Township of Gloucester
Zoning Board of Adjustment
Wednesday, July 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, June 12, 2019
Wednesday, June 26, 2019

RESOLUTIONS FOR MEMORIALIZATION

#192016CPMSFMS S J Dining, Inc. Bulk C/Use D Variance; Prelim/Final Major Site Plan Block: 13303 Lot: 2

#192020C Diane Cimino Bulk C Variance Block: 902 Lot: 11

#192021C Kyle & Melissa Seidel Bulk C Variance Block: 15601 Lot: 30

#192022C David M. Lackner, MD Bulk C Variance Block: 7805 Lot: 4

#192023C Stacey Jones Bulk C Variance Block: 20901 Lot: 52

#172045DPMSFMS (ext) 1 Lance’s Tavern (Skeeter’s) Extension of time Block: 8301 Lot: 7

#192024C Nicholas Palumbo Bulk C Variance Block: 1802 Lot: 4
APPLICATIONS FOR REVIEW

#192025C
Salvatore Matarazzo
Zoned: R3

6’ vinyl fence with setbacks

#192026C
Bernice Grundy
Zoned: RA

12’ x 24’ deck with setbacks

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

Roll Call:

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<tr>
<td>Vice Chairman Simiriglia</td>
<td>Present</td>
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<td>Mr. Bucceroni</td>
<td>Absent</td>
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<td>Mr. Scarduzio</td>
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<td>Mrs. Chiumento</td>
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<td>Mr. Rosati</td>
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<td>Mr. Acevedo</td>
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<td>Mr. Treger</td>
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<td>Mr. Rosetti</td>
<td>Present</td>
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<td>Mrs. Kelly</td>
<td>Present</td>
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<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. James Mellett, P.E., Churchill Engineering

Mr. Rosetti will sit in for Mr. Bucceroni.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, May 8, 2019

A motion to approve the above-mentioned minutes was made by Mrs. Chiumento and seconded by Mr. Rosati.
Roll Call:

Vice Chairman Simiriglio  Yes
Mrs. Chiumento           Yes
Mr. Rosati               Yes
Mr. Acevedo              Yes
Mr. Rosetti              Yes
Mr. Treger               Yes
Mrs. Kelly               Yes
Chairman McMullin        Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#192018C  #192014CD
Anthony Stagliano         Auto Images
Bulk C                    Bulk C & Use D Variance
Block: 2905 Lot: 10       Block: 12509 Lot: 1

A motion to approve the above-mentioned resolutions was made by
Mr. Rosati and seconded by Mrs. Chiumento.

Roll Call:

Vice Chairman Simiriglio  Yes
Mrs. Chiumento           Yes
Mr. Rosati               Yes
Mr. Acevedo              Yes
Mr. Rosetti              Yes
Mr. Treger               Yes
Mrs. Kelly               Yes
Chairman McMullin        Yes

Resolutions Approved.
APPLICATIONS FOR REVIEW

#192020C
Diane Cimino
Zoned: R4
Bulk C Variance
Block: 902 Lot: 11
Location: 1145 Oak Ave., Glendora
27' x 12' carport

Mr. Costa swears in Ms. Diane Cimino.
Ms. Cimino states they own a wide old Oldsmobile and they want to make sure it fits.
Mr. Sam Mellett, general contractor, is sworn in by Mr. Costa.
Mr. S Mellett states the carport will be 12' x 25' and will be even with the back and front of the home. The siding will match the home and will be used on the covered corners.
Mr. James Mellett, PE states roof gutters must drain towards the street.
Mr. Sam Mellett states he was going to direct the water towards the grass on the owner's side.
Mr. Mellett, PE states keep the water away from the neighbor's property.
Mr. Sam Mellett states the carport will be 27' eve to eve and 25' pier to pier.
Vice Chairman Simriglia states we will make it 27' for the whole thing just in case.

Open to the Professionals:
No Comments:

Open to the Public:
No Comments:
A motion to approve the above-mentioned application was made by Mr. Scarduzio and seconded by Mr. Rosati.

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Application Approved.

#192021C
Kyle & Melissa Seidel
Zoned: R3
Bulk C Variance
Block: 15601 Lot: 30
Location: 42 Whitall Dr, Sicklerville
19’x 14’ roof extension over Patio 3’ from existing pool

Mr. Costa swears in Mr. Seidel.
Mr. Seidel states they wanted to make the space more usable for entertainment. Where the sun sets it makes it hard, they've tried all umbrella locations and nothing seems to help.

Vice Chairman Simiriglia asks what material will be used for the roof. Mr. Seidel states: a wood roof with synthetic covering and Owens Corning shingles. The posts will be covered in vinyl.

Vice Chairman Simiriglia asks if there is any access to the roof for children.
Mr. Seidel states “no, there is no access for children to the roof”.

Open to the Professionals:
No Comments:
Open to the Public:  
No Comments:  

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

Roll Call:

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Application Approved.

