Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, September 11, 2019  
7:00 P.M.

**Agenda**

Salute to the Flag  
Commencement Statement

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes - *Wednesday, August 14, 2019*

**RESOLUTIONS FOR MEMORIALIZATION**

<table>
<thead>
<tr>
<th>#192029C</th>
<th>Kenneth Boyer</th>
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<tbody>
<tr>
<td>Bulk C Variance</td>
<td>Block: 15810 Lot: 12</td>
</tr>
</tbody>
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<thead>
<tr>
<th>#192030C</th>
<th>Garrett Carlsen, II</th>
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</thead>
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<tr>
<td>Bulk C Variance</td>
<td>Block: 2101 Lot: 19</td>
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<tr>
<th>#192032CDM</th>
<th>McDonald’s USA, LLC c/o Jonathan Baske</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bulk C &amp; Use D Variance Minor Site Plan</td>
<td>Block: 20101 Lot: 9</td>
</tr>
</tbody>
</table>

**APPLICATIONS FOR REVIEW**

<table>
<thead>
<tr>
<th>#192033C</th>
<th>Rosemary Watkins</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bulk C Variance</td>
<td>Block: 11901 Lot: 15</td>
</tr>
</tbody>
</table>

Zoned: R3  
Location: 199 Indiana Ave., Blackwood  
8’ x 16’ covered deck with 9’ x 16’ roof w/21’ F setback
<table>
<thead>
<tr>
<th>#192034D</th>
<th>Use D Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Donald Taggart</td>
<td>Block: 14702 Lot: 29</td>
</tr>
<tr>
<td>Zoned: R3</td>
<td>Location: 11 Marcia Ct., Erial</td>
</tr>
</tbody>
</table>

Home Landscaping Business

<table>
<thead>
<tr>
<th>#192036C</th>
<th>Bulk C Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hellenic Holding International LLC</td>
<td>Block: 10401 Lot: 2</td>
</tr>
<tr>
<td>Zoned: R3</td>
<td>Location: 260 Cedar Ave., Blackwood</td>
</tr>
</tbody>
</table>

Covered Porch & Roof 5' x 6'4" w/18' F setback

<table>
<thead>
<tr>
<th>#192031CD</th>
<th>Bulk C &amp; Use D Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ville, III</td>
<td>Block: 186601 Lot: 7, 8, (8 Q Farm) &amp; 9</td>
</tr>
<tr>
<td>Zoned: R1</td>
<td>Location: 1401 Sicklerville Rd., Sicklerville</td>
</tr>
</tbody>
</table>

230 Townhouses Major Subdivision

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

Roll Call:

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

Chairman McMullin had the professionals sworn in:
Also, Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James Mellett, P.E., Churchill Engineering
Mr. Ken Lechner, Township Planner

Mr. Rosetti will sit in for Mr. Bucceroni and Mr. Treger will sit in for Mrs. Chiumento.
MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, July 24, 2019

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

Roll Call:

Vice Chairman Simiriglia    Yes
Mr. Rosati                   Yes
Mr. Rosetti                  Yes
Mr. Treger                   Yes
Chairman McMullin            Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#192025C                       #192026C
Salvatore Matarazzo            Bernice Grundy
Bulk C Variance                Bulk C Variance
Block: 13103 Lot: 16            Block: 15703 Lot: 1.41
A motion to approve the above-mentioned resolutions was made by Mr. Rosati and seconded by Mr. Rosetti.

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#192029C
Kenneth Boyer
Zoned: R3
Bulk C Variance
Block: 15810 Lot: 12
Location: One Arlington Rd. Erial
14’ x 24’ shed w/setbacks
(curb opening must contact Camden County)

Mr. Costa swears in Mr. Boyer and Mr. Matt Vargo. Mr. Boyer states the shed is already there. He put the shed up because he ran out of room in his garage, they are using the garage to store his in-laws furniture for about 5 months. Mr. Costa asks the height of the shed.
Mr. Vargo states it is 6'6", it is a standard prefab shed size with a garage door. It is wood construction with a shingle roof and vinyl siding.
Mr. Boyer has noticed and gotten approval from Camden County already.
Mr. Lechner states Mr. Boyer still has to apply for construction permits, it is a regulation of the state. The setbacks and 2 sets of plans are required by the state. A foundation is required by the state.
Mr. Boyer states it is a prefab shed and was wondering if pilings and a pier would be acceptable.
Mr. Lechner states Mr. Boyer will have to speak to the Construction Department.
Chairman McMullin asks if the shed will be used for storage only.
Mr. Boyer states he will just be storing personal items and lawn equipment.

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. Rosetti.

Roll Call:
Vice Chairman Simiriglia Yes
Application Approved.

#192030C
Garrett Carlsen, II
Zoned: R4
Bulk C Variance
Block: 2101 Lot: 19
Location: 117 Front St., Glendora
11.6’ x 15.6’ deck with setbacks

Mr. Costa swears in Mr. Garrett Carlsen and Mr. Steve Weber (close friend). Mr. Weber is present because Mr. Garrett is very hard of hearing.

Mr. Garrett states the deck will follow the line of the home 8’ off the property line. The deck is 15 ½ foot by 11 ½ foot with steps not in the setback. The steps will be on the other side.

Open to the Professionals:
No Comments:

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

Roll Call:

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

Application Approved.

#192031CD
Ville, III
Zoned: R1
Bulk C & Use D Variance
Block: 186601 Lot: 7,8, (8 Q Farm) & 9
Location: 1401 Sicklerville Rd., Sicklerville
230 Townhouses Major Subdivision

The above application was tabled to a future date because there was an error in the notifications. The applicant will re-notice.

The motion to table the above-mentioned application to a future date was made by Mr. Scarduzio and seconded by Mr. Rosati.
Roll Call:

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

Application Tabled.

#192032CDM
McDonald’s USA, LLC e/o Jonathan Baske
Zoned: HC
Bulk C & Use D Variance Minor Site Plan
Block: 20101 Lot: 9
Location: 1505 Blackwood - Clementon Rd.
Impervious coverage; signage, etc.; realignment of existing
drive thru land; 1,000' to any other establishment,
residential use district, or house of worship, etc.

Mr. Costa swears in Mr. Michael Jeitner (PE), Mr. James Miller
(Planner), Mr. Tom Durany (operator of McDonalds).
Ms. Cheryl Walker (ESQ) Explains the application and its many
variances due to pre-existing conditions. Ms. Walker states McDonalds is going through a re-branding.
There will be façade, ADA and sign improvements.
The impervious coverage has a slight improvement to
82.31%. They have the Camden County letter of “no interest”.\
Mr. Jeitner PE:
- McDonalds is going through a rebranding,
- The restaurant will be more modern,
- The signage will be smaller,
- The inside of the restaurant will be more modern and more casual,
- ADA all exterior and interior will meet federal guidelines.

A3 – signage Plan:
- Too many boards are there now, new menu boards and pre-menu boards. One board for each drive thru lane. Each sign will be 20 sq. ft. ea., they will be digital. There will be 60 sq. ft. of signs vs. 86 sq. ft. of drive thru signs now.
- Six, 6’ free standing signs are allowed for digital boards, a variance is needed,
- Changeable copy signs are in the rear of the property. They will change for each menu.
- Pre-menu signs will change every 8 to 10 seconds.

A4- photo rendering exhibit of the existing restaurant. Picture of old building and new building. Façade signs are allowed to cover 5%. Requesting 74.8 sq. ft. where 140 sq. ft is allowed. They are under the 5 % restriction.
- Existing non-conforming:
- Location w/in 1,000 sq. ft. of another fast food restaurant,
- Sign on Blackwood Clementon Rd.
- Parking setback not changing.
- Permit operating w/o underground irrigation.
- Review checklist waivers
Mr. Mellett request the applicant address storm water for site drainage and existing lighting.

Mr. Jeitner PE –
- Existing concrete reinforced pipes
- Drainage will be addressed
- Maintain drainage pattern
- Lighting: leave them where they are and upgrade to LED and more modern fixtures through parking lot and on building.

Mr. Mellett asks for information on negative affects to the new fixtures.

Mr. Jeitner states they will provide a lighting plan.

Mr. Lechner states the applicant responded to all his comments; they need to look at the ramp on Blackwood-Clementon Rd.

Mr. Jeitner states “yes, we have to look at that.”

Mr. Mellett states he will reserve additional comments to the rear parking lot.

Mr. Lechner states he appreciates the thoroughness to the engineer and their staff. The digital signs will need a variance.

Mr. Miller (Planner):
D3 – variance & bulk variances – proximity to another fast food restaurant or residence.
- No physical changes or use, just modifications.
- Shows how the site stays appropriate,
- Most things remain identical on site,
- Mostly enhancements to the site,
- Easily satisfies standards
Bulk Variance:
- Lot coverage changes w/in 100\textsuperscript{th} of a percent,
- Benefits out way deficits,
- Sign package positive criteria
  1. directional signs are larger function and better signs
  2. menu and browser boards have a shared application or for drive thru.
  3. Façade signs: McDonalds logo signs: reinforce identification of building and character of building also; aesthetically nicer.

Negative criteria: Nothing is changing and the business has been in the community for many years

Mr. Jeitner (PE):
- New reserve drive thru sign
- New welcome sign
- Directional incidental - restricts signs size to (new sign) 4.6 vs. 2.0 (ordinance).
- Window position signs 2.5 sq. ft. are now 3.58 sq. ft.
- Doorway sign is 2.6 sq. ft. vs. now 2 sq. ft.

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. Rosetti.
Roll Call:

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

Application Approved.

