Township of Gloucester
Zoning Board of Adjustment
Wednesday, March 27, 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, February 27, 2019

RESOLUTIONS FOR MEMORIALIZATION

#192004C
Anthony Karpovich
Bulk C Variance
Block: 15821 Lot: 62

#192002C
NJHR3, LLC
Bulk C Variance
Block: 5001 Lot: 25

APPLICATIONS FOR REVIEW

#192006C
Robert Bigwood
Bulk C Variance
Block: 9101 Lot: 13
Zoned: R3
Location: 37 Clement Dr, Somerdale
Open car port 12' x 20' located in front yard setback

#192005C
Michael Leonetti
Bulk C Variance
Block: 202 Lot: 16
Zoned: R4
Location: 900 Station Ave., Glendora
6' vinyl Fence on F2 (corner property) setbacks
#192008DSPW
OVAH Treatment Center LLC
Zoned: CR

Use D Variance/Site Plan Waiver
Block: 6501 Lot: 1
Location: 1115 Black Horse Pike, Blackwood

Hair Salon is not permitted use within the CR Zone

#192012C
Sign Pros (Skeeter’s)
Zoned: NC

Bulk C Variance
Block: 8301 Lots: 5, 6 & 7
Location: 7 Coles Rd., Blackwood

54 sq. ft. channel letter raceway sign affixed to roof

#182044D
Maria Cruz
Zoned: R3

Use “D” Variance
Block: 19103 Lot: 1
Location: 113 Marshall Ave., Blackwood

Converting triplex into quadruplex

#182030CDSPWMSP
DR MEM, LLC
Zoned: NC

Minor Site Plan
Block: 13102 Lot: 18, 19.01, 19.02 & 20
Location: 1271 Little Gloucester Rd

Moving plastic extrusion operation/Operation &/or other permitted uses

Meeting Adjourned
Chairman Simirigia called the meeting to order. Mr. Lechnner read the commencement statement.

Roll Call:

Vice Chairman Simirigia
Mr. Bucceroni
Mr. Scarduzio
Mrs. Chiumento
Mr. Rosati
Mr. Acevedo
Mr. Treger
Mr. Rosetti
Mrs. Kelly
Chairman McMullin

Present
Absent
Absent
Absent
Absent
Present
Absent
Present
Present
Absent

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

Mr. Rosetti is seated for Mr. Bucceroni and Mrs. Kelly is seated for Mr. Scarduzio.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, February 13, 2019

A motion to approve the above-mentioned minutes was made by Mrs. Kelly and seconded by Mr. Rosetti

Roll Call:

Mr. Rosetti
Mrs. Kelly
Chairman Simirigia

Yes
Yes
Yes

Minutes Approved.

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

A motion to approve the above-mentioned resolution was made by Mrs. Kelly and seconded by Mr. Rosetti.

Roll Call:

| Mr. Rosetti | Yes |
| Mrs. Kelly  | Yes |
| Chairman Simiriglia | Yes |

Resolutions Approved

APPLICATIONS FOR REVIEW

#192004C
Anthony Karpovich
Zoned: SCR
Bulk C Variance
Block: 15821 Lot: 62
Location: 11 Kings Arthurs Ct., Erial
Trek Deck 14.5 x 5'x 8' w/setback 4'

Mr. Costa swears in Mr. Karpovich.
Mr. Karpovich states he lives in senior housing and he only has 10' in his rear yard. The steps will be on the side and the deck will not be covered.
Mr. Lechner asks Mr. Karpovich is he has approval from the HOA.
Mr. Karpovich states: “yes”

Open to the Professionals:
No Additional Comments:

Open to the Public:
No Comments:

A motion to approve the above-mentioned application was made by Mr. Acevedo and seconded by Mrs. Kelly.

Roll Call:

| Mr. Acevedo   | Yes |
| Mr. Rosetti  | Yes |
| Mrs. Kelly   | Yes |
| Chairman Simiriglia | Yes |
Application Approved.

#192002C
NJHR3, LLC
Zoned: R3
Bulk C Variance
Block: 5001 Lot: 25
Location: 311 Marshall Ave., Blackwood
11,000 sq. ft. SFD w/setbacks

Mr. Costa swears in Mr. Joe Cliver (applicant NJHR3) and Mr. Mersky, PE, Planner. Mr. Brennan Esq. for NJHR3 explains the application.
The 5 variances needed:
- Minimum in lot depth
- Minimum in lot size w/o public sewer
- Minimum in front yard w/o public sewer
- Minimum in side yard w/o public sewer
- Minimum in rear yard w/o public sewer

Mr. Cliver:
- Has built and remodeled thousands of homes all across NJ.
- This property went up for sale and they were the highest bidders.
- The property is surrounded by single family homes.
- They will build a 24' x 24' 1250 sq. ft. house/3bdrm./2.5 bath.
- Public water is available/no public sewer.
- Project should take about 90 days

Mr. Costa asks what adjoins the property.
Mr. Cliver states: other single-family homes and 2 commercial lots.
Mr. Costa asks if there is any way to buy additional property.
Mr. Cliver states: "no" way to buy additional property.

Mr. Lechneer states the plan shows a 24' x 24' home and in addition: a 5'x 25' front porch and a garage. The GTMUA shows a sewer main but Mr. Lechner isn't sure it exists.
Mr. Cliver states he was told by GTMUA there is no sewer lines on that street.
Chairman Simiriglia asks if they spoke to the MUA about running a 2-inch sewer line with a grinder pump.
Mr. Cliver states: "no".
Chairman Simiriglia states it may be a cheaper alternative to the septic system.
Mr. Cliver is open to anything as long as it's a timely fix.
Mr. Mellett discusses the performance standards when less than 40,000 sq. ft is involved.

Mr. Mersky PE:
- His job was to design the septic system and get it approved.
- The soil was tested,
- The septic system will be on the side of the home next to the driveway,
- The septic system was reviewed and approved by the county,
- The size of the lot affects the system,
The nitrogen question on our ordinance is 2 parts per million.
- The applicant may request relief,
- The 2 parts per million should be easily reached and dilution should not be an issue.

Mr. Mellett states Gloucester Township is mostly sewer and this one area being septic shouldn't affect Gloucester Township as a whole.
Mr. Costa asks Mr. Mellett if the board should consider this in their decision.
Mr. Mellett states the county will look at the standards and put an approval on it.
It is a local ordinance and there are 8 to 10 houses around the property with septic.
Mr. Cliver shows the board the map and sewer homes vs. septic homes is discussed.
Chairman Simiriglia states the lot next door is about the same size lot and they have septic.
Mr. Lechner states this section is in article 5, this statute for performance and design standards are for larger developments. They could consider a waiver to the standards.
Chairman Simiriglia states the county health department regulates septic.
Mr. Mellett states there is a home that has been built within the past 5 years and has septic on the same street.

PUBLIC PORTION:
Mr. and Mrs. Desandro: 590 Kearsley Rd.
Mr. Desandro states he owns the commercial property behind the property. He states his well is 10' off the rear property line. He feels the septic is too close to his well and within 100'.
Mr. Mersky states this is a valid concern and the onus is on them to fit the septic.
Chairman Simiriglia states the commercial property could be hooked up to public water if at the applicant’s expense or hook up to the sewer at the end of the street.
*condition to return to the county for a new septic location or hook up the Desandro’s property to public water.

Mr. Costa states the 100' from the well will be a condition for approval.
Chairman Simiriglia states check if the homes across the street have wells.
Mr. Mersky states the rest of the homes have city water. Mr. Mersky states it takes 3 weeks review time for the Camden County Board of Health and they will need 90 days to finalize the septic.

A motion to approve the above-mentioned application with the conditions: septic system is 100' from Commercial property well in rear of property or hook up the property to city water; also 90 days to get the new plans to our engineer was made by Mr. Acevedo and seconded by Mr. Rosetti.

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Acevedo</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Rosetti</td>
<td>Yes</td>
</tr>
<tr>
<td>Mrs. Kelly</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman Simiriglia</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Application Approved.
A motion to Adjourn was made by Mrs. Kelly and seconded by Mr. Rosetti.

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192004C
Anthony Karpovich
Block 15821, Lot 62

WHEREAS, Anthony Karpovich is the owner of the land and premises located at 11 King Arthur's 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 8' x 14'5" deck 4' from the rear property line instead of the required 10' for the property located upon Block 15821, Lot 62, as shown on the Official Map of the Township of Gloucester, located in a SCR Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 27, 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 Anthony Karpovich is the owner of the land and premises located at 11 King Arthur's Court in the Erial section of Gloucester Township, New Jersey, as shown on Block 15821, Lot 62, on the Official Tax Map of the Township of Gloucester, located in an SCR Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he has a shallow lot and this is the only location to construct the deck.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variance to construct a 8' x 14'5" deck, the Board voted four (4) 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 27th day of February, 2019, the applicant Anthony Karpovich is hereby granted the aforesaid variance for the property located upon Block 15821, Lot 62 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

Michael Acevedo    Yes
Richard Rosetti    Yes
Dorsett Kelly      Yes
Frank Simiriglia   Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia            Chairperson

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

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192002C
NJHR3, LLC
Block 5001, Lot 25

WHEREAS, NJHR3, LLC is the owner of the land and premises located at 311 Marshall Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a single family home with lot size of .25 acre instead of the required 1 acre, front yard of 35' instead of required 50', side yard 14.3' instead of 25', rear yard 46' instead of required 75' lot depth 110' instead of required 125' and a waiver of section 518c of the nitrogen requirement of 2 parts per million for the property located upon Block 5001, Lot 25, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being represented by Jeffrey Brennan, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 27, 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 NJHR3, LLC is the owner of the land and premises located at 311 Marshall Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5001, Lot 25, 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 Joe Cliver testified he purchased the property at Sheriff Sale and wants to construct a 24’x 24’, 1250 sq. foot home with attached 5’x 24’ front porch, & 10.71’ x 27’ garage. He stated water is available and no public sewer. He also testified there is no land available for purchase to make the lot conform.

   Sanford Mersky, Professional Engineer and Planner. Testified he designed the septic system and it was reviewed and approved by the County.

   Ed Desandro, the owner of the adjacent commercial property stated, his Well is 10’ off the property line and the septic is too close to his well. After discussion the applicant agreed as a condition of approval he would relocate the septic to be at least 100’ from the well or pay for the cost to have the commercial property hooked up to city water and submit a new septic plan to the Board Engineer and Zoning Officer no later than May 27, 2019.

   UPON MOTION duly made and seconded to grant the applicant the aforesaid variances and waiver to construct a 24’ x 24’ foot home with attached 5’x 24’ front porch, & 10.71’ x 27’ garage, the Board voted four (4) 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 27th day of February, 2019, the applicant NJHRC3, LLC is hereby granted the aforesaid variances and waiver for the property located upon Block 5001, Lot 25 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
Michael Acevedo  Yes
Dorsett Kelly  Yes
Frank Simiriglio  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Fr frank Simiriglio  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 13th day of March, 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
       Department of Community Development & Planning
RE: APPLICATION #192006C
    Robert Bigwood
    37 Clement Drive
    BLOCK 9101, LOT 13
DATE: February 25, 2019

The application is to permit a 12' x 20' carport (detached private garage) within the R-3 Residential district as per the attached sketch.

