Township of Gloucester
Zoning Board of Adjustment
Wednesday, January 23, 2019
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, January 09, 2019

RESOLUTIONS FOR MEMORIALIZATION

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2018 Annual Report

APPLICATIONS FOR REVIEW

#182056CD  Bulk C & Use D Variance
Empire Investments, LLC  Block: 10902 Lot: 12
Zoned: R2 GI  Location: 44 Coles Rd., Blackwood

To permit individual manufacturing, assembly, & contracting uses for a wide variety of small Industries, administrative activities & offices, Contractor’s Equipment & material storage, warehouse & wholesale establishments

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

**Roll Call:**

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

Also, Present: Mr. Anthony Costa, Zoning Board Solicitor  
Mr. James Mellett, P.E., Churchill Engineering  
Mr. Ken Lechner, Township Planner

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**REORGANIZATION**

A motion to elect Mr. McMullin as Zoning Board of Adjustment Chairman was made by Vice Mr. Simiriglia and seconded by Mr. Scarduzio.

**Roll Call:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Simiriglia</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Bucceroni</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Scarduzio</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>Mr. McMullin</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Motion Approved.

A motion to elect Frank Simiriglia as Vice Chairman of The Zoning Board of Adjustment was made by Mr. Acevedo and seconded by Mr. Scarduzio.
Roll Call:  Mr. Simiriglia    Yes
           Mr. Bucceroni    Yes
           Mr. Scarduzio    Yes
           Mr. Acevedo      Yes
           Mr. Rosetti      Yes
           Mr. McMullin     Yes

Motion Approved.

A motion to elect Ken Lechner as Secretary of The Zoning Board of Adjustment was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Roll Call:  Mr. Simiriglia    Yes
           Mr. Bucceroni    Yes
           Mr. Scarduzio    Yes
           Mr. Acevedo      Yes
           Mr. Rosetti      Yes
           Mr. McMullin     Yes

Motion Approved.

A motion to elect Mrs. Jean Gomez as the recording secretary of the Zoning Board of Adjustment was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

Roll Call:  Mr. Simiriglia    Yes
           Mr. Bucceroni    Yes
           Mr. Scarduzio    Yes
           Mr. Acevedo      Yes
           Mr. Rosetti      Yes
           Mr. McMullin     Yes

Motion Approved.

A motion to elect Mr. Anthony Costa as Solicitor of the Zoning Board of Adjustment was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

Roll Call:  Mr. Simiriglia    Yes
           Mr. Bucceroni    Yes
           Mr. Scarduzio    Yes
           Mr. Acevedo      Yes
           Mr. Rosetti      Yes
Motion Approved.

A motion to elect Churchill Engineering (Mr. James Mellett) as engineering firm for The Zoning Board of Adjustment was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

Roll Call:  
Mr. Simiriglia  
Mr. Bucceroni  
Mr. Scarduzio  
Mr. Acevedo  
Mr. Rosetti  
Mr. McMullin  

Yes  
Yes  
Yes  
Yes  
Yes  

Motion Approved.

A motion to choose meeting dates; minus one in November and December, for the Zoning Board of Adjustment was made by Mr. Scarduzio and seconded by Mrs. Bucceroni.

Roll Call:  
Mr. Simiriglia  
Mr. Bucceroni  
Mr. Scarduzio  
Mr. Acevedo  
Mr. Rosetti  
Mr. McMullin  

Yes  
Yes  
Yes  
Yes  
Yes  

Motion Approved.

A motion to approve The Courier Post and The Philadelphia Inquirer/South Jersey Addition as advertising newspapers was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

Roll Call:  
Mr. Simiriglia  
Mr. Bucceroni  
Mr. Scarduzio  
Mr. Acevedo  
Mr. Rosetti  
Mr. McMullin  

Yes  
Yes  
Yes  
Yes  
Yes  

Motion Approved.
A motion to approve the agenda procedures was made by Vice Chairman Simiriglio and seconded by Mr. Bucceroni.

