Township of Gloucester
Zoning Board of Adjustment
Wednesday, April 24, 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, March 27, 2019

RESOLUTIONS FOR MEMORIALIZATION

#192006C
Robert Bigwood

#192005C
Michael Leonetti

#192008DSPW
OVAH Treatment Center LLC

#192012C
Sign Pros (Skeeter’s)

Bulk C Variance
Block: 9101 Lot: 13

Bulk C Variance
Block: 202 Lot: 16

Use D Variance/Site Plan Waiver
Block: 6501 Lot: 1

Bulk C Variance
Block: 8301 Lots: 5, 6 & 7
APPLICATIONS FOR REVIEW

#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

#182044D
Maria Cruz
Zoned: R3
Use “D” Variance
Block: 19103 Lot: 1
Location: 113 Marshall Ave., Blackwood
Converting triplex into quadraplex

#182056CD
Empire Investment Ent. LLC
Zoned: R2/GI
Bulk C & Use D Variances
Block: 10902 Lot: 12
Location: 46 Coles Rd., Blackwood
Construct 2 Commercial 1 story Bldgs. for lease to permit Administrative office & flex space for use mentioned in Application.

#192014CD
Auto Images, LLC
Zoned: NC/R3
Bulk C & Use D Variance
Block: 12509 Lots: 1
Location: 401 S. Black Horse Pike, Blackwood
Continued use as Auto body repair; expansion of existing w/a60’x50’ (3,000 sq.ft) addition.

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

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Presence</th>
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<tbody>
<tr>
<td>Vice Chairman Simiriglia</td>
<td>Present</td>
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<tr>
<td>Mr. Bucceroni</td>
<td>Absent</td>
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<tr>
<td>Mr. Scarduzio</td>
<td>Present</td>
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<tr>
<td>Mrs. Chiumento</td>
<td>Present</td>
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<tr>
<td>Mr. Rosati</td>
<td>Absent</td>
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<tr>
<td>Mr. Acevedo</td>
<td>Absent</td>
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<tr>
<td>Mr. Treger</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Rosetti</td>
<td>Absent</td>
</tr>
<tr>
<td>Mrs. Kelly</td>
<td>Present</td>
</tr>
<tr>
<td>Chairman McMullin</td>
<td>Present</td>
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Chairman McMullin had the professionals sworn in:
Also, Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. Ken Lechner, Township Planner

Mr. Treger will sit in for Mr. Bucceroni and Mrs. Kelly will sit in for Mr. Rosati.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, February 27, 2019

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

Roll Call:

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

RESOLUTIONS FOR MEMORIALIZATION
A motion to approve the above-mentioned resolutions was made by Mrs. Kelly and seconded by Vice Chairman Simiriglia.

Roll Call:

Vice Chairman Simiriglia Yes
Mrs. Kelly Yes
Approved

APPLICATIONS FOR REVIEW

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

Mr. Costa swears in Mr. Bigwood.
Mr. Bigwood states the carport is portable and has been up since September.
Mr. Lechner states the township has historically considered carports as garages.
Mr. Costa asks why the carport has to be in the front yard and not the back yard.
Mr. Bigwood states he couldn't get it in the back because there is only 10' on the side of his home.
Mr. Lechner asks if this carport has the same dimensions as the canvas carport.
Mr. Bigwood states "yes and that was up for 4 years".
Building sub code official statement: The carport needs a building permit and 2 sets of engineered plans, signed and sealed; if approved.
Mr. Lechner states Mr. Bigwood can probably get the signed and sealed plans from the manufacturer.
Vice Chairman Simiriglia asks how long Mr. Bigwood has lived at this address.
Mr. Bigwood states he has lived at this address for 51 years, since 1968.
Vice Chairman Simiriglia asks what the addition on the back of the house is it doesn't match the survey.
Mr. Bigwood states a shed is in the backyard. 
Vice Chairman Simiriglia stats that section of the home looks added on. 
Mr. Bigwood states he hasn’t added anything on the home. 
Vice Chairman Simiriglia asks what the garage is used for. 
Mr. Bigwood states the garage isn’t big enough for his truck and is used for storage anyway.

Open to the Professionals:
No Comments:

Open to the Public:
No Comments:

A motion to approve the above-mentioned application, with the condition that signed and sealed engineered plans be submitted, was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

Vice Chairman Simiriglia No
Mr. Scarduzio Yes
Mrs. Chiumento Yes
Mr. Treger Yes
Mrs. Kelly Yes
Chairman McMullin Yes

Application Approved.

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

Mr. Costa swears in Mr. Leonetti.
Mr. Leonetti states he had an old wooden fence and is replacing it with a vinyl fence. The new fence will be erected in the same exact place.
Mr. Garcia, PE states the fence is 26' from the crown of the road. The old fence was in the right of way. So, putting the new fence in the same spot will be putting it in the right of way.
Vice Chairman Simiriglia asks where the property line is located.
Mr. Leonetti isn’t sure where the property line is located.
Mr. Lechner states it appears what is there now is in the right of way. Mr. Leonetti may need a surveyor to find where the control is located. Mr. Costa explains to Mr. Leonetti that the fence can not be in the right of way. Vice Chairman Simiriglia states the driveway on Melvin Ave. is close to the property line. Will the fence block your view when you back out with your car? Stopping the fence and bringing it in to the deck may to help your site triangle.

Mrs. Chiumento asks how high was the first fence. Mr. Leonetti states it was 6' high. Vice Chairman Simiriglia states the fence on the other side in on the property line; you can measure 50' from there or come in 1' at 49'. 

Mr. Costa states submit drawing the fence on your property and submit it to the engineer. Mr. Leonetti states he can make the fence 4' or 3' instead of 6'. Mr. Garcia states just the last 8' section of the fence has to be lower.

Open to the Professionals:
No Comments:

Open to the Public:
No Comments:

A motion to approve the above-mentioned application with the conditions: 3' or 4' fence the last 8' section and a drawing submitted to our engineer, was made by Mrs. Chiumento and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia  No
Mr. Scarduzio            Yes
Mrs. Chiumento           Yes
Mr. Treger               Yes
Mrs. Kelly               Yes
Chairman McMullin         Yes

Application Approved.

The following 2 applications will be tabled to 4-24-2019 No re-advertising. This is your notice.

#182044D Use “D” Variance
Maria Cruz Block: 19103 Lot: 1
Zoned: R3 Location: 113 Marshall Ave., Blackwood
Converting triplex into quadruplex.
#182030CDPWMSP
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 &/or other permitted uses.

#192012C
Sign Pros (Skeeter's)
Zoned: NC
Bulk C Variance
Block: 8301 Lot: 5,6 &7
Location: 7 Coles Rd., Blackwood
54 sq. ft. channel letter raceway sign affixed to roof.

Mr. Costa swears in Mr. Lance Oberparleitmer (owner) and Mr. Nick Kappatos (sign pros).
A1 – image of sign

Mr. Kappatos states they were denied by the zoning officer,
- New sign will be facing the Black Horse Pike,
- The sign will be centered on the building,
- Interpretation of the façade of the building in question (side vs. roof),
- The sign is 20' wide,
- Calculation of sq. footage of the sign,
- The sign is not above the roof line even though there are shingles there.

Mr. Oberparleitmer:
- The roof shingles were installed there because of a leak
- When it rained that section leaked,
- No other façade signs on the building,
- Other businesses have façade signs on the Black Horse Pike,
- Just upgrading the business with the parking lot and sign,
- Sees it as a benefit not a detriment,
- When the roof was flat there was a sign there for a year.

Vice Chairman Simriglia discusses the sign being on a right angle to the Black Horse Pike. The location is for the people coming up Almonesson Rd. can see it.

Mr. Lechner states he has no objections, but it is a roof now, even if it wasn't originally a roof. You are allowed one on each corner but they must match. Mr. Lechner reads the ordinance: 1 per building, when on a corner, a second façade sign is allowed as long as it is the same business and doesn't face a residential zone and located on a limited access highway.
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. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

Vice Chairman Simiriglia    Yes
Mr. Scarduzio               Yes
Mrs. Chiumento              Yes
Mr. Treger                  Yes
Mrs. Kelly                  Yes
Chairman McMullin            Yes

Application Approved.

#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.

Mr. Costa swears in Mr. Kondor Nunn (owner).
Mr. Daniel Baker (ESQ.) speaks:
The applicant is looking for a C variance and a site Plan waiver.
Mr. Nunn states the building is vacant and has been for about 2 years. He would like to turn it into a hair treatment center. It involves healthy hair and scalp treatments: to help with balding and self-esteem.
Mr. Baker asks Mr. Nunn if there would be any changes to the structure.
Mr. Nunn states “no”
- He will be the only occupant/no subleasing,
- Hours of operation: Thursday, Friday, Saturday 10 am to 5 pm/ closed Sunday, Monday, Tuesday and Wednesday,
- He may add days w/same time frame,
- 3 employees,
- Add 2 employees if he gets busy,
- 19 parking spots available,
- They may serve about 3 to 4 clients at a time; by appointment,
- Stop signs will be added to the parking lot at the 2 exit/entrances,
- He would rather keep to appointment only business but will accept walk-ins,
- He feels he poses no detriment to the area,
- Will provide a service,
- Will improve the appearance of the building with landscaping,
- The location is best by the expressway and in a safe area,
- It would be a hardship if the application was denied because he has already put a lot into it.
- Accepts all engineer recommendations.

