Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, December 12, 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, November 28, 2018

RESOLUTIONS FOR MEMORIALIZATION

#182046C  
Eliran Boskila  

#182051D  
88 Equities, LLC

Bulk C Variance  
Block: 10401 Lot(s): 22  
B Variance Interpretation  
Block: 19405 Lot(s): 1

APPLICATIONS FOR REVIEW

#182042C  
CONTINUED  
Ellen Pitel  
Zoned: SCR

Bulk C Variance  
Block: 15820 Lot(s): 11  
Location: 68 Shelly St., Erial

Roof over Deck 8’x16’ with 1.8’ Rear setback
Use D Variance
Block: 17908 Lot(s): 10
Location: 51 Cedar Grove Dr., Sicklerville

In-law suite with kitchen

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

**Roll Call:**

- **Vice Chairman Simiriglio** Present
- **Mr. Bucceroni** Present
- **Mr. Scarduzio** Present
- **Mrs. Chiumento** Present
- **Mr. Rosati** Absent
- **Mr. Acevedo** Present
- **Mr. Treger** Absent
- **Ms. Scully** Absent
- **Mr. Rosetti** Present
- **Mrs. Kelly** Present
- **Chairman McMullin** Present

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

Mr. Rosetti is seated for Mr. Rosati.

**MINUTES FOR ADOPTION**

Zoning Board Minutes – Wednesday, October 24, 2018

A motion to approve the above-mentioned minutes was made by Vice Chairman Simiriglio and seconded by Mr. Acevedo.

**Roll Call:**
Vice Chairman Simiriglia Yes
Mrs. Chiumento Yes
Mr. Acevedo Yes
Mr. Rosetti Yes

Minutes Approved.

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

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

Roll Call:

Vice Chairman Simiriglia Yes
Mrs. Chiumento Yes
Mr. Acevedo Yes
Mr. Rosetti Yes

Resolutions Approved

APPLICATIONS FOR REVIEW

#182042C
Ellen Pitel
Zoned: SCR
Bulk C Variance
Block: 15820 Lot (s): 11
Location: 68 Shelly St., Erial
Roof over Deck 8' x 16' with 1.8' rear setback

Mr. Costa swears in Mrs. Ellen Pitel and Mr. Joe Pitel. Mrs. Pitel states they don't have 10' only 9.8' in the rear yard. There isn't really any room to enjoy the outdoors. The 3' variance leaves 6.8' to use. They would like to build an 8' wide 16' long deck. It will join the paver patio on the right side. The fence will not jut out.

Vice Chairman Simiriglio asks if the patio will have a roof. Mrs. Pitel states they want to build a pergola over it with an open lattice shade and clear carbonate roof panels. Vice Chairman Simiriglio states to make sure the water doesn't drain onto the neighbor's property. Drain the water towards Dorothy drive.

Mr. Barry Went (ESQ):
There are all small lots in this development and continues with positive and negative criteria. Vice Chairman Simiriglio states there were many concessions made when those developments were built. Mr. Went continues: the deck will run horizontal along the back of the home. Pictures of the rear of the home and the geographical hardship for the variance.

PUBLIC PORTION:
Mr. Costa swears in Mr. Anthony Vanuto. Mr. Vanuto states the HOA hasn't approved this deck and The Zoning Board can only hear applications that are approved by the HOA; it's in the bylaws of the HOA. Mr. Vanuto states the HOA considers density, attractiveness and value of homes in its decisions. The 3 rule is from the HOA. Mr. Vanuto doesn't like that his neighbors will be looking down at him on his patio.
Mr. Costa states if the Zoning Board approved the variance the HOA decision will supersede it.

Mr. Vanuto states they (The Pitel's) had to sign a paper that they understand the rules of the HOA. This includes the modification rules. Mr. Vanuto reads the modification rules. Mr. Costa states there was an ARB approval granted by their board on 11-16-2018. They were negligent in telling the Pitel's it was not approved, in a timely manner. The letter of was mailed 3 months later and they weren't living at the home at the time. Mr. Vanuto insists there is no HOA approval and the deck is detrimental to the area. Mr. Went states the appeal to the HOA hasn't been heard yet. Mr. Costa asks if the 2 parties could work this out.

