

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, October 23, 2019
7:00 P.M.**

Agenda

**Salute to the Flag
Commencement Statement**

General Rules

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

MINUTES FOR ADOPTION

Zoning Board Minutes - *Wednesday*,

RESOLUTIONS FOR MEMORIALIZATION

#192039C George Reese	Bulk C Variance Block: 11805 Lot: 5
#192038C Phillip Pimpinello	Bulk C Variance Block: 12802 Lot: 10
#192040C Kathleen Dyess & Heather Holland	Bulk C Variance Block: 10603 Lot: 16/17
#192044C Martha Simpson	Bulk C Variance Block: 5201 Lot: 23
#192045C Arthur J. Spencer	Bulk C Variance Block: 16504 Lot: 18
#192037D Garden State Storage, LLC	Use D Variance Block: 14701 Lot: 1 & 2

APPLICATIONS FOR REVIEW

#192043C
Brian & Lisa Fleck Sullivan
Zoned: R3

Bulk C Variance
Block: 10609 Lot: 3
Location: 109 Garfield Ave., Blackwood

Attached deck with setbacks

#192041CDMFSPa
Amy Tarves
Zoned: R3/GI

Minor Subdiv; Revised Final Plans
Block: 7301 Lot: 3 & 8
Location: 850 W. Blenheim, Blackwood

Storage Facility

#182056CDPMSFMS
Empire Investment Enterprise, LLC
Zoned: R2/GI

Prelim & Final Major Site Plan
Block: 10902 Lot: 12
Location: 44 Coles Rd., Blackwood

Construction of Commercial Buildings

Meeting Adjourned

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192039C

**George Reese
Block 11805, Lot 5**

WHEREAS, George Reese is the owner of the land and premises located at 514 E. Lake Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit lot coverage of 46% instead of the required 40% and to permit a swimming pool 8' from the side and rear property instead of the required 10' and 7'8" from the dwelling instead of the required 10' for the property located upon Block 11805, Lot 5, 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 October 9, 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 George Reese is the owner of the land and premises located at 514 E. Lake Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11805, Lot 5, 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 that he has a very small yard and he would still need the variances if he used a smaller pool.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a the aforesaid bulk variances, 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 23th day of October, 2019, the applicant George Reese is hereby granted the aforesaid variances for the property located upon Block 11805, Lot 5 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Kevin Bucceroni	Yes
Rich Rosetti	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Ken Treger	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 9th day of October, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192038C

Phillip Pimpinello

Block 12802, Lot 10

WHEREAS, Phillip Pimpinello is the owner of the land and premises located at 42 Edinburgh Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit an attached private garage 6.5' from the side property line instead of the required 30' for the property located upon Block 12802, Lot 10, 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 October 9, 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 Phillip Pimpinello is the owner of the land and premises located at 42 Edinburgh Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 12802, Lot 10, 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 that he has the 10' at the front of his yard but the property narrows as it goes toward the back. He has an irregular lot and the garage is to be used for storage of an antique car. He agreed to place downspouts to drain water from his neighbor.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a the aforesaid variance, 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 23th day of October, 2019, the applicant Phillip Pimpinello is hereby granted the aforesaid variance for the property located upon Block 12802, Lot 10 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

Kevin Bucceroni	Yes
Rich Rosetti	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Ken Treger	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia **Chairperson**

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Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192040C

Heather Holland

Block 10603, Lots 16 & 17

WHEREAS, Heather Holland is the owner of the land and premises located at 10 Prospect Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a deck in the front yard 9' from the side property line instead of the required 30', a second deck in the side yard 1.8' instead of the required 10', and a third deck in the rear yard 17.5' from the rear property line instead of the required 30' and to construct a 6' vinyl fence 0' from the property line along Prospect Avenue instead of the required 15' for the property located upon Block 10603, Lots 16 & 17, 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 October 9, 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 Heather Holland is the owner of the land and premises located at 10 Prospect Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10603, Lots 16 & 17 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 she had unsafe concrete slabs and is replacing them with Trek and railings and the fence is being extended for safety reasons and is using gravel instead of a concrete driveway. The decks will be placed as per the photos she submitted.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a the aforesaid variance, 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 23th day of October, 2019, the applicant Heather Holland is hereby granted the aforesaid variances for the property located upon Block 10603, Lots 16 & 17 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

Kevin Bucceroni	Yes
Rich Rosetti	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Ken Treger	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia **Chairperson**

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Ken Lechner, Secretary

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ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192044C