Mr. Lechner asks if all the parking lot lights work?  
Mr. Nunn states he will make sure they are all working.  
Mr. Lechner states: inspect the sidewalks and make sure they are in good condition.  
Mr. Nunn states he will make sure they are safe.

Mr. Garcia: the site is situated with 2 entrances that people use to cut through. Place signs state “no cut through”, Trash enclosure location?  
Mr. Nunn states they aren’t going to have much trash.  
Vice Chairman Simiriglia ask what type of trash will they generate.  
Mr. Nunn states most of his products come out of boxes.  
Vice Chairman Simiriglia asks if there would be more than 2 cans of trash per week.  
Mr. Nunn states “no”.  
Mrs. Kelly asks if chemicals are involved?  
Mr. Nunn states nothing more than a hair salon and its all natural and healthy.  
Mr. Treger asks what the name of the business means?  
Mr. Nunn states it means “I’m the best/Top Shelf.”

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. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

Vice Chairman Simiriglia        Yes
Mr. Scarduzio  
Mrs. Chiumento  
Mr. Treger  
Mrs. Kelly  
Chairman McMullin  

Yes  
Yes  
Yes  
Yes  
Yes

Application Approved.

A motion to Adjourn was made by Vice Chairman Simiriglio and seconded by Mr. Scarduzio.

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192006C
Robert Bigwood
Block 9101, Lot 13

WHEREAS, Robert Bigwood is the owner of the land and premises located at 37 Clement Drive in the Somerdale 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 detached 12’ x 20’ carport 4’8” from an adjacent building instead of the required 10’ and to permit 2 garages only 1 permitted in the front yard not permitted and side yard setback 7’ instead or required 10 for the property located upon Block 9101, Lot 13, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 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 Robert Bigwood is the owner of the land and premises located at 37 Clement Drive in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 9101, Lot 13, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has had a canvas carport for over 4 years and he is replacing that with the current one that has been erected since September. The Board reviewed the Sub Code letter dated February 7, 2019 and the applicant agreed as a condition of approval he will comply and submit 2 sets of NJ Engineer sealed plans along with a permanent foundation that complies with the Building Code.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variances to construct a 12' x 20' carport, the Board voted five (5) in favor, one (1) 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 March, 2019, the applicant Robert Bigwood is hereby granted the aforesaid variances for the property located upon Block 9101 Lot 13 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 conditioned upon the applicant complying with the Building Sub Code Official letter dated February 7, 2019.
ROLL CALL:
LIST NAMES

Arlene Chiumento  Yes
Carman Scarduzzio  Yes
Ken Treger         Yes
Dorsett Kelly      Yes
Frank Simiriglia   No
Jay McMullin       Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

__________________________  Chairperson
Jay McMullin

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 24th day of April, 2019.

__________________________
Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192005C
Michael Leonetti
Block 202, Lot 16

WHEREAS, Michael Leonetti is the owner of the land and premises located at 900 Station Avenue in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 6’ high vinyl fence 1’ from the property line along Melvin Avenue instead of the required 15’ for the property located upon Block 202, Lot 16, as shown on the Official Map of the Township of Gloucester, located in a R-4 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 March 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 Michael Leonetti is the owner of the land and premises located at 900 Station Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 202, Lot 16, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he is replacing an old wooden fence and the vinyl fence would be more attractive for the neighborhood. As a condition the applicant agreed that the last 8’ section near the driveway would only be 4’ high and would also submit proof that the fence will not be in the right of way.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variance to construct a fence, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 27th day of March, 2019, the applicant Michael Leonetti is hereby granted the aforesaid variance for the property located upon Block 201 Lot 16 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 conditioned upon the applicant complying with the conditions imposed by the Board.
ROLL CALL:
LIST NAMES

Arlene Chiumento     Yes
Carman Scarduzzio   Yes
Ken Treger          Yes
Dorsett Kelly       Yes
Frank Simiriglia   No
Jay McMullin        Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin                Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 24th day of April, 2019.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192012C
Sign Pros/Skeeter's
Block 8301, Lot 7

WHEREAS, Skeeter's Pub is the owner of the land and premises located at 7 Coles Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 62.41 sq. foot façade sign instead of the required 34.78 sq. foot and to permit the sign on the roof which is not permitted for the property located upon Block 8301, Lot 7, as shown on the Official Map of the Township of Gloucester, located in a NC-Zone, said application being represented by Carly Ferro Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 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 Skeeter's Pub is the owner of the land and premises located at 97 Coles Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 8301, Lot 7, on the Official Tax Map of the Township of Gloucester, located in an NC 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 the sign is the appropriate size for the building and is proportionate to the size of the building. If the sign were to be erected lower it would interfere with the parking. The sign technically is not on top of the roof as shown by Exhibit 1.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 27th day of March, 2019, the applicant Skeeter’s Pub is hereby granted the aforesaid variances for the property located upon Block 8301 Lot 7 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 conditioned upon the applicant complying with the conditions imposed by the Board.
ROLL CALL:

LIST NAMES

Arlene Chiumento  Yes
Carman Scarduzzio  Yes
Ken Treger  Yes
Dorsett Kelly  Yes
Frank Simiriglia  No
Jay McMullin  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 24th day of April, 2019.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192008DSPW
OVAH Treatment Center, LLC
Block 6501, Lot 1

WHEREAS, OVAH is the owner of the land and premises located at 1115 Black Horse Pike 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 hair treatment salon which is not permitted for the property located upon Block 6501, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a CR-Zone, said application being represented by Daniel Baker Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 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 OVAH is the owner of the land and premises located at 1115 Black Horse Pike in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 6501, Lot 1, on the Official Tax Map of the Township of Gloucester, located in a CR-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 Kondor Nunn testified the building was formerly used as a Wawa and has been vacant for over 2 years. He stated there would be no exterior
change to the building and the 19 parking spaces are more than adequate for his business. He stated the business will start with 3 employees up to a maximum of 5 and the hours of operation would be Thursday, Friday and Saturday 10A.M to 5 P.M. and as the business grows he would add more days. He testified there would only be 3 to 4 clients at any one time. He agreed to add bushes and flowers and repair the sidewalk. He also agreed with all the comments of Mr. Lechner’s report of 3-5-19 and Mr. Mellett’s report dared 3-20-19.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant the aforesaid variance to permit a hair treatment salon in a CR-Zone, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 27th day of March, 2019, the applicant OVAH is hereby granted the aforesaid variance for the property located upon Block 6501 Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein conditioned upon the applicant complying with the conditions imposed by the Board.
ROLL CALL:

LIST NAMES

Arlene Chiumento    Yes
Carman Scarduzzio  Yes
Ken Treger         Yes
Dorsett Kelly      Yes
Frank Simiriglia   No
Jay McMullin       Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin        Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 24th day of April, 2019.

__________________________
Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
March 20, 2019

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: OVAH Treatment Center, LLC
Bulk “C” Variance, Use “D” Variance & Site Plan Waiver
Block 6501, Lot 1
1115 Black Horse Pike, Blackwood, NJ 08012
Gloucester Township, Camden County
Gloucester Application #192008DSPW
Our File No.: GX19002-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 February 13, 2019;

B. A copy of a Township of Gloucester Land Development Application for Use “D” Variance and Site Plan Waiver;

C. A copy of “Plan of Premises” 1115 Black Horse Pike prepared by Design Land Surveying P.A. dated September 23, 2015;

D. A copy of Township of Gloucester Tax Map Sheet # 65;

We have reviewed the application and offer the following comments:

I. Project Description

1. The project site is located at the intersection of the Black Horse Pike (NJ State Highway 168) and the Camden-Blackwood Road (Old Black Horse Pike, C.R. 676) in the Blackwood section of the Township.

2. The property contains a one-story masonry building, parking lot and other associated site improvements.
3. It appears that the site was previously occupied by a produce retail facility and a convenience store (Wawa).

4. The site is identified as Block 6501, Lot 1, and is approximately 0.7 acres as indicated on the Plan of Survey.

5. The tract has approximately 366 feet of frontage along Black Horse Pike and 313 feet of frontage along the Old Black Horse Pike.

6. The applicant is proposing a hair salon, which would occupy the existing building.

7. It appears that the applicant is proposing to utilize the existing parking and driveways currently at the site, with no proposed improvements.

II. Use Variance

1. The property is located in the Commercial Residential (CR) District.

2. The purpose of the Commercial Residential District is intended for older commercialized areas of the Black Horse Pike and Lower Landing Road developed before high levels of car ownership required significant off-street parking. This district retains a mix of residential uses including small apartment buildings. Because of the era in which the uses were established, commercial uses that entail relatively low customer activity are encouraged, while retaining certain personal services uses already established in this area.