I. ZONING INFORMATION
   1. Zone: R-3 ~ Residential District [§405].

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>±11,002 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>75 ft.</td>
<td>65.22 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>125 ft.</td>
<td>125.07 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>±13.6%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>40%</td>
<td>±19.6%</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Front yard (min.) ~ Carport</td>
<td>30 ft.</td>
<td>34.20 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.) ~ Dwelling</td>
<td>10 ft.</td>
<td>±13 ft. / 10.50 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>±63 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Useable Yard Area (min.)</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Height (max.)</td>
<td>35 ft.</td>
<td>≤ 35 ft.</td>
<td>yes</td>
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</table>

§422.H, PRIVATE GARAGES

<p>| | | | |</p>
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<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Area (Max.)</td>
<td>800 sf</td>
<td>240 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Less than area of principal building</td>
<td>&lt; ±1,495 sf</td>
<td>240 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Stories (max.)</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of garages (max.)</th>
<th>1</th>
<th>2</th>
<th>no</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>N.P.</td>
<td>±12 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>±48 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>±7 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>10 ft.</td>
<td>±92 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side wall height (max.)</td>
<td>9 ft.</td>
<td>≤9 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Garage height (max.)</td>
<td>14 ft.</td>
<td>10 ft</td>
<td>yes</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:

§401.E(3), Distance between adjacent buildings
1. Distance between buildings: (4 ft. 8 in. provided v. 10 ft. minimum required).

§422.H, Private Garages
2. Number: (2 provided v. 1 maximum allowed).
3. Front yard: (12 ft. provided v. Not Permitted).
4. Side yard: (27 ft. provided v. 10 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:

5. 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)).

6. 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 401.E(3), distance between adjacent buildings to permit a detached carport four (4) feet eight (8) inches from adjacent dwelling (10 ft. minimum required), Section 422.H, Private Garages to permit two (2) private garages (1 maximum allowed), front yard of approximately twelve (12) feet (Not permitted), and setback from side property line of approximately seven (7) feet (10 ft. minimum required).

cc: Robert Bigwood
    Anthony Costa, Esq.
    James Mellett, PE
TOWNSHIP OF GLOUCESTER
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning  (856) 374-3512 Zoning  (856) 232-6229

For Office Use Only
Submission Date: Application No.: #/920066
☐ Planning Board  ☒ Zoning Board of Adjustment

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

Land Development Application

1. Applicant
Name: Bob Bigwood
Address: 37 Clementon DR
SOMERDALE NJ 08083
City: SOMERDALE
State, Zip: NJ 08083 (C) 609-471-0545
Phone: (609) 783-6407 Fax: ( )
Email: oman2eqcoverings@mac.com

2. Owner(s) (List all Owners)
Name(s):
Address:

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

☐

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

4. Zoning Districts (Circle all Zones that apply)

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

Firm:
State, Zip: N/A
Phone: Fax: Email:
### 6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Bob Bigwood</th>
<th>Name: Arrow</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 37 Clement DR</td>
<td>Address: 1101 W, 41st St</td>
</tr>
<tr>
<td>Profession:</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Somerdale</td>
<td>City: Brownsville</td>
</tr>
<tr>
<td>State, Zip: NJ 05043</td>
<td>State, Zip: IL 62230</td>
</tr>
<tr>
<td>Phone: (656) 763-647 Fax: ( )</td>
<td>Phone: (861) 1085 Fax: ( )</td>
</tr>
<tr>
<td>Email:<a href="mailto:kemariv7056@msn.com">kemariv7056@msn.com</a></td>
<td>Email: ArrowSales.com</td>
</tr>
</tbody>
</table>

### 7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 37 Clement DR Somerdale</th>
<th>Block(s): 9101</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: 2nd AVE (Timberditch)</td>
<td>Lot(s): 13</td>
</tr>
</tbody>
</table>

### 8. Land Use:

- **Existing Land Use:** Residential
- **Proposed Land Use (Describe Application):**
  - Steel Frame Open Structure
  - Freestanding Carport 12' x 20' located within the front yard setback

### 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:</td>
<td>Fee Simple</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>No No Yes</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>No No Yes</td>
</tr>
</tbody>
</table>

### 10. Utilities: (Check those that apply.)

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

### 11. List of Application Submission Materials:

- [ ] Survey

### 12. List Previous or Pending Applications for this Parcel:

- [ ] N/A
### 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>$\frac{1}{4}$'</td>
<td>Setback from E.O.P. *1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td>$\frac{3}{4}$'</td>
<td>Setback from E.O.P. *2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>$\frac{1}{4}$'</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>$\frac{1}{2}$'</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>$\frac{1}{2}$'</td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>$\frac{1}{2}$'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>$\frac{1}{2}$'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>10'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Pool Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from R.O.W. 1</td>
</tr>
<tr>
<td>Setback from R.O.W. 2</td>
</tr>
<tr>
<td>Setback from property line 1</td>
</tr>
<tr>
<td>Setback from property line 2</td>
</tr>
<tr>
<td>Distance from dwelling</td>
</tr>
<tr>
<td>Distance = measured from edge of water.</td>
</tr>
<tr>
<td>R.O.W. = Right-of-way.</td>
</tr>
<tr>
<td>Setback = Measured from edge of pool apron.</td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:

<table>
<thead>
<tr>
<th>Garage Application</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
</tr>
<tr>
<td>Garage height</td>
</tr>
<tr>
<td>Number of garages</td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
</tr>
</tbody>
</table>

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

14. Parking and Loading Requirements:

- Number of parking spaces required: 2
- Number of parking spaces provided: 2
- Number of loading spaces required: 2
- Number of loading spaces provided: 2

### 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 here separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

### 16. Signature of Applicant

Signature of Applicant: [Signature]

Date: 7/31/2014

Signature of Co-applicant: [Signature]

Date: [Date]
17. Consent of Owner(s):

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

[Signature]

Date

Bob Bigwood

Print Name

Sworn and Subscribed to before me this

31 day of January

2019  (Year).

Michele Lyn Treger

Notary Public

New Jersey

My Commission Expires 10-1-2023

Print No. 2439109


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
C. Is this application for approval on a site or sites for commercial purposes?
D. Is the applicant a corporation?
E. Is the applicant a limited liability corporation?
F. Is the applicant a partnership?

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

[Signature of Applicant]

Bob Bigwood

Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 7/24/19, shows and discloses the premises in its entirety, described as Block __ Lot __, and that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

[Signature]

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

[Signature]

Name of property owner or applicant

Sworn and subscribed to

On this 31 day of January

2019 before the following authority.

[Signature]

Michele Lyn Treger

Notary Public

New Jersey

My Commission Expires 10-1-2023

Print No. 2439109
ZONING PERMIT DENIED

37 CLEMENT DR
Block/Lot 9101/13

Applicant
BIGWOOD, ROBERT & PATRICIA
37 CLEMENT DRIVE
SOMERDALE, N J 08083

Real Estate Owner
BIGWOOD, ROBERT & PATRICIA
37 CLEMENT DRIVE
SOMERDALE, N J 08083

This is to certify that the above-named applied for a permit to/authorization for,
a proposed front yard 12'X20' free standing carport. This application for approval is hereby
denied

Comments on Decision:
Carport can't be located within the front yard setback. A Variance approval is required prior to issuance of
permits.

Additional permits must be obtained through the Construction Office

Gloucester Township
P. O. Box 8
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229

Alisa Ortiz
Zoning Officer
January 16, 2019
Applic No. 12836

Deliver to...

BIGWOOD, ROBERT & PATRICIA
37 CLEMENT DRIVE
SOMERDALE, N J 08083
To Whom It May Concern:

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

Name: Robert + Patricia Bigwood

Address: 37 Clement Dr

Block: 1901 Lot: 13

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

Sandra L. Ferguson
Gloucester Township Tax Collector
February 8, 2019

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

Re: Application #192006C
Robert Bigwood
37 Clement Drive, Somerdale, NJ 08083
Block 9101, Lot 13

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
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 5, 2019

APPLICANT: Robert Bigwood

APPLICATION No. #192006C
PROJECT No. 12889

BLOCK(S): 9101  LOT(S): 13
LOCATION: 37 Clement Dr., Somerdale, NJ 08083

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:
☒ For Your Review.  Please Forward Report by FEBRUARY 18, 2019
☐ For Your Files.

ENCLOSED:

☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Minor Site Plan
☐ 1 Copy - Major Subdivision Plat
☐ 3 Copies - Preliminary Site Plan, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Preliminary Plat
☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Final Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☐ 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

Not attractive all on front of property (in front of gar). Is a detriment to value of property, and poss. neighbors.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 5, 2019

APPLICANT: Robert Bigwood

BLOCK(S): 9101 LOT(S): 13

LOCATION: 37 Clement Dr., Somerdale, NJ 08083

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:

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☐ 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

2-7-19 - JG Olds.

Signature

A structure of this type & size requires 2 sets of N.J. Engineer sealed plans along with a Foundation that complies with.
Date: February 7, 2019

To: Ken Lechner
From: Jim Gallagher
Re: Site Plan Review

Applicant: Robert Bigwood
Site: 37 Clement Dr
Block: 9101 Lot: 13
Application #: 192006C

1. A structure of this type & size requires (2) sets of NJ engineer sealed plans along with a permanent foundation that complies with the Building Code.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 5, 2019
APPLICANT: Robert Bigwood

APPLICATION No. #192006C
PROJECT No. 12889

BLOCK(S): 9101      LOT(S): 13
LOCATION: 37 Clement Dr., Somerdale, NJ 08083

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ Zoning Board Planner
☐ N.J. American Water Co.
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Taxes
☐ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 3456

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

PURPOSE OF TRANSMITTAL:
☐ For Your Review.
☐ For Your Files.
☐ Please Forward Report by FEBRUARY 18, 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 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 ☐ Bulk (C) Variance ☐ Use (D) Variance

Signature

*No Jurisdiction*
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Department of Community Development & Planning
RE: APPLICATION #192005C
    Michael Leonetti
    900 Station Avenue
    BLOCK 202, LOT 16
DATE: March 5, 2019

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-4 - Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-4 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>6,250 sf</td>
<td>6,250 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Station Avenue</td>
<td>50 ft.</td>
<td>50 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Melvin Avenue</td>
<td>50 ft.</td>
<td>125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>100 ft.</td>
<td>100 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>35%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>65%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Station Avenue</td>
<td>20 ft.</td>
<td>16.62 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Melvin Avenue</td>
<td>20 ft.</td>
<td>9.46 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>9.33 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>20 ft.</td>
<td>±62 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>&gt; 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

n/a = Not applicable.

1 Scaled data.

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 requires the following variance from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence approximately one (1) foot from the property line along Melvin Avenue (15 ft. minimum required).

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 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)).

