Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, February 13, 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 23, 2019

RESOLUTIONS FOR MEMORIALIZATION

Zoning Board of Adjustment 2018 Annual Report

APPLICATIONS FOR REVIEW

#182053C  
Teresa M Garvey  
Zoned: RA  

Bulk C Variance  
Block: 15701 Lot: 5  
Location: 316 Byron Ct., Sicklerville  

Replacing deck/porch 14' x 16' w/setback R 10.4'

#182054C  
John C Burt  
Zoned: R3  

Bulk C Variance  
Block: 14901 Lot: 35  
Location: 2804 Garwood Rd, Sicklerville  

40'x60'x14.6' POLE BARN W/setbacks F 5' & R 10'
#192003C
Michael Cimer
Zoned: R3

Bulk C Variance
Block: 16403 Lot: 23
Location: 21 Pinewood Ct, Erial

6' chain link & black aluminum fence w/setbacks

Meeting Adjourned
Chairman 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>Vice Chairman 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>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>Absent</td>
</tr>
<tr>
<td>Mr. Rosetti</td>
<td>Present</td>
</tr>
<tr>
<td>Mrs. Kelly</td>
<td>Absent</td>
</tr>
<tr>
<td>Chairman McMullin</td>
<td>Present</td>
</tr>
</tbody>
</table>

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes – Wednesday, January 09, 2019

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

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<table>
<thead>
<tr>
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<tbody>
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<tr>
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<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>Chairman McMullin</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Minutes Approved.
ADOPTION OF ANNUAL REPORT

A motion to approve the Zoning Board of Adjustment 2018 Annual Report was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

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

Approved

APPLICATIONS FOR REVIEW

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

Mr. Nickerson (Esq.) represents Mr. Klein who lives across the street from the property. Mr. Nickerson is requesting a postponement for Mr. Klein.
Mr. Costa states the 10 days' notice required by statute has been done.

A motion to deny the postponement was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia		Yes to deny
Mr. Bucceroni		Yes to deny
Mr. Scarduzio		Yes to deny
Mrs. Chiumento		Yes to deny
Mr. Rosati		Yes to deny
Mr. Acevedo
Chairman McMullin

Yes to deny
Yes to deny

Motion to postpone denied.

Mr. Costa swears in Mr. Addison Bradley (Planner) and Mr. Jack Smith
(architect/Bishop & Smith).

Mr. Bradley states:
- Industry and residential is on 4 sides of the property,
- Frontage of 100' is now vacant ground,
- Easy access to Rt. 42 and the Black Horse Pike,
- Billboards in adjacent area,
- Applicant wants to develop a facility to keep surplus material and
equipment from his home building business. The applicant wants to lock
material up so it is protected,
- Request to decrease the buffer,
- 10' side yard next to residential area/will plant a row of cypress,
- Will do a storm management plan,
- The applicant wanted to bid as an economic development,
- They found out the property is zoned R2
- There is a GI alongside (business park),
- It's not a practical residential lot being 100' w x 400' deep,
- 1 story industrial units will blend well with the homes,
- The design will be conducive to nearby homes with shutters and siding;
make it look residential.
- Use of property: hours of business will be early morning pick up and return
around 4pm or 5 pm.
- Mr. Addison sees this use as very compatible.

Mr. Costa asks how many businesses will be on the property.
Mr. Addison states 11 units probably won’t fit so about 8 or 9 units.
Mr. Costa asks if the parking has been figured out yet.
Mr. Wade states they will have to figure that out when they get to the site plan.
Mr. Bradley states the owner is in home construction and everything will be kept
inside. Nothing will be outside including any leased buildings. The owner will use
about 30% of the units.
Mr. Costa states the Use variance is the only thing that the board can grant	onight.
Mr. Wade states they are ok with that, but he understands that Mr. Nickerson
and folks want the density reduced. They will be using the buffers on their plans.
He’s sure the town would want a dedication along the front of the property.
12,175 sq. ft. will be built as if it is a GI Zone.
Mr. Costa states they will need more details to approve right now, there are too
many things up in the air.
Mr. Mellett states there is a big difference in parking needs with manufacturing. You should have the site meet your needs and develop what you want to do. Vice Chairman Simiriglia asks if the applicant is using GI Zone parameters? If so, it is too intrusive for this location. The GI zone allows manufacturing and outside storage. There are commercial and industrial in the area, but he doesn’t think the GI should be allowed next to a residential area. Vice Chairman Simiriglia states he thinks a business park would be more fitting. GI zone across the street with homes next to them.

Mr. Wade states across the street was R3 and GI that had to be changed for the duplexes.

Vice Chairman Simiriglia states the Business Park would be easier with what is and is not permitted.

Mr. Bradley uses in business park are explained to the audience.

Mr. Lechner states the business park allows a combination of office and manufacturing. The application is too vague and can be used for a “wide varieties” of uses. What will be allowed and what will not be allowed?

Mr. Bradley states if it was a warehouse zone, how would we know what they would be building in the warehouses?

5 Minute Recess:

Roll Call:

<table>
<thead>
<tr>
<th></th>
<th>Present</th>
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<tbody>
<tr>
<td>Vice Chairman Simiriglia</td>
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<td>Mr. Rosati</td>
<td>Present</td>
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<td>Mr. Acevedo</td>
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<td>Mr. RosettI</td>
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<tr>
<td>Chairman McMullin</td>
<td>Present</td>
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<tr>
<td>Mr. Costa</td>
<td>Present</td>
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<tr>
<td>Mr. Lechner</td>
<td>Present</td>
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<tr>
<td>Mr. Mellett</td>
<td>Present</td>
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</tbody>
</table>

Mr. Wade moves for a continuation so the applicant can provide a plan with more specifics and uses. They will be picking business park uses without getting involved with manufacturing.