3. A hair salon is not listed as a permitted principal or conditional use in the zone. The applicant is therefore seeking a use variance.

4. The applicant should indicate if any other business is proposed to occupy a portion of the building at the site.

5. The applicant should describe typical operations for the proposed business and hours of operation.

6. 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.

7. 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.

8. We defer review of conformance with the area, yard and bulk requirements of the Ordinance to your office.
III. Site Plan Waiver

1. The applicant is requesting a Site Plan Waiver along with the associated submission requirements for this project. The Board may wish to consider the waiver; however, the following items should be addressed:

   a. There are currently two access driveways located along Black Horse Pike and two driveways along the Old Black Horse Pike, which don’t appear to meet the requirements of Gloucester Township Land Development Ordinance (Ordinance) Section 510.K, for the amount of driveways and the required setback from other driveways. A design waiver is required.

   b. The applicant should address existing/proposed signage.

   c. We recommend stop signs be installed at each of the egresses from the site, and a “Do Not Enter” sign be installed at the one-way egress along the Old Black Horse Pike.

   d. Based on a review of aerials and site inspection, it appears that the site is being used as a “cut-through” from the Old Black Horse Pike to the Black Horse Pike (see the image below). We recommend a sign be installed on the Old Black Horse Pike to discourage this maneuver.
Mr. Kenneth D. Lechner, PP, AICP
March 20, 2019
Page 4 of 4

e. There are two “U-shaped” stripes located within the drive aisle of the rear parking lot. It is unclear the purpose of these stripes. We recommend that they be removed.

f. The applicant should address trash and recycling associated with the proposed use. There are currently no trash enclosures located on site.

2. There is a total of 19 parking spaces existing at the site. In accordance with Ordinance Section 510, personal service establishments require 1 parking space for every 200 sq. ft. gross floor area, plus one parking space used in connection with the business. It appears that the existing building is 3,200 sq. ft., which would require 16 spaces, plus any additional spaces required for the business. It appears that there is adequate parking existing at the site.

3. It appears that existing stormwater runoff is managed by overland flow directed off site or to an existing inlet on site. It appears the existing inlet piping is connected to the municipal offsite storm management system.

4. We defer review of the handicap accessible sidewalk ramps, parking spaces and the barrier free access to the Construction Official.

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 Transportation, Gloucester Township Municipal Utilities Authority, Camden County Conservation District, Aqua New Jersey, Inc./New Jersey American Water, etc.

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

Very truly yours,
Churchill Consulting Engineers

James J. Mellett, P.E., C.F.M.
Associate

JIM: tb:jim
C: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)
OVAH Treatment Center, LLC, Applicant (via email-rodnok kondor@gmail.com)
Mr. Daniel M. Baker, Esq. (via email-dbaker@bakerlawgroupllc.com)
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  
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#856-437-4922).  
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>
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</tr>
<tr>
<td>Old Black Horse Pike</td>
<td>100 ft.</td>
<td>313.42 ft.</td>
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</tr>
<tr>
<td>Minimum lot depth (min.)</td>
<td>300 ft.</td>
<td>313.420 ft.</td>
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</tr>
<tr>
<td>Building coverage (max.)</td>
<td>15%</td>
<td>±12.34%</td>
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</tr>
<tr>
<td>Lot Coverage (max.)</td>
<td>50%</td>
<td>±66.75%</td>
<td>enc</td>
</tr>
</tbody>
</table>

* 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.
<table>
<thead>
<tr>
<th>Principal Building Minimum Yard Depths and Height Limitations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
</tr>
<tr>
<td>Black Horse Pike</td>
</tr>
<tr>
<td>20 ft.</td>
</tr>
<tr>
<td>Old Black Horse Pike</td>
</tr>
<tr>
<td>20 ft.</td>
</tr>
<tr>
<td>16.3 ft.</td>
</tr>
<tr>
<td>15 ft.</td>
</tr>
<tr>
<td>enc</td>
</tr>
<tr>
<td>enc</td>
</tr>
<tr>
<td>Side yard (min.)</td>
</tr>
<tr>
<td>10 ft.</td>
</tr>
<tr>
<td>30.2 ft.</td>
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<tr>
<td>Rear yard (min.)</td>
</tr>
<tr>
<td>25 ft.</td>
</tr>
<tr>
<td>n/a</td>
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<tr>
<td>n/a</td>
</tr>
<tr>
<td>Building Height (max.)</td>
</tr>
<tr>
<td>35 ft.</td>
</tr>
<tr>
<td>35 ft.</td>
</tr>
<tr>
<td>yes</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: (±0.625 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.
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 should 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 ..."

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 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: OVAH Treatment Center, LLC
    Daniel M. Baker, Esq.
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
Inter-office Correspondence

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director
       Department of Community Development & Planning
RE: APPLICATION #182056CD Escrow #12807
    Empire Investment Enterprise, LLC
    BLOCK 10902, LOT 12
DATE: April 9, 2019

The Applicant requests use variance approval within the R-2 Residential District for the following land uses:

"Construct 3 commercial 1 story buildings to permit administrative offices and flex space for use by tenants, administrative activities, construction business/warehouse, package and box manufacturing, personal and household storage, scientific research, warehouse/wholesale, emergency services, newspaper publishing/job printing, general services/repair shop, excluding autobody repair,. Office use: carpenters, contractor, exterminator, electrician, furriers, masons, painters, plumbers, roofers, upholsterers, landscapers, etc. per plan. All uses to be within the approved bld."

The project is located on the south side of Coles Road west of NJ Rte. 42.

Applicant/Owner: Empire Investment Enterprise, LLC, 55 Kelly Driver Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).
Architect: Jack S. Smith, RA, Bishop & Smith Registered Architects, 1344 Chews Landing Road, Laurel Springs, NJ 08021 (telephone #856-227-1626).
Engineer: Norman K. Rodgers, PLS, PE, Consulting Engineer Services, 645 Berlin – Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).

I. INFORMATION SUBMITTED

New Information
1. Land Development Application Form (REVISED) dated 3/25/19.
2. A "Use Variance Plan" as prepared by Consulting Engineer Services comprising one (1) sheet dated 02/22/19.

Previous Information
4. Copy of a "Conceptual Use Group Variance" plan as prepared by Bishop & Smith Registered Architects comprising one (1) sheet dated 12/12/18.
II. **ZONING REVIEW**

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

Section 404.F – R-2 – Residential District

<table>
<thead>
<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>3 acres</td>
<td>0.90 acres</td>
<td>no*</td>
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<td>Lot frontage (min.)</td>
<td>200 ft.</td>
<td>99.59 ft.</td>
<td>no*</td>
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<td>Minimum lot depth (min.)</td>
<td>400 ft.</td>
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<td>Building coverage (max.)</td>
<td>5%</td>
<td>16%</td>
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<tr>
<td>Lot Coverage (max.)</td>
<td>15%</td>
<td>53%</td>
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**Principal Building Minimum Yard Depths and Height Limitations**

<table>
<thead>
<tr>
<th>Description</th>
<th>Front yard (min.)</th>
<th>Side yard (min.)</th>
<th>Side yard (min.)</th>
<th>Rear yard (min.)</th>
<th>Building Height (max.)</th>
<th>Buffer</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>100 ft.</td>
<td>30 ft.</td>
<td>30 ft.</td>
<td>75 ft.</td>
<td>40 ft.</td>
<td>25 ft.</td>
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<td></td>
<td>23 ft.</td>
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<td>±107 ft.</td>
<td>≤40 ft.</td>
<td>10 ft.</td>
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<tr>
<td></td>
<td>no*</td>
<td>no*</td>
<td>no*</td>
<td>yes</td>
<td>yes</td>
<td>no*</td>
</tr>
</tbody>
</table>

1. Scaled data.

* = Variance required.

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

III. **APPLICATION SUBMISSION CHECKLIST**

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

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

1. All side, rear, and front setback lines with dimensions. [Checklist #53].
   a. The plan shall be revised to depict the required front, side, and rear yards for the R-2, Residential District.
IV. **VARIANCE COMMENTS**

The application as submitted requires the following variances:

§404.B, Permitted Uses

1. "Administrative offices and flex space for use by tenants, administrative activities, construction business/warehouse, package and box manufacturing, personal and household storage, scientific research, warehouse/wholesale, emergency services, news paper publishing/job printing, general services/repair shop, excluding autobody repair., Office use: carpenters, contractor, exterminator, electrician, furriers, masons, painters, plumbers, roofers, upholsterers, landscapers, etc. per plan. All uses to be within the approved bld. are not listed permitted uses in R-2 – Residential District [§404.B, Permitted Uses].