   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) to construct six (6) foot high vinyl fence approximately one (1) foot from the property line along Melvin Avenue (15 ft. minimum 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 Leonetti
Anthony Costa, Esq.
James Melletti, 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**

<table>
<thead>
<tr>
<th>Submission Date:</th>
<th>Application No.:</th>
<th>Taxes Paid</th>
<th>Fees</th>
<th>Project #</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Planning Board</th>
<th>Zoning Board of Adjustment</th>
</tr>
</thead>
</table>

**LAND DEVELOPMENT APPLICATION**

1. **Applicant**

   **Name:** Michael Leonetti  
   **Address:** 422 Slone Ave.  
   **City:** Collingswood  
   **State, Zip:** NJ, 08107  
   **Phone:** (856) 881-2964  
   **Fax:** (856) 341-9055  
   **Email:**

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

   **Name(s):** Michael Leonetti  
   **Address:** 900 Station Ave.  
   **City:** Glendora  
   **State, Zip:** NJ, 08026  
   **Phone:** (856) 881-2964  
   **Fax:** (856) 341-9055

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

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

   *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>R1</th>
<th>RA</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
<th>NVBP</th>
<th>SCR-HC Overlay</th>
<th>IR</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
<td>SCR-HC Overlay</td>
<td>IR</td>
<td></td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
<td>IR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</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:**
   **State, Zip:**
   **Phone:**
   **Fax:**
   **Email:**

---

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

Michael Leonetti
Name: 
Address: 422 Slone Ave.
Profession: owner
City: Collingswood
State, Zip: NJ, 08107
Phone: 856-881-2964 Fax: 856-341-9055
Email: office@spsnj.com

7. Location of Property:

Street Address: 900 Station Ave. Glendora
Tract Area: 
Block(s): 202
Lot(s): 16

8. Land Use:

Existing Land Use: Residential
Proposed Land Use (Describe Application): corner property fence install

9. Property:

Number of Existing Lots: 
Number of Proposed Lots: 

Are there existing deed restrictions? No □ Yes □
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

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<td>Fence height</td>
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</tr>
<tr>
<td>Rear setback</td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from E.O.P. *1</td>
<td></td>
</tr>
<tr>
<td>Setback from E.O.P. *2</td>
<td></td>
</tr>
<tr>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Fence height</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Pool Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from R.O.W. 1</td>
</tr>
<tr>
<td>Setback from R.O.W. 2</td>
</tr>
<tr>
<td>Setback from property line 1</td>
</tr>
<tr>
<td>Setback from property line 2</td>
</tr>
<tr>
<td>Distance from dwelling</td>
</tr>
<tr>
<td>Distance = measured from edge of water</td>
</tr>
<tr>
<td>R.O.W. = Right-of-Way</td>
</tr>
<tr>
<td>Shed = Measured from edge of pool apron</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]

[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 resolution authorizing application and officer signature).

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

Date

Signature

Print Name

Signature

Print Name

28 day of February, 2019 (Year).


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 it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

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

Print Name

2/8/19

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 2/8/19, 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:

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

Notary public

Sworn and subscribed to
On this 28 day of February, 2019 before the following authority.

Notary public

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

4 of 4
ZONING PERMIT DENIED
900 STATION AVE
Block/Lot 202/16

Applicant
Superior Property Solutions
1509 Pitman Downer Rd.
Williamstown, NJ 08094

Real Estate Owner
MICHAEL LEONETTI
422 SLOAN AVE
COLLINGSWOOD NJ 08107

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

Comments on Decision:
On the street side parallel with the front door to the building the fence shall be setback at least 15' from the front property line or the distance of the front of the building, whichever is greater. On the secondary street parallel with the side of the building the fence shall be setback at least fifteen feet from the front property line. A Variance is required prior to issuance of permit.

Gloucester Township
P O Box 8
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229

Alisa Ortiz
Zoning Officer
November 20, 2018
Applic No. 12778

Deliver to...
Superior Property Solutions
1509 Pitman Downer Rd.
Williamstown, NJ 08094
900 Station Rd
Glenroa, NJ

LOT 1 (1A-1B) BLOCK T
PLAN OF RUNNEMEDE GARDENS
LOT 16 BLOCK 202
GLOUCESTER TWP.
TAX MAP

IRON PIN

VINYL PRIVACY FENCE

0.21'

4.36'

FENCE POST IN CORNER

5.36'

5.30'

TIMBER CURB

2.72'

IRON PIN

3.98' TIMBER WALL

2.06' CONC. LANDING & STEPS

3.18' CONC. BLOCK WALL

1.22' DRILLHOLE ON S OFFSET

6.62'

1.62'

9.90'

9.90'

11.50'

10.00'

9.33'

WIRE FENCE

CHAIN LINK FENCE

WOOD DECK

WOOD DECK & STEPS

BRICK DRIVE

1 1/2 STORY
VINYL SIDED DOWELLING
± 900

STATION (50' WIDE) ROAD (TAX MAP)
STATION (50' WIDE) AVENUE (LEGAL)
75 LF OF CROWN OF STATION RD

TO: TRIDENT LAND TRANSFER COMPANY (NJ) LLC
GREEN TREE MORTGAGE COMPANY, LP ISAOA/ATIMA
February 7, 2019

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

Re: Application #192005C
SP Solutions (Michael Leonetti)
900 Station Avenue, Glendora, NJ 08029
Block 202, Lot 16

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 31, 2019
APPLICANT: SP SOLUTIONS (MICAHELE LEONETTI)
BLOCK(S): 202
LOT(S): 16
LOCATION: 900 STATION AVE., GLENDORA

APPLICANT No. 192005 C
PROJECT No. 12880

TRANSMITTAL TO:
[ ] Township Engineer
[ ] Zoning Board Planner
[ ] Camden County Planning Board
[ ] Traffic Officer
[ ] Aqua N.J. Water Co.
[ ] Taxes
[ ] Construction

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

PURPOSE OF TRANSMITTAL:
[ ] For Your Review.
[ ] For Your Files.

Please Forward Report by FEBRUARY 12, 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
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 31, 2019
APPLICANT: SP SOLUTIONS (MICHAEL LEONETTI)
BLOCK(S): 202 LOT(S): 16
LOCATION: 900 STATION AVE., GLENORA

APPLICATION No. #192005C
PROJECT No. 12880

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

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1 Copy - 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
☐ Bulk (C) Variance
☐ Use (D) Variance

No assessment issues
with fence.

Signature
3/4/19
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 31, 2019
APPLICANT: SP SOLUTIONS (MICHAEL LEONETTI) PROJECT No. 12880
BLOCK(S): 202 LOT(S): 16
LOCATION: 900 STATION AVE., GLENDORA

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:
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☐ 1 Copy - Minor Subdivision Plat
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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 Div. - 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

Reviewed
☐ Approved ☐ Not Approved
Gloucester Twp. Fire Dist. 1
Fire Official:  [Signature]
Date: 2-8-19
Inter-office
Correspondence

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development
RE: APPLICATION #192008DSPW
OVAH Treatment Center, LLC
BLOCK 6501, LOT 1
Escrow#12893

DATE: March 05, 2019

The Applicant requests use variance approval for a proposed “Hair Salon” within the CR Commercial Residential District. The project is located on the Black Horse Pike and Old Black Horse Pike.

Applicant: OVAH Treatment Center, LLC, 15 Parktown Place, Sicklerville, NJ 08081 (telephone #404-640-9272).
Owner: Psiloritis Realty, 6 Orchard Drive, Cream Ridge, NJ 08514 (telephone #609-731-7122).
Attorney: Daniel M. Baker, Esq., Baker Law Group, LLC, 301 North Church Street, Suite 222, Moorestown, NJ 08057 (Telephone #856-437-4622).

I. INFORMATION SUBMITTED
1. Land Development Application Form and checklist dated 02/13/19.

II. ZONING REVIEW
ZONE: CR – Commercial Residential District [§414].
1. Hair salon is not a listed permitted use [§414.B].

Section 414.D. CR – Commercial Residential District

<table>
<thead>
<tr>
<th>Description</th>
<th>Other Uses</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>1 ac.</td>
<td>±0.625 ac.</td>
<td>no*</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Black Horse Pike</td>
<td>100 ft.</td>
<td>366.06 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Old Black Horse Pike</td>
<td>100 ft.</td>
<td>313.42 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth (min.)</td>
<td>300 ft.</td>
<td>313.420 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>15%</td>
<td>±12.34%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot Coverage (max.)</td>
<td>50%</td>
<td>±66.75%</td>
<td>enc</td>
</tr>
</tbody>
</table>

* = Scaled data.
enc = existing nonconformance.
* = Variance required.

Variance Expiration: The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.
## Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th></th>
<th>Front yard (min.)</th>
<th>Side yard (min.)</th>
<th>Rear yard (min.)</th>
<th>Building Height (max.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Black Horse Pike</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>20 ft.</td>
<td>10 ft.</td>
<td>25 ft.</td>
<td>35 ft.</td>
</tr>
<tr>
<td></td>
<td>20 ft.</td>
<td></td>
<td></td>
<td>35 ft.</td>
</tr>
<tr>
<td>Old Black Horse Pike</td>
<td>16.3 ft.</td>
<td></td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td></td>
<td>15 ft.</td>
<td></td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td></td>
<td>enc</td>
<td></td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td></td>
<td>enc</td>
<td></td>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>

### III. VARIANCE COMMENTS

The Application as submitted requires the following variances from the CR – Commercial Residential District:

#### §414.B, Permitted Uses
1. A “Hair Salon” is not a listed permitted use in the CR – Commercial Residential District.

#### §404.F, Area, Yard, Height and Building Coverage
2. Lot size: \((\pm 0.625 \text{ ac. provided v. 1 ac. minimum required})\).

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

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

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

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

### POSITIVE CRITERIA ("D1" use variance)

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

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

a. Uses determined as not "inherently beneficial."

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

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

2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

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

Balancing Test (basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)).
1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

IV. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS
The Applicant should address the positive criteria including special reasons, standards of zoning, and the negative criteria applicable to the required variance for the following master plan and zoning issues.

1. Master Plan
   a. Consistency of the proposed use with the following criteria of the B-1 Mixed Business/Residential land use classification of the master plan.
      "The Mixed Business/Residential/Professional Office land use category is intended for intermixed areas of residences and businesses at residential scales. This is proposed for a number of the older, mainly commercial, sections of the Township along the Black Horse Pike (Rt. 168). Because of the general lack of parking, this land use category is not proposed for auto-oriented commercial uses with high parking demand, nor uses that required frequent delivery or delivery by tractor trailer. The prototypical uses would be for furniture or carpet stores or other retail stores with a low customer turnover, business establishments that offer products or services off-premises to customers, and similar low traffic volume uses. A floor area ratio for business uses of between .15 and .25 is proposed primarily because many buildings in this category occupy large proportions of their lot."

2. Zoning
   a. Consistency of the proposed use with the CR – Commercial Residential District and character of the built environment.
3. Use Variance
   a. Suitability of the subject property to accommodate the following components of the proposed use:
      i. Use:
         1. The Applicant shall provide a description of the proposed use including but not limited to the following:
            a.) Hours of operation.
            b.) Number of employees.
            c.) Deliveries.
      ii. Parking.
         1. The applicant shall address proposed parking for customers and vehicle deliveries for the proposed use.
      iii. Turning movements.
         1. The applicant shall address site access and turning movements of delivery vehicles.
      iv. Lighting.
         1. The Applicant shall address lighting for the premises.

4. Site Plan Waiver:
The Applicant requests a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:
   a. "The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."
and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.

5. Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.
6. Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.
7. A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity

VI. RECOMMENDATIONS
1. The Applicant must address the above underlined comments.
2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

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

cc: OVAH Treatment Center, LLC
Daniel M. Baker, Esq.
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers
# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane  
P.O. Box 8 Blackwood, NJ 08012  
(856) 374-3511 Planning  (856) 374-3512 Zoning  (856) 232-6229

For Office Use Only

Submission Date:  
Application No.: #0800892SW  
Planning Board  Zoning Board of Adjustment

Taxes Paid Yes/No  
Fees  
Project # 12892

Escr. 1950  
Escr. # 12892

LAND DEVELOPMENT APPLICATION

<table>
<thead>
<tr>
<th>1. Applicant</th>
<th>2. Owner(s) (List all Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: OVAH TREATMENT CENTER LLC</td>
<td>Name(s): PSILORITIS REALTY LLC</td>
</tr>
<tr>
<td>Address: 15 Parktown Place</td>
<td>Address: 6 Orchard Drive</td>
</tr>
<tr>
<td>City: Sicklerville</td>
<td>City: Cream Ridge</td>
</tr>
<tr>
<td>State, Zip: NJ 08081</td>
<td>State, Zip: NJ 08514</td>
</tr>
<tr>
<td>Phone: (609) 640-9272 Fax: ( )</td>
<td>Phone: (609) 921-9122 Fax: ( )</td>
</tr>
<tr>
<td>Email: <a href="mailto:rodnokkondor@gmail.com">rodnokkondor@gmail.com</a></td>
<td></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

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

4. Zoning Districts (Circle all Zones that apply)

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

| Name of Attorney: Daniel M. Baker, Esquire | Firm: Baker Law Group LLC |
| Address: 301 North Church Street, Suite 222 | State, Zip: New Jersey 08057 |
| Phone: ( ) 437-4822 Fax: ( ) 437-4882 | Phone: ( ) 437-4822 Fax: ( ) 437-4882 |
| Email: dbaker@bakerlawgroupllc.com | Email: |

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

<table>
<thead>
<tr>
<th>Name: N/A</th>
<th>Name: ____________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Address: __________________________</td>
</tr>
<tr>
<td>Profession:</td>
<td>Profession: ________________________</td>
</tr>
<tr>
<td>City:</td>
<td>City: ______________________________</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>State, Zip: _________________________</td>
</tr>
<tr>
<td>Phone:(<em>) - ____ Fax:(</em>) - ______</td>
<td>Phone:(<em>) - ____ Fax:(</em>) - ______</td>
</tr>
<tr>
<td>Email:</td>
<td>Email: ____________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 1115 Black Horse Pike, Blackwood</th>
<th>Block(s): 6501</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: ____________________________</td>
<td>Lot(s): 1</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): Hair Salon

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></td>
<td>□ Condominium</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

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

14. Parking and Loading Requirements:

| Number of parking spaces required: | 20 | Number of parking spaces provided: | 20 |
| Number of loading spaces required: | 3/10 | Number of loading spaces provided: | 3/10 |

15. Relief Requested:

- [ ] Check here if zoning variances are required.
- [ ] Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- [ ] Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- [ ] Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

[Signature]

Date: 01/26/2018

[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: 1/28/2019

Signature: [Signature]

Print Name: [Print Name]

Signature: [Signature]

Print Name: [Print Name]


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?

C. Is this application for approval on a site or sites for commercial purposes?

D. Is the applicant a corporation?

E. Is the applicant a limited liability corporation?

F. Is the applicant a partnership?

IF YES TO ANY OF THE ABOVE:

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

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

IF YES:

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

Signature of Applicant: [Signature]

Print Name: [Print Name]

Date: [Date]

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:

Michele Lyn Tregby, being 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: Michele Lyn Tregby

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

Sworn and subscribed to on this 5th day of February, 2019 before the following authority.
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

2/8/2019

Signature

Anastasios K Linardos

Print Name

JOAN KELLEHER

Notary Public of New Jersey

Commission Expires 8/15/2020

Print Name


Complete each of the following sections:

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

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

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

D. Is the applicant a corporation?
   - No □ Yes □

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

F. Is the applicant a partnership?
   - No □ Yes □

IF YES TO ANY OF THE ABOVE:

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   - No □ Yes □

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Print Name

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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

Notary public

Ownership of Patroos Realty LLC.

Anastasios K Linardos 508
Effthimos Tsekrekas 306
Socrates Tsekrekas 208

https://mail.google.com/mail/u/0/#search/rodnokkonodor%40gmail.com/CqMvqsmRGlWxBdIcCJgkLvbjWThmFtSdGwzLbMFqzzPzKPCwobbZdfjmtdXML... 1/1

4 of 4
ZONING PERMIT DENIED

1115 N BLACK HORSE PIKE
Block/Lot 6501/1

Applicant
Kondor Nunn
15 Parkstown Pl.
Sicklerville, NJ 08081

Real Estate Owner
PSILOTRITIS REALTY LLC
1378 LITTLE GLOUCESTER RD
CLEMENTON NJ 08021

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

a proposed use for a "Hair Salon"... This application for approval is hereby denied

Zone
CR
Application is
 Denied

Comments on Decision:

A Hair Salon is not a permitted use within the CR zone. A Use Variance is required prior to issuance of permit.

Additional permits must be obtained through the Construction Office

Gloucester Township
P O Box 8
Blackwood, NJ 08012
(856)228-4000  FAX(856)232-6229

Alice Ortiz
Zoning Officer
December 11, 2016
Applic No. 12801

Deliver to...

Kondor Nunn
15 Parkstown Pl.
Sicklerville, NJ 08081
To Whom It May Concern:

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

Name: Psiloritis Realty LLC
Address: 1115 N. Black Horse Pk
Block: 6501 Lot: 1

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

Sandra L. Ferguson
Gloucester Township Tax Collector
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
February 20, 2019

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

Re: Application #192008DSPW
Ovah Treatment Center, LLC
1115 Black Horse Pike, Blackwood, NJ 08012
Block 6501, Lot 1

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: February 13, 2019

APPLICANT: OVAH TREATMENT CENTER, LLC

BLOCK(S): 6501 Lot(S): 1

LOCATION: 1115 BLACK HORSE PIKE, BLACKWOOD, NJ 08012

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 – Use "D" Variance
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by FEBRUARY 26, 2019
☐ 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 - Prelim. Site Plan, 2 County Apps and 1 Twp. App.
☐ 3 Copies - Major Subdivision - Prelim. Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Prelim. 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 ☒ Site Plan Waiver

Signature
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 13, 2019

APPLICANT: OVAH TREATMENT CENTER, LLC

BLOCK(S): 6501 Lot(S): 1

LOCATION: 1115 BLACK HORSE PIKE, BLACKWOOD, NJ 08012

TRANSMITTAL TO:

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

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

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

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□ 1 Copy - Major Subdivision - Prelim. 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
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□ 1 Copy - Development Plan
□ 1 Copy - Drainage Calculations
□ 1 Copy - E.I.S.
□ Recycling Report

□ Variance Plan □ Bulk (C) Variance □ Use (D) Variance □ Site Plan Waiver

Purchase or Lease?

Signature

2/13/19
TO: Zoning Board of Adjustment

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

RE: APPLICATION #192012C
Sign Pros
BLOCK 8301, LOT 7

DATE: March 05, 2019

The Applicant requests variance approval to construct a channel letter sign - "SKEETER'S PUB & RESTAURANT" on the building roof within the NC – Neighborhood Commercial District. The project is located on the northeast corner of the Black Horse Pike and Coles Road.

The plans and support documents have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

- Applicant: Sign Pros, 1215 Black Horse Pike, Glendora, NJ 08029 (telephone 856-939-1099).
- Owner: Lance Oberparleitner, 7 Coles Road, Blackwood, NJ 08012 (856-631-3900).

I. INFORMATION SUBMITTED

1. Land Development Application Form dated 02/28/19.
2. Proposed Facade Sign (Ledger size), as prepared by Sign Pros dated 01/03/19.

II. SIGN REVIEW COMMENTS

The application as submitted requires the following variances from §426, Signs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Provided</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number (max.) - §426.AA(4)</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
<tr>
<td>Area (max.) - §426.Q(1)</td>
<td>34.78 sf</td>
<td>62.41 sf</td>
<td>no*</td>
</tr>
<tr>
<td>&quot;SKEETER'S PUB &amp; RESTAURANT&quot;</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Variances 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

POSITIVE CRITERIA ("C1" and "C2" variances)
The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested variances:

1. 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)).

2. 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).

The application as submitted requires the following variances:

Facade signs (§426, Signs)
1. Number: (2 provided v. 1 maximum allowed).

III. NOTICE REQUIREMENTS
The applicant must notice for the following variance:

From Section 426.Q(1), to permit a facade sign approximately sixty two and forty one hundredths (62.41) square feet (34.78 sf maximum allowed) and to permit the sign on the roof (Prohibited).

We 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: Sign Pros
    Lance Oberparleitner
    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

Taxes Paid: Yes/No  (Initial)  
Fees: Yes  Project #: 12938

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

<table>
<thead>
<tr>
<th>Escr.</th>
<th>150</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escr.</td>
<td>12938</td>
</tr>
</tbody>
</table>

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

Name: Sign Pros  
Address: 1215 Black Horse Pike  
Glenoro, NJ 08029  
City: Glenoro  
State, Zip: NJ 08029  
Phone: (856) 564-9055  Fax: (856) 564-9059  
Email: Kurt @ Signpros.net

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

Name(s): Lance Obergefer

Address: 7 Coles Rd.

City: Blackwood  
State, Zip: NJ 08012  
Phone: (856) 564-3200  Fax: (856) 564-3200

### 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>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NO</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>
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### 5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership

Name of Attorney: Carly K. Ferro, Esquire  
Address: 200 Golf View Dr.  
City: Blackwood  
Firm: Law Office of Dawn Riley  
State, Zip: NJ 08012  
Phone: (856) 564-3200  Fax: (856) 564-3200  
Email: CarlyK.Ferro.esq@gmail.com
6. Name of Persons Preparing Plans and Reports:

| Name: Sign Poo | Name: __________________________ |
| Address: 1215 Blackhorse Pike | Address: __________________________ |
| Profession: | Profession: __________________________ |
| City: Glendora | City: __________________________ |
| State, Zip: NJ 08026 | State, Zip: __________________________ |
| Phone: (856) 939-1084 Fax: (856) 939-2049 | Phone: (___) - Fax: (___) - |
| Email: kirk@signprosigns.com | Email: __________________________ |

7. Location of Property:

| Street Address: 1 Coler Rd Blackwood | Block(s): 836 |
| Tract Area: | Lot(s): 7 |

8. Land Use:

Existing Land Use: **Restaurant/Bar**

Proposed Land Use (Describe Application): **Restaurant/Bar with placement of LED-face lit Channel Letter raceway sign 24"x387 14'x44 (5458 ft²) to be affixed to the roof**.

9. Property:

| Number of Existing Lots: | Number of Proposed Lots: |
| Are there existing deed restrictions? | Are there proposed deed restrictions? |
| Proposed Form of Ownership: | |
| Fee Simple | Cooperative |
| Condominium | Rental |

10. Utilities: (Check those that apply.)

- [x] Public Water
- Public Sewer
- Private Well
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11. List of Application Submission Materials:

List all additional materials on an additional sheet.

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<td></td>
<td>Setback from E.O.P.*2</td>
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<td>Rear setback</td>
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</tr>
<tr>
<td>Side setback 1</td>
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<td>Fence height</td>
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<td>*E.O.P. = Edge Of Pavement</td>
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<tr>
<td>Lot frontage</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
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<tr>
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<td></td>
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<tr>
<td>Distance from dwelling</td>
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<td>R.O.W. = Right-of-way.</td>
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<td>Setback = Measured from edge of pool apron.</td>
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<td>Number of garages</td>
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<tr>
<td>(Include attached garage if applicable)</td>
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<tr>
<td>Number of stories</td>
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<tr>
<td>Setback from property line 1</td>
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</tr>
<tr>
<td>Setback from property line 2</td>
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</tr>
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</table>

14. Parking and Loading Requirements:

Number of parking spaces required: N/A  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]

Signature of Applicant

2-14-2019

Date

[Signature]

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.)