Mr. Bradley will be amending application with a conceptual plan.

Mr. Lechner is concerned with referencing another zone.

Mr. Bradley states they will be specific with the businesses.

Mr. Wade states they will be specific: tradesman storage/offices and limit it to that.
Mr. Nickerson states this application is asking for re-zoning not a use variance. They must tell the exact uses that will be there.

Mr. Costa states the applicant must re-advertise.

A motion to continue the above application to March 27, 2019 was made by Mr. Acevedo and seconded by Mr. Rosati.

Roll Call:

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<table>
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<tr>
<td>Mr. Scarduzio</td>
<td>Yes</td>
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<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>Chairman McMullin</td>
<td>Yes</td>
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</table>

Continuation to 3-27-2019 is approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.
RESOLUTION OF FINDINGS AND CONCLUSION
BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER
ANNUAL REPORT 2018

WHEREAS, NJSA 40:55d-70.1 requires that at least once a year, a board of adjustment shall review its decision on applications and appeals for variances and prepare and adopt by resolution a report on the findings on the zoning ordinance provisions that were the subject of the variance requests and its recommendation for zoning ordinance amendments or revisions, if any; and

WHEREAS, the Gloucester Township Zoning Board of Adjustment desires to adopt the Annual Report of 2018 attached hereto.

NOW, THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 23rd day of January, 2019 the Annual Report of 2018 of the Zoning Board of Adjustment as set forth in this resolution is approved. A copy of this resolution shall be information pursuant to NJSA 40:55D-70.1.

ROLL CALL:

LIST NAMES

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Frank Simiriglia</td>
<td>Yes</td>
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<tr>
<td>Kevin Bucceroni</td>
<td>Yes</td>
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<tr>
<td>Mike Acevedo</td>
<td>Yes</td>
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<tr>
<td>Jay McMullin</td>
<td>Yes</td>
</tr>
<tr>
<td>Carmen Scarduzio</td>
<td>Yes</td>
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<tr>
<td>Arlene Chiumento</td>
<td>Yes</td>
</tr>
<tr>
<td>Andy Rosati</td>
<td>Yes</td>
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</tbody>
</table>
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 13th Day of February, 2019.
## ZONING BOARD OF ADJUSTMENT
Township of Gloucester – Camden County – New Jersey

### 2018 Annual Report

<table>
<thead>
<tr>
<th>Application</th>
<th>Name</th>
<th>Street</th>
<th>Block</th>
<th>Lot</th>
<th>Description</th>
<th>Type</th>
<th>Decision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>01 #172085CDSPW</td>
<td>Clear Channel Outdoor, Inc.</td>
<td>1651 Sicklerville Rd., Sicklerville</td>
<td>18601</td>
<td>2</td>
<td>Back to back 14'x 48' LED Billboard</td>
<td>CD SPW</td>
<td>Granted w/conditions</td>
<td>3/14/2018</td>
</tr>
<tr>
<td>02 #172085DPSMFS</td>
<td>Lance’s Tavern</td>
<td>7 Coles Rd., Blackwood</td>
<td>8301</td>
<td>7</td>
<td>Overlay existing parking lot, expansion non-conforming use parking lot, 177 parking spots, etc.</td>
<td>D PMS FMS</td>
<td>Granted w/conditions</td>
<td>7/25/2018</td>
</tr>
<tr>
<td>03 #182001C</td>
<td>John &amp; Kathleen McCourt</td>
<td>401 E. Church St., Blackwood</td>
<td>10706</td>
<td>1</td>
<td>Oversized shed (192 sq. ft.) w/o s/b side &amp; front</td>
<td>C</td>
<td>Granted w/conditions</td>
<td>3/14/2018</td>
</tr>
<tr>
<td>04 #182002C</td>
<td>Davis CPA Group, PC</td>
<td>1400 Chews Landing Rd., Laurel Springs</td>
<td>8206</td>
<td>6</td>
<td>Digital LED oversized free standing sign</td>
<td>C</td>
<td>Granted w/conditions</td>
<td>3/28/2018</td>
</tr>
<tr>
<td>05 #182003C</td>
<td>Walter Tomlinson</td>
<td>276 W. Cedar Ave., Blackwood</td>
<td>11504</td>
<td>4</td>
<td>2 story rancher 6' side s/b</td>
<td>C</td>
<td>Granted</td>
<td>3/28/2018</td>
</tr>
<tr>
<td>06 #182004C</td>
<td>Maureen Di Piero</td>
<td>402 Apple Ave., Blackwood</td>
<td>5903</td>
<td>8</td>
<td>15' x 6' front yard porch – 25' s/b</td>
<td>C</td>
<td>Granted</td>
<td>4/11/2018</td>
</tr>
<tr>
<td>07 #182007C</td>
<td>Harry &amp; Dawn Rivell</td>
<td>106 Bee La., Somerdale</td>
<td>9206</td>
<td>9</td>
<td>Pool deck 11'x8' w/steps S s/ 4.5'</td>
<td>C</td>
<td>Granted</td>
<td>4/11/2018</td>
</tr>
<tr>
<td>08 #182009D</td>
<td>88 Equities, LLC</td>
<td>1550 Hider Lane, Blackwood</td>
<td>19405</td>
<td>1</td>
<td>Development will consist of 12 non-age-restricted TNNI ridge, w/total of 60 for simple units</td>
<td>C</td>
<td>Granted</td>
<td>5/9/2018</td>
</tr>
<tr>
<td>09 #172012CDPMSFMS</td>
<td>Group Four Properties (Royal Farm)</td>
<td>1409 Blackwood-Clementon Rd, Blackwood</td>
<td>20303</td>
<td>4</td>
<td>Amended Site Plan for Street Tree Lines</td>
<td>CDPMSFMS</td>
<td>Granted w/conditions</td>
<td>4/25/2018</td>
</tr>
<tr>
<td>10 #182011C</td>
<td>Kate (Brad) Holden</td>
<td>2780 Garwood Rd., Sicklerville</td>
<td>14901</td>
<td>33</td>
<td>30'x40'x12' Pole Barn (oversize Garage)</td>
<td>C</td>
<td>Granted</td>
<td>6/13/2018</td>
</tr>
<tr>
<td>11 #182012C</td>
<td>Roland Bordi</td>
<td>230 7th Ave., Glendora</td>
<td>2001</td>
<td>13</td>
<td>Fence, pool with deck - setbacks</td>
<td>C</td>
<td>Granted</td>
<td>6/13/2018</td>
</tr>
<tr>
<td>12 #182014C</td>
<td>Anthony Piccone</td>
<td>18 Stonegate Ct., Blackwood</td>
<td>8701</td>
<td>2.02</td>
<td>2nd Shed w/setbacks</td>
<td>C</td>
<td>Granted</td>
<td>6/27/2018</td>
</tr>
<tr>
<td>13 #182016C</td>
<td>John Barrett</td>
<td>13 Glamis Rd., Blackwood</td>
<td>12807</td>
<td>12</td>
<td>12'x43' patio roof w/20'S s/b</td>
<td>C</td>
<td>Granted</td>
<td>6/27/2018</td>
</tr>
<tr>
<td>14 #182017C</td>
<td>Soby Itty</td>
<td>2 Dittes Ln, Sicklerville</td>
<td>17208</td>
<td>1.01</td>
<td>16'x12' deck w/24' R s/b</td>
<td>C</td>
<td>Granted</td>
<td>6/27/2018</td>
</tr>
<tr>
<td>15 #182019C</td>
<td>Frank Koch</td>
<td>1083 Jarvis Rd., Sicklerville</td>
<td>16501</td>
<td>6</td>
<td>12'x20'x10' shed (oversized) w/s/b</td>
<td>C</td>
<td>Granted</td>
<td>7/25/2018</td>
</tr>
<tr>
<td>16 #182020C</td>
<td>Beverly Bauers</td>
<td>1592 Ellis Ave., Laurel Springs</td>
<td>8105</td>
<td>1</td>
<td>10'x16'x10' shed w/ 17&quot; R s/b</td>
<td>C</td>
<td>Granted</td>
<td>7/25/2018</td>
</tr>
<tr>
<td>17 #182021C</td>
<td>John Heslington</td>
<td>1654 Charter Oak Ave., Blackwood</td>
<td>4704</td>
<td>5 &amp; 4</td>
<td>6&quot; vinyl fence w/s/b 19.90Ft; 30' F1; 0' S; 15' S</td>
<td>C</td>
<td>Granted</td>
<td>8/8/2018</td>
</tr>
</tbody>
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# ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