#192022C  
David M. Lackner, MD  
Zoned: R3  
Bulk C Variance  
Block: 7805 Lot: 4  
Location: 316 Hillcrest La., Blackwood  
1508 sq. SFD w/detached garage 24'x30' & 8'x12' shed w/setbacks

Mr. Costa swears in Dr. Lackner.  
Dr. Lackner wasn’t aware he was so far over on lot coverage. He is buying a modular home that is 26' x 58' and it trying to fit it on the property. He does own the property next door too. The shed was just in case he wanted one. Dr. Lackner is selling the property and thought the shed would be a nice add on to store a lawnmower, bikes etc.  
Mr. Mellett states a new home will have gutters and they must be directed away from homes next door.
Public Portion:
Mr. Costa swears in Mr. Wilmer Cornel who lives next door. The old neighbor had a garden next to him. Mr. Cornel is worried about the new home having a basement installed. He is worried the backhoe will shift the ground and crack his foundation while digging. Mr. Cornel wants a berm 3 wide and 2' high between the homes. He is above the property that is being built.

Mr. Mellett states he doesn't think the backhoe excavating will bother the neighboring homes; it is done all the time. It is a retaining wall in the picture not a berm. A new build will bring it up to level (grade to level). The grading will be away from homes and property and a grading plan is required.
Mr. Costa states there is no variance required on your side.
Mr. Cornel states “no” there isn’t.
Mr. Costa states that is because it is far enough away. If the other side was 10' and not 7' a variance wouldn’t be needed.
Dr. Lackner states they are 20' away from Mr. Cornel’s home and they will grade the property to the back.
Mr. Rosati discusses the retaining wall.
Mr. Mellett states the board can make a grading plan a condition. Have a complete grading plan approved by the township engineer.

Open to the Professionals:
No Comments:

Open to the Public:
No Comments:

A motion to approve the above mention application, with the condition of a grading, was made by Mr. Scarduzio and seconded by Mr. Acevedo.

Roll Call:
Vice Chairman Simiriglia  Yes
Mr. Scarduzio  Yes
Mrs. Chiumento  Yes
Mr. Rosati  Yes
Mr. Acevedo  Yes
Mr. Rosetti  Yes
Chairman McMullin  Yes

Application Approved.

#192023C
Stacey Jones
Zoned: R3
Bulk C Variance
Block: 20901 Lot: 52
Location: 1 Cinnamon Ct., Sicklerville
In-Law suite (addition on R side) (Bedroom & Bathroom w/setbacks)

Mr. Costa swears in Ms. Stacey Jones and Mr. Pete Rossi. Mr. Rossi states they are trying to make the addition meet ADA requirements. The siding will conform with the rest of the home. He has reduced the bathroom as much as possible 16' x 25'/9'x7'. The addition will have gutters to direct the water away from the neighbors.

Open to the Professionals:
No Comments:

Open to the Public:
No Comments:

Roll Call:

Vice Chairman Simiriglia  Yes
Mr. Scarduzio  Yes
Mrs. Chiumento  Yes
Mr. Rosati  Yes
Application Approved.

#192016CPMSFMS
SJ Dining, Inc
Zoned: HC
Bulk C/Use D Variance; Prelim/Final Major Site Plan
Block: 13303 Lot: 2
Location: 1370 Blackwood Clementon Rd., Clementon
Burger Kin w/drive thru (1,000' from another fast food restaurant)

Mr. Costa swears in:
Mr. Craigh Rahenanb – Planner
Mr. Jerrid Guinnen - Traffic engineer
Mr. Ahmad Tamous – Engineer
Mr. Travis Diffin – Director of operations
Mr. DeLuca, ESQ summarizes the application:
- A fast food restaurant is allowed in a highway commercial zone but this one has a condition. The conditions are it is less than 1000' feet from another fast food restaurant and a residential zone is behind the property.
A1 aerial view – the site is on 3 streets, Columbia, Plaza and Blackwood-Clementon.
A2 rendered site plan
- This is a less strict approval vs. a D1 variance. The bulk variances are 1. Signs 2. Parking in back.
- No objections to the engineers or planners' letters except for one. The one exception is the sidewalk request on all 3 streets. The applicant would prefer not to add sidewalks to Columbia dr.
Mr. Tamous, engineer:
- The prepared site plan overview; the property is the old Eastside Mario's restaurant site. The existing pavement and parking still exist.
- Retain access but change on Blackwood-Clementon Rd to no left turn. Change the circulation to one way counter clockwise.

A3 – schematic changes to the site plan per Mr. Mellett’s letter. Two pork chops (concrete directional form) will direct traffic. All run off in the south east direction. Reducing the impervious coverage and the site will drain the same. There will be landscaping and lighting thru out the site.

A4 – plan for truck radius turning.

Variances; 25' setback on 3 frontages, Blackwood-Clementon 19.3' vs 25', Columbia 9.8' vs. 25 and 21' vs. 25' on Plaza. Parking setback less than 21', will not be less than 10', shape of lot & old restaurant without a drive thru previously. A level driveway is necessary for a drive thru.

A5- architectural elevations

A6- architectural elevations

Signage: proposing a sign on 2 sides and front of building plus free-standing drive thru signs.
- No environmental/asking for a submission waiver,
- No environmentally sensitive areas,
- Existing just redeveloping.