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

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192029C
Kenneth Boyer
Block 15810, Lot 12

WHEREAS, Kenneth Boyer is the owner of the land and premises located at 1 Arlington Road in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 14’ x 24’ / 336 sq. foot residential tool shed instead of the required 168 sq. feet for the property located upon Block 15810, Lot 12, 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 August 14, 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 Kenneth Boyer is the owner of the land and premises located at 1 Arlington Road in the Erial section of Gloucester Township, New Jersey, as shown on Block 15810, Lot 12, 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 did not know he needed a variance and constructed the shed. The shed is for personal use and not interfere with any neighbors. The
Board explained the County would have to approve the curb cut and that he needs to obtain a construction permit for the footings.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variance to construct a 14’ x 24’ / 336 sq. foot shed, 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 14th day of August, 2019, the applicant Kenneth Boyer is hereby granted the aforesaid variance for the property located upon Block 15810, Lot 12 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

<table>
<thead>
<tr>
<th>Name</th>
<th>Yes</th>
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<tbody>
<tr>
<td>Ken Treger</td>
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<tr>
<td>Rich Rosetti</td>
<td>Yes</td>
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<tr>
<td>Carmen Scarduzzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Andy Rosati</td>
<td>Yes</td>
</tr>
<tr>
<td>Frank Simiriglia</td>
<td>Yes</td>
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<tr>
<td>Jay McMullin</td>
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</tbody>
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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 11th day of September, 2019.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192030C
Garrett Carlsen
Block 2101, Lot 9

WHEREAS, Garrett Carlsen is are the owner of the land and premises located at 117 Front Street 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 11.5’ x 15.5’ deck with a side yard setback of 8’ instead of the required 10’ for the property located upon Block 2101, Lot 9, 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 August 14, 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 Garrett Carlsen is the owner of the land and premises located at 117 Front Street in the Glendora section of Gloucester Township, New Jersey, as shown on Block 2101, Lot 9, 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 the house is already 8’ from the property line and he is just following the existing setback.
5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variance to a 11.5’ x 15.5’ deck with a 8’ side yard setback, 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 14th day of August, 2019, the applicant Garrett Carlsen is hereby granted the aforesaid variance for the property located upon Block 2101, Lot 9 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

Ken Treger      Yes
Rich Rosetti    Yes
Carmen Scarduzio  Yes
Andy Rosati     Yes
Frank Simirigilia 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 11th day of September, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
RESOLUTION OF FINDINGS AND CONCLUSION
BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER
APPLICATION # 192032CDM
McDonald's USA, LLC
Block 20101, Lot 19

WHEREAS, McDonald’s USA, LLC is the owner of the land and premises located at 1505 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 use variance from the requirement of a conditional use and minor site plan approval to install an additional drive thru lane for the existing McDonald’s fast food restaurant. The application also includes refacing the exterior building facade, providing accessible parking and pathway to the building, replace drive thru and menu board signage, and provide ADA compliant improvements and bulk variances and waivers as enumerated in Mr., Lechner’s letter dated August 1, 2019 and Bohler’s Engineering letter dated July 9, 2019 for the property located upon Block 20101, Lot 19, as shown on the Official Map of the Township of Gloucester, located in a HC Zone, said application being represented by Cherylynn Walters.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on August 14, 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 McDonald’s USA, LLC is the owner of the land and premises located at 1505 Blackwood Clementon Road in the Clementon section of Gloucester Township,
New Jersey, as shown on Block 20101, Lot 19, 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 presented Michael Jeitner, Professional Engineer and James Miller, Professional Planner. Introduced into evidence were A-1 Aerial image, A-2 Site Plan, A-3 Signage Plan and A-4 Colorized building exterior comparison.ck is following that line.

Mr. Jeitner testified that McDonald’s is doing a reimagining project at this site and that is the reason for the variances. He said the building will now look more modern and upgrades will be ADA compliant. He stated 70% of their business is now drive thru and that is the reason for the second drive thru. They are providing 49 parking spaces and only 39 are required. The variances requested are for the existing building to be within 1000’ of another fast food building, lot coverage of 82.31%, 4 façade signs, 2 menu signs (digital), 2 pre browser menu signs and 4.54 sf incidental signs. He also agreed to work on storm water issues on site and explained the site plan.

Mr. Miller testified the lot coverage is di minimus, the sign package is a better zoning alternative, the directional signs are easier to read, the menu and browser signs are digital and more legible and the façade sign is the McDonald’s logo. As to the D-3 variance the use has been there since 1974 and there has been no intensification or change in use. He stated there is no detriment to the area.

5. There were no objections to the application.
UPON MOTION duly made and seconded to grant the applicant the aforesaid variances and waivers, 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 14th day of August, 2019, the applicant McDonald’s is hereby granted the aforesaid variances and waivers for the property located upon Block 20101, Lot 9 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

Ken Treger  Yes
Rich Rosetti  Yes
Carmen Scarduzzio  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 11th day of September, 2019.

________________________
Ken Lechner, Secretary

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

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

RE: APPLICATION #192033C
Rosemary Watkins
199 Indiana Avenue
BLOCK 11901 LOT 15

DATE: August 14, 2019

The above application is to permit a 9’ x 16’ roof and front porch within the R-3 Residential district as per the submitted sketch.

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

R-3 Zone Requirements (§405.F):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>12,682.18 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>144.41 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>168.47 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±11.23%(^1)</td>
<td>yes</td>
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<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±16.21%(^1)</td>
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</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (porch)</td>
<td>30 ft.</td>
<td>±21 ft.</td>
<td>no(^*)</td>
</tr>
<tr>
<td>Side yard (porch)</td>
<td>10 ft.</td>
<td>±62 ft.(^1) / ±34 ft.(^1)</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (dwelling)</td>
<td>30 ft.</td>
<td>±102 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
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\(^1\) Scaled data.
\(^*\) Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance from the Area, Yard, Height and Building Coverage and Additional Uses and Structures Permitted in Residential District standards:

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

1. Front yard: (+21 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 residential district setback variance:

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a roof and front porch approximately twenty one (21) feet from the front property line (30 ft. minimum required).

VI. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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: Rosemary Watkins  
    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.: 192033 C

Planning Board  Zoning Board of Adjustment

Taxes Paid: Yes No
Fees: 1603 Project #: 13389

Escr. 150.00  Escr. #: 13389

LAND DEVELOPMENT APPLICATION

1. Applicant
Name: ROSEMARY WATKINS
Address: 199 INDIANA AVE
City: BLACK WOOD
State, Zip: NJ 08012
Phone: 609-319-4299 Fax: ( ) -
Email: ROWATKINS@COMCAST.NET

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

City:
State, Zip:
Phone: ( ) -  Fax: ( ) -

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

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

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

Call 609-820-5579 Anthony Delapina

RECEIVED AUG 9 2019

4. Zoning Districts (Circle all Zones that apply)

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

Firm: __________________________
State, Zip: __________________________
Phone: ( ) -  Fax: ( ) -  Email: __________________________
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROSEMARY WATKINS</td>
<td>RMS LANDSURVEYER LLC</td>
</tr>
<tr>
<td>Address: 199 INDIANA AVE</td>
<td>Address: 545 JARVIS RD</td>
</tr>
<tr>
<td>Profession: RETIRED</td>
<td>Profession: SURVEYOR</td>
</tr>
<tr>
<td>City: BLACKWOOD</td>
<td>City: ERIAL</td>
</tr>
<tr>
<td>State, Zip: NJ 08013</td>
<td>State, Zip: NJ 08081</td>
</tr>
<tr>
<td>Phone: 609-319-4297</td>
<td>Phone: 888-563-1023</td>
</tr>
<tr>
<td>Fax: ()</td>
<td>Fax: 888-346-3292</td>
</tr>
<tr>
<td>Email: ROWATKINS @ COMCAST.NET</td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 199 INDIANA AVE</th>
<th>Block(s): 11901</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 15</td>
</tr>
</tbody>
</table>

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use:</th>
<th>Proposed Land Use (Describe Application):</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td>ADD AN 8' X 16' COVERED DECK IN FRONT OF THE HOME. ROOF SECTION WOULD BE 9'X16'</td>
</tr>
</tbody>
</table>

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots:</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots:</td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>□ Cooperative</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>□ Condominium</td>
</tr>
<tr>
<td></td>
<td>□ Rental</td>
</tr>
<tr>
<td></td>
<td>(If yes, attach copies)</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>21'</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>29'</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool apron.</td>
<td></td>
</tr>
</tbody>
</table>

<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: __________________ 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]

8/2/19

[Signature]

8/4/19
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: 8/2/19

Signature: Rosemarie Watkins
Print Name: Rosemarie Watkins

Sworn and subscribed to before me this 8/2/19.

ANGELA J. EVANS
NOTARY PUBLIC OF NEW JERSEY
IN COMMISSION EXPIRES MAY 10, 2023

Signature: Thomas Watkins
Print Name: Thomas Watkins


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 all stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary):
   ☒ No   ☐ Yes

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: Rosemarie Watkins
Print Name: Rosemarie Watkins

Date: 8/2/19

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 7/17/19, shows and discloses the premises in its entirety, described as Block 11901 Lot 15, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Rosemarie Watkins/Thomas Watkins
Name of property owner or applicant

Sworn and subscribed to On this 8/2/19 day of August 2019 before the following authority:

ANGELA J. EVANS
NOTARY PUBLIC OF NEW JERSEY
IN COMMISSION EXPIRES MAY 10, 2023

Print Name: Rosemarie Watkins

ZONING PERMIT DENIED
199  INDIANA AVE
Block/Lot 11901/15

Applicant
FLOORS JUST FOR YOU INC
344 JOHNSON ROAD
SICKLERVILLE, N.J. 08081

Real Estate Owner
TOM AND ROSEMARIE WATKINS
199 INDIANA AVE.
BLACKWOOD, NJ 08012

This is to certify that the above-named applied for a permit to/authorization for,
a proposed 16'X8' front yard attached frame deck with roof 22' from front property line. This
application for approval is hereby denied

Comments on Decision:
Deck and roof are to maintain a minimum of 30' from the front property line. A Variance approval is required
from the Zoning Board 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

Alisa Ortiz
Zoning Officer
July 25, 2019  Applic No. 13359

Deliver to...