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<tbody>
<tr>
<td>18</td>
<td>#182024C</td>
<td>Matthew Davis</td>
<td>117 Indiana Ave., Blackwood</td>
<td>11708</td>
<td>4</td>
<td>Front deck 30'x8'; roof 8'x30' w/s/b</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>19</td>
<td>#182025C</td>
<td>Dominic C. Pomilio</td>
<td>7 Blue Jay Dr., Clementon</td>
<td>13605</td>
<td>4</td>
<td>13'.4&quot;x10' deck w/19' R s/b</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>20</td>
<td>#182026C</td>
<td>P&amp;R Prop &amp; Design, LLC</td>
<td>11 E. Batten Ave., Blackwood</td>
<td>6602</td>
<td>14</td>
<td>Open porch w/roof &amp; railing 19.5&quot;x8' w/9'67&quot; Fs/b; 2nd flr addn 23.7&quot;x30.1'6&quot; w/17' F/s/b</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>22</td>
<td>#182028C</td>
<td>Amber Galda</td>
<td>5 Spicebush Ct, Sicklerville</td>
<td>21001</td>
<td>36</td>
<td>28'x13'x23' deck w/setbacks 9.56 S, 15.5 R</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>23</td>
<td>#182029C</td>
<td>Joseph Krammer</td>
<td>17 Erik Ct, Sicklerville</td>
<td>19306</td>
<td>3.09</td>
<td>2 tier decks 18'x32'; 12'x16' w/20' s/b</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>24</td>
<td>#182030CDSPW</td>
<td>Dr Mem, LLC</td>
<td>1271 Little Gloucester Rd., Clementon</td>
<td>13102</td>
<td>18,19,01 19,02, 20</td>
<td>Plastic extrusion operation</td>
<td>CDSPW</td>
<td>Granted w/conditions</td>
</tr>
<tr>
<td>25</td>
<td>#182032C</td>
<td>Eugene &amp; Gail McDevitt</td>
<td>6 Shiloh Rd., Laurel Springs</td>
<td>9601</td>
<td>36</td>
<td>Concrete patio &amp; roof 21'x11'w/29' s/b</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>26</td>
<td>#182035C</td>
<td>Richard Brosious</td>
<td>347 Hillcrest Ln, Blackwood</td>
<td>7802</td>
<td>11</td>
<td>5' chain link fence</td>
<td>C</td>
<td>Hold app for illness</td>
</tr>
<tr>
<td>27</td>
<td>#182036C</td>
<td>Dhamir Steward</td>
<td>138 Village Green Ln, Sicklerville</td>
<td>18501</td>
<td>2.50</td>
<td>14'x16' wood deck w/17' R s/b</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>28</td>
<td>#182037C</td>
<td>Fred Vicario</td>
<td>1167 Chew Landing Rd., Laurel Springs</td>
<td>10201</td>
<td>1</td>
<td>LED non-flashing Message Bd</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>29</td>
<td>#182038C</td>
<td>Impact Construction</td>
<td>2 Carr Ln, Sicklerville</td>
<td>17201</td>
<td>17</td>
<td>Reconstruct 2 story SFD w/21.5' F2 s/b</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>30</td>
<td>#182039DC</td>
<td>Triple C Develop., Inc</td>
<td>810 New Brooklyn-Erial, Erial</td>
<td>18103</td>
<td>7.01</td>
<td>Car wash (use only – return w/SP)</td>
<td>DC</td>
<td>Granted &amp; Use only w/conditions</td>
</tr>
<tr>
<td>31</td>
<td>#182040C</td>
<td>Raymond Gurick</td>
<td>67 Shelley St., Sicklerville</td>
<td>15821</td>
<td>43</td>
<td>Roof over deck 12'x23' w/31' R s/b</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>32</td>
<td>#182042C</td>
<td>Ellen Pittel</td>
<td>68 Shelly St., Sicklerville</td>
<td>1582</td>
<td>11</td>
<td>8'x16' vinyl deck w/1.8' R s/b</td>
<td>C</td>
<td>Granted w/conditions</td>
</tr>
</tbody>
</table>
### ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2018 Annual Report

