Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, February 27, 2019  
7:00 P.M.

Agenda

Salute to the Flag  
Commencement Statement

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

MINUTES FOR ADOPTION

Zoning Board Minutes - Wednesday, February 13, 2019

RESOLUTIONS FOR MEMORIALIZATION

#182053C  
Teresa M Garvey  
Bulk C Variance  
Block: 15701 Lot: 5

#182054C  
John C Burt  
Bulk C Variance  
Block: 14901 Lot: 35

#192003C  
Michael Cimer  
Bulk C Variance  
Block: 16403 Lot: 23

APPLICATIONS FOR REVIEW

#192004C  
Anthony Karpovich  
Bulk C Variance  
Block: 15821 Lot: 62  
Location: 11 King Arthurs Ct., Erial

Trek Deck 14.5 x 5' x 8' w/setback 4'
#192002C
NJHR3, LLC
Zoned: R3

Bulk C Variance
Block: 5001 Lot: 25
Location: 311 Marshall Ave., Blackwood

11,000 sq. ft SFD w/setbacks

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

Roll Call:

Vice Chairman Simiriglia Present
Mr. Bucceroni Absent
Mr. Scarduzio Present
Mrs. Chiumento Absent
Mr. Rosati Absent
Mr. Acevedo Absent
Mr. Treger Present
Mr. Rosetti Present
Mrs. Kelly Present
Chairman McMullin Present

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

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, January 23, 2019

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

Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION
Zoning Board of Adjustment 2018 Annual Report.

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

Roll Call:

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

Approved

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'

Mr. Costa swears in Ms. Garvey.
Mr. Costa asks Ms. Garvey why she can't meet the 30' rear setback.
Ms. Garvey states she is just replacing the same concrete that has always existed. She has a serious crack in her foundation and it needs to be replaced. This concrete is involved in that repair. The deck will be 6' x 14'.

Open to the Professionals:
No Comments:

Open to the Public:
No Comments:

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

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
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</thead>
<tbody>
<tr>
<td>Vice Chairman Simiriglia</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Application Approved.

#182054C
John C Burt
Zoned: R3
Bulk C Variance
Block: 14901 Lot: 35
Location: 2804 Garwood Rd, Sicklerville
40'x 60' Pole Barn w/setbacks F 5' & R 10'

Mr. Costa swears in Mr. Burt.
Mr. Costa states the pole barn is 2400 sq. ft vs. 800 sq. ft.; The square footage is greater than the principle building; and there are 3 garages where 1 is allowed.

Mr. Burt states he needs the storage and has plenty of room with 3 acres. He will store and boat and RV in the pole barn, all personal uses.

Mr. Costa states that will be a condition: The pole barn is to be used for Personal Use only.

Mr. Burt states he is moving the barn over to eliminate the side variances.
Mr. Lechner inquires why the side wall has to be 14.5 ft.
Mr. Burt states the RV or boat will be high and if the boat he gets has a high deck it (the height) will be needed.
Mr. Mellett states make sure to put roof gutters on the pole barn and have the water drain onto your property only. The 10' setback will help the run off.

Mr. Lechner asks if the second driveway will be from the road.
Mr. Burt states there will be a dirt road to the pole barn.
Mr. Lechner states there are 2 issues: 1. Only one drive opening per dwelling and issue 2. No dirt driveways allowed by the town.
Mr. Burt states he will have crushed stone from the pole barn to the driveway.

2 Variances: 1. allow ¾” stone on driveway 2. Second driveway from street to pole barn.

Open to the Public:
No Comments:
A motion to approve the abovementioned application was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

Roll Call:

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

Application Approved.

#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.

Mr. Costa swears in Mr. Cimer.
Mr. Costa asks Mr. Cimer why he can't meet the ordinance. 6' fence where 4' is allowed and front setback.
Mr. Cimer states they are building houses next to me and people will be cutting through his property now. The fence will help keep his dog on the property too.
Mr. Lecher asks if there is a diagram.
Mr. Cimer shows Mr. Lechner and the board the picture of the fence. The fence looks like wrought iron.