FLOORS JUST FOR YOU INC
344 JOHNSON ROAD
SICKLERVILLE, N.J. 08081
119 Indiana Ave

9' x 16' Overhang

- House

- 96"

- 1-1/2" □ □ 8'4" □ □ 8'4" □

- 10" wide x 36" deep posts

- 6x6 at posts w/ clamps

- Double 2x8 girders notched on top of 6x6 posts & secured w/ 1/4" x 8" galvanized carriage bolts

- 2x6 rafters

- Tie to existing R

- 2x6 set @ 16" on center

- 1/2" shiplap on roof

- 16'

- Dispale 3 tab asphalt shingles

- Dispale gutter on front

- Add aluminum soffets w/ 3x4, fascia to match house

- Received

Aug 17, 2019
119 INDIANA AVE

8' x 16' Deck

- 84" from house

12" square 84" - 84" - 84" - 12" = 1

- 10" wide x 36" deep footings
- 6x6 PT posts w/ cleats
- Double 2x10 corner notched on top of 6x6 posts & secured w/ 1/4x8" galvanized carriage bolts

- 2x8 nail to house
- 1/2" x 6" galvanized lag bolts staggered at 24" o.c.
- 2x8 PT rim attached w/ joist hanger to ledger & resting on double corner @ 16' on corner
- 3/4" PT deck board tops w/ weep gaps.
SURVEY NOTES:

1. This survey was not designed to have a determination as to the existence or non-existence of underground water, gas or oil deposits, mineral or other deposits, nor to locate any objects including but not limited to boundary lines and boundaries that may be existing on the ground surface or underground.

2. This survey was not designed to have a determination as to the existence or non-existence of underground water, gas or oil deposits, mineral or other deposits, nor to locate any objects including but not limited to boundary lines and boundaries that may be existing on the ground surface or underground.

3. Survey data furnished herein is based upon field observations collected on October 10, 2018.

4. Survey is subject to small errors and may be corrected by a full and accurate title search onto the property in question and the proper town.

5. Survey was completed in accordance with the City or Township’s requirements. Any survey data or information collected in the course of completing this survey is subject to the provisions of the City or Township’s requirements.

6. This survey was not designed to have a determination as to the existence or non-existence of underground water, gas or oil deposits, mineral or other deposits, nor to locate any objects including but not limited to boundary lines and boundaries that may be existing on the ground surface or underground.

7. This survey is subject to small errors and may be corrected by a full and accurate title search onto the property in question and the proper town.

8. This survey was completed in accordance with the City or Township’s requirements. Any survey data or information collected in the course of completing this survey is subject to the provisions of the City or Township’s requirements.

CERTIFIED TO:

TO AND SOLELY FOR THE BENEFIT OF:

SURVEY OF PREMISES
199 INDIANA AVENUE

STATE
BLOCK 11901 LOT 15
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN, NJ

RMS LANDSURVEYING LLC
CERTIFICATE OF AUTHORIZATION # 246A2828888
545 JOHNSON ROAD
ERIAL, NEW JERSEY 08031
FAX - PHONE 856-346-3264
CELL 609-502-8023

RICHARD M. SAPIA, L.M. N.J. LIC. NO. 245508221400

www.rmslandsurveying.com

SCALE
1"=30'

DRAWN BY
RMS

CHECKED
RMS

DATE
07/11/19

SHEET NO.
1

JOB NO.
193115
To Whom It May Concern:

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

Name: Watkins, Thomas H Jr & Rosemarie
Address: 199 Indiana Avenue
Block: 1901 Lot: 15

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
Cumberland County
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: AUGUST 7, 2019
APPLICANT: ROSEMARY WATKINS
APPLICATION No. #192033C
PROJECT No. 13389

BLOCK(S): 11901  LOT(S): 15
LOCATION: 199 INDIANA AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:
[ ] Township Engineer  [ ] Zoning Board Planner
[ ] Camden County Planning Board  [ ] Traffic Officer
[ ] Taxes  [ ] Construction

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

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

PURPOSE OF TRANSMITTAL:
[ ] For Your Review.  Please Forward Report by AUGUST 19, 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

No Issues

7/18/19
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: AUGUST 7, 2019
APPLICATION No. #192033C
APPLICANT: ROSEMARY WATKINS
PROJECT No. 13389
BLOCK(S): 11901 LOT(S): 15
LOCATION: 199 INDIANA AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
☐ Tax Assessor
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☐ 1 Copy - Minor Subdivision Plat
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☐ 3 Copies - Major Subdivision - Preliminary Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Preliminary Plat
☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Final Site Plan
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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 (C) Variance

Signature

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

Re: Application #192033C  
Rosemary Watkins  
199 Indiana Avenue, Blackwood, NJ 08012  
Block 11901, Lot 15

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: AUGUST 7, 2019

APPLICANT: ROSEMARY WATKINS

BLOCK(S): 11901  LOT(S): 15

LOCATION: 199 INDIANA AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by AUGUST 19, 2019
☐ For Your Files.

ENCLOSED:

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

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

Reviewed
DATE: 8/12/19

BY: [Signature]
[Title]
Bureau of Fire Prevention
Fire District No. 4
Blackwood Fire Company
O. Box 641
Blackwood, N.J. 08012

WITH COMMENT ☐ WITHOUT COMMENT ☒
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #192034D
Donald Taggert
BLOCK 14702, LOT 29
DATE: August 15, 2019

The Application as submitted requires a use variance approval to "operate a landscape business" within the R-1 Residential District. The project is located on the south side of Marcia Court east of Heatherwood Drive.

I. ZONING REVIEW

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

2. Landscaping business is not listed as a permitted use [§405.B].

R-2 Zone Requirements (§404.F):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>20,000 sf</td>
<td>20,176.4 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>100 ft.</td>
<td>62.90 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>200 ft.</td>
<td>175 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±11.23%¹</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>30%</td>
<td>±16.21%¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>50 ft.</td>
<td>41.68 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Side yard</td>
<td>15 ft.</td>
<td>±21 ft.¹ / ±16 ft.¹</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>40 ft.</td>
<td>±109 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

¹ = Scaled data.
enc = Existing nonconformance.
V = 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
II. VARIANCE COMMENTS

The Application as submitted requires the following variance from the R-2 Residential District:

§404.B, Permitted Uses
1. A landscaping business is not a listed permitted use in the R-2 Residential District.

POSITIVE CRITERIA ("D1" variance)

2. The Board has the power to grant a variance for a use or structure in a district restricted against such use or structure (basis N.J.S.A. 40:55-70d(1)).
3. The Applicant should address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D1" and "D6" variances:
   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 promotion of the general welfare (basis Medici v. BPR Co., 107 N.J. 1 (1987) and it is the most relied upon purpose to prove special reasons (Burbridge v. Mine Hill Tp. 117 N.J. 376, 386-387 (1990)).
         1. The Applicant should identify and provide an analysis of the special reasons of zoning that are applicable to the application.
         2. The Applicant should also show the site is particularly suited for the proposed use (Kohl v. mayor and Council of Fair Lawn, 50 N.J. 268, 279- 280 (1967).
         3. The Applicant should also provide specific testimony addressing the enhanced quality of proof that the variance sought is not inconsistent with the intent and purpose of the Master Plan and Zoning ordinance (Medici v. BPR Co.).
         4. 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" (Medici v. BPR Co.).

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. 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 Classifications within the Master Plan:

   "RESIDENTIAL 2 (R-2)
   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 use 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 building(s), vehicles, equipment, etc.
      ii. Storage of vehicles, equipment, materials, etc.
      iii. The amount of noise associated with the proposed use.
      iv. The trip generation associated with the proposed use.
      v. The number of employees.
      vi. Employee parking.
      vii. The hours and days of operation.

4. Site Layout
   a. The Applicant should provide testimony addressing the following aspects of site design to accommodate the use:
      i. Buffer and/or screening to adjacent residential uses as per §507.B. Buffering.
      ii. Lighting as per §508. Lighting.
      iii. Loading and unloading as per §509, Off-Street Loading.
      iv. Ingress/egress to the site and parking for employees as per §510. Off-Street Parking.
      v. The ability of the site to accommodate turning movements of business vehicles §510, Off-Street Parking.
      vi. Stormwater management and other considerations of site plan development as per §517, Stormwater Management & Collection.
      vii. Storage of

5. Existing Conditions
   a. The Applicant must address what appears to be outside storage of vehicles, equipment, and materials on the subject property and a
substantial encroachment on the adjacent Block 14702, Lot 35 in the rear owned by Gloucester Township.

i. This parcel appears to be a drainage basin.

IV. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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: Donald Taggert
Addison G. Bradley, PP
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.: #19204D
☐ Planning Board  X Zoning Board of Adjustment

1. Applicant
Name: Donald Taggart
Address: 11 Marcia Court
City: Gloucester Twp.
State, Zip: N.J. 08081
Phone: 856-374-3341 Fax: (-) -
Cell: 471-609-471-5872

2. Owner(s) (List all Owners)
Name(s): Same
Address: ____________________________________________
City: ____________________________ State: __________ Zip: _________
Phone: (-) - Fax: (-) -

3. Type of Application. Check as many as apply:
☐ Informal Review
☐ Minor Subdivision
☐ Preliminary Major Subdivision
☐ Final Major Subdivision
☐ Minor Site Plan
☐ Preliminary Major Site Plan
☐ Final Major Site Plan
☐ Conditional Use Approval
☐ General Development Plan
☐ Planned Development
☐ Interpretation
☐ Appeal of Administrative Officer’s Decision
☐ Bulk “C” Variance
☒ Use “D” Variance
☐ Site Plan Waiver
☐ Rezoning Request
☐ Redevelopment Agreement

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: ____________________________________
Address: ____________________________________________
City: _______________________________________________
Phone: (-) - Fax: (-) -

Firm: ________________________________________________
State, Zip: _________________________________________
Email: _____________________________________________

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

<table>
<thead>
<tr>
<th>Name:</th>
<th>Addison G Bradley</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>1585 Hider Lane</td>
</tr>
<tr>
<td>Profession:</td>
<td>Gloucester Twp.</td>
</tr>
<tr>
<td>City:</td>
<td>Planner</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>N.J, 08021</td>
</tr>
<tr>
<td>Phone: (<em><strong>) -</strong></em> Fax: (<em><strong>) -</strong></em></td>
<td>862-228-4888 Fax 862-228-8501</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address:</th>
<th>11 Marcia Ct</th>
<th>Block(s):</th>
<th>14702</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>2016.45 St.</td>
<td>Lot(s):</td>
<td>29</td>
</tr>
</tbody>
</table>

8. Land Use:

| Existing Land Use:       | Residential and Lawn and tree maintenance |
| Proposed Land Use: (Describe Application): | Same as above now want to operate a landscape business |

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots:</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots:</td>
<td>1</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>☒ No ☐ Yes</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>☒ No ☐ Yes</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

| Public Water | ☒ Public Sewer | ☐ Private Well | ☐ Private Septic System |

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>Existing</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><em>E.O.P. = Edge Of Pavement.</em></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td>Setback from property line 1</td>
<td></td>
</tr>
</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>Number of loading spaces required:</td>
<td>Number of loading spaces provided:</td>
</tr>
</tbody>
</table>

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

<table>
<thead>
<tr>
<th>Signature of Applicant</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/6/18</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature of Co-applicant</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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).