<table>
<thead>
<tr>
<th>Application</th>
<th>Name</th>
<th>Street</th>
<th>Block</th>
<th>Lot</th>
<th>Description</th>
<th>Type</th>
<th>Decision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>33 #182043C</td>
<td>Penni Hurff</td>
<td>110 9th Ave., Glendora</td>
<td>1206</td>
<td>1</td>
<td>Convert enclosed carport 28'x24' to living space</td>
<td>C</td>
<td>Granted</td>
<td>11/28/2018</td>
</tr>
<tr>
<td>34 #182044D</td>
<td>Maria Cruz</td>
<td>113 Marshall Ave., Blackwood</td>
<td>19103</td>
<td>1</td>
<td>Convert triplex to quadruplex</td>
<td>D</td>
<td>Hold app</td>
<td>For illness</td>
</tr>
<tr>
<td>35 #182046C</td>
<td>Eliran Boskila</td>
<td>255 Almonesson Rd., Blackwood</td>
<td>10401</td>
<td>22</td>
<td>Converting 12 x 10 carport to office w/24.59 s/b</td>
<td>C</td>
<td>Granted</td>
<td>12/12/2018</td>
</tr>
<tr>
<td>36 #182047CDPMSFMS</td>
<td>MNT Gloucester Partners, LLC</td>
<td>Love Rd., Gloucester Twp.</td>
<td>13103</td>
<td>2,3,3.01 9,10,25</td>
<td>270 Rental Apts. (lots 2 &amp; 25 Redevelopment )</td>
<td>C</td>
<td>Granted w/conditions</td>
<td>01/09/2019</td>
</tr>
<tr>
<td>37 #182050D</td>
<td>Helen Tallman Kate Kullman</td>
<td>51 Cedar Grove Dr., Sicklerville</td>
<td>17908</td>
<td>10</td>
<td>In-law suite w/kitchen</td>
<td>D</td>
<td>Granted w/conditions</td>
<td>01/09/2019</td>
</tr>
<tr>
<td>38 #182051B</td>
<td>88 Equities, LLC</td>
<td>Hider Ln., Blackwood</td>
<td>19405</td>
<td>1</td>
<td>Interpretation (48 v. 50 units in SCR /No Clubhouse)</td>
<td>B</td>
<td>Denied</td>
<td>12/12/2018</td>
</tr>
<tr>
<td>39 #182053C</td>
<td>Teresa M Garvey</td>
<td>316 Byron Ct., Sicklerville</td>
<td>15701</td>
<td>15</td>
<td>Rebuilding screened in porch /deck concrete pad 14'x16'w/10' R s/b</td>
<td>C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>40 #182054</td>
<td>John C Burt</td>
<td>2804 Garfield Rd., Sicklerville</td>
<td>14901</td>
<td>35</td>
<td>Pole Barn 40'x60'x14.6' w/s/b</td>
<td>C</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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 #182053C
Teresa M. Garvey
316 Byron Court
BLOCK 15701, LOT 5

DATE: January 8, 2019

The above application is to permit a 6' x 14' deck in the RA – Residential Attached District as per the submitted sketch.

I. ZONING INFORMATION
   1. RA – Residential District (§407).

<table>
<thead>
<tr>
<th>Minimum lot size</th>
<th>2,500 sf</th>
<th>1,463.76 sf</th>
<th>yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot frontage</td>
<td>20 ft.</td>
<td>20.33 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>72 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>40%</td>
<td>±61.3%</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>60%</td>
<td>±63.3%</td>
<td>enc</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Front yard (dwelling)</th>
<th>30 ft.</th>
<th>5.8 ft.</th>
<th>enc</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side yard (deck)</td>
<td>20 ft. end wall only</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Rear yard (deck)</strong></td>
<td>30 ft.</td>
<td>10.4 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>40%</td>
<td>≥ 40%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>≤ 35 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

*= Scaled data.  
**= Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

§407.F – RA – Residential Attached, Area, Yard, Height and Building Coverage

1. Rear yard: (10.4 ft. provided v. 30 ft. minimum required).

**POSITIVE CRITERIA (“C1” and “C2” variances)**

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

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

Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55D-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 407.F, Area, Yard, Height and Building Coverage, to permit a deck ten and four tenths (10.4) feet from the rear lot line (30 feet minimum required).