Feb. 15, 2019

Date

Lance Oberpaletz

Signature

Natalie Jo Schieber

Print Name

15th day of Feb.

2019 (Year).

NATALIE JO SCHIEBER
ID # 2387809
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires July 26, 2019

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 it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

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).

Lance Oberpaletz

Signature of Applicant

Natalie Jo Schieber

Print Name

2-15-19

Date

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 8301 Lot 7 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:

Lance Oberpaletz

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

Lance Oberpaletz

Name of property owner or applicant

Sworn and subscribed to On this 15th day of Feb.

2019 before the following authority.

NATALIE JO SCHIEBER
ID # 2387809
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires July 26, 2019
ZONING PERMIT DENIED

7 COLES RD
Block/Lot 8301/7

Applicant
Sign Pros
1215 Black Horse Pike
Glendora, NJ 08029

Real Estate Owner
LANCE'S TAVERN LLC
7 COLES ROAD
BLACKWOOD, NJ 08012

This is to certify that the above-named applied for a permit to/authorization for a proposed 54sq.ft channel letter raceway sign affixed to roof. This application for approval is hereby denied

Comments on Decision:
Sign cannot be attached/affixed to roof of building. A Variance approval is required prior to issuance of permit.

Additional permits must be obtained through the Construction Office

Gloucester Township
P O Box 8
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229

Alice Ortiz
Zoning Officer
January 30, 2019

Applic No. 12872

Deliver to...

Sign Pros
1215 Black Horse Pike
Glendora, NJ 08029
To Whom It May Concern:

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

Name: Lance's Tavern
Address: 7 Coles Road
Block: 8301 Lot: 2

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

Sandra L. Ferguson
Gloucester Township Tax Collector
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<th>Code</th>
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Total Principal Balance for Tax Years in Range: 8,332.42
Proposed Facade Sign

Pub & Restaurant

Black Horse Pike

Option 1

LED Front Channel Letters On Brushed Stainless Steel - Front View

Install Illuminated W/Manifold Mount Pill Box On Raceway

34 SQ. Ft.

Date: 8/4/19

Approve By: P.H.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 4, 2019
APPLICATION No. #192012C
APPLICANT: Sign Pros
PROJECT No. 12938
BLOCK(S): 8301 LOT(S): 7
LOCATION: Skeeters, 7 Coles Rd., Blackwood, NJ 08012

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 March 15, 2019
☐ 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

No Issues.
Building is in an area on prop that prob needed additional signage to be viewed from BHP.

Signature

[Signature]

3/4/19
November 13, 2018

Mr. Kenneth D. Lechner, PP, AICP
Department of Community Development and Planning
Gloucester Township
Chews Landing Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012

Re: Maria Cruz
Use “D” Variance
Block 19103, Lot 1
113 Marshall Avenue, Blackwood, NJ
Gloucester Township, Camden County
Gloucester Application #18204D
Our File No.: GX18006-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. A copy of a Township of Gloucester Zoning Board Transmittal dated October 2, 2018;
C. A copy of a letter prepared by Maria Cruz along with supplemental lot and property information.

We have reviewed the application and offer the following comments:

I. Project Description

1. The project site is located on the southerly corner of Marshall Avenue and Railroad Avenue in the Blackwood neighborhood of Gloucester Township.
2. The site is known as Block 19103, Lot 1 and is approximately 0.49 acres, as per the Township of Gloucester Tax Map
3. The property currently contains a one-story residential building and separate garage.
4. The tract has approximately 150 feet of frontage along Marshall Avenue and approximately 151 feet of frontage along Railroad Avenue.
5. The lot is located within the R3 Residential Zoning District.
6. The applicant is seeking a “D” Use Variance to maintain the existing building as a four-unit apartment building.
II. Use Variance

1. The purpose of the R3 Residential zoning district is for single family detached uses at a density of three units per acre.

2. Multi family or apartments are not listed as a permitted or conditional use in the R3 zoning district. The applicant is therefore seeking a use variance.

3. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.

4. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.

5. We defer review of conformance with the area, yard and bulk requirements of the Ordinance to your office.

6. The applicant is requesting several submission waivers & variances, as indicated on the submission checklist. Items that we believe should be submitted are included within the comments in our report below.

III. Variance Plan

1. The applicant indicates the property was purchased in 2014 as a four-unit apartment complex and that the existing building had been converted to a four-unit apartment building by the previous owner.
2. The applicant should indicate how many bedrooms are existing in each apartment unit.

3. It appears that there are five existing paved parking spaces at the site.

4. It appears that three of the parking spaces encroach into the right of way of Marshall Avenue.

5. The “New Jersey Residential Site Improvement Standards” (N.J.A.C. 5:21-1 et. Seq.) require two off-street parking spaces per dwelling unit; therefore, eight parking spaces are required.

6. There is existing vegetation near the corner of Marshall Avenue and Railroad Avenue. It appears that the vegetation limits the site distance for vehicles backing out onto Marshall Avenue from the three existing parking spaces. This should be addressed.

7. A plan or testimony should be provided to indicate the location of adjacent dwellings or buildings, along with their respective uses.

8. We defer unit access and accessibility to the Gloucester Township Building Inspector.

9. The applicant should discuss existing public sewer and water servicing each unit and how it is metered.

10. The applicant should discuss other approvals currently being sought and the status of those approvals.

11. Our review is for the Use Variance application only. Should the Board approve the Use Variance, a formal Site Plan application which meets the requirements of the Township of Gloucester Land Development Ordinance may be required.
Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to the New Jersey Department of Environmental Protection, Gloucester Township Municipal Utilities Authority, Camden County and, Aqua New Jersey, Inc./New Jersey American Water, etc.

Please let me know if you have any questions or require any additional information.

Very truly yours,
Churchill Consulting Engineers

[Signature]
James J. Mellett, P.E., C.F.M.
Associate

JMJ:tb:gw
C:  Gloucester Township Zoning Board Chairman and Members (via email)
    Mr. Anthony Costa, Esq., Zoning Board Solicitor (via mail & email)
    Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)
    Ms. Maria Cruz, Applicant (via email cruz@rowan.edu)
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: APPLICATION #182044D Escrow #12665
    Maria Cruz
    BLOCK 19103, LOT 1

DATE: November 6, 2018

The Applicant requests use variance approval for a "four-unit apartment" within the R3 - Residential District. The project is located on the southwest corner of Marshall and Railroad Avenues.

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application Form dated 10/01/18
   including the following:

   2. Survey of Premises (copy), as prepared by Walter H. Macnamara Assoc., Inc. dated 01/28/14.
   5. Gloucester Township 2018 Final/2019 Preliminary Tax Bill (3 sheets).
   10. Tax Map Sheet 191.
II. ZONING REVIEW

ZONE: A four unit apartment building is not a listed permitted use in the R-3 – Residential District (§405.B).

Section 405.F, R-3 – Residential District

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<th>Description</th>
<th>Other Use</th>
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<td>Lot frontage (min.)</td>
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<tr>
<td>Railroad Avenue</td>
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<td>Lot depth (min.)</td>
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Principal Building Minimum Yard Depths and Height Limitations

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<th>Complies</th>
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<tr>
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<tr>
<td>Railroad Avenue</td>
<td>30 ft.</td>
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<tr>
<td>Side yard (min.)</td>
<td>30 ft.</td>
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<td>Rear yard (min.)</td>
<td>50 ft.</td>
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<tr>
<td>Building Height (max.)</td>
<td>40 ft.</td>
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<td>n/a</td>
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<tr>
<td>Parking spaces (RSIS)²</td>
<td>8 spaces</td>
<td>n/p</td>
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</tr>
</tbody>
</table>

¹ = Tax map data.

² = Apartments: 113A (3 bedrooms) + 113B (2 bedrooms) + 113C (3 bedrooms) + 113D (≥1 bedroom).

enc = Existing non-conformance.
III. VARIANCE COMMENTS

The instant application requires the following variances:

§405.F. Area, yard, Height and Building Coverage
1. Lot Size: (0.517 ac. provided v. 2 ac. minimum required).
2. Lot Depth: (150 ft. provided v. 200 ft. minimum required).
3. Parking - number: (8 spaces minimum required).
   a. The Applicant must provide the proposed number of bedrooms to confirm the required number of parking spaces as per the Residential Site Improvement Standards (RSIS).

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:
4. 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)).
5. 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)).

§405.B, Permitted Uses
6. Four unit apartment building is not a listed permitted use in the R-3 –Residential District [§405.B].

POSITIVE CRITERIA ("D1" use variance)
7. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).

DENSITY – UNITS/ACRE
8. Density: (4 units provided v. 1.551 units maximum allowed).
   a. Based on the R-3 Residential District of 3 units per acre and lot size of 0.517 acres [0.517 x 3 = 1.551].

POSITIVE CRITERIA ("D5" variance)
The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D1" AND "D5" variances:
9. The Board has the power to grant a variance for an increase in the permitted density (basis N.J.S.A. 40:55-70c(5)).
   a. Uses determined as not "inherently beneficial."
      i) A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis Medici v. BPR Co., 107 N.J. 1 (1987)).
         1. The Applicant must identify and provide an analysis of the special reasons of zoning applicable to the application.
2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.

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

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

Balancing Test (basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)).

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

IV. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS
The Applicant must address the positive criteria including special reasons, standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

1. Master Plan
   a. Consistency of the proposed four unit apartment building with the criteria of the following Residential 3 (R-3) land use classification of the master plan.

   "Most of the single family residential neighborhoods in Gloucester Township are in the Residential 3 classification. It constitutes the largest land use classification of the sixteen categories of the Land Use Plan. The category is intended for single family detached residential uses at three units per acre. Generally, the Residential 3 areas have already been developed, however, small infill areas still exist where a minor number of units could be developed. Open space and small scale institutional uses not individually mapped have been placed in this land use classification."

2. Zoning
   a. Consistency of the proposed four unit apartment building with the R-3 – Residential District and character of the built environment.
3. **Use Variance**
   a. It's recommended the Applicant provide testimony and information such as zoning permit(s), construction permit(s), etc. addressing the existing residence and proposed four unit apartment building use.

4. **Density**
   a. Consistency of the proposed 4 du/ac. density with the 1.551 du/ac. density based on the lot size of 0.517 acres.

5. **Site Plan**:
   a. Should the Board approve the instant application it is recommended a condition of approval require minor site plan approval to address RSIS parking requirements and other requirements of site plan approval.

V. **LAND DEVELOPMENT ORDINANCE COMMENTS**
   The Applicant is advised of the following additional requirements of the Land Development Ordinance:
   
   1. A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.
   2. A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.
   3. Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.
   4. Before recording final subdivision plats or as a condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.
   5. Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.
   6. Construction of off-tract improvements as per §906, Off-TRACT Improvements Recapture.
   7. A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.