Roll Call:  
Mr. Simiriglio  Yes  
Mr. Bucceroni  Yes  
Mr. Scarduzio  Yes  
Mr. Acevedo  Yes  
Mr. Rosetti  Yes  
Mr. McMullin  Yes

Motion Approved.

Chairman McMullin has the professionals sworn in:

**MINUTES FOR ADOPTION**

Zoning Board Minutes – Wednesday December 12, 2018

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

Roll Call:  
Mr. Simiriglio  Yes  
Mr. Bucceroni  Yes  
Mr. Scarduzio  Yes  
Mr. Acevedo  Yes  
Mr. Rosetti  Yes  
Mr. McMullin  Yes

Minutes Approved.

**RESOLUTIONS FOR MEMORIALIZATION**

#182042C  Ellen Pitel  Bulk C Variance  Block: 15820 Lot (s): 11

#182050D  Helen Tallman/Kate Kullman  Use D Variance  Block: 17908 Lot (s): 10

A motion to approve the above-mentioned resolutions was made by Mr. Scarduzio and seconded by Mr. Bucceroni.
Roll Call:  Mr. Simiriglia  Yes
           Mr. Bucceroni  Yes
           Mr. Scarduzio  Yes
           Mr. Acevedo  Yes
           Mr. Rosetti  Yes
           Mr. McMullin  Yes

Resolutions Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.
<table>
<thead>
<tr>
<th>Type</th>
<th>Decision</th>
<th>Date</th>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>367 E. Gloucest er Rd, Blackwood</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1B Elm St, Blackwood</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>113 Marshall Ave, Blackwood</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>110 E. Ave, Collings</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1206 Bl ock Street</td>
</tr>
</tbody>
</table>

2018 Annual Report

Township of Gloucester - Camden County - New Jersey

ZONING BOARD OF ADJUDICATION
Inter-office Correspondence

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director
Department of Community Development & Planning
RE: APPLICATION #182056CD
Empire Investment Enterprise, LLC
BLOCK 10902, LOT 12
DATE: January 16, 2019

The Applicant requests use variance approval for “individual manufacturing, assembly, and contracting uses for a wide variety of small industries, Administrative activities and offices. Contractor equipment and material storage. Warehouse and wholesale establishment” within the R-2 Residential District. The project is located on the south side of Coles Road west of NJ Rte. 42.

Applicant/Owner: Empire Investment Enterprise, LLC, 55 Kelly Driver Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).
Architect: Jack S. Smith, RA, Bishop & Smith Registered Architects, 1344 Chews Landing Road, Laurel Springs, NJ 08021 (telephone #856-227-1626).

I. INFORMATION SUBMITTED
1. Land Development Application Form dated 12/17/18.
2. Copy of a “Conceptual Use Group Variance” plan as prepared by Bishop & Smith Registered Architects comprising one (1) sheet dated 12/12/18.

II. ZONING REVIEW
ZONE: R-2 – Residential District [§404].

Section 404.F – R-2 – Residential District

<table>
<thead>
<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>3 acres</td>
<td>±0.991 acres</td>
<td>no*</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>200 ft.</td>
<td>±104 ft.²</td>
<td>no*</td>
</tr>
<tr>
<td>Minimum lot depth (min.)</td>
<td>400 ft.</td>
<td>±425 ft.²</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>5%</td>
<td>±29.53%</td>
<td>no*</td>
</tr>
<tr>
<td>Lot Coverage (max.)</td>
<td>15%</td>
<td>±59.18%</td>
<td>no*</td>
</tr>
</tbody>
</table>
Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th></th>
<th>100 ft.</th>
<th>25 ft.</th>
<th>no*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>100 ft.</td>
<td>25 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>30 ft.</td>
<td>8 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>30 ft.</td>
<td>10 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>75 ft.</td>
<td>±86 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>40 ft.</td>
<td>±16 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Buffer</td>
<td>25 ft.</td>
<td>10 ft.</td>
<td>no*</td>
</tr>
</tbody>
</table>

1 = Scaled data.
2 = Tax map data.
* = Variance required.