Martha Simpson

Block 5201, Lot 23

WHEREAS, Martha Simpson is the owner of the land and premises located at 100 W. Landing Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a deck in the front yard 12' from the side property line instead of the required 30' for the property located upon Block 5201, Lot 23, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on October 9, 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 Martha Simpson is the owner of the land and premises located at 100 W. Landing Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5201, Lot 23, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified she is following the existing contour of her property.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a the aforesaid variance, 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 23th day of October, 2019, the applicant Martha Simpson is hereby granted the aforesaid variance for the property located upon Block 5201, Lot 23 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Kevin Bucceroni	Yes
Rich Rosetti	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Ken Treger	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 23rd day of October, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192045C

Arthur Spencer

Block 16504, Lot 18

WHEREAS, Arthur Spencer is the owner of the land and premises located at 1203 Jarvis 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 detached garage 5' from the side property line instead of the required 10' for the property located upon Block 16504, Lot 18, as shown on the Official Map of the Township of Gloucester, located in a R-1 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 October 9, 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 Arthur Spencer is the owner of the land and premises located at 1203 Jarvis Road in the Erial section of Gloucester Township, New Jersey, as shown on Block16504, Lot 18, on the Official Tax Map of the Township of Gloucester, located in an R-1 Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has a pie shaped lot and this is the only location to construct a 14'x 28' shed for housing his antique cars.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a the aforesaid variance, 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 23th day of October, 2019, the applicant Arthur Spenser is hereby granted the aforesaid variance for the property located upon Block 16504, Lot 18 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

Kevin Bucceroni	Yes
Rich Rosetti	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Ken Treger	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 23rd day of October, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

**APPLICATION # 192037D
Garden State Storage LLC
Block 14701, Lots 1 & 12**

WHEREAS, Garden State Storage is the contract purchaser of the land and premises located at 2530 & 2580 Sicklerville Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a Self-Storage Facility and floor area ratio not to exceed 0.746 for the property located upon Block 14701, Lots 1 & 2, as shown on the Official Map of the Township of Gloucester, located in a HC Zone, said application being represented by John Wade Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on October 9, 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 Garden State Storage is the contract purchaser of the land and premises located at 2530& 2580 Sicklerville Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 14701, Lots 1 & 12, on the Official Tax Map of the Township of Gloucester, located in an HC Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Bruce McKenna, a Professional Engineer, who testified the applicant, is proposing to construct approximately 64,050 square feet of self-storage consisting of one (1) three story building of 53,350 sq. feet and five one story units of approximately 31,600 sq. feet and a floor area ratio of 0.746. He explained the buildings, height of the units and topography of the land. He also explained the buffering around the site, parking and there would be no outside storage. He went on to say this use is less intense than permitted uses and there is no noise or problems associated with lighting. Introduced into evidence were A-1 an Aerial, A-2 amended site plan, A-3 Architect, A-4 List of permitted uses plan with buffers and setbacks. He agreed as a condition of approval there would be no manufacturing on site, no contractor work on site, no storage of hazardous chemicals, the units would not be accessible after 11 P.M., the 3 story building would be moved to the center of the site away from the residence. They would provide a utility easement, if needed and the floor area ratio would not exceed 0.746.

Tiffany Morrissey, a Professional Planner, stated this is a much less intense use than permitted uses, such as fast food, office buildings and other uses permitted in the HC Zone. The units will be buffered and they are trying to preserve the wooded area and this use would be a nice transition from residential. She testified the site can accommodate the increased floor area ratio since there is no intensification of the use and this is a low impact project with 2 to 3 employees. She stated the purposes of Zoning would be advanced under N.J.S. 40:55D-1 sections (c), (g), (h), and (I) and there is no negative impact because this is a less intense use than those permitted.

5. There were no objections to the application only concerns that were satisfied by the applicant.

UPON MOTION duly made and seconded to grant the applicant a the aforesaid Use variances, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 23th day of October, 2019, the applicant Garden State Storage is hereby granted the aforesaid variances for the property located upon Block 14701, Lots 1& 2 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein conditioned upon the applicant complying with the aforesaid conditions and subdivision approval.

ROLL CALL:

LIST NAMES

Kevin Bucceroni	Yes
Rich Rosetti	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Ken Treger	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 23rd day of October, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Dept. of Community Development & Planning
RE: **APPLICATION #19043C**
Brian and Lisa Fleck Sullivan
109 Garfield Avenue
BLOCK 10609, LOT 3
DATE: October 1, 2019

The applicant requests variance approval to replace a 40' x 22' deck within the R-3 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	±20,400 sf	yes
Minimum lot frontage	75 ft.	123.50 ft.	yes
Minimum lot depth	125 ft.	175 ft.	yes
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (deck)	30 ft.	25.57 ft.	no¹
Side yard (deck)	10 ft.	±65 ft. / 14.42 ft.	n/a
Rear yard (deck)	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

¹ = Scaled data.

n/a = Not applicable.

= Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances:

§405.F – R-3 –Residential District, Area, Yard, Height and Building Coverage

1. Front yard: (25.57 ft. provided v. 30 ft. minimum required)

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 405.F, Area, Yard, Height and Building Coverage, to replace a deck in the front yard twenty five and fifty seven hundredths (25.57) feet from the front property line (30 ft. minimum required).

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

cc: Brian and Lisa Fleck Sullivan
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit #9387

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. #192043C

Planning Board Zoning Board of Adjustment

Taxes Paid: Yes/No Yes (Initial) _____
 Fees \$1600 Project # 13482

Escr. \$15000 Escr.# 13482

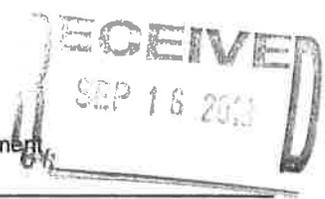
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

<p>1. Applicant <u>Brian Sullivan</u></p> <p>Name: <u>Lisa Sullivan (Fleck)</u> Address: <u>109 Garfield Ave</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>(267) 784-3141</u> Fax: () - Email: <u>lisa.fleck353@yahoo.com</u></p>	<p>2. Owner(s) (List all Owners)</p> <p>Name(s): <u>Lisa Sullivan (Fleck)</u> Address: <u>109 Garfield Ave</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>(267) 784-3141</u> Fax: () -</p>
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3. Type of Application. Check as many as apply:

<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____
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² Legal advertisement and notice is required to all property owners within 200 feet.

4. Zoning Districts (Circle all Zones that apply)

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

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

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

Name: NPK Construction

Address: _____

Profession: Construction

City: Deptford

State, Zip: NJ

Phone: (856) 625-7956 Fax: () - _____

Email: NPKconstruction1103@gmail.com

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: () - _____ Fax: () - _____

Email: _____

7. Location of Property:

Street Address: 109 Garfield Ave Block(s): 10609

Tract Area: _____ Lot(s): 3

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): WOOD DECK ATTACHED

40' x 22' w/ 25'-57" setback S1
14'-42" setback S1 

9. Property:

Number of Existing Lots: _____	Proposed Form of Ownership:
Number of Proposed Lots: _____	<input type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative
	<input type="checkbox"/> Condominium <input type="checkbox"/> Rental
Are there <i>existing</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes (If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>25.57'</u>	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	<u>14.42'</u>	Fence height	_____
Side setback 2	<u>68.41'</u>	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

Number of parking spaces required: _____ Number of parking spaces provided: _____

Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

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

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

16. Signature of Applicant

Lisa Sullivan

Signature of Applicant

9-11-19

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).

9-11-19
Date

Lisa Sullivan
Signature

Lisa Sullivan
Print Name

Sworn and Subscribed to before me this

11th day of September
2019 (Year).

Signature

Print Name

18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):

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?

- No Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock 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).

- No Yes

Lisa Sullivan

Signature of Applicant

Lisa Sullivan

Print Name

9-11-19
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 9/11/19, shows and discloses the premises in its entirety, described as Block 10609 Lot 3; 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:

Lisa Sullivan 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 11th day of September 2019 before the following authority.

Lisa Sullivan

Name of property owner or applicant

[Signature]
Notary public

LORRAINE GALLAGHER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/7/2023

ZONING PERMIT DENIED

109 GARFIELD AVE
Block/Lot 10609/3

Applicant

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

Real Estate Owner

FLECK LISA
109 GARFIELD AVENUE
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for a proposed front yard attached 55'X8' porch located 25' from the front line.. This application for approval is hereby denied

Zone
R3
Application is
Denied

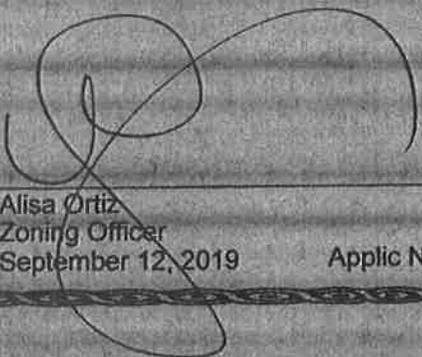
Comments on Decision:

Porch is to 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

September 12, 2019

Applic No. 9387

Cut Here

Deliver to...