Open to The Public:
No Comments:

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

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vice Chairman Simiriglia</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Scarduzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Rosetti</td>
<td>Yes</td>
</tr>
</tbody>
</table>
A motion to Adjourn was made by Vice Chairman Simiriglio and seconded by Mr. Scarduzio.

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182053C

Teresa Garvey
Block 15701, Lot 5

WHEREAS, Teresa Garvey is the owner of the land and premises located at 316 Byron Court in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a deck 10.4' from the rear property line instead of the required 30' for the property located upon Block 15701, Lot 5, as shown on the Official Map of the Township of Gloucester, located in a RA- Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 13, 2019 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon:

1. The applicant, Teresa Garvey is the owner of the land and premises located at 316 Byron Court in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15701, Lot 5, on the Official Tax Map of the Township of Gloucester, located in an RA Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified she is replacing a 6x14 deck in the exact same location as the old deck that was destroyed by the need to reconstruct her basement.
5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a deck 10.4' from the rear lot line, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of February, 2019, the applicant Teresa Garvey is hereby granted the aforesaid variance for the property located upon Block 15701, Lot 5 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Rich Rosetti    Yes
Carman Scarduzio Yes
Ken Treger     Yes
Dorsett Kelly  Yes
Frank Simiriglia Yes
Jay McMullin    Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin            Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 27th day of February, 2019.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182054C

John Burt
Block 14901, Lot 35

WHEREAS, John Burt is the owner of the land and premises located at 2804 Garwood Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a pole barn 2400 square feet only 800 square allowed, greater than area of principal building (equal or less required), 2 private garages only 1 allowed, side wall height 14.5' only 9' allowed garage height 17.5' only 14' allowed, crushed stone driveway which is not allowed and to have a second driveway only one allowed for the property located upon Block 14901, Lot 35, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 13, 2019 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant John Burt is the owner of the land and premises located at 2804 Garwood Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 14901, Lot 35, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he needs the 40' x 60' pole barn for storage of his RV, boat and other personal items. The applicant stated he has 3 acres of ground and the pole barn would not be intrusive. He also agreed as a condition of approval that the pole barn would not be for any commercial use, he would place gutters to drain water onto his property and he withdrew his request for a side yard setback and will comply with the 10' requirement.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variances to construct a 40' x 60' pole barn, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of February, 2019, the applicant John Burt is hereby
granted the aforesaid variances for the property located upon Block 14901, Lot 35 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:
LIST NAMES

Rich Rosetti        Yes
Carman Scarduzio   Yes
Ken Treger         Yes
Dorsett Kelly      Yes
Frank Simirigia    Yes
Jay McMullan       Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullan        Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 27th day of February, 2019.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192003C
Michael Cimer
Block 16403, Lot 23

WHEREAS, Michael Cimer is the owner of the land and premises located at 21 Pinewood Court in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 6’ black vinyl chain link & black aluminum fence instead of the required 4’ and to allow the 6’ black aluminum fence to be erected in front of the dwelling for the property located upon Block 16403, Lot 23, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 13, 2019 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Michael Cimer is the owner of the land and premises located at 21 Pinewood Court in the Erial section of Gloucester Township, New Jersey, as shown on Block 16403, Lot 23, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he needs the fence for privacy and to prevent people from using his property as a shortcut.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant variances to construct a 6’ black aluminum to be erected in front of the dwelling and a 6’ black chain link vinyl fence, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of February, 2019, the applicant Michael Cimer is hereby granted the aforesaid variance for the property located upon Block 16403, Lot 23 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Rich Rosetti      Yes
Carman Scarduzzio Yes
Ken Treger        Yes
Dorsett Kelly     Yes
Frank Simiriglia  Yes
Jay McMullin      Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin       Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 27th day of February, 2019.

Ken Lechner, Secretary

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

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #192004C
Anthony Karpovich
11 King Arthur’s Court
BLOCK 15821, LOT 62

DATE: January 31, 2019

The above application is to permit an 8' x 14' 5" deck within the SCR – Senior Citizen Residential District, specifically, the Reserves at Forest Meadows.