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

III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed in accordance with §817, Submission Checklist for a variance.

The Applicant shall provide the following checklist items or request a waiver:

1. North arrow. [Checklist #27].
2. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].
3. Existing and proposed lot coverage in acres of square feet and as a percentage of the lot area [Checklist #37].
4. Existing signs including the location, size, and height [Checklist #43].
5. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
6. All side, rear, and front setback lines with dimensions. [Checklist #53].
   a. The plan shall be revised to depict the required front, side, and rear yards for the R-2, Residential district.

IV. VARIANCE COMMENTS

The application as submitted requires the following variances:

§404.B, Permitted Uses

1. Individual manufacturing, assembly, and contracting uses for a wide variety of small industries, Administrative activities and offices. Contractor equipment and material storage. Warehouse and wholesale establishment are not listed permitted uses in R-2 - Residential District [§404.B, Permitted Uses].

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

2. Lot size: (±0.991 ac. provided v. 3 ac. minimum required).
3. Lot frontage: (±104 ft. provided v. 200 ft. minimum required).
4. Building coverage: (±28.53% provided v. 5% maximum allowed).
5. Lot coverage: (±59.18% provided v. 15% maximum allowed).
6. Front yard: (25 ft. provided v. 100 ft. minimum required).
7. Side yard: (8 ft. provided v. 30 ft. minimum required).
8. Side yard: (10 ft. provided v. 30 ft. minimum required).
9. Buffer: (10 ft. provided v. 25 ft. minimum required).

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

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

10. 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)).

POSITIVE CRITERIA ("D1" use variance)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D1" variance:

11. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).

   a. Uses determined as not "inherently beneficial."

   i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis Medici v. BPR Co., 107 N.J. 1 (1987)).

      1. The Applicant must identify and provide an analysis of the special reasons of zoning that are applicable to the application.

      2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.

      3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."
NEGATIVE CRITERIA
The Board shall 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).

12. The Applicant must address the negative criteria for the instant application to determine if granting the variance would be a de facto rezoning.
   a. If the Board finds this is the case, the proposed development would be administered as a rezoning in accordance with §812, Request for Zone Change within the Land Development Ordinance.

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.

V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

1. Master Plan
   a. The Applicant should provide testimony addressing consistency of the proposed uses with the following Residential 2 (R-2) Land Use Classification with the Master Plan.
      "Where existing single family residential developments were constructed at densities of two units per acre, the Residential 2 district has been applied. The Residential 2 district also incorporates vacant or underutilized land adjacent to existing R-2 areas which would make a reasonable extension of the district or is an infill parcel. Like the R-1 classification, the Residential 2 category incorporates parks, conservation land, and minor institutional uses such as churches."

2. Zoning
   a. The Applicant should provide testimony addressing consistency of the proposed uses with the R-2 – Residential District and character of the built environment.

3. Use Variance
   a. The Applicant should provide testimony addressing the proposed uses and accessory uses, if any, including but not necessarily limited to the following:
      i. A description of the proposed buildings including materials, colors, textures, facade modulation, roof lines, etc.
      ii. The proposed amount of noise associated with the proposed uses.
iii. The anticipated trip generation associated with the proposed uses.
iv. The number of employees.
v. The proposed hours and days of operation.

4. Site Layout
   a. The Applicant should provide testimony addressing the following aspects of site design to accommodate the proposed uses:
      i. Viewshed(s) for the building(s) through descriptions and/or color renderings.
      ii. The type and quantity of landscaping, if any.
      iii. The ability to provide a suitable buffer to adjacent residential uses within the proposed ten (10) foot wide area.
      iv. Ingress/egress to the site.
      v. The ability of the site to accommodate turning movements of proposed business and delivery vehicles.
      vi. Employee and overnight parking, if any.
      vii. Proposed type and intensity of lighting.
      viii. Stormwater management and other considerations of site plan development.