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

2. Lot size: (0.90 ac. provided v. 3 ac. minimum required).
3. Lot frontage: (99.59 ft. provided v. 200 ft. minimum required).
4. Building coverage: (16% provided v. 5% maximum allowed).
5. Lot coverage: (53% provided v. 15% maximum allowed).
6. Front yard: (23 ft. provided v. 100 ft. minimum required).
7. Side yard: (20 ft. provided v. 30 ft. minimum required).
8. Side yard: (10 ft. provided v. 30 ft. minimum required).
9. Buffer: (10 ft. provided v. 25 ft. minimum required).

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

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

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

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

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

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

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

   a. Uses determined as not "inherently beneficial."

      i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis Medici v. BPR Co., 107 N.J. 1 (1987)).
1. The Applicant must identify and provide an analysis of the special reasons of zoning that are applicable to the application.

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

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

NEGATIVE CRITERIA

The Board 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).

12. The Applicant should address the negative criteria for the instant application to determine if granting the variance would be a de facto rezoning.

   a. If the Board finds this is the case, the proposed development would be administrered as a rezoning in accordance with §812, Request for Zone Change within the Land Development Ordinance.

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

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

V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

1. Master Plan

   a. The Applicant should provide testimony addressing consistency of the proposed uses with the following Residential 2 (R-2) Land Use Classification with the Master Plan.

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

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

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

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

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

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

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

4. Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:55D-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.

VII. RECOMMENDATIONS

1. The Applicant should address the above underlined comments.

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

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

cc: Empire Investment Enterprise, LLC
    Wade, Long, Wood & Long, LLC
    Addison G. Bradley, PP
    Jack S. Smith, RA
    Norman K. Rodgers, PE, PLS
    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.: #128066CD

☐ Planning Board  ☐ Zoning Board of Adjustment

Taxes Paid Yes/No (Initial) Fees __________ Project #12807

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

---

**LAND DEVELOPMENT APPLICATION**

1. Applicant

   Name: Empire Investment Ent. LLC
   Address: 55 Kelly Drivers Lane
   Gloucester Township
   City: Laurel Springs
   State, Zip: N.J. 08021
   Phone: (856) 228-4948 Fax: (856) 228-8507
   Email: 

2. Owner(s) (List all Owners)

   Name(s): Empire Investment Ent. LLC
   Address: PO Box 1458
   City: Laurel Springs
   State, Zip: N.J. 08021
   Phone: (856) 228-4242 Fax: (856) 228-3507

---

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

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

   **Name of Attorney:** John D. Wade, Esquire
   **Address:** 1250 Chews Landing Road
   **City:** Laurel Springs, NJ 08021
   **State, Zip:** NJ 08021
   **Phone:** (856) 346-2800 Fax: (856) 346-1910
   **Email:** JDW0935@gmail.com

---

6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name:</th>
<th>Addison G. Bradley, PP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>1585 Hider Lane</td>
</tr>
<tr>
<td>Profession:</td>
<td>Planner</td>
</tr>
<tr>
<td>City:</td>
<td>Gloucester Township</td>
</tr>
<tr>
<td></td>
<td>N.J. 08021</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td>Norm Rogers, PE</td>
</tr>
<tr>
<td>Address:</td>
<td>645 Berlin Cross Keys Rd, Ste 1</td>
</tr>
<tr>
<td>Profession:</td>
<td>Consulting Engineer Services</td>
</tr>
<tr>
<td>City:</td>
<td>Sicklerville, NJ 08081</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>N.J. 08081</td>
</tr>
<tr>
<td>Phone:</td>
<td>(856) ______ Fax: (856) ______</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address:      | 46 Coles Road                          |
| Block(s):            | 10902                                  |
| Tract Area:          | 43,176 sq. ft.                         |
| Lot(s):              | 12                                     |

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): Construct 2 Commercial 1 story buildings for lease to permit Administrative offices and flex space for use by tenants, administrative activities, construction business/warehouse, package and box manufacturing, personal and household storage, scientific research, warehouse/wholesale, emergency services, newspaper publishing/job printing, general services/repair shop excluding autobody repair. Office use: carpenters, contractor, exterminator, electrician, furriers, masons, painters, plumbers, roofers, upholsterers, landscapers, etc. per plan. All uses to be within the approved bld.

9. Property:

| Number of Existing Lots: | 1                                      |
| Number of Proposed Lots: | 1                                      |

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

### 14. Parking and Loading Requirements:

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

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

[Signature]

[Date]

[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
3/25/19

<signature>
Empire Inv. Inc

Print Name
Empire Inv. Inc

Print Name

Sworn and Subscribed to before me this 25 day of March, 2019 (Year).

<signature>
J.l.P.

Print Name
J.l.P.


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?
   □ No □ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
   □ No □ Yes
C. Is this application for approval on a site or sites for commercial purposes?
   □ No □ Yes
D. Is the applicant a corporation?
   □ No □ Yes
E. Is the applicant a limited liability corporation?
   □ No □ Yes
F. Is the applicant a partnership?
   □ No □ Yes

IF YES TO ANY OF THE ABOVE:

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

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

   □ No □ Yes

IF YES:

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

Signature of Applicant

Date

19. Survey waiver certification: □ A

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

State of New Jersey,
County of Camden:

Name of property owner or applicant

Sworn and subscribed to On this 25 day of March, 2019 before the following authority.

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

4 of 4
January 7, 2019

DESCRIPTION

44 COLES ROAD
Plate 109, Block 10902, Lot 12

LANDS SITUATE
TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

BEGINNING at a point being a found concrete monument in the southerly line of Coles Road (Variable Width), said point being the following two courses from the intersection of the said line of Coles Road with the westerly line of T&G Way (Variable Width) (formerly Warsaw Avenue):

a) Along the said line of Coles Road, North 77 Degrees 26 Minutes 25 Seconds West, a distance of 168.19 Feet to an angle point in the same; Thence

b) Still along the same, North 80 Degrees 10 Minutes 00 Seconds West, a distance of 26.62 Feet to a point and extending: Thence

1) Along the line of lands now or formerly of Julie Grabowski, South 19 Degrees 24 Minutes 00 Seconds West, a distance of 457.05 Feet to a concrete monument found on corner; Thence

2) Along the northerly line of Lot 14 of Block 10902, North 61 Degrees 09 Minutes 53 Seconds West, a distance of 72.74 Feet to a point in the same; Thence

3) Along lands formerly conveyed to Robert M. & Mary Ann Lutner, North 15 Degrees 14 Minutes 20 Seconds East, a distance of 449.93 Feet to a point in the centerline of Coles Road; Thence

4) Along the centerline of Coles Road, South 80 Degrees 10 Minutes 00 Seconds East, a distance of 99.59 Feet to a point in the same being corner to lands formerly of Julie Grabowski as shown on the herinafter mentioned plan; Thence

5) Along said lands of Grabowski, South 02 Degrees 19 Minutes 00 Seconds West, a distance of 21.10 Feet to a point and place of BEGINNING.

Containing 40,806± S.F. or 0.937± AC.
Hereinabove described land is graphically shown on a plan entitled “SURVEY SHOWING SUBDIVISION OF LANDS OF STEPHEN VOJCSIK”, Gloucester Township, Camden County, New Jersey as filed with the Camden County Clerk as Instrument Number 01830002 on June 1, 1965.

ADAM R. GRANT
Professional Land Surveyor
New Jersey License No. 24GS04335700
Inter-office Correspondence

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director
       Department of Community Development & Planning
RE: APPLICATION #192014CD
       Auto Images, LLC
       BLOCK 12509, LOT 1
DATE: April 10, 2019

The Applicant requests bulk, setback, and use variance approval for “Continued use as auto body repair. Expansion of existing with a 60’ x 50’ (3000 sf) addition. Proposed additional fencing, landscaping, and complete building facade renovation” and outdoor vehicle storage within the NC – Neighborhood Commercial District and R-3 Residential District. The project is located on the east side of the Black Horse Pike between Drexel and Grand Avenues.

Applicant: Auto Images, LLC, 412 Otterbranch Drive, Glendora, NJ 08029 (telephone #856-905-3811).
Owner: Otterbranch Investments, LLC, 412 Otter Branch Drive, Glendora, NJ 08029 (telephone #856-905-3811).
Architect: Jack S. Smith, RA, Bishop & Smith Registered Architects, 1344 Chews Landing Road, Laurel Springs, NJ 08021 (telephone #856-227-1626).
Engineer: Norman K. Rodgers, PLS, PE, Consulting Engineer Services, 645 Berlin – Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).

I. INFORMATION SUBMITTED
1. Land Development Application Form and checklist dated 3/12/19.
3. Building Elevation (Letter size), prepared by Bishop & Smith Registered Architects comprising one (1) sheet dated 01/07/19.
4. “Use Variance” plan as prepared by Consulting Engineer Services comprising one (1) sheet dated 01/07/19.
5. Plan of Survey & Topography, as prepared by Consulting Engineer Services comprising one (1) sheet dated 01/07/19.
II. ZONING REVIEW

1. Auto Body Repair is not a listed permitted use in the NC – Neighborhood Commercial District [§415] or R-3 - Residential District [§405].