**The above application has been tabled to 12-12-2018.**

#182046C
Eliran Biskila
Zoned: R3
Bulk C Variance
Block: 10401 Lot (s): 22
Location: 255 Almonesson Rd., Blackwood
Convert enclosed carport into space (office) with Front setback 24.59.

Mr. Costa swears in Mr. Biskila. Mr. Biskila states the entrance is 24.5' from the front yard. He wants to build a room on the right side to meet the front of the home. The addition will match the home. Mr. Mellett states gutters should be installed and drain towards the street. Mr. Bucceroni asks what kind of office will be built. Mr. Biskila states there will be a desk with a computer. Vice Chairman Simiriglia stated to make sure the siding matches the house.
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. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

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

Application Approved.

#182051D
88 Equities, LLC
Zoned: SCR
B Variance Interpretation
Block: 19405 Lot(s): 1
Location: 1550 Hider Ln., Blackwood
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.

Mr. Al Marmaro reviews the applicant for the SCR Zoning district. There is confusion about the clubhouse requirement in the ordinance. Mr. Marmaro argues the unit count is below the 50 units mentioned in the ordinance and asks
for a clarification. They are only interested in building 48 units.

Mr. Jim McKenna (member of 88 Equity) asks if the number of units affects the clubhouse. They don’t have the exact unit count yet.

Mr. Costa states: 88 Equities wants an interpretation to whether or not they have to build a clubhouse. They believe the ordinance infers a clubhouse is not needed if you build less than 50 units; or does the ordinance require a clubhouse for any SCR development. If necessary, 88 Equity could seek a variance to remove or reduce the clubhouse, if the board finds in favor of one.

Mr. Bucceroni states there isn’t anything to base it on because all other SCR developments are larger than Units.

Mr. McKenna states they aren’t set on 48 units but it is the projection, they are trying to avoid a variance. He believes the residents won’t want to carry the expense of the clubhouse, considering the low unit projection.

Mr. Costa states the board has to decide the ordinance interpretation.

Mr. McKenna states the ordinance should have a specific number of units.

Vice Chairman Simiriglia states the ordinance doesn’t specifically say less than 50 units no clubhouse is needed. The ordinance lets you put the homes close together and the clubhouse allows you to be involved with your neighbors. Especially since you have less room for activity with the homes so close.

The decision: The clubhouse is necessary.

A motion to approve the above decision was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

Vice Chairman Simiriglia  Yes
Mr. Bucceroni  Yes
Mr. Scarduzio  Yes
Mrs. Chiumento  Yes
Mr. Acevedo  Yes
Mr. Rosetti  Yes
Chairman McMullin  Yes

Clubhouse necessary according to the ordinance.

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

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182046C
Eliran Boskila
Block 10401, Lot 22

WHEREAS, Eliran Boskila is the owner of the land and premises located at 255 Almonesson Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit an addition 24.59 feet from the front lot line instead of the required 30’ for the property located upon Block 10401, Lot 22, as shown on the Official Map of the Township of Gloucester, located in a R3 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 November 28, 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, Eliran Boskila is the owner of the land and premises located at 255 Almonesson Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10401, Lot 22, on the Official Tax Map of the Township of Gloucester, located in an R3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he is following the existing setback and the 10x20 addition will match the existing siding.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 10’ x 20’ addition 24.59 feet from the front lot 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 28th day of November, 2018, the applicant Eliran Boskila is hereby granted the aforesaid variances for the property located upon Block 10401, Lot 22 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
Kevin Bucceroni  Yes
Carmen Scarduzio  Yes
Frank Simiriglio  Yes
Jay McMullin    Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

__________________________________________________________________________

Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 12th day of December, 2018.

__________________________________________________________________________

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182051B
88 Equities, LLC
Block 19405, Lot 1

WHEREAS, 88 Equities are the contract purchasers of the land and premises located at 1550 Hider Lane 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 interpretation as to whether or not the ordinance requires a separate clubhouse or community center for a project consisting of less than 50 units for the property located upon Block 19504, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a SCR Zone, said application being represented by Albert Marmero Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 28, 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, 88 Equities are the contract purchasers of the land and premises located at 1550 Hider Lane in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 19405, Lot 1, 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. The ordinance states "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 applicant was of the opinion that since the development consisted of only 48 units the ordinance for the clubhouse or community did not apply to them.