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

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

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>4,250 sf</td>
<td>5,525 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>50 ft.</td>
<td>65 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>85 ft.</td>
<td>85 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>55%</td>
<td>±53.6%</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

| Rear yard                  | 10 ft.   | 4 ft.    | no¹      |

| Maximum Height             | 35 ft.   | ≤ 35 ft. | yes      |

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

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

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

1. Rear yard (deck): (4 ft. provided v. 10 ft. minimum required).

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

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested residential district setback variance:
2. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 409.F, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval to permit a deck four (4) feet from the rear lot line (10 feet minimum required).

cc: Anthony Karpovich
    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

<table>
<thead>
<tr>
<th>Submission Date</th>
<th>Application No.: #192004/C</th>
</tr>
</thead>
<tbody>
<tr>
<td>X Planning Board</td>
<td>X Zoning Board of Adjustment</td>
</tr>
<tr>
<td>Taxes Paid: Yes/No</td>
<td>(Initial)</td>
</tr>
<tr>
<td>Fees: $100</td>
<td>Project #: 12345</td>
</tr>
</tbody>
</table>

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

**LAND DEVELOPMENT APPLICATION**

1. **Applicant**
   - **Name:** Anthony Krasovitch
   - **Address:** 11 King Hathorne Ct.
   - **City:** ECI11
   - **Zip:** NJ 08081
   - **Phone:** 863-253-6700
   - **Fax:** ()
   - **Email:** Anthony.Krasovitch@comcast.net

2. **Owner(s) (List all Owners)**
   - **Name(s):** Anthony + Michele Krasovitch
   - **Address:** 11 King Hathorne Ct.
   - **City:** ECI11
   - **Zip:** NJ 08081
   - **Phone:** 863-253-6700
   - **Fax:** ()
   - **Mobile Cell:** 863-2384

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

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

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

<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
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</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
</tbody>
</table>

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

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

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

<table>
<thead>
<tr>
<th>Name: Anthony Krzysovich</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 11 King Arthur Ct.</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession:</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: ERIAL</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: NJ 08081</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: (201) 658-7600 Fax: ( )</td>
<td>Phone:</td>
</tr>
<tr>
<td>Email: <a href="mailto:Anthony.Krzywolich@comcast.net">Anthony.Krzywolich@comcast.net</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 11 King Arthur Ct</th>
<th>Block(s): 15821</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 62</td>
</tr>
</tbody>
</table>

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use: Residential</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Proposed Land Use (Describe Application):</th>
<th>check - size + type + detailing + setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>14 ft x 5 x 8 Trek Deck</td>
<td></td>
</tr>
<tr>
<td>4 Foot Setback</td>
<td></td>
</tr>
</tbody>
</table>

9. Property:

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

<table>
<thead>
<tr>
<th>Are there existing deed restrictions?</th>
<th>Are there proposed deed restrictions?</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ No □ Yes (If yes, attach copies)</td>
<td>□ No □ Yes</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>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 2</td>
<td>4 ft.</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td>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>Garage Application</th>
<th>Shed Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>Shed area</td>
</tr>
<tr>
<td>Garage height</td>
<td>Shed height</td>
</tr>
<tr>
<td>Number of garages</td>
<td>Setback from R.O.W.1</td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td>Setback from R.O.W.2</td>
</tr>
<tr>
<td>Number of stories</td>
<td>Setback from property line 1</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 2</td>
</tr>
</tbody>
</table>

### 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: 1-10-19]

[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).

<table>
<thead>
<tr>
<th>Date</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-10-19</td>
<td>Anthony Karpovich</td>
</tr>
</tbody>
</table>

Sworn and Subscribed to before me this

16th day of January
2019 (Year).


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 if's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).

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

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>Date</th>
<th>Signature of Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-10-19</td>
<td>Anthony Karpovich</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 ______________, 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.