NC – Neighborhood Commercial District

<table>
<thead>
<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>1 ac.</td>
<td>1.03 ac.</td>
<td>yes</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>258.22 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Drexel Avenue</td>
<td>100 ft.</td>
<td>171.47 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Grand Avenue</td>
<td>100 ft.</td>
<td>185.66 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth (min.)</td>
<td>300 ft.</td>
<td>171.47 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>15%</td>
<td>13.7%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot Coverage (max.)</td>
<td>50%</td>
<td>90%</td>
<td>no*</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Black Horse Pike</td>
<td>20 ft.</td>
<td>29 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Drexel Avenue</td>
<td>20 ft.</td>
<td>11 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Grand Avenue</td>
<td>20 ft.</td>
<td>87 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>25 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>68 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>40 ft.</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td>Buffer</td>
<td>25 ft.</td>
<td>0 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.25</td>
<td>0.137</td>
<td>yes</td>
</tr>
<tr>
<td>Parking 5 spaces/Service Bay</td>
<td>40 spaces</td>
<td>13 spaces</td>
<td>no*</td>
</tr>
</tbody>
</table>

Parking Area Setback

<table>
<thead>
<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>From any right-of-way</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Black Horse Pike</td>
<td>25 ft.</td>
<td>0 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Drexel Avenue</td>
<td>25 ft.</td>
<td>±10 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Grand Avenue</td>
<td>25 ft.</td>
<td>25 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>From side property line</td>
<td>10 ft.</td>
<td>0 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>From rear property line</td>
<td>10 ft.</td>
<td>0 ft.</td>
<td>no*</td>
</tr>
</tbody>
</table>

1 = Scaled data. enc = Existing Nonconformance.

n/a = Not applicable. n/p = Not provided.

* = 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.

APPLICATION #192014CD
Auto Images, LLC
BLOCK 12509, LOT 1
III. APPLICATION SUBMISSION CHECKLIST
The Application has been reviewed in accordance with §817, Submission Checklist for a variance.

The Applicant has provided the checklist items or requested a waiver:

IV. VARIANCE COMMENTS
The application as submitted requires the following variances:

§415.B, Permitted Uses
1. Auto body repair and outdoor vehicle storage area are not listed permitted uses in the NC - Neighborhood Commercial District [§415] or R-3 Residential District [§405].

§415.F, Area, Yard, Height and Building Coverage
2. Lot depth: (171.47 ft. provided v. 300 ft. minimum required).
3. Lot coverage: (90% provided v. 50% maximum allowed).
4. Buffer: (0 ft. provided v. 25 ft. minimum required).
5. Parking spaces: (13 spaces provided v. 40 spaces minimum required).
6. Parking setback – right-of-way
   a. Black Horse Pike: (0 ft. provided v. 25 ft. minimum required).
7. Parking setback – right-of-way
   a. Drexel Avenue: (10 ft. provided v. 25 ft. minimum required).
8. Parking setback – property line
   a. Side: (0 ft. provided v. 10 ft. minimum required).
9. Parking setback – property line
   a. rear: (0 ft. provided v. 10 ft. minimum required).

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

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

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

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

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

NEGATIVE CRITERIA
The Board 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.

V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS
1. Master Plan
   a. The Applicant should provide testimony addressing consistency of the
      proposed uses with the following Small Scale Business (B-2) and
      Residential 3 (R-3) Land Use Classifications within the Master Plan.

      "SMALL SCALE BUSINESS (B-2)
      In contrast to the B-1 category, this land use would be a
      purely commercial district including both retail and
      office uses. It is intended for small neighborhood
      shopping centers, stand alone uses such as pharmacies
      and convenience stores, individual office buildings,
      gasoline service stations in appropriate locations and
      similar commercial uses. A floor area ratio of .15 and .20
      is proposed.

      Floor area ratio is the total gross floor area of building
      divided by the total lot area and is a measure of the
      intensity of development. A one-story building that
      covered the entire lot would have a floor area ratio of 1.0.
      A four-story building that covered 25% of the lot would
      have the same floor area ratio of 1.0."
"RESIDENTIAL 3 (R-3)
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. The Applicant should provide testimony addressing consistency of the proposed uses with the NC – Neighborhood Commercial District and R-3 – Residential District and character of the built environment.

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

4. Site Layout
   a. The Applicant should provide testimony addressing the following aspects of site design to accommodate the proposed uses:
      i. Viewsheild(s) for the building(s) through descriptions and/or color renderings §507.A, Landscaping and Buffering.
      ii. The lack of any buffer to adjacent residential uses as per §507.B, Buffering.
      iii. Proposed type and intensity of lighting as per §508, Lighting.
      iv. Loading and unloading as per §509, Off-Street Loading.
      v. Ingress/egress to the site and parking for customers as per §510, Off-Street Parking.
      vi. The existing parking along the Black Horse Pike and Drexel Avenue appear to encroach within the right-of-way and should be removed and revised as per §510, Off-Street Parking.
      vii. The ability of the site to accommodate turning movements of proposed business tow trucks and delivery vehicles §510, Off-Street Parking.
      viii. The lack of concrete curb and sidewalks along the Black Horse Pike and Drexel Avenue as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.
      ix. Stormwater management and other considerations of site plan development as per §517, Stormwater Management & Collection.
VI. **LAND DEVELOPMENT ORDINANCE COMMENTS**

The Applicant is advised of the following additional requirements of the Land Development Ordinance:

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

VI. **RECOMMENDATIONS**

1. The Applicant should address the above underlined comments.

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

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

cc: Auto Images, LLC  
Mark A. Rinaldi, Esq.  
Addison G. Bradley, PP  
Norm Rodgers ,PE, PLS  
Jack S. Smith, RA  
Anthony Costa, Esq.  
James Mellett, PE
# Townships 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**: 1/19/04
- **Application No.**: #2545
- **Planning Board**: X
- **Zoning Board of Adjustment**: 
- **Taxes Paid Year**: D
- **Project #**: #3257
- **Escrow**: #3257

---

## Land Development Application

1. **Applicant**
   - **Name**: Audo Imagery LLC
   - **Address**: 412 N. Otterbein Rd.
   - **City**: Gloucester
   - **State, Zip**: NJ 08029
   - **Phone**: (856) 374-3512
   - **Email**: audoimagery@comcast.net

2. **Owner(s) (List all Owners)**
   - **Name**: Audo Imagery LLC
   - **Address**: 412 N. Otterbein Rd.
   - **City**: Gloucester
   - **State, Zip**: NJ 08029
   - **Phone**: (856) 374-3512

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

   **Notes**: 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>
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<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCIB 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**: Mark A. Rinaldi, LLC
   - **Address**: 888 South White Horse Pike, A
   - **City**: Berlin, NJ 08009
   - **State, Zip**: NJ 08009
   - **Phone**: (609) 767-6358
   - **Fax**: (609) 767-6129
   - **Email**: rinaldi@markarinaldi.com

---

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

Name: Adam J. Rodgers, PE  
Address: 645 Geneva - Lawrence Rd  
Profession: Engineer  
City: Louisville  
State, Zip: KY 40205  
Phone: (502) 232-2202  
Email: drdiesne@cees.us

Name: Jack Smith, RA  
Address: 134 W. Fourth Street  
Profession: Registered Architect  
City: Louisville  
State, Zip: KY 40207  
Phone: (502) 222-2344  
Email: Jack@Arch.com

7. Location of Property:

Street Address: 401 South Black Horse Pike  
Block(s): 12509  
Lot(s): 1

Tract Area: 1.03 AC

8. Land Use:

Existing Land Use: Auto Body Repair Facility

Proposed Land Use (Describe Application): Continued Use as Auto Body Repair, expansion or existing with a 60 x 50' (3000 sq) addition, Proposed additional parking, landscaping, and complete Building Facade Renovation

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

- Fee Simple
- Condominium
- Cooperative
- Rental

Are there existing deed restrictions?  
No [ ] Yes [x]  

Are there proposed deed restrictions?  
No [x] Yes [ ]

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>11'</td>
<td>Setback from E.O.P.&quot;1&quot;</td>
<td>25'</td>
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<tr>
<td>Front setback 2</td>
<td>8'7&quot;</td>
<td>Setback from E.O.P.&quot;2&quot;</td>
<td></td>
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<tr>
<td>Rear setback</td>
<td>6'8&quot;</td>
<td>Fence type</td>
<td>VisbyL</td>
</tr>
<tr>
<td>Side setback 1</td>
<td>NA</td>
<td>Fence height</td>
<td>6'2&quot;</td>
</tr>
<tr>
<td>Side setback 2</td>
<td>6'15.24&quot;</td>
<td>&quot;E.O.P. = Edge Of Pavement.&quot;</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>4'19</td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>14'8&quot;</td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>1.03 A.</td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>10.8'</td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10.8'</td>
<td>Setback from property line 2</td>
<td></td>
</tr>
</tbody>
</table>

Garage Application
- Garage Area
- Garage height
- Number of garages
  (Include attached garage if applicable)
- Number of stories

Shed Requirements
- Shed area
- Shed height
- Setback from R.O.W.1
- Setback from R.O.W.2
- Setback from property line 1
- Setback from property line 2

Distance from dwelling
- Distance = measured from edge of water.
- Setback = Measured from edge of pool apron.