8-7-2019
Signature

Donald Taggart

Sworn and Subscribed to before me this 7 day of August, 2019
Notary Public
New Jersey
My Commission Expires 10-1-2023
Signature
No. 2439109


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

IF YES TO ANY OF THE ABOVE:
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? □ No □ Yes

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

Signature of Applicant
Donald Taggart

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:

Sworn and subscribed to on this 7th day of August, 2019
before the following authority.

Name of property owner or applicant
Michele Lyn Treger
Notary Public
New Jersey
My Commission Expires 10-1-2023
No. 2439109
Lawn and tree maintenance

4 Employees - 8

6 Trucks - Stored in Garage Permit #10026 6/10/04

No Signage

No Clients to door

Conforming 5/17/04 to 6/30/04

RECEIVED
AUG 03 2004
By:
AREA: 20,176.4 SQ FT
BEARINGS ARE DEED BASED
BEING LOT 29, BLK 14702, PL 147(TM)
A.K.A. LOT 106, BLK 363 KICKSTOWN KNOLL

DONOVAN
Surveyors
21 Columbia Avenue
Stratford, NJ 08084
(609) 527-3550

TURNERSVILLE - HICKSTOWN RD

RECEIVED
Aug 26 2001
No. 192084D

SURVEY OF PREMISES
11
MARCIA COURT

SITUATE IN
TOWNSHIP OF
GLOUCESTER
COUNTY OF CAMDEN
STATE OF NEW JERSEY

TO DONALD & AMBER LEE TAGGART, SUPREME TITLE, UNITED MORTGAGE CORP., ITS SUCCESSORS AND/OR ASSIGNS

In consideration of the fee paid for making this survey, if no fee is paid this declaration is invalid. This survey is based on the record description furnished. I hereby declare to its accuracy except such description, if any, that may be located below the surface of the lands or on the surface of the lands.
ZONING PERMIT DENIED

Applicant
TAGGART DONALD R III
11 MARCIA COURT
ERIAL NJ 08081

Real Estate Owner
TAGGART DONALD R III
11 MARCIA COURT
ERIAL NJ 08081

This is to certify that the above-named applied for a permit to/authorization for a proposed use for a "landscaping" business to be conducted from residence. This application for approval is hereby denied

Comments on Decision:
Landscaping business and storage of equipment must obtain a Use Variance approval by the Zoning Board of Adjustment due to the fact that this business is not permitted within a residential zone.

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

Alisa Ortiz
Zoning Officer
August 7, 2019
Applic No. 13390

Deliver to...

TAGGART DONALD R III
11 MARCIA COURT
ERIAL NJ 08081
To whom it may concern:

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

Name  Donald Taggert III
Address  11 Marcia Ct. Erial, NJ 08081
Block  14702  Lot 29

8-5-19

Date

Maryann Busa
Asst. Gloucester Township Tax Collector

RECEIVED
AUG 04 2019
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: AUGUST 8, 2019
APPLICATION No. #192034D
APPLICANT: DONALD TAGGART
PROJECT No. 13391
BLOCK(S): 14702 LOT(S): 29
LOCATION: 11 MARCIA CT., ERIAL, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:
☒ New Application - USE D
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review.  Please Forward Report by AUGUST 19, 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 Subdivision - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
☐ 1 Copy - Traffic Report
☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report

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

Signature: [Handwritten Signature]
8/14/19

[Handwritten Note]

Landscape business with 6 trucks
Ø 8 employees + vehicles in
a small residential cul-de-sac ??
Could devalue all props. Too much
traffic in small street. I wouldn't want
it if I lived there.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: AUGUST 8, 2019
APPLICANT: DONALD TAGGART
APPLICATION No. #192034D

BLOCK(S): 14702 LOT(S): 29
LOCATION: 11 MARCIA CT., ERIAL, NJ 08081
PROJECT No. 13391

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

STATUS OF APPLICATION:
☐ New Application - USE D
☐ Revision to Prior Application

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

Please Forward Report by AUGUST 19, 2019

ENCLOSED:

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

☐ Variance Plan ☐ Bulk (G) Variance ☐ Use (D) Variance

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

Re: Application #192034D  
Donald Taggart  
11 Marcia Court, Erial, NJ 08081  
Block 14702, Lot 29  

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
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: APPLICATION #192036C
Hellenic Holdings, International, LLC, LLC
BLOCK 10401, LOT 2

DATE: August 14, 2019

The Application is to permit a 5’ x 6.4’ roof and side porch with concrete landing and sidewalk within the R-3 Residential district as per the submitted sketch.

I. INFORMATION SUBMITTED

1. Land Development Application Form with attachments and checklist dated 8/12/19.
3. Survey (copy), as prepared by JTS Engineers and Land Surveyors, Inc. dated 01/11/19.
4. Dwelling Photograph (copy).
5. Partial Left side Elevation.
6. First Floor Plan.

II. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>±15,375 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft</td>
<td>73 ft</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft</td>
<td>250 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±12.8%¹</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±43.0%¹</td>
<td>no²</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (porch)</td>
<td>30 ft</td>
<td>±21 ft</td>
<td>no²</td>
</tr>
<tr>
<td>Side yard (porch)</td>
<td>10 ft</td>
<td>±62 ft¹ / ±34 ft¹</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (dwelling)</td>
<td>30 ft</td>
<td>±102 ft</td>
<td>yes</td>
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<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

¹ = Scaled data.
² = Variance required.

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

The application as submitted requires the following variance from the Area, Yard, Height and Building Coverage and Additional Uses and Structures Permitted in Residential District standards:

§405.F, Area, Yard, Height, and Building Coverage
1. Lot coverage: (±43% provided v. 40% maximum allowed).
2. Front yard: (±21 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 residential district setback 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)).

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

NEGATIVE CRITERIA

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

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a roof and side porch with concrete landing and sidewalk approximately twenty one (21) feet from the front property line (30 ft. minimum required) and lot coverage of approximately forty three (43) percent (40% maximum allowed).

V. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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: John Kearney, Esq.
    Anthony Costa, Esq.
    James Mellett, PE

APPLICATION #192036C
Hellenic Holdings International, LLC
BLOCK 10401, LOT 2
# 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.:  
Planning Board  Zoning Board of Adjustment  
Upon receipt of all fees, documents, plans, etc.

---

TOWNSEND APPLICATION

<table>
<thead>
<tr>
<th>1. Applicant</th>
<th>2. Owner(s) (List all Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Hellenic Holdings International LLC</td>
<td>Name(s): Same</td>
</tr>
<tr>
<td>Address: 109 Ashley Run</td>
<td></td>
</tr>
<tr>
<td>City: Voorhees</td>
<td>Address:</td>
</tr>
<tr>
<td>State, Zip: N 08043</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: (<strong>)-</strong>_ Fax: (<strong>)-</strong>_</td>
<td>Phone: (<strong>)-</strong>_ Fax: (<strong>)-</strong>_</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

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

- [ ] Informal Review
- [ ] Minor Subdivision
- [ ] Preliminary Major Subdivision
- [ ] Final Major Subdivision
- [ ] Minor Site Plan
- [ ] Preliminary Major Site Plans
- [ ] Final Major Site Plans
- [ ] Conditional Use Approval
- [ ] General Development Plan
- [ ] Planned Development
- [ ] Interpretation
- [ ] Appeal of Administrative Officer’s Decision
- [ ] Bulk "C" Variance
- [ ] Use "D" Variance
- [ ] Site Plan Waiver
- [ ] Rezoning Request
- [ ] Redevelopment Agreement

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
<tr>
<td>IR</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 Kearney  
Address: 990 White Horse Rd  
City: Haddon Heights  
Firm: Kearney & Assoc  
State, Zip: N 08035  
Phone: (856) 321-7123  
Fax: (856) 646-5154  
Email: jk@nj-law.com

---

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

<table>
<thead>
<tr>
<th>Name:</th>
<th>Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>Profession:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
</tr>
<tr>
<td>State, Zip:</td>
<td></td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
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<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name:</th>
<th></th>
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<tbody>
<tr>
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<td></td>
</tr>
<tr>
<td>Profession:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
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<tr>
<td>State, Zip:</td>
<td></td>
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<tr>
<td>Phone:</td>
<td></td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address: | 260 Cedar Ave |
| Tract Area: | |

| Block(s): | 10401 |
| Lot(s): | 2 |

8. Land Use: Residential

| Existing Land Use: | Single Family Residential |
| Proposed Land Use (Describe Application): |Same (All Attached) wooden porch + roof overhangs  5' x 6'4" 18' |

9. Property:

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

| Are there existing deed restrictions? | No |
| Are there proposed deed restrictions? | Yes (If yes, attach copies) |

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.
Report of Applicant Concerning its Bulk Variance

Request for 260 Cedar Avenue

The applicant is renovating the property located at 260 Cedar Avenue for resale (Exhibit “A”). As part of that renovation the existing concrete steps at the front door (actually opening to the side of the house) are to be removed and replaced with a wooden porch and roof, which will be even with the existing front building line which is 18 feet from the front yard line where 30 feet is required.