A2 – site plan: number of cars that can stack exceed the minimum of 6. The total number of cars that can stack is 14 cars because of two drive thru lanes.
- No loading zone: typically, deliveries are made in box trucks and between the hour 12 am and 6 am.
- Design waivers: Mr. Lechner’s letter: being so close to the adjacent property (Filomena’s) they will not grade towards that property. Keep the tree on the property and ask for a waiver

Mr. Mellett states the plans are very intact and they will work out the details.
- Handicap ramps along Blackwood Clementon Roads (sidewalk ramps).
- Will modify the ramps and the sidewalks,
- Will not replace the whole sidewalk,
- No sidewalks along Columbia drive

Chairman McMullin ask why no sidewalk along Columbia dr.
Mr. Tamous state there isn't any benefit. 
Mr. Mellett states the scenario with the residences south of the restaurant could create foot traffic. It is possible the sidewalk would serve a purpose. 
Mr. Treger asks where the trash enclosure is located. 
Mr. Tamous states it is under the canopy and gated in the rear.

Mr. Diffin, Director of Operations;
- Hours of operation: 6am to 11pm dining room/12am drive thru.

Mr. Jerrid Guinnen - Traffic engineer: 
Adverse impact:
- No, it will not be an adverse impact to the area,
- Similar use to the previous owner,
- Camden County requested a gap analysis for the left-hand turn into the site. They found plenty of time for gap and for the turn.
- Intersections will not be impacted significantly,
- Number of cars into the site; sometimes these types of restaurants draw traffic from the road,
- Small impact to trips,
- Site will increase traffic by 3% which is probably over inflated,
- Adequate stacking – 2 lanes for ordering will expediate the 14-car stacking ability,
- The development of this site will not degrade the level of service to existing intersections.
- Site circulation: there is safe access,
- Bus stops within 1000’, currently only sidewalk on Blackwood-Clementon rd.

Mr. Craigh Rahenanb – Planner:
- Key issue- don’t meet one condition
- Permitted use,
- Proximity ordinance – residents 50' from zone, the crossing to the actual dwelling is well over 800' because of wetlands,
- 1000' between fast food/this is a relocation of a business within the same corridor in a favorable way. Not adding to the total of fast food restaurants.
- It's a needed use, parking improvement, signage architecture is muted and signs are more modern.

Will let the zoning board make the final decision about adding the sidewalk to Columbia Drive.
Mr. Mellett states the extra sidewalk should be added.
The applicant agrees to the added sidewalks along Columbia Drive.

Open to the Professionals:
No Comments:

Open to the Public:
No Comments:

**A motion to approve the above-mentioned application, with 3 sidewalks, was made by Mr. Scarduzio and seconded by Mr. Acevedo.**

**Roll Call:**

- Vice Chairman Simiriglia Yes
- Mr. Scarduzio Yes
- Mrs. Chiumento Yes
- Mr. Rosati Yes
- Mr. Acevedo Yes
- Mr. Rosetti Yes
- Chairman McMullin Yes

**Application Approved.**
A motion to Adjourn was made by Mr. Rosati and seconded by Mrs. Chiumento.

Respectfully Submitted, Jean Gomez, Recording Secretary.
Chairman Simiriglia called the meeting to order. Mrs. Jean Gomez read the commencement statement.

Roll Call:

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

Chairman Simiriglia swore in the professional:

Mr. Louis Garcia, P.E., Churchill Engineering

Mr. Rosetti will sit in for Chairman McMullin and Mrs. Kelly will sit in for Mr. Andy Rosati.

APPLICATIONS FOR REVIEW

#172045DPMSFMS (ext.) 1
Lance’s Tavern (Skeeters)
Zoned: NC
Extension of time
Block: 8301 Lot: 7
Location: 7 Coles Rd., Blackwood
Extension of time limits placed as condition for approval for a Use Variance & Prelim & Final Major Site Plan for expansion of parking lot; Bulk Variance for lot coverage; setbacks; waiver of irrigation granted on 6/27/2018 & adopted by resolution 7/25/2018.

Ms. Carly Ferro, Esquire on behalf of Skeeter's.
The resolution finalized with Mr. Mellett. A new submission has been made to Mr. Mellett to be reviewed.
Mr. Mellett states he had just received the new submission today.
The applicant is asking for 6 months/the striping is done in the parking lot. Stone triangles are being changed to vegetation swale.
Chairman Simiriglia states the storm water run off was a concern of Mr. Lechner.

Open to the Professionals:
No Additional Comments:

Open to the Public:
No Comments:

A motion to approve the above-mentioned extension was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

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Extension Approved.
Chairman Simiriglio swears in Mr. Nicholas Palumbo.
Mr. Palumbo states he applied for a variance for his 6' fence. There
are no site line issues because he doesn't think he blocks
any neighbors' driveways or intersections. He submitted
photos with the application to show where the fence will
be located.
Chairman Simiriglio discusses set back requirements with Mr.
Palumbo. How far will the fence be off of Lake and Ridge
Mr. Palumbo states the fence will be 45' from the front property line.
Mr. Garcia states the site triangle is fine at 45'.

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 Mr. Bucceroni.

Roll Call:

Mr. Bucceroni  Yes
Mr. Scarduzio  Yes
Mrs. Chiumento Yes
Mr. Acevedo  Yes
Mr. Rosetti  Yes
Mrs. Kelly  Yes
Chairman Simiriglio  Yes
Application Approved.