The Board, however, was of the opinion that the wording in the ordinance of shall include was controlling and a clubhouse or community is required regardless of the number of units.

5. There were no members of the public who spoke.

UPON MOTION duly made and seconded to interpret the ordinance as requiring a clubhouse or community center, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus denying the relief requested; and

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 28 day of November, 2018, the applicant 88 Equities are hereby Denied the interpretation that a clubhouse or community center is not needed for the property located upon Block 19405, 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
Carmen Scarduzzio Yes
Arlene Chiumento  Yes
Kevin Bucceroni   Yes
Frank Simeriglia  Yes
Jay McMullin       Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin                  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 12th day of December, 2018.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TO: Zoning Board of Adjustment

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

RE: APPLICATION #182050D
Helen Tallman & Kate Kullman
BLOCK 17908, LOT 10

DATE: November 27, 2018

The above application is to permit an "in-law suite with separate kitchen" - a second housekeeping unit - within the R-3 – Residential District. The project is located on the north side of Cedar Grove Drive east of Wood Thrush Avenue.

I. ZONING INFORMATION


<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
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</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>12,068.621 sf</td>
<td>yes</td>
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<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>80 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±22%¹</td>
<td>no</td>
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<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±30%¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

| Front yard (addition)    | 30 ft.    | ±58 ft.¹     | yes      |
| Side yard                | 10 ft.    | 10.5 ft. / ±34 ft.¹ | yes / yes |
| Rear yard                | 30 ft.    | ±32 ft.¹     | yes      |
| Minimum Useable Yard Area| 25%       | ≥ 25%        | yes      |
| Maximum Height           | 35 ft.    | ±30 ft.      | yes      |

ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

| Front Yard               | N.P.      | n/a          | n/a      |
| Side yard                | 10 ft.    | n/a          | n/a      |
| Rear yard                | 10 ft.    | n/a          | n/a      |
| Maximum garage height    | 20 ft.    | n/a          | n/a      |
| Maximum other building height | 15 ft.  | n/a          | n/a      |

¹ = Scaled data.
¹ = 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 variances:

§405.B, R3 – Residential District, Permitted Uses
1. An “in-law suite with separate kitchen” - a second housekeeping unit is not listed as a permitted use in the R-3 Residential District.

§405.F, Area, Yard, Height, and Building Coverage
2. Building coverage: \(±22\%\) provided v. 20% maximum allowed.

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

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

POSITIVE CRITERIA (“D1”)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested “D1” variance:
1. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
   a. Uses determined as not “inhernently beneficial.”
      i) A use variance must meet the statutory “special reasons” standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis Medici v. BPR Co., 107 N.J. 1 (1987)).
         1. The Applicant must identify and provide an analysis of the special reasons of zoning that are applicable to the application.
         2. The Applicant must provide testimony addressing the “enhanced quality of proof and clear specific findings” that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
         3. Furthermore, “such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance’s continued omission of the proposed use from those permitted in the zone.”

NEGATIVE CRITERIA

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

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

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.B, R-3 Residential District, to permit an in-law suite with separate kitchen - a second housekeeping unit - within the R-3 Residential District and from Section 405.F, Area, Yard, Height, and Building Coverage to permit a lot coverage of approximately twenty two (22) percent (20% maximum allowed).

V. RECOMMENDATIONS

1. The Applicant must address the underlined comment.

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: Helen Tallman & Kate Kullman
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers
TOWNSHIP OF GLOUCESTER
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning  (856) 374-3512 Zoning  (856) 232-6229

For Office Use Only
Submission Date: __________________ Application No.: #182050 D
☐ Planning Board  ☑ Zoning Board of Adjustment

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

For Office Use Only
Taxes Paid: Yes (X) No
Fees: $260.00 Project #: 12758
Escrow: 260.00 Escrow #: 12758

LAND DEVELOPMENT APPLICATION

1. Applicant
Name: Helen Tallman & Kate Kullman
Address: 51 Cedar Grove Drive
City: Sicklerville
State, Zip: NJ, 08081
Phone: 610-761-4251 Fax: (___)___-____
Email: helentallman@gmail.com