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



ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
FRANKLIN T. SCHMIDT
ANDREA L. STUBBS
MICHELLE L. WINTERS

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

Name: Lisa Fleck
Address: 109 Garfield Ave.
Block: 10609 Lot: 3

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

Sandra L. Ferguson
Gloucester Township Tax Collector



Printed on recycled paper

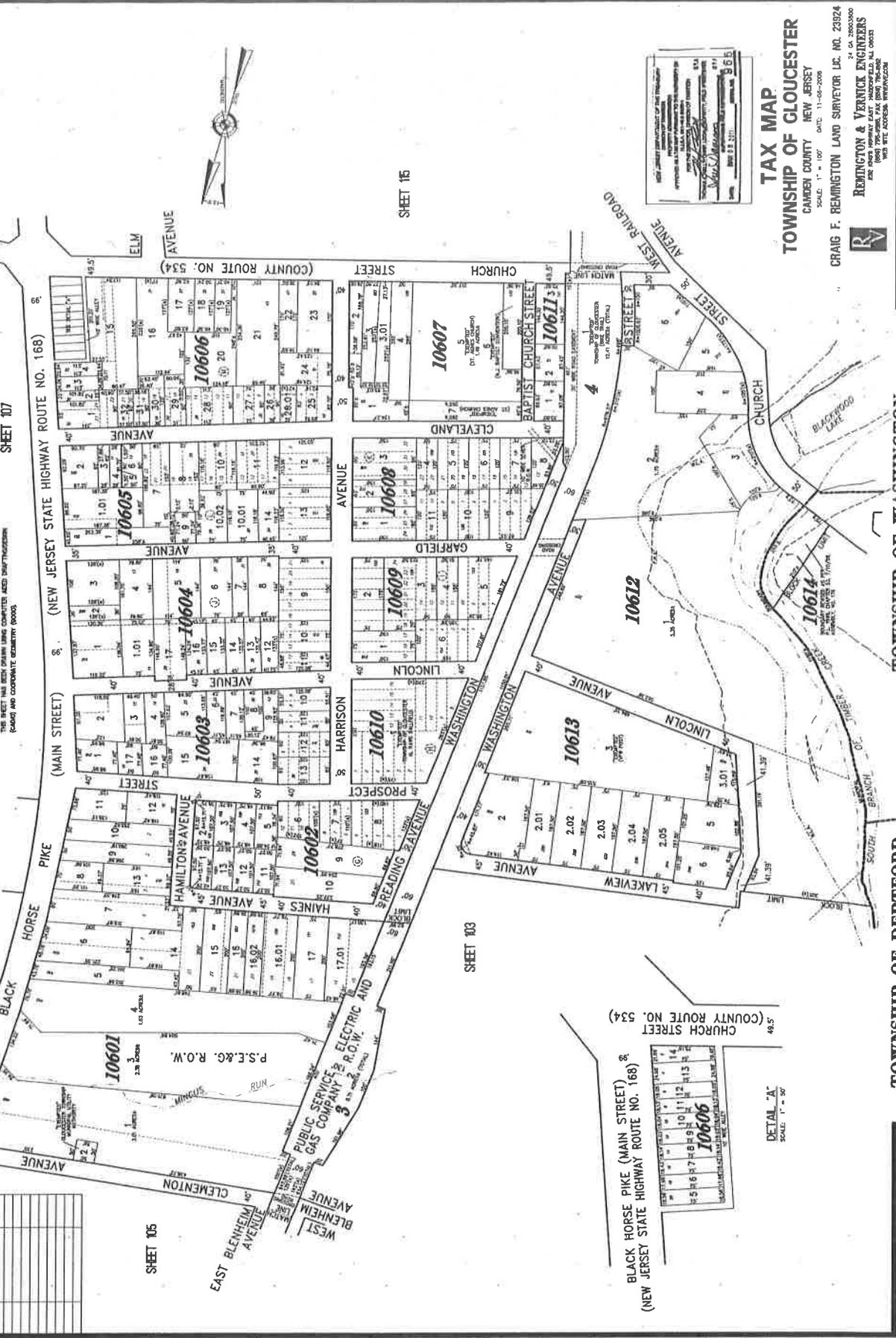
NO.	DATE	REVISIONS

NOTE: THIS SHEET HAS BEEN DRAWN USING COMPUTERS AIDED SURVEILLING (CAD) AND CORRECTS SURVEYING ERRORS.