<table>
<thead>
<tr>
<th>Name of property owner or applicant</th>
<th>Sworn and subscribed to On this 16th day of January 2019 before the following authority</th>
</tr>
</thead>
</table>
| Anthony Karpovich                   | JENNIFER CASSISE  \Notary Public of New Jersey\  My Commission Expires 11/1/2022  
\#-2457324\ |
ZONING PERMIT DENIED

Applicant
KARPVOICH ANTHONY & MICHELE
11 KING ARTHUR'S CT
SICKLERVILLE NJ 08081

Real Estate Owner
KARPVOICH ANTHONY & MICHELE
11 KING ARTHURS COURT
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for,
a proposed rear yard attached frame deck. This application for approval is hereby denied

Comments on Decision:
Deck is to maintain a minimum of 10' from rear property line. A Variance is required by the Zoning Board of
Adjustment.

Additional permits must be obtained through the Construction Office

Gloucester Township
P O Box 8
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6226

Alisa Ortz
Zoning Officer
December 19, 2018
Applic No. 12809

Deliver to...

KARPVOICH ANTHONY & MICHELE
11 KING ARTHURS COURT
SICKLERVILLE NJ 08081
November 26, 2018

Anthony Karpovich
11 King Arthur’s Court
Sicklerville, NJ 08081

Re: 11 King Arthur’s Court

Dear Anthony:

Thank you for your cooperation in submitting an ARB application for property improvements/modifications to your home in Four Seasons at Forest Meadows. Please be advised that the Four Seasons at Forest Meadows Architectural Review Board (ARB) has reviewed and approved your request for the following:

Outside Deck (Pending Twp Approval)

The work is to begin within six (6) months of approval. If work is not started within the six (6) month period, this approved application will be null and void.

All guidelines & stipulations as stated in Four Seasons at Forest Meadows First Amended & Restated Declaration of Covenants, Conditions & Restrictions shall apply, as do those of the local municipality.

Certain alterations may require additional approval by the County and/or Township. In such cases, all County/Township approvals must be secured before any work is undertaken. However, the County/Township will not give approval until the ARB gives its approval. It is the sole responsibility of the homeowner to determine if such County and/or Township approvals are required and if so, to provide a copy of the approval to the Community Manager before work begins.

REMINDER: Gloucester Township approval is required for all construction.

Please call the office when the work is completed, so that a final inspection can be done to confirm compliance as per the submitted ARB application.

If I may provide you with assistance in this or any other FSFM related matter, please do not hesitate to contact the Four Seasons at Forest Meadows management office.

Sincerely,

Jennifer Cassise
Four Seasons at Forest Meadows
By its agent – Associa Mid-Atlantic

Approval by the ARC relates only to the conformity of plans and specification to general architectural and landscaping plans for the area. Such plans, drawings, and specifications are not approved for engineering design or architectural competence. By approving such plans, the ARC does not assume liability for any defect in any structure constructed from such plans.
To Whom It May Concern:

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

Name: Anthony J. Michele Karpovich
Address: 11 King Arthur's Court Sicklerville NJ 08081
Block: 15821 Lot: 62

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

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

DATE: January 17, 2019, 2018
APPLICANT: Anthony Karpovich
APPLICATION No. #192004C
PROJECT No. 12839

BLOCK(S): 15821      LOT(S): 62
LOCATION: 11 King Arthurs 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 123456

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

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

Please Forward Report by January 28, 2019

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 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: [Handwritten]
1/17/19

No Issues
Similar to others.
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #192004C  
Anthony Karpovich  
11 King Arthur’s Court, ERial, NJ 08081  
Block 15821, Lot 62

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr  
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 17, 2019, 2018

APPLICANT: Anthony Karpovich

APPL No. #192004C

PROJECT No. 12839

BLOCK(S): 15821 LOT(S): 62

LOCATION: 11 King Arthurs 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:
☐ X New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☐ For Your Review.
☐ Please Forward Report by January 28, 2019

ENCLOSED:

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

1-17-19 OK

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 #192002C
NJHR3, LLC
BLOCK 5001, LOT 25
DATE: January 29, 2019

The above application is to permit a proposed single-family detached dwelling as per the submitted variance plan within the R-3 - Residential District. The property is located on the north side of Marshall Avenue west of Good Intent Road.