14. Parking and Loading Requirements:
- Number of parking spaces required: 41
- Number of parking spaces provided: 41
- Number of loading spaces required: NA
- Number of loading spaces provided: NA

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: 3/6/19

[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).

3/14/19
Date

Signature
Chad [Last Name]

Print Name
Chad [Last Name]

Sworn and Subscribed to before me this ______ day of ________,
__________ (Year).

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

   List of Stockholders/Partners

   Date: 3/14/19
   Signature of Applicant

   Print Name

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).

3/14/19
Date

Signature of Applicant

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 1/17/19, shows and discloses the premises in its entirety, described as Block 1234 Lot 1, 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:

[Name of property owner or applicant] 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 16th day of March, 2019 before the following authority.

Name of property owner or applicant

Notary Public

NANCY L. BARTON
A Notary Public of New Jersey
My Commission Expires July 1, 2020
CORPORATE DISCLOSURE

Chad Milstein, hereby certifies as follows:

1. I am the Sole and Managing Member of the applicant, Auto Images, LLC.

2. I am the Sole and Managing Member of Otterbranch Investments, LLC, the owner of the property located at 401 South Black Horse Pike - Block 12509, Lot 1, which property is the subject of the instant application.

3. There are no other Members, Shareholders, owners or interest holders in either Auto Images, LLC or Otterbranch Investments, LLC.

CHAD MILSTEIN,
Managing Member,
Auto Images, LLC
Otterbranch Investments, LLC

Dated: March 6, 2019

Witness:
Mark A. Rinaldi
To Whom It May Concern:

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

Name: Ottenbrach Investments LLC
Address: 401 S. Black Horse Pike
Block: 13509 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
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 13, 2019
APPLICANT: AUTO IMAGES LLC
PROJECT No. 12941
BLOCK(S): 12609 Lot(s): 1
LOCATION: 401 S. BLACK HORSE PIKE, BLACKWOOD

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
☐ Taxes
☐ Construction

STATUS OF APPLICATION:
☒ New Application - BULK C, USE "D" VARIANCE & MINOR SITE PLAN
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by March 26 2019
☐ For Your Files.

ENCLOSED:
☒ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
☒ 1 Copy - USE VARIANCE PLAN & PLAN OF SURVEY & TOPOGRAPHY
☒ 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

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

Reviewed
DATE: 3/18/19
By: [Signature]
WITH COMMENT
Bureau of Fire Prevention
Fire District No. 4
Blackwood Fire Company
P.O. Box 541
Blackwood, N.J. 08012
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 13, 2019
APPLICANT: AUTO IMAGES LLC
APPLICATION No. #192014CD*
PROJECT No. 12941

BLOCK(S): 12509  Lot(s): 1
LOCATION: 401 S. BLACK HORSE PIKE, BLACKWOOD

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

STATUS OF APPLICATION:
[ ] New Application – BULK C, USE “D” VARIANCE & MINOR-SITE-PLAN

[ ] Revision to Prior Application

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[ ] 1 Copy - Major Subdivision - Preliminary, Plat
[ ] 1 Copy - Preliminary Site Plan
[ ] 1 Copy - Major Subdivision - Final Plat
[ ] 1 Copy - Final Site Plan
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[ ] 1 Copy - Major Subdivision - Amended Plat
[ ] 1 Copy - Traffic Report
[ ] 1 Copy - Development Plan
[ ] 1 Copy - Drainage Calculations
[ ] 1 Copy - E.I.S.
[ ] Recycling Report
[ ] 1 Copy - Minor Site Plan
[ ] 1 Copy - Use D Variance
[ ] 1 Copy - Bulk C Variance

OK 3/13/19  JKF  Kdgy

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

Re: Application #192014CD  
Auto Images, LLC  
401 S. Black Horse Pike, Blackwood, NJ 08012  
Block 12509, 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: March 13, 2019

APPLICANT: AUTO IMAGES LLC

APPLICATION No. #192014CD

BLOCK(S): 12509 Lot(s): 1

LOCATION: 401 S. BLACK HORSE PIKE, BLACKWOOD

APPLICANT: AUTO IMAGES LLC

PROJECT No. 12941

TRANSMITTAL TO:

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

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

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

STATUS OF APPLICATION:

☒ New Application – BULK C, USE “D” VARIANCE & MINOR-SITE PLAN

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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Please Forward Report by March 26 2019

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☒ 1 Copy - Major Subdivision - Preliminary. Plat
☒ 1 Copy - Preliminary Site Plan
☒ 1 Copy - Major Subdivision - Final Plat
☒ 1 Copy - Final Site Plan
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☒ 1 Copy - 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

Looks to Finally Dress Up Front of Building.
However - Vehicle Storage Area: How long will vehicle be permitted to store? These recommended max 30 days.
Could be a detriment if this becomes a junkyard?
Too many spaces allowed for over 68 vehicles stored in prop next to residential.

Signature:

Assessor: 3/25/19
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

James J. Mellett, P.E., C.F.M.
Associate

JJM: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

<table>
<thead>
<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>2 acres</td>
<td>0.517 acres</td>
<td>no</td>
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<tr>
<td>Lot frontage (min.)</td>
<td>100 ft.</td>
<td>150 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Marshall Avenue</td>
<td>100 ft.</td>
<td>150.87 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Railroad Avenue</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>200 ft.</td>
<td>150 ft.</td>
<td>no</td>
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<tr>
<td>Building coverage (max.)</td>
<td>30%</td>
<td>17.7%</td>
<td>yes</td>
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<tr>
<td>Lot Coverage (max.)</td>
<td>75%</td>
<td>26.5%</td>
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</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>30 ft.</td>
<td>36.42 ft.</td>
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</tr>
<tr>
<td>Marshall Avenue</td>
<td>30 ft.</td>
<td>37.26 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Railroad Avenue</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>30 ft.</td>
<td>22.58 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>50 ft.</td>
<td>±60 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>40 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Parking spaces (RSIS)²

8 spaces | n/p | ---

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. 40:55-70d(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 condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:55D-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

APPLICATION #1182044D
Maria Cruz
BLOCK 19103, LOT 1
# TOWNSHIP OF GLOUCESTER

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

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

<table>
<thead>
<tr>
<th>Name:</th>
<th>MARIA CRUZ</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>113 MARSHAL AVE</td>
</tr>
<tr>
<td>City:</td>
<td>GLOUCESTER TWP/BLACKWOOD</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 08012</td>
</tr>
<tr>
<td>Phone:</td>
<td>(856) 764-1462 Fax: (—)</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:cruzmaria@comcast.net">cruzmaria@comcast.net</a></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name(s):</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>424 WALNUT AVE</td>
</tr>
<tr>
<td>City:</td>
<td>LINDENWOOD</td>
</tr>
<tr>
<td>State, Zip:</td>
<td></td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
</tbody>
</table>

### 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
- [ ] 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>
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</thead>
<tbody>
<tr>
<td>R4</td>
<td>GCR</td>
<td>CR</td>
<td>BP</td>
</tr>
<tr>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
</tr>
<tr>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
</tr>
<tr>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>NVSCC 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

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

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

<table>
<thead>
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<th>Name:</th>
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</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Address:</td>
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<tr>
<td>Profession:</td>
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<tr>
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<td>Phone: (___) - ____</td>
<td>Phone: (___) - ____</td>
</tr>
<tr>
<td>Fax: (___) - ____</td>
<td>Fax: (___) - ____</td>
</tr>
<tr>
<td>Email:</td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 118 MARSHALL AVE.</th>
<th>Block(s): 19103</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract/Alley:</td>
<td>Lot(s): 1</td>
</tr>
</tbody>
</table>

8. Land Use:

- **Existing Land Use:** Residential
- **Proposed Land Use (Describe Application):** 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:</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td></td>
<td>□ Condominium</td>
</tr>
</tbody>
</table>

- Are there **existing** deed restrictions? □ Yes □ No
- Are there **proposed** deed restrictions? □ Yes □ No

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Setback from E.O.P.1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from E.O.P.2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fence type</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fence height</td>
</tr>
<tr>
<td></td>
<td></td>
<td>'E.O.P. = Edge Of Pavement.</td>
</tr>
</tbody>
</table>

Pool Requirements

| Setback from R.O.W.1 |
| Setback from R.O.W.2 |
| Setback from property line 1 |
| Setback from property line 2 |
| Distance from dwelling |

Distance = measured from edge of water.

R.O.W. = Right-of-way.

Setback = Measured from edge of pool apron.