VI. LAND DEVELOPMENT ORDINANCE COMMENTS
The Applicant is advised of the following additional requirements of the Land Development Ordinance:

1. A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.

2. A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.

3. Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.

4. Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.

5. Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.

6. Construction of off-tract improvements as per §906, Off-TRACT Improvements Recapture.

7. A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.
VI. RECOMMENDATIONS

1. The Applicant should address the above underlined comments.

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

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

cc: Empire Investment Enterprise, LLC
    Wade, Long, Wood & Long, LLC
    Addison G. Bradley, PP
    Jack S. Smith, RA
    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 #: #182556 CD
☐ Planning Board  ☐ Zoning Board of Adjustment

1. Applicant
Name: Empire Investment Ent., LLC
Address: 55 Kelly Drive Lane
Gloucester Township, Glouceser County, NJ 08021
City: Laurel Springs
State, Zip: N.J. 08021
Phone: (856) 241-4748 Fax: (856) 248-8501
Email:

2. Owner(s) (List all Owners)
Name(s): Empire Inv. Ent., LLC
Address: P.O. Box 1458
City: Laurel Springs N.J.
State, Zip: N.J. 08021
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

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

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>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: Wade Long Wood Long
Address: Chews Landing Rd.
City:
State, Zip: Laurel Springs
Phone: (856) 374-1810 Fax: ( )
Email:
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name:</th>
<th>Addison G. Brophy, P.E.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>1585 Allen Lane</td>
</tr>
<tr>
<td>Profession:</td>
<td>Planner</td>
</tr>
<tr>
<td>City:</td>
<td>Gloucester Twp.</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>N.J. 08021</td>
</tr>
<tr>
<td>Phone:</td>
<td>(856) 228-4848</td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Name:</th>
<th>Bishop &amp; Smith (Nick German)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>1344 Chew's Landing Rd</td>
</tr>
<tr>
<td>Profession:</td>
<td>Architecture</td>
</tr>
<tr>
<td>City:</td>
<td>Lawrence Springs</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>N.J. 08648</td>
</tr>
<tr>
<td>Phone:</td>
<td>(609) 727-626</td>
</tr>
<tr>
<td>Fax:</td>
<td>(___)</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address:       | 444 Coles Road            |
| Tract Area:           | 43,176 sq ft              |
| Block(s):             | 10902                      |
| Lot(s):               | 4812                       |

8. Land Use:

- Existing Land Use: Vacant
- Proposed Land Use (Describe Application): To permit individual income housing, assembly, and contracting use, for a wide variety of small industries, administrative activities, and offices. Contractor equipment and material storage. Warehouses and wholesale establishments.

9. Property:

| Number of Existing Lots: | 1 |
| Number of Proposed Lots: | 1 |
| Are there existing deed restrictions? | No |
| 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>36'</td>
<td>Setback from E.O.P.*1</td>
<td>N/A</td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>10'</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>10'</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>100'</td>
<td>Pool Requirements</td>
<td>N/A</td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>11/2</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>N/A</th>
<th>Garage Application</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td></td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Garage height</td>
<td></td>
<td>Shed Requirements</td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
<td>Shed area</td>
<td>N/A</td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
<td>Shed height</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
<td></td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool apron.</td>
<td></td>
</tr>
</tbody>
</table>

14. Parking and Loading Requirements:

Number of parking spaces required: ___________________  Number of parking spaces provided: ___________________

Number of loading spaces required: ___________________  Number of loading spaces provided: ___________________

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

[Signature]  [Date: 12/13/18]

[Signature of Co-applicant]  [Date]
17. Consent of Owner(s):

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

Date: 12-13-18

Signature: [Signature]

Sworn and Subscribed to before me this 13th day of December 2018 (Year).

Print Name: Michele Lyn Treger
Notary Public:
New Jersey
My Commission Expires 10-1-2023
No. 2439109


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).