VI. **RECOMMENDATIONS**
   1. The Applicant must address the above underlined comments.
   2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

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

   cc: Maria Cruz  
   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**

<table>
<thead>
<tr>
<th>Submission Date</th>
<th>Application No.</th>
<th>Fees</th>
<th>Project No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1-1826440D</td>
<td>2400</td>
<td>12605</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Planning Board  
- Zoning Board of Adjustment

---

**LAND DEVELOPMENT APPLICATION**

### 1. Applicant

- **Name:** MARIA CRUZ  
- **Address:** 113 MARSHAL AVE  
- **City:** GLOUCESTER TWP, BLACKWOOD  
- **State, Zip:** NJ 08012

- **Phone:** (856) 762-4662  
- **Fax:** (____) -

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

- **Name(s):** [Signature]  
- **Address:** [Signature]

- **City:** [Signature]  
- **State, Zip:** [Signature]

### 3. Type of Application (Check as many as apply):

- [ ] Informal Review  
- [ ] Planned Development  
- [ ] Minor Subdivision  
- [ ] Interpretation  
- [ ] Preliminary Major Subdivision  
- [ ] Appeal of Administrative Order  
- [ ] Final Major Subdivision  
- [ ] Use "C" Variance  
- [ ] Minor Site Plan  
- [ ] Use "D" Variance  
- [ ] Preliminary Major Site Plan  
- [ ] Site Plan Waiver  
- [ ] Final Major Site Plan  
- [ ] Redevelopment Request  
- [ ] Conditional Use Approval  
- [ ] Redevelopment Agreement  
- [ ] General Development Plan

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

- **Name of Attorney:** [Signature]  
- **State, Zip:** [Signature]

- **Address:** [Signature]  
- **Phone:** (____) -  
- **Fax:** (____) -  

- **City:** [Signature]  
- **Email:** [Signature]
6. Name of Persons Preparing Plans and Reports:

| Name: V/A |
|---|---|
| Address: |
| Profession: |
| City: |
| State, Zip: |
| Phone: (  ) -  (  ) -  | Fax: (  ) -  |
| Email: | |

<table>
<thead>
<tr>
<th>Name:</th>
</tr>
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<tbody>
<tr>
<td>Address:</td>
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<tr>
<td>Profession:</td>
</tr>
<tr>
<td>City:</td>
</tr>
<tr>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: (  ) -  (  ) -</td>
</tr>
<tr>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address: 113 MARSHALL AVE. |
|---|---|
| Block(s): 19103 |
| Lot(s): 1 |

8. Land Use:

- **Existing Land Use:** Residential
- **Proposed Land Use:** See Attach

Single family zone (R3), turned into existing four-unit apartment by previous owner.

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: N/A</td>
</tr>
</tbody>
</table>

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

- 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>36.42</td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td>37.26</td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>5.9</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>22.5</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>1.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>150</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>150</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.

<table>
<thead>
<tr>
<th>Pool Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<td>Setback = Measured from edge of pool apron.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Garage Application</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td></td>
</tr>
<tr>
<td>Garage height</td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Shed Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed area</td>
<td></td>
</tr>
<tr>
<td>Shed height</td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
</tr>
</tbody>
</table>

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. [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]

09/26/2018

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: 09/26/2018

Signature: Maria Cruz

Print Name:

Signature:

Print Name:


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?  □ 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?

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: 

Print Name: 

Date: 09/26/2018

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 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:

MAE A CRUZ 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 26 day of September

Before the following authority.

Name of property owner or applicant: 

Notary public: 

My Commission Expires 3/28/2021
From: Cruz, Maria cruz@rowan.edu  
Date: Sep 26, 2018 at 3:39:42 PM  
To: Jamilacruz2021@eccrsd.us

To whom my concern,

On April 17, 2014 I bought the property on 113 Marshall Ave. Gloucester 08012, which indicated that this building was composed by four apartments. It was Certificate of Registration by the State of New Jersey with the permission for four.

In my ignorance, I was thinking that all regulations was completed since I received some tickets for the four apartments to be fixed like cabinets, windows and roof. I appeared on the Municipal Court of this city for these violations on 03/31/2015. I paid my tickets and I fixed my property accordingly to the inspections and regulations of Gloucester Township of New Jersey.

On June 2018, miss. Alisa Ortiz, who is the Zoning Officer send me a letter on it; she explained that I need the zoning permit for such four apartments. I requested all zoning permits from the prior owner but to my disregard the anterior owner passed away. His family can not provide the proof for the last apartment number four.

Today, I try to alien my property with all requirements and regulations from Gloucester Township. I need your approval from zoning. I hope all of you understand my situation since I try to fix this problem and respect all regulations as my ability permit it. I need your help.

Sincerely,
Maria Cruz
The new owner
113 Marshall Ave.
DEPARTMENT OF COMMUNITY AFFAIRS
CERTIFICATE OF REGISTRATION
BUILDING NUMBER: 0415-15739-001

BUILDING USE - MULTIPLE DWELLING
NUMBER OF APARTMENTS - 4
ROOMING UNITS - 0
TOTAL - 4
CONSTRUCTION - MASONRY & CONCRETE

OWNERSHIP - PRIVATE/INDIVIDUAL
STORIES - 1
YEAR CONSTRUCTED - 1969

DATE OF TRANSFER OF OWNERSHIP (CLOSING DATE) - 01/10/2007
TAXES PAID TO: MUNICIPALITY - GLOUCESTER TWP
COUNTY - CAMDEN

OWNER
ANGELO GRISOLIA
VINCENT GRISOLIA
424 E WALNUT AV
LINDENWOLD NJ 08021

IN-COUNTY AGENT
ANGELO GRISOLIA
424 E WALNUT AV
LINDENWOLD NJ 08024

BUILDING BLOCK - 1 LOT - 191.08
113 MARSHALL AV
GLOUCESTER TWP NJ 08029

MANAGER

NET LESSEE
Tel #: 609-633-625

Corporation Officers or General Partners

Registered Agent (Corporations Only)

Fuel Oil Supplier

The law requires that this certificate of registration be posted in a conspicuous location in the registered premises along with the name and address of the building manager.

This certificate is not transferrable. In the case of any transfer of title, it shall be the duty of the new owner(s) to file with the commissioner within 20 days of such transfer an application for a new certificate of registration. In the case of any change in the agent for service of process or building manager, it shall be the duty of the owner to notify the department of community affairs within 30 days of such change.

Failure to comply with these requirements constitutes a violation of P.L. 1967, C. 76 of the laws of New Jersey and subjects the party so violating to the penalties therein. Applications for certificate of registration can be obtained by calling the bureau of housing inspection at 609-633-6225 or 609-633-6210.

Date Fee Received: 09/28/2010

LORI GRIFA, COMMISSIONER

Commissioner of Community Affairs by:

Mark J. Botsko, Chief
Bureau of Housing Inspection

1) OWNER COPY 2) MUNICIPALITY COPY 3) FILE COPY
State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
CERTIFICATE OF REGISTRATION

BUILDING NUMBER: 0415-15739-001

BUILDING USE - MULTIPLE DWELLING
NUMBER OF APARTMENTS - 4
ROOMING UNITS - 0
TOTAL - 4
CONSTRUCTION - FRAME

OWNERSHIP - PRIVATE/INDIVIDUAL
STORIES - 15
YEAR CONSTRUCTED - 1960

DATES OF TRANSFER OF OWNERSHIP (CLOSING DATE) - TWP 04/17/2014 COUNTY - CAMDEN

TAXES PAID TO: MUNICIPALITY - GLOUCESTER

OWNER

MARIA CRUZ
113 MARSHALL AVE
BLACKWOOD NJ 08012

IN-COUNTY AGENT

MARIA CRUZ
113 MARSHALL AVE
BLACKWOOD NJ 08012

MORTGAGEE

GATEWAY FUNDING DIVERSIFIED
MTC
300 WALSH RD
HORSHAM NJ 19044

JANITOR OR SUPERINTENDENT

CORPORATE OFFICERS OR GENERAL PARTNERS

BUILDING BLOCK - 1 LOT - 191.08

113 MARSHALL AVE
BLACKWOOD NJ 08012

MANAGER

MARIA CRUZ
113 MARSHALL AVE
BLACKWOOD 08012

NET LESSEE

INDIVIDUAL FOR EMERGENCY AUTHORIZATIONS

MARIA CRUZ
113 MARSHALL AVE
BLACKWOOD NJ 08012
PHONE NUMBER: 856-726-1462

REGISTERED AGENT (CORPORATIONS ONLY)

FUEL OIL SUPPLIER

THE LAW REQUIRES THAT THIS CERTIFICATE OF REGISTRATION BE POSTED IN A CONSPICUOUS LOCATION IN THE REGISTERED PREMISES ALONG WITH THE NAME AND ADDRESS OF THE BUILDING MANAGER.

THIS CERTIFICATE IS NOT TRANSFERRABLE. IN THE CASE OF ANY TRANSFER OF TITLE, IT SHALL BE THE DUTY OF THE NEW OWNER(S) TO FILE WITH THE COMMISSIONER WITHIN 20 DAYS OF SUCH TRANSFER AN APPLICATION FOR A NEW CERTIFICATE OF REGISTRATION. IN THE CASE OF ANY CHANGE IN THE AGENT FOR SERVICE OF PROCESS OR BUILDING MANAGER, IT SHALL BE THE DUTY OF THE OWNER TO NOTIFY THE DEPARTMENT OF COMMUNITY AFFAIRS WITHIN 30 DAYS OF SUCH CHANGE.


DATE FEE RECEIVED: 07/24/2014

RICHARD E. COMMISSIONER

By Commissioner of Community Affairs:

Edwin S. Tomkiewicz, Chief
Bureau of Housing Inspection

1) OWNER COPY 2) MUNICIPALITY 3) FILE COPY
### 2012 FINAL/2013 PRELIMINARY TAX BILL

#### TOWNSHIP OF GLOUCESTER

**Camden County, NJ**

**Block Number**: 19103  
**Lot Number**: 1  
**Qualification**: 

<table>
<thead>
<tr>
<th><strong>Assessment Information</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Value</strong></td>
<td><strong>$7,160.00</strong></td>
</tr>
<tr>
<td><strong>Land</strong></td>
<td><strong>$18,020.00</strong></td>
</tr>
<tr>
<td><strong>Improvemnts</strong></td>
<td><strong>$25,180.00</strong></td>
</tr>
<tr>
<td><strong>Net Taxable Value</strong></td>
<td><strong>$25,180.00</strong></td>
</tr>
</tbody>
</table>

**Grisolia Vincent**  
113 Marshall Avenue  
Philadelphia, PA  
19148

#### EXPLANATION OF TAXES

<table>
<thead>
<tr>
<th><strong>Source</strong></th>
<th><strong>Rate Per $100</strong></th>
<th><strong>Amount of Tax</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>County Tax</td>
<td>0.706</td>
<td>1,777.71</td>
</tr>
<tr>
<td>County Library</td>
<td>0.046</td>
<td>115.83</td>
</tr>
<tr>
<td>County Open Space</td>
<td>0.020</td>
<td>50.36</td>
</tr>
<tr>
<td>School Tax</td>
<td>0.368</td>
<td>2,407.21</td>
</tr>
<tr>
<td>Regional School Tax</td>
<td>0.509</td>
<td>1,281.66</td>
</tr>
<tr>
<td>Municipal Tax</td>
<td>0.825</td>
<td>2,077.33</td>
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<td>Municipal Open Space</td>
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<tr>
<td>Fire District=F04</td>
<td>0.166</td>
<td>417.99</td>
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</table>

**2012 Total Tax**: 3,248  
**2012 Net Tax**: 8,178.47  
**Less 2012 Prev. Billed**: 4,028.80  
**Balance of 2012 Tax**: 4,149.67

**2013 Preliminary Tax**

<table>
<thead>
<tr>
<th><strong>TOWNSHIP OF GLOUCESTER</strong></th>
<th>2013-2</th>
<th>2013-3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Block Number</strong></td>
<td><strong>Lot Number</strong></td>
<td><strong>Qualification</strong></td>
</tr>
<tr>
<td>19103</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td><strong>TAX ACCOUNT NUMBER</strong></td>
<td><strong>TAX BILL NUMBER</strong></td>
<td><strong>TAX AMOUNT BILLED</strong></td>
</tr>
<tr>
<td>20507</td>
<td>009924</td>
<td>2044.62</td>
</tr>
</tbody>
</table>