Garage Application

| Garage Area |
| Garage height |
| Number of garages |
| (Include attached garage if applicable) |
| Number of stories |

Shed Requirements

| Shed area |
| Shed height |
| Setback from R.O.W.1 |
| Setback from R.O.W.2 |
| Setback from property line 1 |
| Setback from property line 2 |

14. Parking and Loading Requirements:

Number of parking spaces required: ____________  Number of parking spaces provided: ____________

Number of loading spaces required: ____________  Number of loading spaces provided: ____________

15. Relief Requested:

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

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

16. Signature of Applicant

[Signature]  09/06/2018

[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).

09/26/2018
Date

Sworn and subscribed to before me this 26th day of September 2018 (Year).

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?
   - No [ ] Yes [ ]

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

Signature of Applicant

Print Name

09/26/2018
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:

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 26th day of September 2018, before the following authority.

JAQUELINE ORTIZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/28/2021

4 of 4
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.
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 - MASONRY & CONCRETE

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

DATE OF TRANSFER OF OWNERSHIP (CLOSING DATE) - 01/10/2007
TWP - CAMDEN
COUNTY - CAMDEN

OWNER
ANGELO GRISOLIA
VINCENT GRISOLIA
424 E WALNUT AV
LINDEWOLD, NJ 08021

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

MANAGER
BUILDING - 113 MARSHALL AV
BLOCK - 1
LOT - 191.08

NET LESSEE
Tel #: 609-633-6255

CORPORATE OFFICERS OR GENERAL PARTNERS

MORTGAGEE

JANITOR OR SUPERINTENDENT

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 TRANSFERABLE. 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: 09/28/2010

LORI GRIFA, COMMISSIONER

Commissioner of Community Affairs by:

Mark J. Botisko, Chief
Bureau of Housing Inspection

1) OWNER COPY 2) MUNICIPALITY COPY 3) FILE COPY
08/06/2014

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 - 1
YEAR CONSTRUCTED - 1960

DATES OF TRANSFER OF OWNERSHIP (CLOSING DATE)
TAXES PAID TO: MUNICIPALITY - GLOUCESTER
TWP - 04/17/2014
COUNTY - CAMDEN

OWNER
MARCIA CRUZ
113 MARSHALL AVE
BLACKWOOD NJ 08012

IN-COUNTY AGENT
MARCIA 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
MARCIA CRUZ
113 MARSHALL AVE
BLACKWOOD NJ 08012

NET LESSEE

INDIVIDUAL FOR EMERGENCY AUTHORIZATIONS
MARCIA 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

By Commissioner of Community Affairs:

Edwin S. Tomkiewicz, Chief
Bureau of Housing Inspection
### 2018 FINAL/2019 PRELIMINARY TAX BILL

**TOWNSHIP OF GLOUCESTER**

**CAMDEN COUNTY, NJ**

#### EXPLANATION OF TAXES

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>RATE PER $100</th>
<th>AMOUNT OF TAX</th>
</tr>
</thead>
<tbody>
<tr>
<td>COUNTY TAX</td>
<td>0.823</td>
<td>2072.31</td>
</tr>
<tr>
<td>COUNTY LIBRARY</td>
<td>0.053</td>
<td>133.45</td>
</tr>
<tr>
<td>COUNTY OPEN SPACE</td>
<td>0.021</td>
<td>55.88</td>
</tr>
<tr>
<td>SCHOOL TAX</td>
<td>1.147</td>
<td>2888.15</td>
</tr>
<tr>
<td>REGIONAL SCHOOL TAX</td>
<td>0.637</td>
<td>1603.97</td>
</tr>
<tr>
<td>MUNICIPAL TAX</td>
<td>1.098</td>
<td>2739.58</td>
</tr>
<tr>
<td>MUNICIPAL OPEN SPACE</td>
<td>0.020</td>
<td>50.36</td>
</tr>
<tr>
<td>FIRE DISTRICT=F04</td>
<td>0.242</td>
<td>609.36</td>
</tr>
</tbody>
</table>

2018 TOTAL TAX: 4,031.53
2018 NET TAX: 1,0150.06
LESS 2018 PREV. BILLED: 4984.92
BALANCE OF 2018 TAX: 5265.14

---

#### INFORMATION FOR TAXPAYERS

**PAYABLE TO: TOWNSHIP OF GLOUCESTER**

MAIL TO: GLOUCESTER TOWNSHIP TAX OFFICE
P.O. BOX 8
BLACKWOOD, N.J. 08012
TEL: (856) 228-4000

**SPECIAL NOTICE FOR ADDITIONAL INFORMATION:**

**PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2018 TOTAL NET TAX**

5075.03

---

#### AUGUST QUARTER TAX GRACE PERIOD:

- **Extended until August 27, 2018**
- Payments must be in our office by 5:45 PM to avoid interest. Payments made after that date will accrue interest from August 1, 2018.

---

#### DISTRIBUTION OF TAXES

<table>
<thead>
<tr>
<th>Tax Type</th>
<th>Percentage</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>County Taxes</td>
<td>22.25%</td>
<td>$2258.64</td>
</tr>
<tr>
<td>School Taxes</td>
<td>44.26%</td>
<td>$4492.12</td>
</tr>
<tr>
<td>Municipal Taxes</td>
<td>27.49%</td>
<td>$2789.94</td>
</tr>
<tr>
<td>Fire Dist Tax</td>
<td>6.00%</td>
<td>$609.36</td>
</tr>
</tbody>
</table>

---

#### 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. State aid offset information for current year municipal tax bills will start becoming available at the end of the fiscal year. Access the Division of Local Government Services' website at http://www.nj.gov/dca/divisions/dgs/resources/property_tax.html to find (based on the assessed value of this parcel) the amount of state aid used to offset property taxes on this parcel.
CRUZ MARIA
113 MARSHALL AVENUE
BLACKWOOD NJ 08012

2016 TOTAL TAX
3.788 $9338.18
2016 NET TAX
4420.35
LESS 2016 PREV. BILLED
BALANCE OF 2016 TAX
5117.83

INFORMATION FOR TAXPAYERS
MAKE CHECK PAYABLE TO: TOWNSHIP OF GLOUCESTER
MAIL TO: GLOUCESTER TOWNSHIP TAX OFFICE
P.O. BOX 8
BLACKWOOD, N.J. 08012
TEL: (856) 228-4000

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION
ONLINE BANK PAYMENTS MUST INCLUDE BLOCK & LOT NUMBERS, TAX OFFICE
DRIVE THRU WINDOW IS ONLY OPEN DURING TAX COLLECTION PERIOD, 8:30AM TO 5PM.

DISTRIBUTION OF TAXES
County Taxes 22.41% $2137.78
School Taxes 45.04% $4295.71
Municipal Taxes 27.14% $2588.50
Fire Dist Tax 5.41% $516.19

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. State aid offset information for current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Services’ website at http://www.state.nj.us/treasures/divisions/lgis/resources/property. Use html to find (based on the assessed value of this parcel) the amount of state aid used to offset property taxes on this parcel.
Welcome to
GLOUCESTER TOWNSHIP, NJ
A GREAT PLACE to LIVE, WORK and PLAY

<table>
<thead>
<tr>
<th>Block/Lot/Qual:</th>
<th>19103. 1.</th>
<th>Tax Account Id:</th>
<th>20507</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Location:</td>
<td>113 MARSHALL AVENUE</td>
<td>Property Class:</td>
<td>2 - Residential</td>
</tr>
<tr>
<td>Owner Name/Address:</td>
<td>CRUZ MARIA</td>
<td>Land Value:</td>
<td>71,600</td>
</tr>
<tr>
<td></td>
<td>113 MARSHALL AVENUE</td>
<td>Improvement Value:</td>
<td>180,200</td>
</tr>
<tr>
<td></td>
<td>BLACKWOOD NJ 08012</td>
<td>Exempt Value:</td>
<td>0</td>
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<tr>
<td>Special Taxing Districts:</td>
<td>FIRE DISTRICT=F04</td>
<td>Total Assessed Value:</td>
<td>251,800</td>
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</table>

**Taxes**

<table>
<thead>
<tr>
<th>Year</th>
<th>Due Date</th>
<th>Billed</th>
<th>Balance</th>
<th>Interest</th>
<th>Total Due</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
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<td>02/01/2018</td>
<td>2,442.46</td>
<td>2,442.46</td>
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<tr>
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<td>05/01/2018</td>
<td>2,442.46</td>
<td>2,442.46</td>
<td>0.00</td>
<td>2,442.46</td>
<td>OPEN</td>
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<td><strong>Total 2018</strong></td>
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<td><strong>4,884.92</strong></td>
<td><strong>4,884.92</strong></td>
<td><strong>0.00</strong></td>
<td><strong>4,884.92</strong></td>
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<td>08/01/2017</td>
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<tr>
<td>2017</td>
<td>11/01/2017</td>
<td>2,500.37</td>
<td>2,500.37</td>
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<td>2,500.37</td>
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<td><strong>Total 2017</strong></td>
<td></td>
<td><strong>9,769.84</strong></td>
<td><strong>2,500.37</strong></td>
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<td>2016</td>
<td>02/01/2016</td>
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<tr>
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<td>08/01/2016</td>
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<tr>
<td><strong>Total 2016</strong></td>
<td></td>
<td><strong>9,538.18</strong></td>
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<td><strong>0.00</strong></td>
<td><strong>0.00</strong></td>
<td></td>
</tr>
</tbody>
</table>

Last Payment: 08/07/17

Return to Home
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.