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

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192016CDPMSFMS

S.J. Dining, Inc.
Block 13303, Lot 2

WHEREAS, S.J. Dining, Inc. is the owner of the land and premises located at 1370 Blackwood-Clementon Road in the Clementon 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 Conditional use variance, Preliminary and Final Major Site Plan, Bulk variances specified in Mr. Lechner’s report dated April 23, 2019 and Waivers in his report and Churchill Engineering report dated May 21, 2019 to permit a new 4,228 sf Burger King restaurant with two drive-thru lanes and associated improvements within the HC Zone for the property located upon Block 13303, Lot 2, as shown on the Official Map of the Township of Gloucester, located in a HC Zone, said application being represented by Damien Del Duca.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 12, 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 S.J. Dining is the owner of the land and premises located at 1370 Blackwood-Clementon Road in the Clementon section of Gloucester Township, New Jersey, as shown on Block 13303, Lot 2, on the Official Tax Map of the Township of Gloucester, located in an HC 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 produced Amad Amous, a Professional Engineer, Jerrid Guinnen, a Traffic Engineer, Craig Rahenkemp, a Professional Planner and Travis Diffin, representative of Burger King. Admitted into evidence were A-1 an Aerial of the site, A-2 Site Plan, A-3 Access Plan, A-4 Truck turning plan, A-5 & 6, Architectural elevations, A-7 & 8 Signage drawings and A-9 a Survey.

Mr. Amous explained the site plan, access onto Blackwood-Clementon Road, changes in ingress and egress, adding a pork chop exit, storm water management, impervious coverage, landscaping and the reason for the bulk setback variances. He stated there is no environmental impact therefore a study is not needed. He testified as to the reasons for the waivers in Mr. Lechner's report and said a loading area is not necessary because deliveries are made twice a week between midnight and 6 A.M... The hours of operation are 6A.M. to 11 P.M. and the drive-in is open until midnight. There will be 40 employees working the 3 shifts.

Mr. Guinner, a Traffic Engineer, testified there will be no adverse traffic impact since this use is similar to the previous use and increase in traffic is only 3%.

Craig Rahenkemp, a Planner, testified the reason for the proximity was to limit the number of this type of use, however the Burger King is replacing the one less than a mile away. He stated this is a permitted use in the zone except for the proximity to the residential zone and he testified the nearest residence is 900 feet away. He said the building blends in with the area and the use is appropriate and not out of character. He testified the purposes of zoning are advanced under N.J.S. 40:55 D-1 sections (a) and (g) and he saw no detriment to the public welfare.
5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant the aforesaid Conditional use variances, bulk variances waivers and Preliminary and Final Site Plan, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested conditioned upon the applicant complying with the reports of the Board Planner and Engineer; 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 12th day of June, 2019, the applicant S.J. Dining is hereby granted the aforesaid variances, waivers and Site Plan for the property located upon Block 13303, Lot 2 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Carman Scarduzzio  Yes
Rich Rosetti       Yes
Arlene Chiumento  Yes
Mike Acevedo       Yes
Andy Rosati        Yes
Frank Simiriglia   Yes
Jay McMullin       Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin        Chairperson

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

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192020C
Diane Cimino
Block 902, Lot 11

WHEREAS, Diane Cimino is the owner of the land and premises located at 1145 Oak 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 an attached carport with a side yard setback of 3'4" instead of the required 10' for the property located upon Block 902, Lot 11, as shown on the Official Map of the Township of Gloucester, located in a R4 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 June 12, 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 Diane Cimino is the owner of the land and premises located at 1145 Oak Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 902, Lot 11, on the Official Tax Map of the Township of Gloucester, located in an R4 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified she has a wide 1977 Oldsmobile and needs to construct a 12’ x 27’ carport to the house. She agreed to attach gutters and downspouts to keep water from running on her neighbor’s property.

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 27’ carport with a setback of 3’4”, the Board voted seven (7) 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 12th day of June, 2019, the applicant Diane Cimino is hereby granted the aforesaid variance for the property located upon Block 902, Lot 11 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Carman Scarduzzio  Yes
Rich Rosetti       Yes
Arlene Chiumento  Yes
Mike Acevedo       Yes
Andy Rosati        Yes
Frank Simiriglia  Yes
Jay McMullin       Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin                  Chairperson

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

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192021C
Kyle & Melissa Seidel
Block 15601, Lot 30

WHEREAS, Kyle and Melissa Seidel are the owners of the land and premises located at 42 Whitall Drive in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit building coverage of 24.6% instead of the required 20% and to permit a roof overhang 3’ from in-ground swimming pool instead of the required 10’ for the property located upon Block 15601, Lot 30, as shown on the Official Map of the Township of Gloucester, located in a R3 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 June 12, 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 applicants Kyle and Melissa Seidel are the owners of the land and premises located at 42 Whitall Drive in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15601, Lot 30, on the Official Tax Map of the Township of Gloucester, located in an R3 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 needed more living space and the sun is to strong and they need some shade. There is no access from the roof to the pool.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variances to construct a 15’ x 20’ roof overhang, the Board voted seven (7) 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 12th day of June, 2019, the applicants Kyle and Melissa Seidel are hereby granted the aforesaid variances for the property located upon Block 15601, Lot 30 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Carman Scarduzio  Yes
Rich Rosetti  Yes
Arlene Chiumento  Yes
Mike Acevedo  Yes
Andy Rosati  Yes
Frank Simiriglia  Yes
Jay McMullin  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin  Chairperson