**Grisolia Vincent**  
113 Marshall Avenue  
*Past Due Amount*

---

**TOWNSHIP OF GLOUCESTER**

**2012-4**

<table>
<thead>
<tr>
<th><strong>Block Number</strong></th>
<th><strong>Lot Number</strong></th>
<th><strong>Qualification</strong></th>
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</thead>
<tbody>
<tr>
<td>19103</td>
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</tr>
<tr>
<td><strong>TAX ACCOUNT NUMBER</strong></td>
<td><strong>TAX BILL NUMBER</strong></td>
<td><strong>TAX AMOUNT BILLED</strong></td>
<td><strong>DUE NOVEMBER 1, 2012</strong></td>
</tr>
<tr>
<td>20507</td>
<td>009924</td>
<td>2074.83</td>
<td></td>
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</tbody>
</table>

**Grisolia Vincent**  
113 Marshall Avenue  
*Past Due Amount*

---

**TOWNSHIP OF GLOUCESTER**

**2012-3**

<table>
<thead>
<tr>
<th><strong>Block Number</strong></th>
<th><strong>Lot Number</strong></th>
<th><strong>Qualification</strong></th>
<th><strong>Bank Code</strong></th>
</tr>
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<tbody>
<tr>
<td>19103</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TAX ACCOUNT NUMBER</strong></td>
<td><strong>TAX BILL NUMBER</strong></td>
<td><strong>TAX AMOUNT BILLED</strong></td>
<td><strong>DUE AUGUST 1, 2012</strong></td>
</tr>
<tr>
<td>20507</td>
<td>009924</td>
<td>2074.84</td>
<td></td>
</tr>
</tbody>
</table>

**Grisolia Vincent**  
113 Marshall Avenue  
*Past Due Amount*

---

**TOWNSHIP OF GLOUCESTER**

**2013 Preliminary Tax**

<table>
<thead>
<tr>
<th><strong>TOWNSHIP OF GLOUCESTER</strong></th>
<th><strong>2013-2</strong></th>
<th><strong>2013-3</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Block Number</strong></td>
<td><strong>Lot Number</strong></td>
<td><strong>Qualification</strong></td>
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<tr>
<td>19103</td>
<td>1</td>
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<td><strong>TAX ACCOUNT NUMBER</strong></td>
<td><strong>TAX BILL NUMBER</strong></td>
<td><strong>TAX AMOUNT BILLED</strong></td>
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<tr>
<td>20507</td>
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<td>2044.62</td>
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</tbody>
</table>

---

**INFORMATION FOR TAXPAYERS**

**Mail to**: Gloucester Township Tax Office  
P.O. Box 8  
Blackwood, N.J. 08012  
Tel: (856) 229-4000

**See reverse side for additional information**

TAX OFFICE DRIVE THRU WINDOW WILL NOW BE OPEN ON FRIDAYS, DURING THE TAX COLLECTION PERIOD.  
GRACE PERIOD ENDS ON THE 10TH OF THE TAXING MONTH UNLESS IT FALLS ON THE WEEKEND.

STATE AID USED TO OFFSET LOCAL PROPERTY TAXES. The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. Based on the assessed value, the amount of this State aid used to offset property taxes on this parcel equals: $5,484.20
Cruz Maria
113 Marshall Avenue
Blackwood NJ
08012

2016 3RD QTR
DUE AUG. 1, 2016
$2,558.92
2016 4TH QTR
DUE NOV. 1, 2016
$2,558.91
2017 1ST QTR
DUE FEB. 1, 2017
$2,384.55
2017 2ND QTR
DUE MAY 1, 2017
$2,384.54

TOWNSHIP OF GLOUCESTER
CUMBERLAND COUNTY
Tax Collector's Stub: Detach and Return with your Payment
2016 4TH QUARTER TAX DUE NOVEMBER 1, 2016

CRUZ MARIA
113 MARSHALL AVENUE
Welcome to Gloucester Township, NJ
A GREAT PLACE to LIVE, WORK and PLAY

Block/Lot/Qual: 19103. 1.
Property Location: 113 MARSHALL AVENUE
Owner Name/Address: CRUZ MARIA
113 MARSHALL AVENUE
BLACKWOOD NJ 08012
Tax Account Id: 20507
Property Class: 2 - Residential
Land Value: 71,600
Improvement Value: 180,200
Total Assessed Value: 251,800
Exempt Value: 0

Special Taxing Districts: FIRE DISTRICT=F04

Taxes

<table>
<thead>
<tr>
<th>Year</th>
<th>Due Date</th>
<th>Billed</th>
<th>Balance</th>
<th>Interest</th>
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Last Payment: 08/07/17

Return to Home
Property Details

Black Horse Pike Reg

SCHOOL DISTRICT
1955
BUILT

INTERIOR FEATURES
Electric heat

Quadraplex
ARCHITECTURE
6960987
MLS#
Breakfast room

**EXTERIOR FEATURES**

School district: Black Horse Pike Reg

On street parking

Lot acreage is: 0.52

Lot dimension is: 150X150

More details...

Courtesy of:
Garden State Properties Group

Call *(855) 464-2662*
855-GO-HANNA
We are standing by to assist you.
or

### Nearby Schools

<table>
<thead>
<tr>
<th>NAME</th>
<th>TYPE</th>
<th>GreatSchools RATING</th>
<th>DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highland High School</td>
<td>High School / Public</td>
<td>2</td>
<td>0.98 mi.</td>
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<tr>
<td>Our Lady Of Hope Regional School *</td>
<td>Pre-School, Elementary School, Middle School / Private</td>
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<td>Pre-School, Elementary School, Middle School / Private</td>
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<tr>
<td>Gloucester Township Elementary School *</td>
<td>Elementary School / Public</td>
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<td>0.09 mi.</td>
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<td>Kingdom Charter School of Leadership *</td>
<td>Elementary School / Public</td>
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<td>St. Judes Annex *</td>
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### BLACKWOOD Real Estate Market in 08012

<table>
<thead>
<tr>
<th>PROPERTIES FOR SALE RIGHT NOW</th>
<th>AVERAGE SALE PRICE</th>
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<tbody>
<tr>
<td>271</td>
<td>$162,523</td>
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</tbody>
</table>

113C MARSHALL Avenue, BLACKWOOD, NJ 08012 is a 3 bedroom, 1 bath rental was sold for $1,200.
The data relating to real estate for sale on this website appears in part through the TREND Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Howard Hanna participates, and is provided by TREND through a licensing agreement.

The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.

Data last updated: 5/14/2018.

School ratings are supplied by GreatSchools. School attendance zone boundaries are supplied by Maponics. Both are subject to change.

* indicates a school is in close proximity to this home, but this home is not guaranteed to fall within the school’s attendance zone boundaries. Check with the applicable school district prior to making a decision based on these boundaries.
This pad expired on 2/10/17.
Explore more in the same area.

$1,100

2 beds 1 bath 2,192 sqft

113b Marshall Avenue
Blackwood, NJ 08012

Response Rate: 30% / Response Time: within an hour
Don't want to see this listing? Hide it

▲ Description

two bedroom in good condition in very nice and quiet area of blackwood. close to schools, shopping, highways, bridges and public transportation. water and sewer included

▲ Amenities

Property amenities
- Cooling System: None
- Floor Covering: Carpet
- Floor Covering: Linoleum/Vinyl
- Heating fuel: Gas
- MLS Listing ID: 6871865
- School District: Black Horse Pike Reg
Sewage included in rent
Water included in rent

Show more

Unit amenities
- Cable
- Dryer
- Refrigerator
- Washer
- Wired

▲ Pricing comparison

This 2 bedroom home is listed at $1,100, while 2 bedroom homes...
- in Hilltop go for $1,441.
- in Blackwood go for $1,243.
- in Camden County go for $1,364.
- in 08012 go for $1,397.

This listing is cheaper than the average 2 bedroom home in Hilltop by $341.

▲ Nearby schools

Students who live in this rental at 113b Marshall Avenue attend the following Black Horse Pike Regional Schools (Unified School District) and Gloucester Township Public Schools (Unified School District) public schools:

Camden County College
College

Showing 1 of 1 school.

School attendance boundaries are constantly changing and may contain errors. Always verify them with school administration before making any commitments relating to this property. GreatSchools ratings are here to help you compare schools, but don’t let this be the only factor in selecting the right school for your kids. Learn more.

Similar homes nearby

211 E Baltimore Ave #3
Clifton Heights, PA 19018
Townhouse For Rent

$925
2 beds
New! 2d ago
$1,600

3 beds, 1 bath, 1,600 sqft

113a Marshall Avenue
Blackwood, NJ 08012

Response Rate: 30% / Response Time: within an hour.
Don't want to see this listing? Hide

\^ Description

3 bedroom main level unit on very quiet street, front entrance, wall to wall carpets, close to schools, shopping, highways, bridges and public transportation. very good school system. good sized rooms. water and sewer included

\^ Amenities

\(\text{Property amenities}\)
- Cooling System: none
- Floor Covering: carpet
- Heating system: Electric
- MLS Listing ID: 6998926
- School District: Black Horse Pike Reg
- Sewage included in rent
Pricing comparison

This 3 bedroom home is listed at $1,600, while 3 bedroom homes...
- in Blackwood go for $1,455.
- in Camden County go for $1,680.
- in 08012 go for $1,553.

This listing is priced above the average 3 bedroom home in Blackwood by $145.

Nearby schools

Students who live in this rental at 113a Marshall Avenue attend the following Black Horse Pike Regional Schools (Unified School District) and Gloucester Township Public Schools (Unified School District) public schools:

- Highland Regional High School
  - Grades 9 - 12
  - 0.9 miles

School attendance boundaries are constantly changing and may contain errors. Always verify them with school administration before making any commitments relating to this property. GreatSchools ratings are here to help you compare schools, but don't let this be the only factor in selecting the right school for your kids. Learn more.

Utilities

Similar homes nearby

- The Club at Mainstreet
  - Voorhees, NJ 08043
  - $1,360+
  - 1 to 3 beds

- Ramblewood Village Apartments
  - Mount Laurel, NJ 08054
  - $1,120+
  - 1 to 4 beds
113 Marshall Ave, Blackwood, NJ 08012 3 Bedroom Apartment for Rent for $1,200/month...

Search for apartments in...

See nearby apartments

MENU

Create Alert

113 Marshall Ave
Off Market
Blackwood Apartments for Rent

Explore similar houses & apartments for rent

See Apartments in Blackwood

Or start a new search

City, neighborhood, or street

113 Marshall Ave

3 bedroom main level unit on very quiet street, rear entrance, wall to wall carpets, close to schools, shopping, highways, bridges and public transportation. Very good school system, good sized rooms.

Office Phone: (856) 665-1234

Provided by ListHub
113 Marshall Ave, Blackwood, NJ 08012 3 Bedroom Apartment for Rent for $1,200/month.