**Property Details**

**Black Horse Pike Reg**

- **School District:**
- **Year Built:** 1955

**Interior Features**

- Electric heat

**Quadraplex**

- **Architecture:**
- **MLS:** 6960987
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) 464-2882
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>0.96 mi.</td>
</tr>
<tr>
<td>Our Lady Of Hope Regional School *</td>
<td>Pre-School, Elementary School, Middle School / Private</td>
<td>N/A</td>
<td>0.21 mi.</td>
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<tr>
<td>St. Agnes School *</td>
<td>Pre-School, Elementary School, Middle School / Private</td>
<td>N/A</td>
<td>0.41 mi.</td>
</tr>
<tr>
<td>Gloucester Township Elementary School *</td>
<td>Elementary School / Public</td>
<td>7</td>
<td>0.09 mi.</td>
</tr>
<tr>
<td>Kingdom Charter School of Leadership *</td>
<td>Elementary School / Public</td>
<td>2</td>
<td>0.45 mi.</td>
</tr>
<tr>
<td>St. Judes Annex *</td>
<td>Elementary School, Middle School / Private</td>
<td>N/A</td>
<td>0.28 mi.</td>
</tr>
</tbody>
</table>

BLACKWOOD Real Estate Market In 08012

271 Properties for sale right now

$162,523 Average sale price

113C MARSHALL Avenue, BLACKWOOD, NJ 08012 is a 3 bedroom, 1 bath rental was sold for $1,200.
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.

**Description**

**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:

All

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

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
Public Grades 9 - 12
0.9 miles

All
High

2 out of 10

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
Apartments For Rent

$1,360+
1 to 3 beds

Ramblewood Village Apartments
Mount Laurel, NJ 08054
Apartments For Rent

$1,120+
1 to 4 beds
113 Marshall Ave

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
Amenities

Search for apartments in...

- Carpet

Apartment Location

ADDRESS
113 Marshall Ave 08012

NEIGHBORHOOD

WALK SCORE

58 Somewhat Walkable

Learn more on WalkScore.com →

Google

Similar Nearby Apartments

https://www.zumper.com/apartments-for-rent/240662833/3-bedroom_blackwood_nj... 8/17/2017
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: 19103 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
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

Reviewed By: Lt. Timothy Kohlmyer #206 Signature: Date: 10/16/18
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,

[Signature]

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

APPLICATION No. #18204D

PROJECT No. #12665

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

LOCATION: 113 MARSHALL AVE., BLACKWOOD, NJ 08012

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

10-02-18 To my knowledge this was converted to
Multi-Family Construction plans or a
Certificate to Occupy from the Construction office.

Signature

Code will require Dwelling Unit Fire Separation
Property Express, Fire Alarms & Possible Sprinklers
+ 1 0 4 1 4 1 7 1 9 1 4 1 8 1 4 1 8 1 2 3 4 5 6

Brett 66
October 5, 2018

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,

Raymond J. Carr
Executive Director

RJC: mh
TOWNHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 2, 2018
APPLICANT: MARIA CRUZ
APPLICATION No. #18204D
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
☐ G.T.M.U.A.
☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:
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☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Prelimin. 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 (U) Variance ☐ Use (D) Variance

[Signature]

Prop is a mess - has been for years. Def needs sitework, parking, etc. Bad location for 4 units near school & ballfields. Was never originally built for 4 units! orig a duplex & inlaw suite.
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

## LAND DEVELOPMENT APPLICATION

<table>
<thead>
<tr>
<th>1. Applicant</th>
<th>2. Owner(s) (List all Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: DR MEM, LLC</td>
<td>Name(s): Charles Chang</td>
</tr>
<tr>
<td>Address: 55 Westview Road</td>
<td>Address: 55 Westview Road</td>
</tr>
<tr>
<td>City: Wayne</td>
<td>City: Wayne</td>
</tr>
<tr>
<td>State, Zip: New Jersey 07470</td>
<td>State, Zip: New Jersey 07470</td>
</tr>
<tr>
<td>Phone: (201) 681 - 8888</td>
<td>Phone: (201) 681 - 8888</td>
</tr>
<tr>
<td>Fax: ( )</td>
<td>Fax: ( )</td>
</tr>
<tr>
<td>Email: <a href="mailto:charles@tscprou.com">charles@tscprou.com</a></td>
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</table>

<table>
<thead>
<tr>
<th>3. Type of Application. Check as many as apply:</th>
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</thead>
<tbody>
<tr>
<td>□ Informal Review ²</td>
</tr>
<tr>
<td>□ Minor Subdivision</td>
</tr>
<tr>
<td>□ Preliminary Major Subdivision ²</td>
</tr>
<tr>
<td>□ Final Major Subdivision</td>
</tr>
<tr>
<td>□ Minor Site Plan</td>
</tr>
<tr>
<td>□ Preliminary Major Site Plan ²</td>
</tr>
<tr>
<td>□ Final Major Site Plan</td>
</tr>
<tr>
<td>□ Conditional Use Approval ²</td>
</tr>
<tr>
<td>□ General Development Plan ²</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>4. Zoning Districts (Circle all Zones that apply)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ER</td>
</tr>
<tr>
<td>R1</td>
</tr>
<tr>
<td>R2</td>
</tr>
<tr>
<td>R3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Attorney: Carly K. Ferro, Esquire</td>
</tr>
<tr>
<td>Address: 200 Golfview Drive</td>
</tr>
<tr>
<td>City: Blackwood</td>
</tr>
<tr>
<td>Email: <a href="mailto:carlykferro@gmail.com">carlykferro@gmail.com</a></td>
</tr>
</tbody>
</table>

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

| Name: Consulting Engineer Services | Name: __________________________ |
| Address: 645 Berlin-Cross Keys Road, Suite 1 | Address: __________________________ |
| Profession: Professional Engineers, Planners & Land Surveyors | Profession: __________________________ |
| City: Sicklerville | City: __________________________ |
| State, Zip: New Jersey 08081 | State, Zip: __________________________ |
| Phone: (856) 228 - 2200 Fax: (856) 232 - 2346 | Phone: (____) - (____) Fax: (____) - (____) |
| Email: design@ces-1.com | Email: __________________________ |

7. Location of Property:

| Street Address: 1271 Little Gloucester Road | Block(s): 13 02 |
| Tract Area: __________________________ | Lot(s): 18, 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 | Proposed Form of Ownership: | □ Fee Simple | □ Cooperative |
| Number of Proposed Lots: 4 | □ 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>
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</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>49 ft</td>
<td>Setback from E.O.P.*1</td>
<td>n/a</td>
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<tr>
<td>Front setback 2</td>
<td>56.3 ft</td>
<td>Setback from E.O.P.*2</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear setback</td>
<td>147.3 ft</td>
<td>Fence type</td>
<td>n/a</td>
</tr>
<tr>
<td>Side setback 1</td>
<td>64.3 ft</td>
<td>Fence height</td>
<td>n/a</td>
</tr>
<tr>
<td>Side setback 2</td>
<td>66.6 ft</td>
<td>&quot;E.O.P. = Edge Of Pavement.&quot;</td>
<td>n/a</td>
</tr>
<tr>
<td>Lot frontage</td>
<td>775.75 ft</td>
<td>Pool Requirements</td>
<td>n/a</td>
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<tr>
<td>Lot depth</td>
<td>414.50 ft</td>
<td>Setback from R.O.W.1</td>
<td>n/a</td>
</tr>
<tr>
<td>Lot area</td>
<td>8,585 AC (373,977 ft)</td>
<td>Setback from R.O.W.2</td>
<td>n/a</td>
</tr>
<tr>
<td>Building height</td>
<td>&lt;35 ft</td>
<td>Setback from property line 1</td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td>n/a</td>
</tr>
</tbody>
</table>

<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>

14. Parking and Loading Requirements:

Number of parking spaces required: 137
Number of parking spaces provided: 131
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]
Signature of Applicant

[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).

[Signature]

[Print Name]

15 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]

2/15/19

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 06/06/2018, shows and discloses the premises in its entirety, described as Block 13102, Lot 18, 19,019,02 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.

[Signature]

Name of property owner or applicant

Sworn and subscribed to
On this 15 day of February
2019 before the following authority.

[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 Tafline
Address: 1221 x 1241 x 1271 Little Gloucester Rd
Block: 1304 Lot: 19, 19.01, 19.02 & 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
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 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
☐ Use D Variance
☒ Minor Site Plan
☐ Bulk C Variance

Signature

3/5/19

No Issues