Exhibit “B” is the first floor plan and Exhibit “C” is the left side elevation both of which show the location of the proposed porch which does extend into the front yard setback, but no further than the front building line.
### 13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>Setback from E.O.P.*1</td>
<td>18'</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Setback = Measured from edge of pool apron.</td>
<td></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: __________
- Number of parking spaces provided: __________
- Number of loading spaces required: __________
- Number of loading spaces provided: __________

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

Signature of Applicant: __________
Date: __________

Signature of Co-applicant: __________
Date: __________
17. Consent of Owner(s):

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

Date

Sworn and Subscribed to before me this

1st day of August

2019 (Year).


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

IF YES TO ANY OF THE ABOVE:
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of the 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: Alkaterini Markakis is the sole member.
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, unless 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:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 9/11/19, shows and discloses the premises in its entirety, described as Block 1940, Lot 8, 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

Alkaterini Markakis 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 21st day of July

2019 before the following authority.

Name of property owner or applicant

BRITANY OLT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/18/2020
POWER OF ATTORNEY

KNOW, ALL MEN BY THESE PRESENTS:

THAT I, AIKATERINI MARKAKIS as Principal do make, constitute and appoint, JOHN B. KEARNEY, ESQUIRE as true and lawful attorney-in-fact for and in name, place and stead, for the following uses and purposes:

To sign documents as necessary relative to:

1. The purchase of 109 Ashley Run, Voorhees, NJ 08043
2. For the application of a variance to Gloucester Township

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of July 2019.

A IKATERINI MARKAKIS

Sworn to and subscribed before me this 23rd day of July 2019.

BRITTANY OLT
Notary Public

State of New Jersey
My commission expires: 9/18/2020

BRITTANY OLT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/18/2020
ZONING PERMIT DENIED
260 CEDAR AVE
Block/Lot 10401/2

Applicant
HELLENIC HOLDINGS INTERNATIONAL
PO BOX 8289
CHERRY HILL, NJ 08002

This is to certify that the above-named applied for a permit to/authorization for:
 a proposed side/front yard 5'x6'4" roof overhang over proposed 10'x4' concrete pad/walkway.
This application for approval is hereby denied

Comments on Decision:
Roof must maintain a minimum of 30' from the front 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

Alisa Ortiz
Zoning Officer
June 12, 2019

Applic No. 13227

3x28 concrete slab on foot of garage

HELENIC HOLDINGS INTERNATIONAL
PO BOX 8289
CHERRY HILL, NJ 08002

Deliver to...
CERTIFIED TO:

JAMES T. SAPIO
PROFESSIONAL LAND SURVEYOR
L.J.L.C. 17780

BOUNDARY AND TOPOGRAPHIC SURVEY
#260 CEDAR AVENUE
LOT: 2 BLOCK: 10401 PLATE: 104
SITUATE:
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN, NEW JERSEY

REVIEW
DATE
DESCRIPTION
INITIALS
ENGINEER/SURVEYOR

1-11-19
DRAWN BY: J.T.S.
CHECKED BY: J.T.S.
PROJECT NO.: 240-09A

Scale: 1" = 20'
19 STRATFORD AVENUE, STRATFORD, N.J. 08084

REMARKS:

The subscriber certifies to the accuracy of the survey herein presented. The property corners are set per contractual agreement.
Geoffery Wells

260 Cedar Ave
Blackwood, NJ 08012

Exclusively Presented By:
George & Katerina Markakis
Hellenic Holdings International, LLC
P.O. Box 8289
Cherry Hill
609-332-2309
SouthJerseyRealEstate@GMail.com

260 Cedar Ave. Blackwood, NJ 08012 - Prepared for Mr. Geoffrey Wells
TOWNSHIP OF GLOUCESTER
1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)

To whom it may concern:

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

Name: Hellenic Holdings International
Address: 260 Cedar Ave. Blackwood, NJ 08012
Block: 10401 Lot: 2

8-12-19
Date

Marjorie Busa
Asst. Gloucester Township Tax Collector

RECEIVED
AUG 12 2019

EXISTING DWELLING BEYOND

ROOF CONSTRUCTION:
240# SHINGLES ON 30# ASPHALT
FELT ON 1/2" PLYWOOD

NEW SIDING

(2) 2"x8" BEAM ON 4 SIDES

2"x6" ROOF RAFTERS @ 16" O.C.
AND CEILING 2"x6" CEILING
JOISTS @ 16" O.C.

NEW GUTTER

NEW 4"x4" HOOK POSTS
(TYP FOR 3)

NEW 42" HIGH RAILING SYSTEM

NEW CONCRETE LANDING

NEW 14" DIA. X 30" DEEP
CONCRETE PIER

6" WIDE X 18" DEEP FROST CURB

PARTIAL LEFT SIDE ELEVATION - MAIN ENTRANCE

1/4" = 1'-0"
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: AUGUST 13, 2019
APPLICANT: HELLENIC HOLDINGS INTERNATIONAL
BLOCK(S): 10401   LOT(S): 2
LOCATION: 260 CEDAR AVE., BLACKWOOD, NJ 08012

APPLICATION No.  #192036C
PROJECT No.  13400

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 AUGUST 26, 2019
☐ For Your Files.

ENCLOSED:
☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Minor Site Plan
☐ 1 Copy - Minor Subdivision Plat
☐ 3 Copies - 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: [Signature]
Assem: 8/14/19

No Issues.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: AUGUST 13, 2019  APPLICATION No. #192036C
APPLICANT: HELLENIC HOLDINGS INTERNATIONAL  PROJECT No. 13400
BLOCK(S): 10401  LOT(S): 2
LOCATION: 260 CEDAR 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 - Bulk C  ☐ Revision to Prior Application

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ENCLOSED:

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☐ 1 Copy - Minor Site Plan
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☐ 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
August 15, 2019

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

Re: Application #192036C
Hellenic Holdings International
260 Cedar Avenue, Blackwood, NJ 08012
Block 10401, Lot 2

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
August 13, 2019

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

Re: Ville III, LLC
Bulk C & Use “D” Variance
1401 Sicklerville Road
Block 18601, Lot 7, 8 & 9
Gloucester Township, Camden County, NJ
Application No. #192031CD
Our File No. GX19005-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 July 22, 2019;

B. A copy of a Township of Gloucester Land Development Application for Bulk “C” Variance and Use “D” Variance;

C. A Planning Report for Block 18601, Lots 7, 8 & 9 in Gloucester Township, Camden County, NJ prepared by Bach Associates, PC, dated July 15, 2019;


E. The Township of Gloucester Land Development Ordinance §817 Submission Checklist;

We offer the following comments with regard to the above information:

I. Project Description

1. The project site is located on the south side of Sicklerville Road (C.R. 705), approximately 3,000 feet west of the intersection with Berlin Cross Keys Road, directly across from Muller Drive and Ann A. Mullen Middle School.

2. The site is known as Block 18601, Lots 7, 8 and 9 as per the Tax Map of the Township of Gloucester.

3. The referenced tract consists of approximately 34.72 acres.

4. The site previously contained a farmhouse and shed (recently demolished), surrounded mostly by farmland.

5. The applicant is seeking Use and Bulk Variances to develop the site with 230 market-rate townhouse units.

6. The site’s surrounding land uses include single family residential developments, Anne A Mullen Middle School (north across Sicklerville Road), and the limited access Atlantic City Expressway (to the south).

7. The proposed development is similar to the Villages at Cross Keys, located approximately 2,000 feet to the east along C. R. 705, including a 25 foot permanent landscape buffer on all sides of the tract (increased along Sicklerville Road to 30 feet), granite curbs, architectural crosswalks, decorative street lights, and a large village green.

8. A minimum of 24 percent of the tract will be open space, and the architectural styling of the proposed development will be similar to that of the Villages at Cross Keys.

II. Land Use / Zoning

1. The lot is located in the R-1 Residential Zoning District. The R-1 Residential zoning district is intended for single family detached uses on one acre lots. Clustering of dwellings to promote retention of open space is encouraged.

2. The applicant is seeking Bulk “C” and Use “D” variances for the proposed project.

3. Residential townhouses are not permitted within the R-1 district. Therefore, a Use Variance is required.
4. The applicant is proposing 230 townhouse lots. This would result in an overall density of 6.6 units per acre.

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

6. The applicant must demonstrate that such relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and the Gloucester Township Land Development Ordinance (Ordinance).

7. Our office defers review of conformance with the area yard and bulk requirements of the Ordinance to your office.

III. Layout

1. The concept plan indicates that 230 fee-simple townhouse units are proposed. A total of 41 townhouse buildings are proposed. Of the 41 buildings, 27 buildings will contain six townhouse units; 12 buildings will contain five townhouse units, and two buildings will contain four townhouse units.

2. The proposed development will gain access to the site at two locations along Sicklelville Road. One two-way un-signalized driveway is proposed on the western portion of the site and one two-way signalized driveway is proposed at Mullen Drive.

3. The applicant is proposing a series of roadways, which will include 60 feet wide rights of way and 40 feet wide cartways.

4. Stormwater management is proposed along the southerly side of the site, adjacent to the Atlantic City Expressway.

5. Open space is proposed along the boundary of the site and a larger internal open space lot (approximately 170’ x 200’) is also proposed. Additionally, there is an open space area shown internally.

6. A 25 feet wide landscaped buffer is proposed along the perimeter of the tract and a 30 feet wide buffer is proposed adjacent to Sicklelville Road. We defer further review of the landscaping and buffer to your office.

IV. Parking and Traffic Impact

1. Based on review of the submitted architectural drawings, the townhouses will be three-bedroom units. Accordingly, the parking requirement should be based on 2.4 spaces per unit, or 552 total spaces required, per R.S.I.S.
If the project was developed under the current zoning (R-1) standards, the project would require 88 parking spaces, based on 2.5 spaces required per single-family unit (un-specified amount of bedrooms).

2. Based on our experience with similar townhouse developments, parking is one of the most critical design points to consider and often creates issues for the Township and residents after construction. The issues result from a number of factors, including but not limited to: garage parking spaces being counted in the parking requirement calculations, but largely not being utilized in practicality; inadequate parking capacity within the driveways; cars blocking the sidewalk while attempting to park additional cars in the driveways; and uneven distribution of on-street parking throughout the development.