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

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192022C
David Lackner, M.D.
Block 7805, Lot 4

WHEREAS, David Lackner is the owner of the land and premises located at 316 Hillcrest Lane in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a single family home on a 9000 sq. ft., 9375 required, lot depth 120 (125) required, building coverage 26.3% (20% required) front yard setback 25’ (30’ required) side yard setback 7’ (10’ required) and to permit a residential tool shed 216’ (168’ required for the property located upon Block 7805, Lot 4, as shown on the Official Map of the Township of Gloucester, located in a R3 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 June 12, 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 David Lackner is the owner of the land and premises located at 316 Hillcrest Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 7805, Lot 4, on the Official Tax Map of the Township of Gloucester, located in an R3 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 already purchased a 26’ x 58’ factory built home with detached garage for this lot. He stated there is 23, between houses and he owns the lot next to this one. The setbacks are similar to other homes in area. One adjoining neighbor was concerned about water draining on his property and the applicant agreed as a condition of approval to submit a grading plan prior to construction.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variances to construct a 26’ x 54’ factory home, the Board voted seven (7) 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 12th day of June, 2019, the applicant David Lackner is hereby granted with conditions to supply a grading plan the aforesaid variances for the property located upon Block 7805, Lot 4 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Carman Scarduzzio  Yes
Rich Rosetti       Yes
Arlene Chiumento  Yes
Mike Acevedo       Yes
Andy Rosati        Yes
Frank Simiriglia   Yes
Jay McMullin       Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin  Chairperson

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

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192023C
  Stacey Jones
  Block 20901, Lot 52

WHEREAS, Stacey Jones is the owner of the land and premises located at 1 Cinnamon Court in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to 16’ x 25’ addition and a 9’ x 7’ bedroom with a side yard setback of 8’ instead of the required 10’ and a rear yard setback of 25’ instead of the required 30’ for the property located upon Block 20901, Lot 52, as shown on the Official Map of the Township of Gloucester, located in a R3 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 June 12, 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 Stacey Jones is the owner of the land and premises located at 1 Cinnamon Court in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 20901, Lot 52, on the Official Tax Map of the Township of Gloucester, located in an R3 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 addition will be ADA Compliant and used for In-law. There is no kitchen; only a bedroom and bath. The addition conforms to the house. Gutters and downspouts will be added.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant the aforesaid variances to construct an addition for a bedroom and bath, the Board voted seven (7) 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 12th day of June, 2019, the applicant Stacey Jones is hereby granted the aforesaid variances for the property located upon Block 20901, Lot 52 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Carman Scarduzzio  Yes
Rich Rosetti  Yes
Arlene Chiumento  Yes
Mike Acevedo  Yes
Andy Rosati  Yes
Frank Simiriglia  Yes
Jay McMullin  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin  Chairperson

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

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
RESOLUTION OF FINDINGS AND CONCLUSION
BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER
APPLICATION # 192024C
Nicholas Palumbo
Block 1802, Lot 4

WHEREAS, Nicholas Palumbo is the owner of the land and premises located at 304 Lake 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 construct a 6’ vinyl fence 2’ from the front property line instead of the required 15’ for the property located upon Block 1802, Lot 4, as shown on the Official Map of the Township of Gloucester, located in a R4 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 June 26, 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 Nicholas Palumbo is the owner of the land and premises located at 304 Lake Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1802, Lot 4, on the Official Tax Map of the Township of Gloucester, located in an R4 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 there are no sight issues and the fence does not interfere with his neighbor’s driveway.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant the aforesaid variances to construct a fence 2’ from the front property line, the Board voted seven (7) 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 26th day of June, 2019, the applicant Nicholas Palumbo is hereby granted the aforesaid variance for the property located upon Block 1802, Lot 4 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Carman Scarduzzio    Yes
Rich Rosetti        Yes
Arlene Chiumento   Yes
Mike Acevedo        Yes
Kevin Bucceroni    Yes
Frank Simiriglia    Yes
Dorsett Kelly       Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

______________________________  ____________________________
Frank Simiriglia           Chairperson

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

______________________________
Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION #172045DPMSFMS(ext)1
LANCE’S TAVERN
Block 8301, Lot 7

WHEREAS, Lance’s Tavern, is the record 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 an extension of the previously granted Use Variance Preliminary and Final Site Plan and Bulk Variances and Waivers adopted by Resolution on 7-25-18 for 6 month extension until December 26, 2019 for the property located upon Block 8301, Lot 7, as shown on the Official Map of the Township of Gloucester, located in an 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 June 26, 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, Lance’s Tavern, is the record owner of the land and premises located at 7 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. Carly Ferro, Esq. appeared on behalf of the applicant. She stated approvals were granted on 6-27-18 and the resolution was adopted on 7-25-18 and is requesting an extension until 12-26-19 due to the fact that changes have been made and the Board Engineer needs time to review them.