Applicant/Owner: NJHR3, LLC, 740 Marne Highway, Suite 104, Moorestown, NJ 08057 (telephone #856-793-9335).
Engineer: Paul A. Witthohn, PE, Consulting Engineer Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2020).
Attorney: Jeffrey M. Brennan, Esq., Baron & Brennan, PA, 1307 White Horse Road, Bldg. F-600, Voorhees, NJ 08043 (telephone #856-627-6000).

I. INFORMATION SUBMITTED
1. Land Development Application Form and Checklist dated 01/09/19.
   b. Disclosure Statement.
   c. Deed Restriction.
2. Variance Plan, as prepared by Consulting Engineer Services, comprising one (1) sheet dated 10/10/18.

II. ZONING INFORMATION
1. Zone: R-3 - Residential District (§405).
   • NOTE: Lot area, yard, and building coverage shall apply the R-1 Residential district requirements as per §401.H(5), No public sewer.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>1 ac.</td>
<td>0.25 ac.</td>
<td>no</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>100 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>110 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>15%¹</td>
<td>8.95%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>12.41%</td>
<td>yes</td>
</tr>
</tbody>
</table>

¹ = R-1 - Residential District.
* = 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.
### PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th></th>
<th>50 ft.</th>
<th>35 ft.</th>
<th>no</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side yard</td>
<td>25 ft.</td>
<td>51 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>25 ft.</td>
<td>14.3 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Rear yard</td>
<td>75 ft.</td>
<td>46 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>≤ 35 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

1 = R-1 - Residential District.
* = 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. VARIANCE COMMENTS

The application as submitted requires the following variances:

- §401.H(5), No public sewer
- 1. Lot size: (0.25 ac. provided v. 1 ac. minimum required).
- 2. Front yard: (35 ft. provided v. 50 ft. minimum required).
- 3. Side yard: (14.3 ft. provided v. 25 ft. minimum required).
- 4. Rear yard: (46 ft. provided v. 75 ft. minimum required).
- §405.F – R-3 – Residential District, Area, Yard, Height and Building Coverage
- 5. Lot depth: (110 ft. provided v. 125 ft. minimum required).

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

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

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

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

**NEGATIVE CRITERIA

The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and**

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: Jeffrey M. Brennan, Esq.
    Anthony Costa, Esq.
    James Mellett, PE
LAND DEVELOPMENT APPLICATION

1. Applicant

Name: NJHR3, LLC
Address: 740 Marne Highway, Suite 104
City: Moorestown
State, Zip: NJ 08057
Phone: (856) 793-9335 Fax: (856) 793-9506
Email: cindyn.njhomes@gmail.com

2. Owner(s) (List all Owners)

Name(s): Same
Address:
City:
State, Zip:
Phone: (856) Fax: (856)

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>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></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: Jeffrey M. Brennan, Esquire
Address: 1307 White Horse Rd., Bldg. F-600
City: Voorhees

Firm: Baron & Brennan, PA
State, Zip: NJ, 08043
Phone: (__) 627-6000 Fax: (__) 627-4548
Email: jbrennan@baronbrennan.com
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Paul A. Witthohn, P.E.</th>
<th>Name: __________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 645 Berlin-Cross Keys Rd</td>
<td>Address: ________________________</td>
</tr>
<tr>
<td>Profession: Engineer</td>
<td>Profession: _____________________</td>
</tr>
<tr>
<td>City: Sicklerville</td>
<td>City: ____________________________</td>
</tr>
<tr>
<td>State, Zip: NJ 08081</td>
<td>State, Zip: _____________________</td>
</tr>
<tr>
<td>Phone: 856-228-2200, Fax: 856-232-2346</td>
<td>Phone: _________________________, Fax: ____________</td>
</tr>
<tr>
<td>Email: <a href="mailto:design@ces-1.com">design@ces-1.com</a></td>
<td>Email: __________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 311 Marshall Avenue</th>
<th>Block(s): 5001</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: 11,000 SF</td>
<td>Lot(s): 25</td>
</tr>
</tbody>
</table>

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use: Vacant Land</th>
<th>Proposed Land Use (Describe Application): Single-Family dwelling</th>
</tr>
</thead>
</table>