Date: 12-12-18

Signature of Applicant: [Signature]

Print Name: [Print Name]

19. Survey waiver certification: N/A

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

State of New Jersey,
County of Camden:

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

Sworn and subscribed to
On this __________ day of ___________________________, 20________ before the following authority.

Name of property owner or applicant: ____________________________
Notary public: ____________________________

Print Name: [Print Name]
December 13, 2018

To Whom It May Concern:

This is to confirm the fact that Henry Alfano is the sole stockholder in Empire Investment Enterprise, LLC. He is the property owner and applicant for the application of Block 10902, Lot 12.

Michele Lyn Treger
Notary Public
New Jersey
My Commission Expires 10-1-2023
No. 2439109

Agent for the Applicant
To Whom It May Concern:

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

Name: **Gloucester Township**
Address: **44 Coles Rd**
Block: **10902** Lot: **12**

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

**Sandra L. Ferguson**
Gloucester Township Tax Collector
Date: December 18, 2018

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Empire Investments

Site: 44 Coles Rd

Block: 10902 Lot: 12

Application #: 182056CD

1. Note: site plan is missing construction type & barrier free elements.

Thank you,

Jim Gallagher
Building SubCode Official
DATE: December 13, 2018

APPLICANT: EMPIRE INVESTMENTS, LLC

BLOCK(S): 10902     Lot(S): 12

LOCATION: 44 COLES RD., LAUREL SPRINGS

APPLICANT No. #182056CD

PROJECT No. 12807

TRANSMITTAL TO:

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

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

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

STATUS OF APPLICATION:

☒ New Application - Bulk C & Use "D" Variance

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review.    Please Forward Report by January 2, 2019

☐ For Your Files.

ENCLOSED:

☒ 2 Copies - Minor Subdivision Plat, 2 County Apps, 1 Twp. App.
☒ 1 Copy -  Conceptual Layout
☒ 1 Copy - Minor Subdivision Plat

☐ 3 Copies - Preliminary, Site Plan, 2 County Apps and 1 Twp. App.
☐ 3 Copies - Major Subdivision - Preliminary, Plat, 2 County Apps, 1 Twp. App.

☒ 1 Copy - Major Subdivision - Preliminary, Plat

☐ 1 Copy - Preliminary Site Plan

☐ 1 Copy - Major Subdivision - Final Plat

☐ 1 Copy - Final Site Plan

☒ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps, 1 Twp. App.

☒ 1 Copy - Amended Site Plan

☒ 1 Copy - Major Subdivision - Amended Plat

☐ 1 Copy - Traffic Report

☐ 1 Copy - Development Plan

☐ 1 Copy - Drainage Calculations

☐ 1 Copy - E.I.S.

☐ Recycling Report

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

OK - 12.17.18 JIG [Signature]

Note: Site Plan is missing Construction Typ

+ Bornier Fire Elements = [Signature]

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

Re: Application #182056CD
Empire Investments, LLC
44 Coles Road, Laurel Springs, NJ 08021
Block 10902, Lot 12

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

[Signature]

Raymond J. Carr
Executive Director

RJC:mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: December 13, 2018

APPLICANT: EMPIRE INVESTMENTS, LLC

APPLICATION No. #182056CD

BLOCK(S): 10902 Lot(S): 12

LOCATION: 44 COLES RD., LAUREL SPRINGS

TRANSMITTAL TO:

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☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Zoning Board Planner
☐ Traffic Officer
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☐ Construction
☐ Tax Assessor
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☒ Variance Plan ☒ Bulk (C) Variance ☒ Use (D) Variance

Signature 12/19/18

SEEMS LIKE TOO MANY UNITS COULD BE AN ISSUE FOR PARKING & MANEUVERING OFF LARGER VEHICLES IN CLUS TRUCKS & DELIVERY VEHICLES - ESPECIALLY TOWARDS BACK OF COMPLEX NEAR WATER BASIN.
Application #182056CD

- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.
- Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

☐ Other

Reviewed By: Lt. T. Kohlmyer #206 Signature: ____________________________ Date: 1/3/19