The applicant has attempted to address these concerns by proposing 60 feet wide rights-of-way and 40 feet wide cartways, to provide more room for parking along the street. Although this would provide a wider drive aisle to facilitate on-street parking while not hindering traffic flow, this approach does not completely address the concerns with parking for the development and may potentially create other issues, as outlined below:

- The majority of residents will still not park in their garage spaces. Also, based on the typical lot layout provided, it will only be feasible to park one car within the driveway. Consequently, there will be a large dependence on on-street parking.

- Based on the layout of the development, many residents will not have on-street parking located immediately adjacent to their property, because of the distance between adjacent driveways.

- Due to the proximity of on-street parking and other factors, many residents will attempt to park two cars within the driveways while blocking the sidewalks.

- There is also concern that 40 feet wide cartways throughout the development will be too wide and promote speeds in excess of 25 MPH. Smaller cartways can provide traffic-calming effects.

3. Since the applicant is requesting a Bulk Density Variance which is well in excess of the underlying zoning (R-1), we recommend that the layout be revised to more adequately address parking for the development as a condition of approval. The following guidelines are suggested:

- Remove garage parking spaces from the parking space requirement calculations
• Provide a minimum of two parking spaces within the driveways, without impeding/overhanging the sidewalk

• Review the feasibility of off-street parking lots or alternative layouts to more evenly distribute parking throughout the site

4. Based on the conceptual plan, the intersection of the development’s main entrances with the first internal roadway (that is parallel to Sicklerville Road) is very close to the intersection with Sicklerville Road. As a result, vehicles leaving the site at the two access driveways have limited cueing area without blocking the interior roadways. Additionally, motorists entering the site are presented with an immediate potential conflict at the internal intersection. This should be reviewed and an alternative layout proposed that provides a greater separation between intersections.

5. Due to the proposed roadway that runs immediately adjacent to and parallel with Sicklerville Road, it is possible that motorists will utilize the residential street as a “cut-through,” in order to avoid stopping at the traffic light. This should be reviewed.

6. The applicant indicates that the existing signalized intersection will be upgraded to meet the requirements of the proposed development. This should be explained. If approved, we recommend that a traffic study be provided at the time of Major Subdivision to address modifications to the traffic signal.

V. Miscellaneous

1. The application would require a Major Subdivision approval should the Board approve the Use Variance application.

2. The applicant should address any potential for historic contamination on the property, e.g., historic pesticides, herbicides, etc.

3. The conceptual plan references areas of Freshwater Wetlands and a waterway on site. Approval from the New Jersey Department of Environmental Protection will be required.

4. The applicant has submitted a conceptual landscaping plan. We defer review of landscaping to your office.

5. We defer further review of the Planning Report and Community Impact Statement to your office.
6. The applicant should discuss other approvals currently being sought and the status of those approvals.

7. The applicant will require approval from the Camden County Planning Board as the property fronts on a County roadway.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to Camden County Planning Board, Camden County Conservation District, Gloucester Township Municipal Utilities Authority, Aqua New Jersey, Inc. / New Jersey American Water, etc.

Our review is of the Bulk C and Use Variance application only. We reserve the right to review the Major Subdivision contingent on approval of the Use Variance by the Board.

If you have any questions or require additional information, please feel free to contact our office.

Very truly yours,

Churchill Consulting Engineers

[Signature]

James J. Mellett, P.E., C.F.M.
Associate
TO: Zoning Board of Adjustment  
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner  
Dept. of Community Development & Planning  
RE: APPLICATION #192031D Escrow #13350  
VILLE III, LLC  
BLOCK 18601, LOTS 7, 8, and 9  
DATE: August 6, 2019

The Applicant requests use variance approval for a “230 townhome major subdivision” within the R-1, Residential District. The project is located on the southwest side of Sicklerville Road northwest of Huckleberry Avenue.

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

Applicant/Owner: VILLE III, LLC 765 John Barry Drive, Bryn Mawr, PA 19010,  

I. INFORMATION SUBMITTED

1. Land Development Application Form with attachments and checklist dated 7/22/19.  
4. Concept Plan, as prepared by Bach Associates, PC consisting of the following:  
   Sheet    Plan Description          Date/Latest Revision  
   1        Conceptual Subdivision     July 2019  
   2        Conceptual Landscaping     July 2019  
5. Building elevations and floor plans (Color) "The Beethoven, The Mozart, and The Strauss."

II. PROJECT DESCRIPTION/LOCATION

The property-in-question comprises 34.72 acres and is located on the southwest side of Sicklerville Road northwest of Huckleberry Avenue within the R-1 - Residential District. The application as submitted proposes the following:  
1. 230 Townhouse Residential Buildings  
   a. 2 buildings containing 4 units = 8 units  
   b. 12 buildings containing 5 units = 60 units  
   c. 27 buildings containing 6 units = 162 units  
   d. 1 open space lot including a stormwater basin.  
   e. 1 open space lot including a planted streetscape buffer.  
   f. 1 open space lot including a “Village Green."

III. ZONING DISTRICT COMMENTS

1. R-1 - Residential District [§403].
2. USES: Townhouse is not listed as a permitted use in the R-1 - Residential District [§403.B].
3. DENSITY: Shall not exceed one (1) dwelling unit per acre [§403.E].
IV. **APPLICATION SUBMISSION CHECKLIST**

The Application has been reviewed for compliance with §817, Submission Checklist for variances.

V. **VARIANCE COMMENTS**

The following is a summary of the required variances for the proposed project:

§403, R-1 – Residential - "D" Type variance

1. Use: Townhouses are not listed as a permitted use in the R-1 – Residential District [§403].

2. Density: (6.624 du/ac. provided v. 1 du/ac. maximum allowed).

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

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

**POSITIVE CRITERIA ("D5" variance)**

5. 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)).

6. **The Applicant should address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D1" and "D5" variances:**

   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 promotion of the general welfare (basis Medici v. BPR Co., 107 N.J. 1 (1987) and it is the most relied upon purpose to prove special reasons (Burbridge v. Mine Hill Tp. 117 N.J. 375, 386-387 (1990)).

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

      2. The Applicant should also show the site is particularly suited for the proposed use (Kohl v. mayor and Council of Fair Lawn, 50 N.J. 268, 279-280 (1967)).

      3. The Applicant should also provide specific testimony addressing the enhanced quality of proof that the variance sought is not inconsistent with the intent and purpose of the Master Plan and Zoning ordinance (Medici v. BPR Co.).

      4. 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" (Medici v. BPR Co.).
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).

5. The Applicant should provide professional testimony to address granting the variance would not be a de-facto rezoning.
   a. If the Board finds this is not the case, consideration could be given to rezoning the subject property 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.

VI. ZONING DISTRICT HISTORY AND MASTER PLAN CLASSIFICATION

1. The following table provides a history of the zoning districts that are applicable to the property-in-question.

<table>
<thead>
<tr>
<th>YEAR</th>
<th>ZONING DISTRICT</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 17, 1957</td>
<td>Industry</td>
<td>n/a</td>
</tr>
<tr>
<td>April 07, 1961</td>
<td>Industry</td>
<td>n/a</td>
</tr>
<tr>
<td>August 25, 1967</td>
<td>Industry</td>
<td>n/a</td>
</tr>
<tr>
<td>June 01, 1969</td>
<td>Industry</td>
<td>n/a</td>
</tr>
<tr>
<td>January 1978</td>
<td>C - Residence</td>
<td>2 du/ac.</td>
</tr>
<tr>
<td>September 21, 1983 (O-03-26)</td>
<td>R-3 - Residential</td>
<td>3 du/ac.</td>
</tr>
<tr>
<td>September 1999</td>
<td>R-1 - Residential</td>
<td>1 du/ac.</td>
</tr>
<tr>
<td>December 10, 2002</td>
<td>R-1 - Residential</td>
<td>1 du/ac.</td>
</tr>
<tr>
<td>January 27, 2003 – Present (O-03-03)</td>
<td>R-1 - Residential</td>
<td>1 du/ac.</td>
</tr>
</tbody>
</table>

n/a = Not applicable.
du/ac. = Dwelling Units/Acre.
2. The following is a description of the Residential 1 (R-1) Land Use Classification with the Master Plan, adopted June 29, 1999.

   "The Residential 1 land use category is a single family residential detached district with a density of one unit per acre. Much of the land that this has been applied to has been subdivided from larger (previously) agricultural parcels along the County road frontage. Higher densities for this land would encourage subdivision into smaller lots arranged around a single cul-de-sac. This type of land use pattern raises municipal costs and reduces the ability to create an efficient street system. Where the R-1 designation is not applied to frontage lots, it is intended to provide a balance with higher density single family districts. The R-1 would provide opportunities for more expensive housing for trade-up buyers who already live in the Township. The Residential 1 category also encompasses parks and recreation uses, conservation land, and minor institutional uses not mapped separately. In general, the land area for this use is proposed to increase in comparison to the R-2 or R-3 classifications."

VII. GENERAL REVIEW COMMENTS

The Applicant should address the positive criteria including the special reasons standards of zoning, site suitability, enhanced quality of proof, and the negative criteria applicable to the required variance for the following master plan and zoning issues.

1. Master Plan:
   a. Consistency with the criteria of the Residential 1 (R-1) Residential Land Use Classification of the Master Plan.

2. Zoning [§403]:
   a. Consistency with the specific intent of the R-1 - Residential District, as follows:
      i. "The R-1 residential district is intended for single family detached uses on one acre lots. Clustering of dwellings to promote the retention of open space is encouraged."

3. Density [§403.E]:
   a. The instant application proposes a density of 6.624 dwelling units per acre.
      i. The applicant should provide testimony addressing the proposed density and its impact on the zoning ordinance and zone plan.
4. Area, Yard, Height and Building Coverage of the RA – Residential Attached District, which allows townhouses [§407.F]:

a. The following table represents the consistency of the proposed development with the bulk ordinance requirements for townhouses where it is a permitted use in the RA, Residential Attached District of the Township Land Development Ordinance.