5. There was no objection to the application.

UPON MOTION duly made and seconded to grant the applicant a 6 month extension until December 26, 2019 the Board voted seven (7) in favor, zero (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.

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 26th Day of June, 2019 that the applicant, Lance’s Tavern, LLC, is hereby granted the aforesaid extension 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 and made a part hereof.
ROLL CALL:

LIST NAMES

Rich Rosetti  Yes
Frank Simirigllia  Yes
Carmen Scarduzio  Yes
Dorsett Kelly  Yes
Kevin Bucceroni  Yes
Arlene Chiumento  Yes
Mike Acevedo  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

______________________  ______________
Frank Simirigllia  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 July 2019.

______________________
Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
1405 Chewlanding Road, Suite 28
Laurel Springs, New Jersey -8021
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Department of Community Development & Planning
RE: APPLICATION #192025C
    Salvatore A. Matarazzo
    806 Davistown Road
    BLOCK 13103, LOT 16
DATE: July 10, 2019

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

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>17,935.4 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage Davistown Road</td>
<td>75 ft.</td>
<td>87.46 ft.</td>
<td>yes</td>
</tr>
<tr>
<td></td>
<td>75 ft.</td>
<td>193.99 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>293.99 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard Davistown Road</td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

1 = Split frontage
n/a = Not applicable.
* = Variance required.

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

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

§403.B, Permitted Uses
1. To permit a six (6) foot high vinyl fence as a principal use.

§425.C(3), Fences
2. To install a six (6) foot high vinyl fence at least zero (0) feet from the property line along Davistown Road and Evergreen Avenue (15 ft. minimum required).
   a. The fence must be located within the property.
   i. The applicant proposes the fence to be six (6) from the curb, which may still be within the public right-of-way.

POSITIVE CRITERIA ("C1" and "C2" variances)
3. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested setback variance:
   a. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
   b. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

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:

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

APPLICATION #192025C
Salvatore A. Matarazzo
806 Davistown Road
BLOCK 13103, LOT 16
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.

III. NOTICE REQUIREMENTS
The applicant must notice for the following variance:
From Section 403.B, Permitted Uses to permit a fence as a principal use and from Section 425.C(3) to construct six (6) foot high vinyl fence at least zero (0) feet from the property line along Davistown Road and Evergreen Avenue (15 ft. minimum required).

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

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

For Office Use Only

Submission Date: Application #:
\(\square\) Planning Board \(\checkmark\) Zoning Board of Adjustment

\(\square\) Taxes Paid Yes/No
\(\square\) Fees $ Project #
\(\square\) Escr. # Esr. #

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

LAND DEVELOPMENT APPLICATION

1. Applicant

<table>
<thead>
<tr>
<th>Name:</th>
<th>SALVATORE A. MATARAZZO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>792 DAVISTOWN ROAD</td>
</tr>
<tr>
<td>City:</td>
<td>BLACKWOOD</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NEW JERSEY 08012</td>
</tr>
<tr>
<td>Phone:</td>
<td>856-466-1180</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:salmatarazzo@yahoo.com">salmatarazzo@yahoo.com</a></td>
</tr>
</tbody>
</table>

2. Owner(s) (List all Owners)

<table>
<thead>
<tr>
<th>Name:</th>
<th>SALVATORE A. MATARAZZO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>806 DAVISTOWN ROAD</td>
</tr>
<tr>
<td>City:</td>
<td>BLACKWOOD</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NEW JERSEY 08012</td>
</tr>
<tr>
<td>Phone:</td>
<td>856-466-1180</td>
</tr>
</tbody>
</table>

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

<table>
<thead>
<tr>
<th>Firm:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Attorney:</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
</tr>
<tr>
<td>State, Zip:</td>
<td></td>
</tr>
<tr>
<td>Phone:</td>
<td>Fax:</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

\(\square\) Legal advertisement and notice is required to all property owners within 200 feet.
6. Name of Persons Preparing Plans and Reports:

| Name: SALVATORE A. MATARAZZO |
| Address: 792 DAVIDSTOWN ROAD |
| Profession: OWNER |
| City: BLACKWOOD |
| State, Zip: NEW JERSEY 08012 |
| Phone: (856) 466-1180 |
| Email: SALMATARAZZO@YAHOO.COM |

| Name: ____________________________ |
| Address: ____________________________ |
| Profession: ____________________________ |
| City: ____________________________ |
| State, Zip: ____________________________ |
| Phone: ____________________________ |
| Email: ____________________________ |

7. Location of Property:

| Street Address: 806 DAVIDSTOWN ROAD |
| Block(s): 1303 |
| Lot(s): 16 |

8. Land Use:

| Existing Land Use: EMPTY LOT / MULTIPLE CARS PARK ON MY |
| Proposed Land Use (Describe Application): SURROUND PROPERTY W/ VINYL FENCING ALMOST TO CURB / BUSINESS NEXT TO PROPERTY KEEPS USING MY LAND FOR DUMPING & PARKING TRAILERS & ETC. ARMED LOTS 18 & 19 |

9. Property:

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
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
Salvatore A. Matazzaro

Sworn and subscribed to before me this
6-17-19
Michele Lyn Treger
Notary Public
New Jersey
My Commission Expires 10-1-2023
No. 2439109


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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant
Salvatore A. Matazzaro

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 6-17-19, shows and discloses the premises in its entirety, described as Block 11303 Lot 16, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:
Michele Lyn Treger, 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
Salvatore A. Matazzaro

Sworn and subscribed to
On this 17th day of July, 2019, before the following authority.