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

cc: Teresa M. Garvey
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: 12/6/18  Application No.: 182053C  
Taxes Paid: Yes  
Fees: 100  
Project #: 12796  

1. Applicant

| Name: | Teresa McGarvey |
| Address: | 316 Sycamore Ct |
| City: | Sicklerville |
| State, Zip: | NJ 08081 |
| Phone: | (856) 410-9727 |
| Email: | tmgarvey@comcast.net |

2. Owner(s) (List all Owners)

| Name(s): | |
| Address: | |
| City: | |
| State, Zip: | |
| Phone: | |
| Fax: | |

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

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

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><strong>R1</strong></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: | |
| Firm: | |
| Address: | |
| City: | |
| State, Zip: | |
| Phone: | |
| Fax: | |
| Email: | |
6. Name of Persons Preparing Plans and Reports:

Name: Daniel Ciarcia
Address: DC Engineering Inspections
        1904 Main St.
Profession: Civil Engineer
City: Lake Como
State, Zip: NJ 07719
Phone: 812 884 8510 Fax: ( )
Email: dc@dcengineeringinspections.com

Name: Matthew Leopardi
Address: Leopardi Construction
        4 Candlestick Lane
Profession: General Contractor
City: Sicklerville
State, Zip: NJ 08081
Phone: 856 502 5263 Fax: ( )
Email: leopardiconstruction@gmail.com

7. Location of Property:

Street Address: 316 Byrow CT
Block(s): 15701
Lot(s): 5

8. Land Use:

Existing Land Use: residential
Proposed Land Use (Describe Application): rebuild porch 14' x 6' deck/porch
10.4' rear setback (prop line). Replacing existing deck/porch
Concrete addition with same dimensions - necessitated by repair of damaged
Foundation. Territorial HOA approval attached - they own rear abutting
Property.

9. Property:

Number of Existing Lots: 
Number of Proposed Lots: 
Are there existing deed restrictions? □ No □ Yes (If yes, attach copies)
Are there proposed deed restrictions? □ No □ Yes

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>10.4 ft</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

<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>
<tr>
<td>Number of loading spaces required:</td>
<td>Number of loading spaces provided:</td>
</tr>
<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]

12/5/18

Date

[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).

12/6/18

Signature

Teresa M Garvey

Sworn and subscribed to before me this 6 day of December 2018.

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

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).

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 12/6/18, shows and discloses the premises in its entirety, described as Block 15701 Lot 5, 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.

Sworn and subscribed to
On this 6 day of December 2018 before the following authority.

State of New Jersey,
County of Camden:

Teresa M Garvey
Name of property owner or applicant

Sworn and Subscriber
On this 6 day of December 2018 before the following authority.

Michele Lyn Treger
Notary Public
New Jersey
My Commission Expires 10-1-2023
No. 2439109
TERRESTRIA HOMEOWNERS ASSOCIATION
2 Fox Meadow Drive, Sicklerville, NJ 08081

ATTN: Terrestria Architectural Review Board

REQUEST FOR APPROVAL FOR EXTERIOR MODIFICATION TO PROPERTY

Teresa M. Garvey am current in my Association assessments and have no outstanding
Architectural Review Board Violations. I herewith submit this request for approval to undertake the following modifications to the exterior of my property located at 316 Byron St, in TERRESTRIA.

DESCRIBE MODIFICATION: (Provide sufficient detail regarding the proposed modification. See Terrestria Rules, Regulations & Architectural Standards Handbook, Chapter 7, for further information.)

Repair of serious foundation damage, including rebuilding of portion of basement, replacement of deck, replacement of concrete apron. See engineering plans attached. Questions may be directed to Dan Rothner, P.E. Engineering Inspections, Inc. See attached contact information.

(Continue on reverse side, if necessary)

I understand that the ARB will respond as soon as possible and not later than thirty (30) days from the filing date of this request. It may be necessary for the ARB to request additional information, in which case the thirty (30) day review period restarts from the date the additional information is provided to the ARB. I understand that approval by the ARB must be received before any work on the improvement(s) may begin. All improvements must be completed within six (6) months of the date of approval by the ARB or this request be cancelled.

I understand that any improvement(s) will be confined to within my property lines except where specifically noted as being on an adjacent property(ies) or the common area. I further understand that any improvement(s) must follow the Rules, Regulations, and Architectural Standards as set forth in the Governing Documents of Terrestria.

I understand ARB approval is subject to the homeowner receiving the proper Township permits. If required, VP/ARB approval does not indicate Township approval and may the ARB override any Township ordinances or regulations. Failure of the homeowner to obtain permission from either the ARB or the Township of Gloucester will result in the removal of the unauthorized improvements.

I understand the homeowner is solely responsible for the final maintenance of the improvement(s). I understand that upon sale or transfer of this property, I must provide the new owner with a copy of this document and inform them of all responsibilities concerning this improvement.

Date: 11/19/17

Signature: Teresa M. Garvey
Telephone Number: Teresa M. Garvey

ARCHITECTURAL REVIEW BOARD

Comments: No heavy equipment by black wall. Only hand digging within 10' from wall.

Approved

Disapproved

For the ARB

12/2017

Daniel Rothner

11/20/17

P.E. Engineer
ZONING PERMIT DENIED

Applicant
Leopardi Construction LLC
605 Doral Dr.
Blackwood, NJ 08012

Real Estate Owner
GARVEY, TERESA M
316 BYRON COURT
SICKLERVILLE NJ 08081

316 BYRON CT
Block/Lot 15701/5

This is to certify that the above-named applied for a permit to/authorization for.

a proposed rear yard removal and replacement of 14"x8" porch. This application for approval is

hereby denied

Comments on Decision:

Porch must maintain a minimum of 30' from the rear property line. A Variance is required prior to issuance of

permit.