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SHEET 108

SHEET 109



SHEET 105

SHEET 106

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TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 16, 2019

APPLICATION No. #192043C

APPLICANT: BRIAN & LISA FLECK SULLIVAN

PROJECT No. 13482

BLOCK(S): 10609 LOT(S): 3

LOCATION: 109 GARFIELD AVE., BLACKWOOD, NJ 08009

New Deck

TRANSMITTAL TO:

- | | | | | | |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer | <input type="checkbox"/> | Zoning Board Planner | <input checked="" type="checkbox"/> | Tax Assessor |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer | <input type="checkbox"/> | G.T.M.U.A. |
| <input type="checkbox"/> | N.J. American Water Co. | <input type="checkbox"/> | Aqua N.J. Water Co. | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes | <input type="checkbox"/> | Construction | | |

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by SEPTEMBER 27, 2019***
 For Your Files.

ENCLOSED:

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

- Variance Plan Bulk (C) Variance Use (D) Variance

No Issues

Signature

[Handwritten Signature]
Assessed 9/23/19

Bn# 65
B

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 16, 2019

APPLICATION No. #192043C

APPLICANT: BRIAN & LISA FLECK SULLIVAN

PROJECT No. 13482

BLOCK(S): 10609 LOT(S): 3

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TRANSMITTAL TO:

- | | | | | | |
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| <input type="checkbox"/> | Township Engineer | <input type="checkbox"/> | Zoning Board Planner | <input type="checkbox"/> | Tax Assessor |
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| <input type="checkbox"/> | N.J. American Water Co. | <input type="checkbox"/> | Aqua N.J. Water Co. | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes | <input checked="" type="checkbox"/> | Construction | | |

STATUS OF APPLICATION:

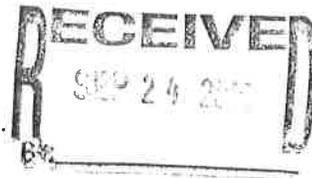
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- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended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

OK 9-23-19 JTA BLS

Signature

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Glen Bianchini
Ken Garbowski
Frank Schmidt
Dorothy Bradley
Frank Dintino



Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668

October 2, 2019

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



Re: Application #192043C
Brian & Lisa Fleck Sullivan
109 Garfield Avenue, Blackwood, NJ 08012
Block 10609, Lot 3

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**

A handwritten signature in black ink, appearing to be "RJ Carr".

Raymond J. Carr
Executive Director

RJC:mh

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #192041CDMFSPa Escrow #13479**
Amy Tarves
850 West Blenheim Avenue
BLOCK 7301, LOTS 3 and 8

DATE: October 1, 2019

The Applicant requests use variance approval for a "Minor subdivision, revised final site plan to modify existing approval to accommodate non-climate controlled facility" that is associated with an existing self-storage use within the GI – General Industrial District and expanded into the R-3 – Residential District. The project is located on the west side of West Blenheim Avenue north of Cedar Avenue.

Applicant/Owner: Amy Tarves, 850 West Blenheim Avenue, Gloucester Township, NJ 08012 (telephone #856-227-4711).

Engineer: Steven M. Bach, PE, Bach Associates, PC, 304 White Horse Pike, Haddon Heights, NJ 08035 (telephone 856-546-8611).

Surveyor: Anthony F. DiRosa, Bach Associates, PC, 304 white Horse Pike, Haddon Heights, NJ 08035 (telephone 856-546-8611).

Attorney: John D. Wade, Esq., Wade, Long, Wood & Long, LLC, 1250 Chews Landing Road, Suite #1, Laurel Springs, NJ 08021 (Telephone #856-346-2800).

I. INFORMATION SUBMITTED

1. Land Development Application Form dated 9/12/19.
2. Minor Subdivision Plan, as prepared by Bach Associates, PC comprising one (1) sheet dated 7/22/19.
3. Drainage Calculations, as prepared by Bach Associates, PC dated 8/07/19.
4. Engineering plan, as prepared by Bach Associates, PC comprising the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
C-1	Cover Sheet and Index of Drawings	7-22-19
SP-1	Existing Condition Demolition / Plan	7-22-19
SP-2	Site Plan	7-22-19
SP-3	Grading Plan	7-22-19
SP-4	Landscaping Plan	7-22-19
SP-5	Soil Erosion Plan	7-22-19
SP-5A	Soil Erosion Notes & Details	7-22-19

II. ZONING REVIEW

1. Self-Storage Facility is not a listed permitted use in the R-3 – Residential District [§405.B, Permitted Uses].

ZONE: GI – General Industrial District [§416].