Michele Lyn Treger
Notary Public
New Jersey
My Commission Expires 10-1-2023
No. 2439109
ZONING PERMIT DENIED
806 DAVISTOWN RD
Block/Lot 13103/16

Applicant
SALVATORE ANTONIO MATARAZZO
792 DAVISTOWN RD
BLACKWOOD NJ 08012

Real Estate Owner
SALVATORE ANTONIO MATARAZZO
792 DAVISTOWN RD
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for.
a proposed 6' vinyl fence.. This application for approval is hereby denied

Comments on Decision:
Fence along Evergreen Ave. must be setback a minimum of 15' from property line, front yard fence cannot exceed 3' in height. A Variance approval is required prior to issuance of permit.

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

Application is
Denied

Alisa Ortiz
Zoning Officer
June 12, 2019

Applic No. 13229

Cut Here

Deliver to...

SALVATORE ANTONIO MATARAZZO
792 DAVISTOWN RD
BLACKWOOD NJ 08012
To Whom It May Concern:

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

Name: 54 Antonio Mata 6720
Address: 806 Chrisstown Rd Blackwood N.J. 08012
Block: 1303 Lot: 16

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: June 19, 2019
APPLICANT: Salvatore A. Matarazzo
APPLICATION No. #192025C
PROJECT No. 13249
BLOCK(S): 13103 LOT(S): 16
LOCATION: 806 Davistown Rd., Blackwood

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review.  Please Forward Report by June 30, 2019
☐ For Your Files.

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

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

Signature

OK JFM Building 7-2019
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 19, 2019
APPLICANT: Salvatore A. Matarazzo
BLOCK(S): 13103 LOT(S): 16
LOCATION: 806 Davistown Rd., Blackwood

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by June 30, 2019
☐ For Your Files.

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

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

Signature

REVIEWED
DATE: 6/22/2019
BY: Fire Marshal
WITH COMMENT
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 541
BLACKWOOD, N.J. 08012
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #192025C  
Salvatore A. Matarazo  
806 Davistown Road, Blackwood, NJ 08012  
Block 13103, Lot 16

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr  
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 19, 2019
APPLICANT: Salvatore A. Matarazzo
APPLICATION No. #192025C
PROJECT No. 13249

BLOCK(S): 13103   LOT(S): 16
LOCATION: 806 Davistown Rd., Blackwood

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review.  Please Forward Report by June 30, 2019
☐ For Your Files.

ENCLOSED:
☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
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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
☐ Variance Plan
☒ Bulk (C) Variance
☐ Use (D) Variance

Signature

6/20/19
The above application is to permit a 12' x 24' deck in the RA - Residential Attached District as per the submitted sketch.

I. **ZONING INFORMATION**

1. RA - Residential District [§407].

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard (Fee-Simple Townhouse)</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>2,500 sf</td>
<td>±5,988 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>20 ft.</td>
<td>47.08 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>72 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>40%</td>
<td>±18.5%</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>60%</td>
<td>±27.5%</td>
<td>enc</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Yard Type</th>
<th>Minimum</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (dwelling)</td>
<td>30 ft.</td>
<td>±23 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Side yard (deck)</td>
<td>20 ft. end wall only</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear yard (deck)</td>
<td>30 ft.</td>
<td>23 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>40%</td>
<td>≥ 40%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>≤ 35 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

* = Scaled data.

Variances are advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.
II. VARIANCE COMMENTS

The application as submitted requires the following variance:

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

1. Rear yard: (23 ft. provided v. 30 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 407.F, Area, Yard, Height and Building Coverage, to permit a deck twenty three (23) feet from the rear lot line (30 feet minimum required).

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

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

For Office Use Only

Submission Date: Application No.: 1920-2020 C
Planning Board  Zoning Board of Adjustment
Upon receipt of all fees, documents, plans, etc.

Taxes Paid Yes No (Initial)
Fees 150.00 Project #13254

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Bernice E. Grundy
Address: 16 Thornhill Ct.
City: Sicklerville
State, Zip: New Jersey, 08081
Phone: (415) 287-6237 Fax: (-)
Email: bebeauty54@comcast.net

2. Owner(s) (List all Owners)

Name(s): Bernice E. Grundy
Address: 16 Thornhill Ct.
City: Sicklerville
State, Zip: NJ 08081
Phone: (415) 287-6237 Fax: (-)

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

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

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

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

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>R1</th>
<th>R2</th>
<th>R3</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></td>
<td>RA</td>
<td>APT</td>
<td>SCR</td>
<td>R</td>
<td>R</td>
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<td>BWD</td>
<td>OR</td>
<td>OF</td>
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<td></td>
<td>NC</td>
<td>HC</td>
<td>GI</td>
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<td>BP</td>
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</tbody>
</table>