2. Owner(s) (List all Owners)
Name(s): Helen Tallman
Kate Kullman
Address: 51 Cedar Grove Drive
City: Sicklerville
State, Zip: NJ, 08081
Phone: 610-761-4251 Fax: (___)___-____

3. Type of Application. Check as many as apply:
☐ Informal Review 2
☐ Minor Subdivision
☐ Preliminary Major Subdivision 2
☐ Final Major Subdivision
☐ Minor Site Plan
☐ Preliminary Major Site Plan 2
☐ Final Major Site Plan
☐ Conditional Use Approval 2
☐ General Development Plan 2

☐ Planned Development 2
☐ Interpretation 1
☐ Appeal of Administrative Officer's Decision
☐ Bulk "C" Variance 2
☐ Use "D" Variance 2
☐ Site Plan Waiver
☐ Rezoning Request
☐ Redevelopment Agreement

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

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
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<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
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<td>NVBP</td>
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<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>
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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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<td>IR</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: N/A
Address: ________________________________
City: ________________________________
State, Zip: ________________________________
Phone: (___)___-____ Fax: (___)___-____
Email: ________________________________

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

Name: Jay Reinert Architect, LLC
Address: 243 Virginia Avenue
Profession: Architect (NJ Lic. # 17580)
City: Haddon Township
State, Zip: New Jersey, 08108
Phone: 656-383-9003 Fax: (_ ) -
Email: jreinertarchitect@gmail.com

Name: ____________________________
Address: ___________________________
Profession: _________________________
City: _______________________________
State, Zip: _________________________
Phone: (_ ) - Fax: (_ ) -
Email: _____________________________

7. Location of Property:

Street Address: 51 Cedar Grove Drive
Tract Area: 12,068.61 sf
Block(s): 17908
Lot(s): 10

8. Land Use:

Existing Land Use: R3 Single Family Residential

Proposed Land Use (Describe Application): We are requesting approval to add an addition to the original home that includes an inlaw suite with separate kitchen. It is the intention of the owners to create a home that better supports their multi-generational family, and is not intended to be used as a multi-family property.

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: No Change

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

Proposed Form of Ownership:
X Fee Simple  □ Cooperative
□ Condominium  □ Rental

(If yes, attach copies)

10. Utilities: (Check those that apply.)

X Public Water  X 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>
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</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>32.2'</td>
<td>Setback from E.O.P. 1</td>
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<tr>
<td>Front setback 2</td>
<td>N/A</td>
<td>Setback from E.O.P. 2</td>
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<tr>
<td>Rear setback</td>
<td>31.3'</td>
<td>Fence type</td>
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<tr>
<td>Side setback 1</td>
<td>10'</td>
<td>Fence height</td>
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<tr>
<td>Side setback 2</td>
<td>11.5'</td>
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<tr>
<td>Lot frontage</td>
<td>80.0'</td>
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<tr>
<td>Lot depth</td>
<td>irregular 125.0' / 166.24'</td>
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<tr>
<td>Lot area</td>
<td>12,068.61 sf</td>
<td></td>
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<tr>
<td>Building height</td>
<td>+/-30</td>
<td></td>
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*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>
<tr>
<td>Distance from dwelling</td>
</tr>
<tr>
<td>Distance = measured from edge of water. R.O.W. = Right-of-way. Setback = Measured from edge of pool apron.</td>
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</tbody>
</table>

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

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

### 14. Parking and Loading Requirements:

<table>
<thead>
<tr>
<th>Number of parking spaces required: 3</th>
<th>Number of parking spaces provided: 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of loading spaces required:</td>
<td>Number of loading spaces provided:</td>
</tr>
</tbody>
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### 15. Relief Requested:

☑ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

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

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

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

### 16. Signature of Applicant

**Helen D. Tallman**

Signature of Applicant

11/8/2018

**Kathryn J. Tallman**

Signature of Co-applicant

11/8/2018
17. Consent of Owner(s):
I, the undersigned, being the owner(s) of the lot or tract described in this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach a resolution authorizing application and officer signature).