Description	Required	Proposed (Lot 3)	Conforms (Other uses)
Lot size (min.)	30,000 sf	7.114 ac.	yes
Lot frontage (min.)	100 ft.	342.27 ft.	yes
Lot depth (min.)	150 ft.	768.74 ft.	yes
Building coverage (max.)	30%	26%	yes
Lot coverage (max.)	60%	56%	yes
Buffer - §401.B(6)	25 ft.	15 ft.	no*
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.) – Building “H”	15 ft.	±446 ft. ¹	yes
Side yard (min.) – Building “H”	15 ft.	±44 ft. ¹	yes
Rear yard (min.) – Building “H”	15 ft.	±134 ft. ¹	yes
Maximum Height (max.)	35 ft.	n/p	---
Floor Area Ratio	0.30	0.26	yes

¹ = scaled data.

n/p = Not provided.

* = Variance required.

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

III. MINOR SUBDIVISION REVIEW

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed (Lot 8)	Complies
Lot size (min.)	9,375 sf	36,689.70 sf	yes
Lot frontage (min.)	75 ft.	128.73 ft.	yes
Lot depth (min.)	125 ft.	307.88 ft.	yes
Building coverage	20%	5%	yes
Lot coverage	40%	9%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	30 ft.	34.65 ft.	yes
Side yard (min.)	10 ft.	±28 ft. ¹ / 43.38 ft.	yes / yes
Rear yard (min.)	30 ft.	±134 ft. ¹	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

¹ = scaled data.

GI – General Industrial District [§416]:

Standard	Required	Proposed (Lot 3)	Complies
Lot size (min.)	30,000 sf	7.114 ac.	yes
Lot frontage (min.)	100 ft.	342.27 ft.	yes
Lot depth (min.)	150 ft.	768.74 ft.	yes
Building coverage	30%	26%	yes
Lot coverage	60%	56%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	30 ft.	±446 ft. ¹	yes
Side yard (min.)	10 ft.	±44 ft. ¹	yes
Rear yard (min.)	30 ft.	±134 ft. ¹	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

¹ = scaled data.

IV. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed in accordance with §817, Submission Checklist for a variance, minor subdivision, and final major site plan.

The Applicant must provide the following required checklist items or request a waiver as applies to following types of applications:

Minor Subdivision Plan

1. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
2. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].

Final Site Plan

3. Existing signs including the location, size, and height [Checklist #43].
4. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
5. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
6. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
7. Acceleration/deceleration lanes. [Checklist #75].
8. Driveway aisles with dimensions [Checklist #78].
9. Parking spaces with size, number, location and handicapped spaces [Checklist #79].
10. Curbs [Checklist #81].
11. Ramps for the handicapped [Checklist #82].
12. Sidewalks and bike routes [Checklist #83].
13. Sight triangle easements at intersections. [Checklist #86].
14. Radii at curblines [Checklist #87].
15. Location of street names and signs. [Checklist #88].
16. Traffic control devices [Checklist #89].
17. Streetlights. [Checklist #90].
18. Fencing, railroad ties, bollards and parking bumpers [Checklist #92].

19. Cross Sections. [Checklist #94].
20. Proposed grades [Checklist #95].
21. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
22. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].
23. Size and types of pipes and mains [Checklist #98].
24. Slope [Checklist #99].
25. Pumping Stations [Checklist #100].
26. Fire hydrants. [Checklist #101].
27. Standard details [Checklist #102].
28. Trench repair details for street crossings [Checklist#103].
29. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
30. If private utilities are proposed, they shall fully comply with all township, county and state regulations. [Checklist #105].
31. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].

The Applicant requests a waiver from providing the following required Article, V, Performance and Design Standards:

32. To provide the location of trees that are 5" caliper or greater as per §507.A(3)(c), Landscape Plan.
33. To provide underground irrigation for commercial development as per §507.A(4)(b), General Landscape Provisions.
34. To provide evergreen tree landscape buffer along north side of building as per §507.B, Buffering.
35. To provide the location of street lighting within 100 feet of the subject property as per §508.G(4), Lighting.
36. To provide the a lighting plan that depicts photometric data for the parking lot along West Blenheim Avenue as per §508.G(4), Lighting.
37. To provide concrete curbing along perimeter of parking areas as per §510.J, Curbing.
38. To provide concrete sidewalks along the frontages of West Blenheim Avenue and Cedar Avenue as per §516, sidewalks, Curbs, Gutters & Pedestrian ways.