Additional permits must be obtained through the Construction Office

Gloucester Township
P. O. Box 6
Blackwood, NJ 08012

(856)228-4000  FAX(856)232-6229

Application is

Denied

Alicia Ortiz
Zoning Officer
November 15, 2018  Applic No. 12769

Cut Here

Deliver to...

Leopardi Construction LLC
605 Doral Dr.
Blackwood, NJ 08012
DISCRIPTION USED AS PROVIDED
LANDS SHOWN ON PLAN OF STONE RIDGE RUN TERESTRIA
LOT AREA 1,463.6 SF CORNER MARKERS NOT SET AS PER CONTRACT

DONOVAN
Surveyors
19 Hillcrest Road
Stratford, NJ 08084
(609) 627-3550
Fax: (609) 627-0330
DonovanSurveyors@comcast.net

SURVEY OF PREMISES
SITuate IN
GLOUCESTER TWP
CAMDEN COUNTY
NEW JERSEY

TO: TERESA GARVEY

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 material that are not visible or in accordance with a description that has been furnished. The statement made is true and complete to the best of our knowledge and is correct as to the nature of the property and the transaction only. All other estimates on this survey must have express written permission from this surveyor.

JOHN DONOVAN
NJ Prof. Land Surveyor # 28 30738
Prof. Planner #1 04196
To Whom It May Concern:

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

Name: Teresa M Garvey
Address: 316 Byron Court
Block: 15701 Lot: 5

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

Sandra L. Ferguson
Gloucester Township Tax Collector
THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

December 12, 2018

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

Re: Application #182053C
Teresa M. Garvey
316 Byron Court, Sicklerville, NJ 08081
Block 15701, Lot 5

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: December 6, 2018
APPLICANT: Teresa M. Garvey
BLOCK(S): 15701 Lot(S): 5
LOCATION: 316 Byron CT, 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. Please Forward Report by DECEMBER 18, 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

RECEIVED

DEC 10 2018
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: December 6, 2018

APPLICANT: Teresa M. Garvey

BLOCK(S): 15701 Lot(S): 5

LOCATION: 316 Byrow Court, 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

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

☒ Variance Plan
☒ Bulk (C) Variance

☐ Use (D) Variance

No Issues

12/18/18

Signature
TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: APPLICATION #182054C
John C. Burt
2804 Garwood Road
BLOCK 14901, LOT 35

DATE: January 8, 2019

The application is to permit a 40' x 60' "Pole Barn" (detached private garage) within the R-3 Residential district as per the attached sketch.

I. ZONING INFORMATION

R-3 Zone Requirements (§405.F):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>9,375 sf</td>
<td>2.838 ac.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>75 ft.</td>
<td>200 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>125 ft.</td>
<td>650.89 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>±3.2%¹</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>40%</td>
<td>±4.7%¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>30 ft.</td>
<td>74.25 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>13.73 ft. / ±109 ft.¹</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>±477 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>±</td>
<td>±</td>
<td>±</td>
<td>±</td>
</tr>
<tr>
<td>Height (max.)</td>
<td>35 ft.</td>
<td>≤ 35 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

§422.H, PRIVATE GARAGES

<table>
<thead>
<tr>
<th></th>
<th>800 sf</th>
<th>2,400 sf</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than area of principal building</td>
<td>±1,580 sf¹</td>
<td>2,400 sf</td>
<td>no*</td>
</tr>
<tr>
<td>Stories (max.)</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
<tr>
<td>Number of garages (max.)</td>
<td>1</td>
<td>2</td>
<td>no*</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>N.P.</td>
<td>±212 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>±111 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>5 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>10 ft.</td>
<td>±361 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Side wall height (max.)</td>
<td>9 ft.</td>
<td>14.5 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Garage height (max.)</td>
<td>14 ft.</td>
<td>±17.5 ft.¹</td>
<td>no*</td>
</tr>
</tbody>
</table>

¹ = Scaled data.
* = Variance required

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

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage in the R-3, Residential District standards:

§422.H, Private Garages
1. Area: (2,400 sf provided v. 800 sf max. allowed).
2. Greater than area of dwelling: (2,400 sf provided v. ±1,580 max. allowed).
3. Number of garages: (2 provided v. 1 max. allowed).
4. Side yard: (5 ft. provided v. 10 ft. minimum required)
5. Side wall height: (14.5 ft. provided v. 9 ft. maximum allowed).
6. Garage height: (±17.5 ft. provided v. 14 ft. 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 required variances:

7. 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)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.H, Private Garages to permit a "pole barn" (detached private garage) two thousand four hundred (2,400) square feet (800 sf maximum allowed), Greater than area of principal building (equal or less required), two (2) private garages (1 maximum allowed); Side property line setback of five (5) feet (10 ft. minimum required); Side wall height fourteen and five tenths (14.5) feet (9 ft. maximum allowed); and, Garage height approximately seventeen and five tenths (17.5) feet (14 ft. maximum allowed).

cc: John C. Burt
    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

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**For Office Use Only**

Submission Date: [Date]

Application No.: 1/1054/C

Planning Board

Zoning Board of Adjustment

Taxes Paid: Yes/No (Initial)

Fees: $150.00

Project #: 1/2004

Escr. #: 1/50.00

Escr. #: 1/2004

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**Land Development Application**

**1. Applicant**

Name: John C. Brown

Address: 2864 Garden Rd.