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 1</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: 1</td>
<td>- Fee Simple</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>- Cooperative</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>- Condominium</td>
</tr>
<tr>
<td></td>
<td>- Rental</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>35'</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>45'</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>51'</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>14.3'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>100'</td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>110'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>11,000 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>&gt;35'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

### 14. Parking and Loading Requirements:

<table>
<thead>
<tr>
<th>Number of parking spaces required: 2</th>
<th>Number of parking spaces provided: 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of loading spaces required: 0</td>
<td>Number of loading spaces provided: 0</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

NJHR3, LLC

[Signature of Applicant]

Donald Pollock, Member

[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: 11/30/18

Signature: Donald Pollock, Member of NJHR3, LLC

Sworn and Subscribed to before me this 30th day of November, 2018 (Year).

Signature: JOSEPH FOX
Commission # 50022085
Notary Public, State of New Jersey
My Commission Expires August 26, 2020


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? See attached Addendum  
F. Is the applicant a partnership?

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

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

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

Signature of Applicant: Donald Pollock, Member of NJHR3, LLC
Print Name:

Date: 11/30/18

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.

Name of property owner or applicant: _____________________________

Sworn and subscribed to On this _______ day of ______, 20______ before the following authority.
Notary public

4 of 4
VARIANCE EXPLANATION/JUSTIFICATION

Variance(s) Requested:

1. Minimum Lot Depth – 125 feet required; 100 feet existing; 100 feet proposed.

Justification for Grant of Relief:

NJHR3, LLC ("Applicant") has submitted this application for a variance in connection with the property located at 311 Marshall Avenue, which property is designated as Block 5001, Lot 25 on the Gloucester Township Tax Map ("Property"). The Property is presently vacant. The Applicant seeks to construct a single-family dwelling.

It is respectfully submitted that the requested variance is appropriately granted pursuant to N.J.S.A. 40:55D-70.c(2), which is also known as the "Flexible C" variance. In regard to the "positive criteria," the application pertains to a specific piece of property and advances several purposes of the Municipal Land Use Law as set forth at N.J.S.A. 40:55D-2, including:

(a) To encourage municipal action to guide the appropriate use or development of all lands in this State which will promote the public health, safety, morals, and general welfare; and

(i) To promote a desirable visual environment through creative development techniques and good civic design and arrangement.

By way of explanation, the requested variance will enable the development of a long-vacant property. Significantly, no new nonconforming conditions are proposed; the nonconforming lot depth is an condition which will not be exacerbated by the proposed single-family dwelling. The benefits and improvement derived from the development as a whole justifies the grant of relief. See Pullen v. Tp. of South Plainfield, 291 N.J. Super. 1, 8 (App. Div. 1996).
This application also satisfies the "negative criteria" required for the grant of a variance. As an initial matter, no substantial detriment will result to the public good. The "substantial detriment" prong of the "negative criteria" focuses on the impact of the use upon the adjacent properties. See Medici v. BPR Co., 107 N.J. 1, 22-23 n. 12 (1987). In this case, the proposed single-family dwelling will have no impact on the surrounding properties. It will simply enable of a property that has long been vacant.

Likewise, the proposed single-family dwelling will not substantially impair the intent or the purpose of the zone plan and zoning ordinance. This second prong of the "negative criteria" focuses on whether the grant of relief would amount to an arrogation of the governing body's power to zone. See Saddle Brook Realty, LLC v. Township of Saddle Brook Zoning Bd. of Adjustment, 388 N.J. Super. 67, 80-81 (App. Div. 2006). In fact, a single-family dwelling is a permitted use in the R-3 Residential District. Consequently, the grant of relief in these circumstances does not constitute an arrogation of the governing body's power to zone.