**Amenities**

- Carpet

**Apartment Location**

**Address**

113 Marshall Ave 08012

**Neighborhood**

**Walk Score**

![Walk Score: Somewhat Walkable](Image)

Learn more on WalkScore.com →

**Similar Nearby Apartments**

[Google Maps](https://www.google.com/maps)
Owners Name: GRISOLIA VINCENT
Street Address: 1104 CANTRELL STREET
City & State: PHILADELPHIA PA 19148
Property Loc: 113 MARSHALL AVENUE

LAND CALCULATIONS

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<tr>
<th>FF</th>
<th>Depth</th>
<th>Back</th>
<th>Table</th>
<th>Rate</th>
<th>Tri</th>
<th>Site</th>
<th>NetCond</th>
<th>Value</th>
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<td>110</td>
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<tr>
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<td>200</td>
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SITE INFORMATION

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<td>Auto:</td>
<td>Topo:</td>
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<tr>
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RESIDENTIAL COST APPROACH

BASEMENT: 2088, 6.69, 1470, 1.15, 1.00, 17755
BASEMENT FIN: 1461, 7.99, 874, 1.15, 1.00, 14429
FIRST STORY: 2192, 59.22, 26620, 1.00, 1.00, 156430
ELECTRIC BASEBD: 2192, 1.70, 720, 1.12, 1.00, 4980
3 FIXTURE BATH: 1 - 2, 2595.00, 0, 1.12, 1.00, -2906
2 FIXTURE BATH: 0 - 1, 1895.00, 0, 1.12, 1.00, -2122
EXTRA KITCHEN: 1, 3485.00, 0, 1.00, 1.00, 3485
FIREPLACE 1STY: 1, 2500.00, 0, 1.15, 1.00, 2875
ENCLOSED PORCH: 36, 27.15, 1080, 1.15, 1.00, 2366
PATIO: 102, 5.31, 182, 1.15, 1.00, 832

TOTAL BASE COST: 198,124, CCF 1.25, COST NEW: 247,655

PHYSICAL DEPR: 25.00%, ECONOMIC DEPR: 0.00%, NET COND: 71.25,
FUNCTIONAL DEPR: 5.00%, BLDG VALUE: 176,454

SHED 1STY: 900 x 1.20 x 1.25 x 0.25, 3712

Notes:
NGH 36
09-OLDER ROOF & SIDING
UPDATING WINDOWS
LC W/DAD
CONVERTED DUPLEX - 5% FUNCTIONAL

Id: RBE

(c) 2009 Microsystems-nj.com, L.L.C.
To Whom It May Concern:

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

Name: Cruz, Maria
Address: 113 Marshall Avenue
Block: 1910 Lot: 1

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

1281 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com
Application #18204D

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

Other

RECEIVED
OCT 16 2018

Reviewed By: Lt. Timothy Kohlmyer #206 Signature: Date: 10/14/18
October 10, 2018

Gloucester Twp. Planning Board
1261 Chews Landing Road
Laurel Springs, NJ 08021

Re: Maria Cruz
Application No.: 18204D

I have received your plans for the above mentioned project, upon review of the plans I have come up with the following request:

1. Both basement apartments must have their own egress window as per the Uniform construction Code specifications.

2. All units have an interconnected Fire\Carbon monoxide alarm system.

If there are any further questions regarding this issue please feel free to contact me at any time.

Respectfully,

Peter J. Urso
Fire Official
Gloucester Twp. Fire District 4
Date: October 10, 2018
To: Ken Lechner
From: Jim Gallagher
Re: Site Plan Review

Applicant: Maria Cruz
Site: 113 Marshall Ave
Block: 19103 Lot: 1
Application #: 18204D

1. To my knowledge this was converted to multi-family without construction permits or a Certificate of Occupancy from the Construction Office. Code will require dwelling unit fire separation, proper egress, fire alarms & possible sprinklers to be code compliant & habitable.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 2, 2018

APPLICANT: MARIA CRUZ

BLOCK(S): 19103 Lot(S): 1

LOCATION: 113 MARSHALL AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

☐ Township Engineer  ☐ Zoning Board Planner
☐ Camden County Planning Board  ☐ Traffic Officer
☒ Taxes

☐ Construction

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

RECEIVED
BY:

OCT 1 0 2018

STATUS OF APPLICATION:

☒ New Application – Use "D" Variance
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. Please Forward Report by OCTOBER 12, 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 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 ☐ Bulk (C) Variance ☐ Use (D) Variance

10/18/2018 To my knowledge this was converted to Multi-Family Use. Construction permit or a Certificate to Occupy from the Construction Office.

Signature

Code with require dwelling unit Fire Separation

Proper Egress, Fire Alarms & Possible Sprinklers

To be Code Compliant & Habitable - 11/5/20
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #182044D  
Maria Cruz  
113 Marshall Avenue, Blackwood, NJ 08012  
Block 19103, Lot 1

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: October 2, 2018
APPLICATION No. #18204D

APPLICANT: MARIA CRUZ
PROJECT No. #12665

BLOCK(S): 19103 Lot(S): 1
LOCATION: 113 MARSHALL AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

☐ Township Engineer ☐ Zoning Board Planner
☐ Camden County Planning Board ☐ Traffic Officer
☐ Taxes ☐ Construction

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

STATUS OF APPLICATION:
☒ New Application – Use “D” Variance
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by OCTOBER 12, 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 - Prelim. Site Plan, 2 County Apps and 1 Twp. App.
☐ 3 Copies - Major Subdivision - Prelim. Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Prelim. 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 (G) Variance ☐ Use (D) Variance

Signature

Prop is a MESS - Has been for years.
Def. Needs Siteman, Parking, etc. Bad
Location for 4 units
Near School & Ballfields

Was never originally
Built for 4 units!! Orig a
duplex & inlaw suite.

10/3/18
Date: October 10, 2018

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Maria Cruz

Site: 113 Marshall Ave

Block: 19103 Lot: 1

Application #: 18204D

1. To my knowledge this was converted to multi-family without construction permits or a Certificate of Occupancy from the Construction Office. Code will require dwelling unit fire separation, proper egress, fire alarms & possible sprinklers to be code compliant & habitable.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning  (856) 374-3512 Zoning  (856) 232-6229

For Office Use Only

Submission Date:
Application No.: 182030CDSAPW15P
Planning Board
Zoning Board of Adjustment

Taxes Paid Yes No
Fees $360.00 Project # 12.941

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

LAND DEVELOPMENT APPLICATION

1. Applicant
Name: DR MEM, LLC
Address: 55 Westview Road
City: Wayne
State, Zip: New Jersey 07470
Phone: (201) 681 - 8888 Fax: (____) -
Email: charles@tlcproud.com

2. Owner(s) (List all Owners)
Name(s): Charles Chang
Address: 55 Westview Road
City: Wayne
State, Zip: New Jersey 07470
Phone: (201) 681 - 8888 Fax: (____)

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

□ Informal Review
□ Minor Subdivision
□ Preliminary Major Subdivision
□ Final Major Subdivision
□ Minor Site Plan
□ Preliminary Major Site Plan
□ Final Major Site Plan
□ Conditional Use Approval
□ General Development Plan

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

4. Zoning Districts (Circle all Zones that apply)

<table>
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<tr>
<th>ER</th>
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<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
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<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>
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<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</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: Carly K. Ferro, Esquire
Address: 200 Golfview Drive
City: Blackwood

Firm: The Law Office of Dennis L. Riley, Esquire
State, Zip: New Jersey 08012
Phone: (856) 232 - 3800 Fax: (856) 232 - 3880
Email: carlykferroesq@gmail.com

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

| Name: Consulting Engineer Services |
| Address: 645 Berlin-Cross Keys Road, Suite 1 |
| Profession: Professional Engineers, Planners & Land Surveyors |
| City: Sicklerville |
| State, Zip: New Jersey 08081 |
| Phone: (609) 228 - 2200 Fax: (609) 232 - 2346 |
| Email: design@ces-1.com |

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

7. Location of Property:

| Street Address: 1271 Little Gloucester Road |
| Block(s): 13102 |
| Tract Area: |
| Lot(s): 16, 19, 01, 19, 02 and 20 |

8. Land Use:

Existing Land Use: The building was previously a bakery and currently contains three uses: Pump It Up, a youth recreational facility; Auto Parts International, a retail and parts facility; Aqua Treat, vacated September 2018.

Proposed Land Use (Describe Application): Applicant proposes to move their plastic extrusion operation to vacant area of the facility. The balance of the building (19,022 SF) may be used for the operation or other permitted uses or may be rent space in the future. The operation will occur entirely within the structure. Plan provides improvements to allow an area for a business sign and additional parking. A use variance was granted to permit light manufacturing (plastic extrusions) in a neighborhood commercial zone.

The variance plan proposing a total of 111 onsite parking spaces where 137 is required was approved. A use or D(1) type variance was also approved for the light industrial use for the plastic extrusion process to be operated by TLC Products.

9. Property:

| Number of Existing Lots: 4 |
| Number of Proposed Lots: 4 |

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

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>49 ft</td>
<td>Setback from E.O.P.*1</td>
<td>n/a</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>56.3 ft</td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>147.3 ft</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>64.3 ft</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>66.6 ft</td>
<td>&quot;E.O.P. = Edge Of Property.&quot;</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>775.75 ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>414.50 ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>8,585 AC (373,977 ft)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>&lt;35 ft.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Pool Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from R.O.W.1</td>
<td>n/a</td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<td>Setback = Measured from edge of pool apron.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Garage Application</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>n/a</td>
</tr>
<tr>
<td>Garage height</td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
<td></td>
</tr>
</tbody>
</table>

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

14. Parking and Loading Requirements:

| Number of parking spaces required: | 137 |
| Number of parking spaces provided: | 111 |
| Number of loading spaces required: | 4 |
| Number of loading spaces provided: | 4 |

15. Relief Requested:

- ☐ Check here if zoning variances are required.
- ☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- ☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- ☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

[Signature]

Date: 2/14/19

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).

Sworn and Subscribed to before me this 15 day of February, 2019.

Signature
CHARLES CHANG
Print Name
N/A
Signature
N/A
Print Name

Complete each of the following sections:
A. Is this application to subdivide a parcel of land into six or more lots?
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
C. Is this application for approval on a site or sites for commercial purposes?
D. Is the applicant a corporation?
E. Is the applicant a limited liability corporation?
F. Is the applicant a partnership?

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

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

Signature of Applicant
CHARLES CHANG
Print Name

2/15/19
Date

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 06/06/2018, shows and discloses the premises in its entirety, described as Block 13102 Lot 18, 19.01, 19.02, and 20 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:
Charles Chang of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to
On this day of February, 2019, before the following authority.

Name of property owner or applicant
CHARLES CHANG
Notary public

4 of 4
To Whom It May Concern:

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

Name: DR/MEM, LLC c/o Topline
Address: 1221 9 1241 x 1271 Little Gloucester Rd
Block: 1304 Lot: 19 19 01 19 02 4 20

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

Re: Application #182030CDSPWMSP  
DR MEM, LLC  
1271 Little Gloucester Road, Clementon, NJ 08021  
Block 13102, Lots 18-19.01-19.02 & 20

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

MAR 07 2019

RECEIVED

BY:
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 4, 2019
APPLICATION No. #182030CDSPWMSP
APPLICANT: DR MEM LLC
PROJECT No. 12941

BLOCK(S): 13102 Lot(s): 18-19.01-19.02 & 20
LOCATION: 1271 LITTLE GLOUCESTER RD, CLEMENTON

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 - MINOR SITE PLAN (Use D Variance approved on Site Plan Approval)
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by March 16, 2019
☐ 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. 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

☐ Use D Variance
☒ Minor Site Plan
☐ Bulk C Variance

[Signature]

No Issues

3/5/19