City: Sicklerville

State, Zip: NJ 08081

Phone: (856) 374-835 Fax: (N/A)

Email: johnbrown@comcast.net

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

Name(s):

Address:

City:

State, Zip:

Phone:  ( )  Fax: ( )

---

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

- Informal Review
- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Minor Site Plan
- Preliminary Major Site Plan
- Final Major Site Plan
- Conditional Use Approval

- 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>NVSCRR Overlay</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>IR</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

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

Name of Attorney: ____________________________

Address: ____________________________

City: ____________________________

Firm: ____________________________

State, Zip: ____________________________

Phone:  ( )  Fax: ( )

Email: ____________________________
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name:</th>
<th>John C. Burt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>2804 Garwood Rd.</td>
</tr>
<tr>
<td>Profession:</td>
<td>STATE Trooper</td>
</tr>
<tr>
<td>City:</td>
<td>Sicklerville</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 08081</td>
</tr>
<tr>
<td>Phone:</td>
<td>804) 375. 7555</td>
</tr>
<tr>
<td>Fax:</td>
<td>(____) ____</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:JEB151577@comcast.net">JEB151577@comcast.net</a></td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address:     | 2804 Garwood Rd.                                                            |
| Tract Area:         |                                                                             |
| Block(s):           | 14901                                                                        |
| Lot(s):             | 35                                                                           |

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): Pole Barn 40' x 60' x 146'

Setbacks:
- Front → 5 FT From property line
- Rear → 10 FT From property line

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots:</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Fee Simple</td>
</tr>
<tr>
<td></td>
<td>Cooperative</td>
</tr>
<tr>
<td></td>
<td>Condominium</td>
</tr>
<tr>
<td></td>
<td>Rental</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>No  Yes (If yes, attach copies)</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>No  Yes</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

All Applications
Front setback 1
Front setback 2
Rear setback
Side setback 1
Side setback 2
Lot frontage
Lot depth
Lot area
Building height

Proposed

Fence Application
Setback from E.O.P.*1
Setback from E.O.P.*2
Fence type
Fence height
*E.O.P. = Edge Of Pavement

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

Garage Application
Garage Area
Garage height
Number of garages
Number of stories

Proposed

W x L x H
40 x 60 x 14'6

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:
Number of parking spaces provided:
Number of loading spaces required:
Number of loading spaces provided:

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant

Date

Signature of Co-applicant

Date
17. Consent of Owner(s):

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

Date: 12-10-18

Signature: John C. Burt

Sworn and Subscribed to before me this 10 day of December 2018 (Year).

Signature: John C. Burt


Complete each of the following sections:

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

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

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

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

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

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

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 [ ]

Signature of Applicant: John C. Burt

Date: 12-10-18

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 5-8-17, shows and discloses the premises in its entirety, described as Block 14901 Lot 35 and I further certify that no buildings, fences or other facilties 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:

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

John C. Burt

Name of property owner or applicant

Sworn and subscribed to

On this 10 day of December 2018 before the following authority.

Michele Lyn Treglia
Notary Public
New Jersey Public Commission Expires 10-1-2023
No. 2439109
GARAGE

* 4 doors except 3 as depicted in this photo.
To Whom It May Concern:

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

Name:  John C Burt  
Address:  2804 Garwood Rd  
Block:  14901  Lot:  35

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

Sandra L. Ferguson  
Gloucester Township Tax Collector

1281 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012  
(856) 228-4000 • FAX: (856) 374-3627 (Clerk) • FAX: (856) 374-3528 (Finance)  
www.glotwp.com
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: December 11, 2018
APPLICATION No. #182054C
PROJECT No. 12806

APPLICANT: John C. Burt

BLOCK(S): 14901 Lot(S): 35
LOCATION: 2804 GARWOOD RD., SICKLERVILLE, NJ 08081

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

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

PURPOSE OF TRANSMITTAL:
☒ Please Forward Report by DECEMBER 24, 2018
☐ For Your Review.
☐ For Your Files.

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

Signature

Very large "garage" in a rural area. Decent distance from other res. structures.

However - need to CONFIRM for RESIDENTIAL USE ONLY AND Residential Vehicles + Supplies.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: December 11, 2018

APPLICANT: John C. Burt

APPLICATION No. #182054C

PROJECT No. 12806

BLOCK(S): 14901    Lot(S): 35

LOCATION: 2804 GARWOOD RD., 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

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☐ For Your Files.

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☒ 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
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

December 17, 2018

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

Re: Application #182054C
John C. Burt
2804 Garwood Road, Sicklerville, NJ 08081
Block 14901, Lot 35

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
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Department of Community Development & Planning
RE: APPLICATION #192003C
    Michael Cimer
    21 Pinewood Court
    BLOCK 16403, LOT 23
DATE: January 15, 2019

The Applicant requests approval to install a six (6) foot high black vinyl chain link fence and a six (6) foot high black aluminum fence within the R-3 - Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</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>±20,693 sf&lt;sup&gt;1&lt;/sup&gt;</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage – cul-de-sac</td>
<td>56.25 ft.</td>
<td>63.30 ft.&lt;sup&gt;2&lt;/sup&gt;</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>100 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

<sup>1</sup> Scaled data.
<sup>2</sup> Tax map data.

n/a = Not applicable.
* = 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:

§425.C(3), Fences

1. Chain link fence: (6 ft. provided v. 4 ft. maximum allowed).
2. Aluminum fence: (6 ft. provided v. 4 ft. maximum allowed).
   a. The applicant shall provide testimony and/or exhibits describing the proposed six (6) feet high aluminum fence.
3. Solid opaque fences greater than three (3) feet or four (4) feet when 50% open shall be 20 feet from the front property line or setback of the dwelling, whichever, is greater.

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

3. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested setback variance:
   a. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographical 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)).
   b. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 425.C(3), Fences to construct a six (6) foot high black vinyl chain link fence (4 ft. maximum allowed) and a six (6) foot high black aluminum fence (4 ft. maximum allowed) and said fence setback in front of the dwelling (At the dwelling required).