V. WAIVER COMMENTS

The Applicant requests a waiver from the following checklist items.

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
2. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
3. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
 - a. The plans depict the location of freshwater wetlands and a 50-foot buffer.
4. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
5. Existing and proposed lot coverage in acres of square feet and as a percentage of the lot area [Checklist #37].
6. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and trailer traffic emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution. [Checklist #40].

7. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
8. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
9. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
10. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
11. Fire lanes [Checklist #77].
12. Loading areas and number thereof [Checklist #80].
13. Cross Sections. [Checklist #94].
14. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
15. Environmental Constraints Map (See §519). [Checklist #108].

VI. VARIANCE COMMENTS

The application as submitted requires the following variances:

§416.B, Permitted Uses

1. Self-Storage Facility is not a listed permitted use in the R3 - Residential District [§405.B, Permitted Uses].

§401.B(6), Buffer

2. Buffer: (15 ft. provided v. 25 ft. minimum required).

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

3. Building height: (not provided v. 35 ft. maximum allowed).
 - a. The Applicant must provide testimony on the proposed building height to determine if a variance is required.

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

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

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

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

POSITIVE CRITERIA ("D1" use variance)

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

5. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
 - a. Uses determined as not "inherently beneficial."
 - i. A use variance must meet the statutory "special reasons" standards. The zoning purpose most amplifying the meaning of special reasons is 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.

VII. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

1. Master Plan

- a. The Applicant should provide testimony addressing consistency of the proposed self-storage use with the following Residential 3 (R3) Land Use Classification of the Master Plan.

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

2. Zoning

- a. The Applicant should provide testimony addressing consistency of the proposed self-storage use with the R-3 – Residential District and character of the built environment.

3. Use Variance

- a. The Applicant should provide testimony addressing the proposed use and accessory uses, if any, including but not necessarily limited to the following:
 - i. A description of the proposed self-storage building including materials, colors, textures, facade modulation, roof lines, etc.
 - ii. The proposed amount of noise associated with the proposed self-storage use.
 - iii. The proposed hours and days of operation.

4. Buffer

- a. The instant application proposes a buffer of 15 feet, where 25 feet is the minimum required.
 - i. The applicant should provide testimony addressing the inability to provide a project that would comply with the minimum buffer requirement.

VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

IX. FINAL PROCEDURES

Following approval from the Board professionals the Applicant is required to complete the following requirements prior to signature of the plans.

1. Provide twelve (12) Final Major Site Plans for signatures.
2. Provide twelve (12) Minor Subdivision Plan for signatures.
3. Provide legal descriptions and deeds for signatures.
4. Payment of any outstanding escrow fees and sufficient fees to cover anticipated and/or pending invoices for professional services, if applicable.
 - a. The escrow has an existing surplus of \$6,614.50.

The Applicant is advised the following requirements are prior approvals to submitting an application for construction permits.

5. Provide an application and zoning permit approval.
6. Provide a cost estimate for site improvements to be reviewed and approved by the Township Engineer.
7. Provide a performance guarantee in the amount determined by the Township Engineer, if applicable.
8. Provide an inspection escrow in the amount determined by the Township Engineer.
9. Payment of any outstanding escrow fees and sufficient fees to cover anticipated and/or pending invoices for professional services, if applicable.

X. RECOMMENDATIONS

1. The Applicant should address the above underlined comments.

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

cc: Amy Tarves
John D. Wade, Esq.
Steven M. Bach, PE
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.: #19204/COMFSPA

Planning Board
 Zoning Board of Adjustment

Taxes Paid Yes/No Yes (Initial) _____

Fees \$1160.00 Project # 13419

Escr. \$6614.50 Escr. # 13419

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Amy Tarves</u> Address: <u>850 West Blenheim Avenue</u> City: <u>Gloucester Township</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 227-4711</u> Fax: <u>(856) 227-1041</u> Email: <u>atarves@comcast.net</u>	2. Owner(s) (List all Owners) Name(s): <u>Joseph Kelly</u> Address: <u>229 Cedar Avenue</u> City: <u>Gloucester Township</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 366-9204</u> Fax: <u>(856) -</u>
---	---

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

<input type="checkbox"/> Informal Review ² <input checked="" type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input checked="" type="checkbox"/> Revised Final Site Plan
--	---