**RA – Residential Attached:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Consistent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>2,500 sf</td>
<td>2,000 sf</td>
<td>no</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>20 ft.</td>
<td>20 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>100 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>40%</td>
<td>42%</td>
<td>no</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>60%</td>
<td>55%</td>
<td>yes</td>
</tr>
<tr>
<td>Density</td>
<td>3 du/ac.</td>
<td>6.624 du/ac.</td>
<td>no</td>
</tr>
</tbody>
</table>

**Principal Building Minimum Yard Depths and Height Limitations**

<table>
<thead>
<tr>
<th>Front yard</th>
<th>30 ft.</th>
<th>25 ft.</th>
<th>no</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side yard</td>
<td>20 ft. end wall only</td>
<td>20 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>28 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>40%</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>35 ft.</td>
<td></td>
</tr>
</tbody>
</table>

i. The Applicant should provide testimony addressing the inability of a 34.72 acre parcel to accommodate a project that is consistent with the following minimum bulk ordinance requirements for the RA, Residential Attached District where townhouses are a permitted use.

1. Lot size: As proposed a substantial number of the lots are inconsistent with the minimum RA – Residential Attached District lot size of 2,500 sf for a fee-simple townhouse. The development proposes 2,000 sf lot sizes.

2. Lot depth: As proposed all the lots are inconsistent with the minimum RA – Residential Attached District lot depth of 125 ft. for a fee-simple townhouse. The development proposes lot depths of 100 ft.

3. Building coverage: As proposed a substantial number of the lots are District inconsistent with the maximum RA – Residential Attached lot coverage of 40% for a fee-simple townhouse. The development proposes building coverage of 42%.

4. Front yard: As proposed the development is inconsistent with the minimum RA – Residential Attached District front yard setback of 30 ft. for a fee-simple townhouse. The development proposes front yards of 25 ft.
5. Rear yard: As proposed the development is inconsistent with the minimum RA – Residential Attached District rear yard setback of 30 ft. for a fee-simple townhouse. The development proposes rear yards of 25 ft.

6. Density: As proposed the development is inconsistent with the minimum RA – Residential Attached District density of 3 du/ac. for a fee-simple townhouse. The development proposes a density of 6.624 du/ac.

5. General Tract Requirements of the RA – Residential Attached District, which allows townhouses [§407.E]:
   a. The following table represents consistency of the proposed development with the General Tract Requirements for permitted uses in the RA, Residential Attached District.
      i. The Applicant should provide testimony addressing the inability to provide a project that is consistent with the following General Tract Requirements for the RA - Residential Attached District.

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Consistent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum tract area</td>
<td>10.0 ac.</td>
<td>34.72 ac.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum buildable land area of tract</td>
<td>5 ac.</td>
<td>±32.16 ac.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum common or public open space</td>
<td>60%</td>
<td>±26.5%</td>
<td>no</td>
</tr>
<tr>
<td>Minimum Tract frontage</td>
<td>300 ft.</td>
<td>2,290.66 ft.²</td>
<td>yes</td>
</tr>
<tr>
<td>Building setback from tract perimeter</td>
<td>75 ft.</td>
<td>90 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>From Street</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Otherwise</td>
<td>50 ft.</td>
<td>25 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Maximum building length through its long axis</td>
<td>240 ft.</td>
<td>120 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum number of townhouse per building</td>
<td>6</td>
<td>6</td>
<td>yes</td>
</tr>
<tr>
<td>Public water and sewer¹</td>
<td>Yes</td>
<td>Yes</td>
<td>yes</td>
</tr>
</tbody>
</table>

¹ = Scaled data.
² = Tax map data.
³ = The application indicates public water and sewer is to be provided.

6. Concept Plan:
   a. Off-Street parking:
      i. Consideration should be given to providing additional off-street parking to reduce on street parking.

   b. Recreation:
      i. Consideration should be given to providing active and passive recreation facilities.
7. Planning Report:
   a. The applicant should provide testimony addressing the following community impacts that are omitted from the Planning Report:
      i. School/Student costs of the proposed school age population.
      ii. Impact of the proposed density and housing style to the character of the immediate neighborhood and built environment.
      iii. Opportunities and constraints to complete and sustain the project.
      iv. Service and facility impacts such as police, fire, emergency, road maintenance and associated infrastructure costs, solid waste, and recycling.
      v. Inventory of existing and competitive developments in the market area and ability to capture market share.

8. Traffic Assessment:
   a. The Applicant should address proposed traffic impacts.
   b. The Applicant should address the proposed improvements anticipated for the traffic signal at the intersection of Sicklerville Road and Mullen Drive.
   c. The Applicant should address proposed improvements to Sicklerville Road including but not necessarily limited to the following:
      i. Road widening.
      ii. Acceleration and deceleration lanes especially for the proposed westerly roadway intersection.
      iii. Left-hand turn lane on Sicklerville Road for the easterly and westerly approaches.

9. Environmental Impact Report:
   a. The applicant should address environmental impacts and the NJDEP Natural Heritage Program regarding rare species information.

VIII. RECOMMENDATIONS

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

cc: VILLE III, LLC
    Robert D. Mintz, Esq.
    Steven M. Bach, PE, RA, PP, CME
    Anthony Costa, Esq.
    James Mellett, PE
# Township of Gloucester

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

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**For Office Use Only**

Submission Date: ___________  
Application No.: #192031CD  
Taxes Paid Yes [X] No [ ] (Initial)  
Fees $350  
Project #: 13350

---

**LAND DEVELOPMENT APPLICATION**

1. **Applicant**

   - **Name:** Ville III, LLC  
   - **Address:** 765 John Barry Drive  
   - **City:** Bryn Mawr  
   - **State, Zip:** PA, 19011  
   - **Phone:** (609) 526-9503  
   - **Fax:** (609) 526-9805  
   - **Email:** harveysternberg1@gmail.com

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

   - **Name:** Ville III, LLC  
   - **Address:** 765 John Barry Drive  
   - **City:** Bryn Mawr  
   - **State, Zip:** PA, 19011  
   - **Phone:** (609) 526-9503  
   - **Fax:** (609) 526-9805

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

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

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

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

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

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

   - **Name of Attorney:** Robert D. Mintz, Esq.  
   - **Address:** 34 Tanner Street  
   - **City:** Haddonfield  
   - **Phone:** (856) 795-1234  
   - **Fax:** (____) ___-____  
   - **Email:** bob@freemanandmintzpa.com

---

*Received Jul 22, 2013*
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Bach Associates, PC</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 314 White Horse Pike</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession: Engineer</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Haddon Heights</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: New Jersey, 08035</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: (<em><strong>) 546-8611, Fax: (</strong></em>) 546-8612</td>
<td>Phone: (___)</td>
</tr>
<tr>
<td>Email: <a href="mailto:sbach@bachdesigngroup.com">sbach@bachdesigngroup.com</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 1401 Sicklerville Road</th>
<th>Block(s): 18601</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: 34.72 acres</td>
<td>Lot(s): 7, 8 (B Q Farm) &amp; 9</td>
</tr>
</tbody>
</table>

8. Land Use:

| Existing Land Use: undeveloped grassland and farmland | Proposed Land Use (Describe Application): 230 townhome major subdivision |

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 3</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: 234</td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>☐ No  ☑ Yes</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>☐ No  ☑ Yes</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Proposed</th>
<th>Fence Application Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>25 feet</td>
<td>Setback from E.O.P.*1</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>28 feet</td>
<td>Setback from E.O.P.*2</td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
</tr>
<tr>
<td>Side setback 1</td>
<td>20 feet (end)</td>
<td>Fence height</td>
</tr>
<tr>
<td>Side setback 2</td>
<td>20 feet</td>
<td>*E.O.P. = Edge Of Pavement.</td>
</tr>
<tr>
<td>Lot frontage</td>
<td>20 feet</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>100 feet</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>2,000</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>&lt;35 feet</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**
- 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: 460
- Number of parking spaces provided: 460
- Number of loading spaces required: N/A
- Number of loading spaces provided: N/A

### 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: 7/17/19

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).

Date
Signature

Sworn and Subscribed to before me this ___ day of ____, ___.

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

Print Name

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:

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

Sworn and subscribed to
On this ______ day of ____, before the following authority.

Name of property owner or applicant

Notary public
AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY: SS.
COUNTY OF CAMDEN:

Harvey Sternberg, of full age, being duly sworn on his oath according to law deposes and says that:

1. I am the owner and have access to the names and addresses of all members.

2. Upon review of Ville III, LLC’s books and records I have ascertained that there are no other members holding a share of 10% or greater in Ville III, LLC.

3. The complete list of members holding a 10% or greater share is:

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harvey Sternberg</td>
<td>765 John Barry Drive</td>
</tr>
<tr>
<td></td>
<td>Bryn Mawr, Pa. 19010</td>
</tr>
</tbody>
</table>

DATED: 7/17/19

Sworn to and subscribed before me this 17th day of July, 2019.

ROSEMARIE BURKE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 2/29/2023
Planning Report

for

Block 18601 Lots 7, 8 & 9
Gloucester Township, Camden County, NJ

July 15, 2019

Steven M. Bach, PE, RA, PP, CME

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS
I. Introduction

The applicant is seeking Use and Bulk Variances to develop the 34.72 acre site, known as Block 18601 Lots 7, 8 and 9, with 230 market-rate townhouse units. The site is within the R-1 Residential zoning district and is located on the south side of Sicklerville Road, approximately 3,000 feet west of the intersection with Berlin Cross Keys Road. Surrounding land uses include single family residential developments, Anne A Mullen Middle School (north across Sicklerville Road), and the limited access Atlantic City Expressway (to the south).

The R1 zoning district permits agriculture, single family detached dwellings, public parks and recreation, conservation, and municipal uses, as well as several conditional uses.

The attributes of subject development are substantially consistent with the Villages at Crosskeys, including a 25 foot permanent landscape buffer on all sides of the tract (increased along Sicklerville road to 30 feet), granite curbs, architectural cross walks, decorative street lights, and a large village green will also be included similar to the Villages. A minimum of 24% open space is proposed. In addition, the architectural styling of the proposed development will be similar to that of the Villages.