IV. RECOMMENDATIONS

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: Michael Cimer
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers

APPLICATION #192003C
Michael Cimer
21 Pinewood Court
BLOCK 16403, LOT 23
**TOWNSHIP OF GLOUCESTER**
Chews-Landing Clementon Road at Hider Lane
P.O. Box & Blackwood, NJ 08012
(856) 374-3571 Planning  (856) 374-3512 Zoning  (856) 232-6229

---

**LAND DEVELOPMENT APPLICATION**

**1. Applicant**

<table>
<thead>
<tr>
<th>Name: Michael Cimer</th>
<th>Name(s): Michael Cimer Margaret Chase Cimer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 21 Pinewood Ct</td>
<td>Address: 21 Pinewood Ct</td>
</tr>
<tr>
<td>City: Erial</td>
<td>City: Erial</td>
</tr>
<tr>
<td>Phone: (609) 972-5135</td>
<td>Phone: (609) 972-5135</td>
</tr>
<tr>
<td>Fax: ( ) -</td>
<td>Fax: ( ) -</td>
</tr>
<tr>
<td>Email: <a href="mailto:cimer2@comcast.net">cimer2@comcast.net</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name: Michael Cimer</th>
<th>Name(s): Michael Cimer Margaret Chase Cimer</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Phone: (609) 972-5135</td>
</tr>
<tr>
<td>Fax: ( ) -</td>
<td>Fax: ( ) -</td>
</tr>
</tbody>
</table>

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

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

- [ ] Planned Development
- [ ] Interpretation
- [ ] Appeal of Administrative Officer's Decision
- [ ] Bulk "C" Variance
- [ ] 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>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>IR</td>
</tr>
</tbody>
</table>

---

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

<table>
<thead>
<tr>
<th>Name of Attorney:</th>
<th>Firm:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>State, Zip:</th>
<th>Phone: ( ) - Fax: ( ) -</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>
6. Name of Persons Preparing Plans and Reports:

| Name: Michael Cimer | Name: ____________________________ |
| Address: 21 Pinewood Ct | Address: __________________________ |
| Profession: Construction | Profession: ________________________ |
| City: Erial N. J. | City: ______________________________ |
| State, Zip: N. J. 08091-9626 | State, Zip: ________________________ |
| Phone: 609-974-5135 Fax: ( ) | Phone: ( ) Fax: ( ) |
| Email: cimer2@comcast.net | Email: ______________________________ |

7. Location of Property:

| Street Address: 21 Pinewood Ct | Block(s): 16403 |
| Tract Area: 0.27 acres | Lot(s): 23 |

8. Land Use:

| Existing Land Use: SPD | Proposed Form of Ownership: |
| Proposed Land Use (Describe Application): a 6 ft chainlink fence on rightside front property line with chain link gate at rear | □ Fee Simple □ Cooperative |
| | □ Condominium □ Rental |
| | SIX black aluminum fence & gates at front right and front left of house |
| | (If yes, attach copies) |

9. Property:

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

10. Utilities: (Check those that apply.)

☑ Public Water ☑ Public Sewer ☐ Private Well ☑ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td>6 ft Black Aluminum 6 ft Chain</td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td>6 ft</td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<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>
</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:

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

**Michael [Last Name]**

Signature of Applicant

11-25-2018

Date

**Margaret [Last Name]**

Signature of Co-applicant

11-25-2018

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).

<table>
<thead>
<tr>
<th>Date</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>11-25-2018</td>
<td>Michael J. Cimer</td>
</tr>
</tbody>
</table>

Sworn and Subscribed to before me this 2 day of JANUARY, 2019 (Year).

Michele Lyn Treger
Notary Public
New Jersey
Signature
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?
   - 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 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 □ 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).

<table>
<thead>
<tr>
<th>Signature of Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael J. Cimer</td>
</tr>
</tbody>
</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 1/2/19, 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: |
| Michael J. Cimer |

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>
</thead>
<tbody>
<tr>
<td>Michele Lyn Treger</td>
</tr>
</tbody>
</table>

Sworn and subscribed to:

On this 2 day of JANUARY, 2019 before the following authority.

Michele Lyn Treger
Notary Public
New Jersey
Signature
My Commission Expires 10-1-2023
No. 2439109
To Whom It May Concern:

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

Name: Chase, Margaret + Cimer, Michael
Address: 21 Pinewood
Block: 16403 Lot: 23

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

Sandra L. Ferguson
Gloucester Township Tax Collector
ZONING PERMIT DENIED
21 PINEWOOD CT
Block/Lot 16403/23

Applicant
CHASE MARGARET & CIMER MICHAEL
21 PINEWOOD COURT
SICKLERVILLE NJ 08081

Real Estate Owner
CHASE MARGARET & CIMER MICHAEL
21 PINEWOOD COURT
SICKLERVILLE NJ 08081

This is to certify that the above-named applicant applied for a permit to authorization for
a proposed rear yard 6' chainlink fence. This application for approval is hereby denied

Comments on Decision:
Chainlink fence cannot exceed 4' in height. A variance approval is required prior to issuance of permit.

Gloucester Township
P.O. Box 8
Blackwood, NJ 08012
(856)226-4000 FAX (856)232-6229

Alya Ortiz
Zoning Officer
November 20, 2018

Denied

Deliver to...
CHASE MARGARET & CIMER MICHAEL
21 PINEWOOD COURT
SICKLERVILLE NJ 08081
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 9, 2019
APPLICANT: Michael Cimer
BLOCK(S): 16403 LOT(S): 23
LOCATION: 21 Pinewood Crt., Erial

TRANSMITTAL TO:

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

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

PURPOSE OF TRANSMITTAL:
☒ Please Forward Report by January 20, 2019
☐ For Your Review
☐ For Your Files

ENCLOSED:

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

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

Signature

No issues as long as not a sight issue.

1/14/19