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

Name of Attorney: ___________________________
Address: ___________________________
City: ___________________________
Firm: ___________________________
State, Zip: ___________________________
Phone: (____)____ Fax: (____)____
Email: ___________________________
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name:</th>
<th>Great American Deck Builder</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>1909 N. Black Horse Pike Suite 1</td>
</tr>
<tr>
<td>Profession:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td>Williams Town</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>New Jersey, 08094</td>
</tr>
<tr>
<td>Phone:</td>
<td>856-292-9444</td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:info@njdeckbuilder.com">info@njdeckbuilder.com</a></td>
</tr>
</tbody>
</table>

7. Location of Property: Sicklerville, New Jersey

| Street Address: | 16 Thornhill Court, 08091 |
| Block(s): | 15703 |
| Lot(s): | 141 |

8. Land Use:

| Existing Land Use: | Residential |
| Proposed Land Use (Describe Application): | W- Deck 12' x 24' |
| | W/ R sl/6 23'-0 F/ 5/6 27' with 1 step & gate |

9. Property:

| Number of Existing Lots: | Proposed Form of Ownership: |
| Number of Proposed Lots: | □ Fee Simple  □ Cooperative |
| Are there existing deed restrictions? | □ No  □ Yes |
| Are there proposed deed restrictions? | □ No  □ Yes |

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<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>27'</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>23'</td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Pool Requirements**

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

### Garage Application

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

### Shed Requirements

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

### 14. Parking and Loading Requirements:

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

### 15. Relief Requested:

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

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

Signature of Co-applicant
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).

June 19, 2019
Signature
Bernice E. Grundy
Print Name
Signature
Print Name

Sworn and Subscribed to before me this 19th day of June 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 to approve of a site for commercial purposes?
D. Is the applicant a corporation?
E. Is the applicant a limited liability corporation?
F. Is the applicant a partnership?

IF YES TO ANY OF THE ABOVE:

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

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

IF YES:

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

Signature of Applicant
Bernice E. Grundy

Date
06/19/2019

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 06/19/2019, shows and discloses the premises in its entirety, described as Block 15703, Lot 141, and 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:

Bernice E. Grundy, 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 19th day of June 2019 before the following authority.

OLGA POLLARD
Notary public

Notary Public of New Jersey
My Commission Expires April 11, 2023
ZONING PERMIT DENIED
16 THORNHILL CT
Block/Lot 15703/141

Applicant
Bana T/A Great American Deck Builde
973 Monroeville Rd
Mullica Hill, NJ 08062

Real Estate Owner
GRUNDY BERNICE ESTHER
16 THORNHILL COURT
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard attached frame 24'X12' deck. This application for approval is hereby denied

Comments on Decision:
Deck must be located a minimum of 30' from the rear property line. A Variance approval is required prior to issuance of permit.

Additional permits must be obtained through the Construction Office.

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

Alicia Ortiz
Zoning Officer
May 23, 2019

Applic No. 13169

Deliver to...

Bana T/A Great American Deck Builde
973 Monroeville Rd
Mullica Hill, NJ 08062
REQUEST FOR APPROVAL FOR EXTERIOR MODIFICATION TO PROPERTY

Bernice Grunsky am current in my Association assessments and have no outstanding Architectural Review Board violations. I herewith submit this request for approval to undertake the following modifications to the exterior of my property located at [Address] in TERRESTRIA.

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

12x24 Gray PVC Deck with White Vinyl Railings and one set of steps

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

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

I understand ARB approval is subject to the homeowner receiving the proper Township permits if required (ARB approval does not indicate Township approval not may the ARB override any Township ordinance or restrictions). Failure of the homeowner to obtain permission from the Township of Gloucester will result in the removal of the unauthorized exterior improvements.

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

Date: 4/30/19

Signature: ____________________________

Telephone Number: (215) 287-6287

Do Not Write Below This Line: - H (856) 373-5265

Approved Disapproved

ARCHITECTURAL REVIEW BOARD

COMMENTS: Deck approved for size, and color as noted above. Spoke to Bernice on telephone on 4/30/19.

For the ARB

ARB Seal

Contractor: Great American Deck Build.
To Whom It May Concern:

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

Name: Bernice Esther Grundy
Address: 16 Thornhill Ct
Block: 15703 Lot: 141

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

6/10/19
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 19, 2019

APPLICANT: BERNICE GRUNDY

APPLICATION No. #192026C

PROJECT No. 13254

BLOCK(S): 15703 LOT(S): 141

LOCATION: 16 THORNHILL CT, SICKLERVILLE

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by June 30, 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 and1 Twp. App.
☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Preliminary. Plat
☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Final Site Plan
☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
☐ 1 Copy - Traffic Report
☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report

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

Signature

Ok

Jul 2019
THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY
401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668
June 24, 2019

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

Re: Application #192026C
Bernice Grundy
16 Thornhill Court, Sicklerville, NJ 08081
Block 15703, Lot 141

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 19, 2019
APPLICATION No. #192026C

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☒ Bulk (C) Variance
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Signature

No Issues

Amend 6/20/19