Although the Villages was constructed with the minimum RSIS (Residential Site Improvement Standards) requirement of a 50 foot Right of Way with a 30 feet cart way (paved curb to curb width) which provided a center travel way width of 16 ft and two (2) side parking lanes of 7 ft each; based on community feedback, the subject development is proposed with an expanded 60 feet Right of Way with a 40 feet cart way (paved curb to curb width). This will create enhanced overall vehicle circulation for emergency vehicles and busses as well as providing a more robust center travel way width of 24 ft and two (2) side parking lanes of 8 ft each.

The existing traffic light on Sicklerville Road at the intersection of Mullen Drive will also be upgraded to accommodate the proposed development.

A Use Variance for increased density and to permit townhouses at 6.7 units per acre is also requested as part of this application as well as several bulk variances. It is noted that the proposed density of 6.7 unit per acre as well as the requested bulk standards are the same as what was approved for the Villages at Cross Keys development.

II. Use Variances

A. From Section 403.B. to permit townhouses where they are not permitted in the district.

B. From Section 403.E. to permit density of 6.7 townhouse units per acre where 1 unit per acre is permitted for single family detached units.
II. Bulk Variances

The applicant requests eight (8) variances as outlined below in order to enable development of the proposed townhomes. Although these variances are required from the R-1 zoning district, it is substantially similar to the bulk standards utilized in the Villages Townhouse development.

A. From Section 403.F to allow minimum lot size of 2,000 sf where 1 acre minimum lot size is required.

B. From Section 403.F to allow minimum lot frontage of 20 feet where 125 feet is required.

C. From Section 403.F to allow minimum lot depth of 100 feet where 200 feet minimum lot depth is required.

D. From Section 403.F to allow maximum building coverage of 42% where 15% is required.

E. From Section 403.F to allow maximum lot coverage of 55% where 30% is required.

F. From Section 403.F to allow minimum front yard setback of 25 feet where 50 feet is required.

G. From Section 403.F to allow minimum side yard setback of 20 feet where 25 feet is required at the end unit.

H. From Section 403.F to allow minimum rear yard setback of 28 feet where 75 feet is required.

III. Community Impact

A. Population

The potential population of the proposed development can be estimated by using residential demographic multipliers for New Jersey. The population is estimated by applying the average number of persons per household for the particular housing type (townhouses) to the proposed number of units (176).\(^1\) The table below provides an estimate of the population increase that may be anticipated when the proposed development is completed.

<table>
<thead>
<tr>
<th>Proposed Structure</th>
<th>Number of Units</th>
<th>Persons per Household</th>
<th>Population Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 bedroom Townhouse(^2) above median</td>
<td>230</td>
<td>2.755</td>
<td>634</td>
</tr>
</tbody>
</table>


\(^2\) Within each structure type (in this case single-family attached three bedroom) the demographic multipliers are provided for units "below median" and "above median" value. The median value for three bedroom townhomes statewide in 2016 was $283,000. Using the Federal Housing Finance agency's
B. School Children

The number of school aged children that may be anticipated to live within the proposed development once it is fully occupied can be estimated by using the average number of school aged children per household for the particular housing type (townhouses).

<table>
<thead>
<tr>
<th>Proposed Structure</th>
<th>Number of Units</th>
<th>Public School Children per Household</th>
<th>Total Public School Children grades K-12</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Bedroom Townhouse≥ above median</td>
<td>230</td>
<td>.318</td>
<td>73</td>
</tr>
</tbody>
</table>

The proposed floor plans for the townhomes include three bedrooms, with one of the models including an option for a fourth bedroom instead of the recreation room. The Villages of Cross Keys also had the fourth bedroom option but less than less than five units of the 168 Villages development (less than 3%) were constructed with the fourth bedroom option.

The multipliers for public school children in the “Who Lives in New Jersey Housing?” report are broken down into three age groups: K-5th, 6th-8th, and 9th to 12th grades, as set forth in the table below.

<table>
<thead>
<tr>
<th>Grade Levels</th>
<th>Number of Units</th>
<th>Public School Students per Household</th>
<th>Total public school students</th>
</tr>
</thead>
<tbody>
<tr>
<td>K-5</td>
<td>230</td>
<td>.173</td>
<td>40</td>
</tr>
<tr>
<td>6-8</td>
<td>230</td>
<td>.083</td>
<td>19</td>
</tr>
<tr>
<td>9-12</td>
<td>230</td>
<td>.062</td>
<td>14</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>73</td>
</tr>
</tbody>
</table>

Using the calculation, it may be estimated that the development will add 40 children to the local elementary school, 19 children to the middle school, and 14 children to the high school.

C. Financial Impact

The developer anticipates that the individual townhomes will tax assessed at approximately $200,000. The build out of the 230 townhomes would yield a total assessed value of approximately $46,000,000.

The 2017 general tax rate for Gloucester Township was $3.814 per $100 of assessed valuation. The tax revenues that will accrue to the taxing jurisdictions are calculated based on the proportion of the overall tax rate that is allocated to the jurisdiction.
**Municipal**
The municipal property tax revenues may be determined from the portion of the overall tax rate that is allocated to local municipal purposes (1.011 per $100 of assessed valuation in 2017). It is estimated that the added residential valuation from the proposed Watson Farm will yield additional municipal tax revenues of $465,060.

**County**
The Camden County property tax revenues may be determined from the portion of the overall tax rate that is allocated to county (.869 per $100 of assessed valuation). It is estimated that the added residential valuation from the proposed Watson Farm will yield additional County tax revenues of $399,740 (this includes County Open Space and County Library allocations).

**Public Schools**
Based on the 2017 total school levy, including both the local and the regional district, the school tax rate for 2017 was 1.766 per $100 of equalized assessed value. At the 2017 rate, the proposed development would yield revenues of $812,360 for the local and regional school districts.
The Beethoven

BASEMENT LEVEL ENTRY FRONT GARAGE

Product Line: Ryan Homes
Series: Signature
Footprint Min: 20'-0" x 32'-4"
Footprint Max: 20'-0" x 32'-4"
Height: 31'-7/16"
Sq. Ft. Min: 1,280

Available Foundation Types:
- Basement Level Entry w/ Frt, Rear or no Garage, Level Entry on Slab

Bedrooms: Std: 3  Opt.: 0
Full Baths: Std: 2  Opt.: 0
Half Baths: Std: 0  Opt.: 1

Ceiling Height:
- Bsmt: 8'
- 1st Floor: 9'
- 2nd Floor: 8'

Available Veneers:
- Traditional:
- Craftman:

*Brick front may add 8" to width of house. See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.
The Strauss
BASEMENT LEVEL ENTRY

Product Line: Ryan
Series: Signature
Footprint Min: 20'-0" X 42'-0"
Footprint Max: 20'-0" X 42'-0"
Height w/o Attic: 31'-6 3/8"
Height w/ Attic: 34'-6 1/4"
Sq. Ft. Min: 1,829

Available Foundation Types:
Basmt. Level Entry w/ Front Garage
Bedrooms: Std: 3 Opt.: 2
Full Baths: Std: 2 Opt.: 2
Half Baths: Std: 0 Opt.: 2

Ceiling Height:
Basmt: 8'
1st Floor: 9'
2nd Floor: 9'

Available Veneers:
Traditional: Yes
Craftsman: Yes

*Brick front may add 8" to width of house. See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

THE STRAUSS
RY0319STS00D02
RY0319SSA00D02
Township of Gloucester
Dept. of Community Development
P.O. Box 8
Blackwood, New Jersey 08012

Re: Application #192031CD
Ville III, LLC
1401 Sicklerville Road, Sicklerville, NJ 08081
Block 18601, Lots 7-8-8QFARM-9

Gentlemen:

In response to your letter regarding the above application, a Form “A” Application is required.

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

Very truly yours,

Raymond J. Carr
Executive Director

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

RJC: mh
GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application # 192031CD
Block: 18601
Lot: 7-8-8QFARM-9

☐ 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

Request is for Bulk and Use Variance with very limited information regarding proposed traffic control or vehicle volume which would come after variance approvals. I concur with the increased right of way, specifically the cart way to be 40ft curb to curb, to allow greater flow of traffic and ingress/egress of emergency vehicles (1. Introduction - page 2 of 5 in Planning Report). I also concur with upgrading the traffic signal on Sicklerville Road to accommodate the proposed development (also 1. Introduction - page 2 of 5 in Planning Report).

Reviewed By:  ■ Lt. Timothy R. Kohlmyer #206
Signature:  
Date: 7/24/19
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 22, 2019
APPLICATION No. #192031CD
APPLICANT: VILLE III, LLC
PROJECT No. 13350
BLOCK(S): 18601 Lot(S): 7-8-8QFARM-9
LOCATION: 1401 SICKLERVILLE RD., 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 & Use "D" Variance
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by AUGUST 5, 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

Signature: [Signature]
Date: 8/1/19

MAJOR ISSUES

☒ Market flooded with 3-story Townhouse units
☒ Use (D) Variance
 Values not that high => not retable and use

☒ Resales in trouble

☒ Plan has too many units for this area + traffic concerns

☒ Loss of Farmland - Rollbacks due to water drainage issues.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 22, 2019
APPLICANT: VILLE III, LLC
APPLICATION No. #192031CD
BL (S): 18601
Lot(S): 7-8-8QFARM-9
LOCATION: 1401 SICKLERVILLE RD., SICKLERVILLE

TRANSMITTAL TO:
☐ Township Engineer
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☐ 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

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

APPROVED

DATE:

BY:

Bureau of Fire Prevention
Sicklerville, NJ 08081
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 22, 2019
APPLICANT: VILLE III, LLC.
PROJECT No. 13350
APPLICATION No. #192031CD

BLOCK(S): 18601
Lot(S): 7-8-8QFARM-9
LOCATION: 1401 SICKLERVILLE RD., SICKLERVILLE

TRANSMITTAL TO:
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☐ 1 Copy - Preliminary Site Plan
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☐ Variance Plan ☒ Bulk (C) Variance ☒ Use (D) Variance

Signature

OK 7-31-19 JLS 025