18. DISCLOSURE STATEMENT

100% Donald Pollock, 749 Westfield Rd, Moorestown NJ 08057
#9

Deed Restriction

Haleburt Realty Co. By John H. Haleburt Vice President (deep seal) Signed and delivered in the presence ofcelt Charles F. Haleburt Secretary State of New Jersey county as Be it Remembered that on this 12th day of September in the year of our Lord one thousand nine hundred and twenty-one before me a Commissioner of Deeds of New Jersey appeared Charles F. Haleburt who being by me duly sworn on his oath said that he was Secretary of Haleburt Realty Company the grantor within named and that John H. Haleburt Vice President that Deed know the common corporate seal of said grantor an seal affixed to the within deed or conveyance in the common corporate seal of a grantor and that the said deed was signed by the said Vice President and the seal granted affixed thereto in the presence of Deponent that said deed or conveyance was signed and delivered as and for the voluntary act and deed of said Grantor for the purposes therein expressed pursuant to a resolution of the Board of Directors of the Company and at the execution thereof this Deponent subscribed his name therein as witness.

Haleburt Sworn and subscribed the day and year aforesaid Marion B. Wallas a Commissioner for the State of New Jersey My Commission expires May 1st 1926 (J. R. S. 11:00) Recorded Sept 16, 2021 at 3:15 Pm by

Haleburt Realty Co. This Indenture made the fourteenth day of September in the year of our Lord one thousand nine hundred and twenty-one between Haleburt Realty Co. a corporation under and by virtue of the laws of the State of New Jersey of the first part and Anna M. Geachsent of the city and county of Philadelphia and State of Pennsylvania of the second part Witnesseth that the said party of the first part for and in consideration of the sum of one dollar and other good and valuable consideration inventory money of the United States of America well and truly paid by the said party of the second part to the said party of the first part at and before the execution and delivery of these presents the receipt whereof is hereby acknowledged hath granted bargained sold leased conveyed and released and is hereby sold and conveyed and is hereby released and assigned unto the said party of the second part her heirs and assigns.

All that certain lot of ground situate in the Township of Gloucester county of Camden and State of New Jersey and designated as Lot No. 1 and 2 in section 3 in a certain plan of lots entitled Mason Horne made by Mason and Walker Civil Engineer Camden N. J dated May 27th 1917 and duly filed in the office of the Register of Deeds of Camden county on December 22 1917 known as and described as follows: BEGINNING at the point where the said street line touches the said street line and run along said street line. .
thence (2) westwardly between parallel lines of the width or breadth at right angles to the said road leading from Ledges Landing to Good Intent, the southwester line of said lot no 1 being the northerly side line of Marshall avenue, three hundred and ninety six feet in length or depth being part of the same premises which Joseph J Marshall and Ella V Marshall his wife and Sarah Marshall widow granted and conveyed unto the said Esbonboro Realty Company by deed dated May 28th 1917 and recorded in the office of the Register of Deeds of Camden county at Camden N J on May 28th 1917 in book no 416 of deeds pages 231 etc Subject nevertheless to the following conditions and restrictions for the benefit of the said party of the first part and also of its assignee to whom any part of the land may hereafter, have been or may hereafter be rented or conveyed by the said party of the first, part its successors or assigns no liability however attaching to said Esbonboro Realty Company its successors or assigns in case of alterations non-compliance or waiving of the same on other lots or tracts to wit That no building of any description whatsoever shall at any time hereafter be erected within twenty-five feet of the front line of any lot excepting piano veranda porches or other architectural embellishment attached thereto That no dwelling house shall be erected to cost less than five hundred dollars That the land herein conveyed shall never be conveyed or leased to any other person or persons than those of the Caucasian Race and said party of the first part for itself its successors and assigns excepts and reserves the special right in the streets abutting said premises for the erection of poles and the stringing of wires thereon for light and other purposes and the laying of sewer gas water pipes and conduits upon or under the said streets and the said party of the first part further reserves to itself its successors and assigns the right of dedication of all streets and sidewalks and the right to establish all grades for same and to improve the said streets in such manner as it may see fit together with all and singular the improvements made thereon rights libertines privileges hereditaments and appurtenances to the same belonging or in any wise appertaining and the reversion and reversions remainder and remainders rents issues and profits thereof and of every part and parcel thereof and also all the estate right title interest property possession claim and demand whatsoever both in law and equity of the said party or the first part of in and to the said premises and every part thereof with the appurtenances to have and to hold the said premises above described with all and singular the hereditaments and appurtenances unto the said party of the second part her heirs and assigns to the only proper use benefit and behoof of the said party of the second part her heirs and assigns forever and the said party of the first part for itself and its successors both by these presents covenant grant and agree to and with the said party of the second part her heirs and assigns that it the said party of the first part and its successors all and singular the hereditaments and premises above described and granted or mentioned and intended to be with the appurtenances unto the said party of the second part her heirs and assigns against it the said party of the first part and its successors and against all and every other person or persons whatsoever lawfully claiming or to claim the same or any part thereof by free through or under it them or any of them shall and will subject to the aforesaid warrant and forever defend In Witness Whereof the said party of the first part to these presents hath hereunto set its corporate seal and caused these presents to be signed by the Vice President and attested by the Notary Public the day and year first above written.
Halyburton Realty Company, by the undersigned, its President, do hereby sell, convey, and grant unto Dominick Pastor, a corporation, and by virtue of the laws of the State of New Jersey, of the first part, and Dominick Pastor of the City and County of Philadelphia and State of Pennsylvania of the second part, for and in consideration of the sum of one dollar and other good and valuable consideration in money of the United States of America well and truly paid by the said party of the second part to the said party of the first part at and before the execution and delivery of these presents, the receipt whereof is hereby acknowledged, all and singular the hereinbefore described premises, all and singular the same, and all appurtenances thereunto belonging, together with all and singular the possession, right, title, interest, and claim in and to the said premises and appurtenances, and all and singular the estate, right, title, interest, and claim of the said party of the first part in and to the said premises and appurtenances, forever free and clear of all and singular the incumbrances, liens, or charges whatever, to the said party of the second part for and in consideration of the sum of one dollar and other good and valuable consideration in money of the United States of America well and truly paid by the said party of the second part to the said party of the first part at and before the execution and delivery of these presents, the receipt whereof is hereby acknowledged, all and singular the premises, and all appurtenances thereunto belonging, together with all and singular the possession, right, title, interest, and claim in and to the said premises and appurtenances, and all and singular the estate, right, title, interest, and claim of the said party of the first part in and to the said premises and appurtenances, forever free and clear of all and singular the incumbrances, liens, or charges whatever.
TOWNSHIP OF GLOUCESTER
1281 Chews Landing-Clementon Rd., at Hilder Lane
P.O. Box 8, Blackwood, New Jersey 08012
(856) 226-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)