Date: 11/8/2018

Signature: HELEN D. TALLMAN
Print Name: Kathryn I. Kullman

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: HELEN D. TALLMAN
Print Name: Kathryn I. Kullman

Date: 11/8/2018

19. Survey waiver certification:
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 10/03/2018, shows and discloses the premises in its entirety, described as Block 17908 Lot 10, 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:
HELEN D. TALLMAN of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant: HELEN D. TALLMAN
Sworn and subscribed to:
On this 8th day of November, 2018 before the following authority.

Notary public:
FRANCES C. NAIMOLI
Notary Public, State of New Jersey
My Commission Expires 2/17/2020
ZONING PERMIT: DENIED
51 CEDAR GROVE DR
Block/Lot 17908/10

Applicant
HELEN TALLMAN & KATE TALLMAN
51 CEDAR GROVE DRIVE
ERIAL, NJ 08081

Real Estate Owner
HELEN TALLMAN & KATE TALLMAN
51 CEDAR GROVE DRIVE
ERIAL, NJ 08081

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard 828 sq. ft addition (in-law suite) with 2nd kitchen unit. This application for
approval is hereby denied.

Comments on Decision:
A Use Variance is required for the additional kitchen unit 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

Alice Ortiz
Zoning Officer
October 26, 2018

Applic No. 12715

Cut Here

Deliver to...

HELEN TALLMAN & KATE TALLMAN
51 CEDAR GROVE DRIVE
ERIAL, NJ 08081
CEDAR GROVE DRIVE (50.00' R.O.W.)

LOT AREA = 12,086.61 SF

BEING BLOCK 17608, LOT 10 ON GLOUCESTER TOWNSHIP TAX MAP

SURVEY BASED ON LEGAL DESCRIPTION TAKEN FROM DEED BOOK 5231, PAGE 75

SURVEY NOT INTENDED TO GUARANTEE OWNERSHIP

19 Hillcrest Road
Stratford, NJ 08084
(856) 627-3550
Fax: (856) 627-0330
DonovanSurveyors@comcast.net

SURVEY OF PREMISES
51 CEDAR GROVE DRIVE

SITUATE IN
GLOUCESTER TOWNSHIP
CAMDEN COUNTY
NEW JERSEY

TO: HELEN TALLMAN

JOHN DONOVAN  
NJ Prof. Land Surveyor # 68 307098 
Prof. Planner #11 04196

1 John Donovan, a New Jersey Licensed Land Surveyor, have prepared a land survey on the above mentioned site, and have found the conditions as shown, that can be seen, except such encroachments that are not visible and is accurate to a precision of 1"=30'.
To Whom It May Concern:

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

Name: Helen Tallman + Kate Kellman
Address: 51 Cedar Grove Drive
Block: 17908 Lot: 10

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

1261 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com
November 16, 2018

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

Re: Application #182050D
Helen Tallman & Kate Kullman
51 Cedar Grove Drive, Sicklerville, NJ 08081
Block 17908, Lot 10

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: November 14, 2018
APPLICANT: HELEN TALLMAN & KATE KULLMAN
APPLICATION No: #182050C
BLOCK(S): 17908 Lot(S): 10
LOCATION: 51 CEDAR GROVE DR., SICKLerville

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 NOVEMBER 23, 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

In Lieutenant

11/20/18

No Issues other than a deed restriction should be done to specify family suit.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: November 14, 2018

APPLICANT: HELEN TALLMAN & KATE KULLMAN

APPLICATION No. #182050C

PROJECT No. 12758

BLOCK(S): 17908 Lot(S): 10

LOCATION: 51 CEDAR GROVE DR., SICKLERVILLE

TRANSMITTAL TO:

☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes

☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction

☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 1 2 3 4 5 6

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☐ 1 Copy - Major Subdivision - Preliminary, Plat
☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Final Site Plan
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☐ 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  
       Dept. of Community Development & Planning  
RE: APPLICATION #182042C  
       Ellen Pritel  
       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].  

