Email: 

Name: Not Applicable
Address: Concept Plan for Interpretation
Profession: 
City: 
State, Zip: 
Phone: (____) - ____ Fax: (____) - ____
Email: 

7. Location of Property:

Street Address: 1550 Hider Lande
Tract Area: 16.362 acres
Block(s): 19405
Lot(s): 1

8. Land Use:

Existing Land Use: Qualified Farm Land

Proposed Land Use (Describe Application): Applicant intends to propose 48 age-restricted units in full compliance with SCR zoning requirements, but Applicant seeks an interpretation as to whether a clubhouse is required for a development of less than 50 residential units.

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

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

**Pool Requirements**

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

**Garage Application**

- Garage Area
- Garage height
- Number of garages
  - (Include attached garage if applicable)
- Number of stories

**Shed Requirements**

- Shed area
- Shed height
- Setback from R.O.W.1
- Setback from R.O.W.2
- Setback from property line 1
- Setback from property line 2

14. Parking and Loading Requirements:

- Number of parking spaces required: N/A
- Number of parking spaces provided: N/A
- Number of loading spaces required: N/A
- Number of loading spaces provided: N/A

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]

**Attorney for**

[Attorney]

**Date**

11/13/18

**Signature of Co-applicant**

[Signature]

**Date**

---

3 of 4
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).

See Attached

Date

Signature

Sworn and Subscribed to before me this

________ day of ____________,

________ (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 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

[Signature]

Date

11/13/18

Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

Sworn and subscribed to

On this __________ day of __________, 20___ before the following authority.

__________________

Name of property owner or applicant

Notary public
DISCLOSURE STATEMENT

Applicant, 88 Equities, LLC is a New Jersey registered Limited Liability Company with an address of 140 Bradford Drive, West Berlin, New Jersey 08091. Listed below are the members of 88 Equities, LLC:

Vernon W. Hill, III  Member  140 Bradford Dr., West Berlin, NJ 08091
James T. McKenna, Jr.  Member  140 Bradford Dr., West Berlin, NJ 08091
Frank R. Semiraglio  Member  140 Bradford Dr., West Berlin, NJ 08091

Print: Albert K. Mariner
Title: Counsel for 88 Equities, LLC
Date: 11/14/18
CONSENT OF OWNERS

We, the undersigned, being the owners of the property known as Block 19405, Lot 1 on the Tax Map of Gloucester Township, hereby consent to the making of a use variance application. We further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency.

Notary Public
Sworn and Subscribed to before me this day of __________ (Year).

[Signature]

[Signature]

David Beakley
Date: __________

Dorothy Trowbridge
Date: __________

3/8/2018

3/8/2018
INTERPRETATION NARRATIVE

Per N.J.S.A. 40:55D-70(b), a Zoning Board of Adjustment is empowered to “hear and decide requests for interpretation of the zoning map or ordinance...” Under this provision of the Municipal Land Use Law, an applicant may apply to the Zoning Board for nothing more than an interpretation of a specific section of the municipal zoning ordinance.

The purpose of this application is to seek interpretation of Section 409(E)(3) of Gloucester Township’s Land Development Ordinance (the “Ordinance”). Section 409 of the Ordinance governs development in the Senior Citizen Residential (“SCR”) District. Specifically, Section 409(E)(3) reads:

“Any development in the SCR district composed of single family detached, semi-detached or townhouse dwellings or a combination of same shall include a separate clubhouse or community center for residents. The floor area of the clubhouse or community center shall be a minimum of 2,500 sf. or 50 sf. per unit, whichever is greater.”

The specific question for interpretation is whether the clubhouse requirement contained in Section 409(E)(3) applies only to development of fifty (50) or more units. From a review of the bulk requirements for development in the SCR District and the bulk requirements for development of the clubhouse, it would appear the clubhouse requirement only applies to developments of fifty (50) or more units.

For example, in the SCR District, the permitted density for residential development is five (5) units per acre and the minimum lot size is ten (10) acres, which would equate to development with, at minimum, 50 units. Then, the minimum standard for the size of the clubhouse is “2,500 sf. or 50 sf. per unit, whichever is greater.” Using this formula, the minimum development of 50 units would equate to a 2,500 sf. clubhouse, and any developments with more than 50 units would then require a larger clubhouse, by 50 sf. for each additional unit.
Based on the above, it would appear that the clubhouse requirement contained in Section 409(E)(3) would apply only to developments with 50 or more units but we seek the interpretation of the Zoning Board.
(48) 28' x 60' UNITS
To Whom It May Concern:

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

Name: Beakley David & Trowbridge Dorothy
Address: 1550 Hider Lane
Block: 19705 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