To whom it may concern:

This is to certify that the below resident does not have any tax or sewer liens on their property or any outstanding balances.

Name  NTHR.3 LLC
Address  311 Marshall Ave, Blackwood, NJ 08012
Block  5001 Lot 25

10-4-18
Date

Maryann Gessa
Asst. Gloucester Township Tax Collector
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 9, 2019

APPLICANT: NJHR3, LLC

APPLICATION No. #192002C

PROJECT No. 12826

BLOCK(S): 5001 LOT(S): 25

LOCATION: 311 Marshall Ave., Blackwood

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

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

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

Please Forward Report by January 20, 2019

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

[Handwritten note: No Issues]

[Signature]

[Handwritten date: 1/9/19]
Application # 192002C

Block: 5001  Lot: 25

☐ 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 hour contact should be provided to Police prior to start of construction.

☐ Other

Reviewed By: Lt. Timothy Kohlmyer #206 Signature: [Signature] Date: 1/9/18
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 9, 2019, 2018
APPLICANT: NJHR3, LLC
APPLICATION No. #192002C
BLOCK(S): 5001  LOT(S): 25
PROJECT No. 12826
LOCATION: 311 Marshall Ave., Blackwood

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
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☐ 3 Copies - Major Subdivision - Preliminary, Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Preliminary, Plat
☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Final Site Plan
☐ 3 Copies - Major Subdivision - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Amended Site Plan
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☐ 1 Copy - Traffic Report
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☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.J.S.
☐ Recycling Report
☐ Variance Plan
☐ Bulk (C) Variance
☐ Use (D) Variance

OK 1-14-19

Signature
January 14, 2019

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

Re: Application #192002C
NJHR3, LLC
311 Marshall Avenue, Blackwood, NJ 08012
Block 5001, Lot 25

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