<table>
<thead>
<tr>
<th>SCR – Senior Citizen Residential District [Reserves at Forest Meadows]:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard</strong></td>
<td><strong>Required</strong></td>
</tr>
<tr>
<td>Minimum lot size</td>
<td>4,250 sf</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
</tr>
<tr>
<td>Shelly Street</td>
<td>50 ft.</td>
</tr>
<tr>
<td>Dorothy Drive</td>
<td>50 ft.</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>85 ft.</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>55%</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Front yard</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Shelly Street (dwelling)</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Dorothy Drive (deck)</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Side yard (deck)</td>
<td>4 ft.</td>
</tr>
<tr>
<td>Side yard (Aggregate)</td>
<td>15 ft.</td>
</tr>
<tr>
<td><strong>Rear yard (deck)</strong></td>
<td>10 ft.</td>
</tr>
</tbody>
</table>

| 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

---

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

Name: Ellen Pikel  
Address: 68 Shellcy St.  
City: Sicklerville  
State, Zip: NJ 08081  
Phone: 856-997-6680 Fax: ( )

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

Name(s): Jeffrey R and Ellen C. Pikel  
Address: 68 Shellcy St.  
City: Sicklerville  
State, Zip: NJ 08081  
Phone: 856-997-6680 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>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
</tbody>
</table>

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

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

Email:  

---

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

Name: Ellen Pilet
Address: 48 Shelly St, Sicklerville NJ 08081
Profession: 
City: Sicklerville
State, Zip: NJ 08081
Phone: (___) 904-6650 Fax: (___)
Email: elar@comcast.net

7. Location of Property:

Street Address: 48 Shelly St, Sicklerville NJ 08081
Tract Area: The Reserve at Forest Meadows
Block(s): 158 Lot(s): 20

8. Land Use:

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

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 ft.</td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
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<td>Lot frontage</td>
<td></td>
<td>Pool Requirements</td>
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<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td>Setback from property line 1</td>
<td></td>
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Garage Application

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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).

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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: ___________________________
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).

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</thead>
<tbody>
<tr>
<td>9/5/18</td>
<td>Ellen Pite1</td>
</tr>
</tbody>
</table>

Sworn and Subscribed to before me this 5 day of September 2018 (Year).

Print Name

MICHELE LYN TREGER
ID # 2436109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018


Complete each of the following sections:

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

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

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

- D. Is the applicant a corporation?
  - [ ] No [ ] Yes

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

- F. Is the applicant a partnership?
  - [ ] No [ ] Yes

IF YES TO ANY OF THE ABOVE:

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

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?
  - [ ] No [x] Yes

IF YES:

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

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</tbody>
</table>

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<th>Print Name</th>
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<tr>
<td>Ellen Pite1</td>
</tr>
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</table>

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 12, 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:

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

<table>
<thead>
<tr>
<th>Name of property owner or applicant</th>
</tr>
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<tbody>
<tr>
<td>Ellen Pite1</td>
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</table>

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<tr>
<th>Sworn and subscribed to</th>
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<tr>
<td>On this 5 day of September 2018</td>
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</tbody>
</table>

Print Name

MICHELE LYN TREGER
ID # 2436109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018
DOROTHY (50' wide)

P.I.Q. 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 (NJ) LLC
Quicken Loans, Inc., its successors and assigns

Jeffrey Pitell
To: Ellen Pitell

any insuror of Title relying hereon and any other party in
interest.

Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
Lot 12

N 9° 35' 44" E

DOROTHY

(30'מיד)

P.I. & 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 (NJ) LLC
Quicken Loans, Inc. its successors and or assigns

Jeffrey Petel &
Ellen Petel

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

Survey of Premises
No. 68 SHELLEY STRE.
GLOUCESTER TOWNSHIP
CAMDEN Co. New Jer
Scale - 1" = 15' 572-6

RICHARD S. HUMPHRIES
P.L.S. N.J. LIC. 34859
DATE OF SURVEY - OCT. 12, 2014

Received by SEP 12 2018
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 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

Signature

Handwritten note: «Issue: Roofs now be desired after prev variance to extend decks to 3' from prop line. NOT SURE Roofs are a good idea.»
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
BLOCK(S): 15820 LOT(S): 11
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TRANSMITTAL TO:
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☐ Recycling Report
☐ Bulk (C) Variance
☒ Use (D) Variance

Signature
Deck Plans
68 Shelly Street
Sicklerville, NJ 08081
856-904-0050

Pilot

Double 2x12 Beam
10x36 Concrete footer
2x10 Ledger
2x8 Joist 16" o.c.
A black and white hand-drawn diagram with handwritten notes. The text is not legible.