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

4. Zoning Districts (Circle all Zones that apply)

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

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: <u>John D. Wade, Esq</u> Address: <u>1250 Chews Landing Road</u> City: <u>Laurel Springs, NJ 08021</u>	Firm: <u>Wade, Long, Wood & Long, LLC</u> State, Zip: <u>NJ 08021</u> Phone: <u>() 346-2800</u> Fax: <u>() 346-1910</u> Email: <u>jdwo935@gmail.com</u>
--	--

6. Name of Persons Preparing Plans and Reports:

Name: Bach Associates
Address: 304 White Horse Pike
Profession: Engineers
City: Haddon Heights
State, Zip: NJ 08035
Phone: (856) 546-8611 Fax: (856) 546-8612
Email: www.Bachdesigngroup.com

Name: Stephen Bach, PE., RA., PP., CME.
Address: _____
Profession: _____
City: _____
State, Zip: _____
Phone: (856) - - Fax: (856) - -
Email: _____

7. Location of Property:

Street Address: 850 West Blenheim Block(s): 7301
Tract Area: 7.114 Acres Lot(s): 3&8

8. Land Use:

Existing Land Use: Storage Facility & Rear yd residential
Proposed Land Use (Describe Application): Minor subdivision. Revised final site plan to modify existing approval to accomodate non-climate controlled facility.

9. Property:

Number of Existing Lots: 2
Number of Proposed Lots: 2
Proposed Form of Ownership:
 Fee Simple Cooperative
 Condominium Rental
Are there *existing* deed restrictions? No Yes **(If yes, attach copies)**
Are there *proposed* deed restrictions? No Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	See attached.	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

Number of parking spaces required: See attached Number of parking spaces provided: _____

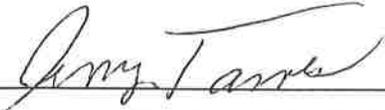
Number of loading spaces required: _____ Number of loading spaces provided: _____

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

8/28/19
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).

8/28/19
Date

Joe Kelly
Signature

JOE KELLY
Print Name

Sworn and Subscribed to before me this

28th day of August

2019 (Year).

Signature

NANCY A. TARVES
Notary Public of New Jersey
My Commission Expires 7-16-20

Print Name

18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):

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?

- No Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock 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).

- No Yes

A. R. Tarves

Signature of Applicant

A. R. TARVES

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 12th day of September
20 19 before the following authority.

A. R. Tarves

Name of property owner or applicant

Lorraine Gallagher
Notary public

LORRAINE GALLAGHER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/7/2023

11. List of Application Submission Materials:

Minor Subdivision; Revised Final Plan, Drainage calculation

12. List Previous or Pending Applications for this Parcel:

Property was subject of a prior site plan approval in November 2003. Application #0031022PSFS

13. Zoning:

Zoned GI – General Industry	<u>Required</u>	<u>2003 Approved</u>	<u>2019 Amended</u>
Lot Area (SF)	30,000	261,795	306,018
Lot Width (FT)	100	335.70	335.70
Lot Depth (FT)	150	768.77	768.77

Building Setbacks:

Front Yard (FT)	15	42.45	42.45
Rear Yard (FT)	15	+/- 125	+/- 125
Side Yard (FT)	15	15	15
Max. Building Height (FT)	35	<35	<35
Max. Impervious Coverage	60%	59.7%	56%

14. Parking Requirements:

	<u>Required</u>	<u>2003 Approved</u>	<u>2019 Amended</u>
Parking Requirements (Manufacturing)	12	18	18
Parking Requirements (Storage)	6	6	6

15. Relief Requested:

Variances Requested (2003 Approval):

Section 415F BLDG Coverage, 30% Max, Allowed vs 31% Provided.

Variances Requested (2009 Amended):

Section 405B Self Storage Not a Permitted use in R-3 Zone

Waivers Requested (2003 Approval):

1. Not providing concrete curb on parking areas & drive aisles.
2. Not providing curb and sidewalk along West Blenheim Avenue.
3. Not providing curb and sidewalk along Fairview Avenue.
4. For not locating on-site isolated existing trees over 5" caliber.
5. From not providing existing building lights along parking area off of West Blenheim Avenue.
6. From not providing existing light fixtures within 100 feet of site off of West Blenheim Avenue.
7. From not providing underground irrigation system per section 507.A(4)(b).
8. From not providing 25 foot landscaped buffer between residential uses and zones. Provide 15 foot wide buffer, with note to supplement. Additionally along the north section of the facility, a waiver is requested for not providing landscaping along the existing building.

Waivers are requested for the following land development ordinance checklist item numbers:
5, 7, 8, 9, 34, 37, 40, 42, 56, 57, 74, 77, 80, 94, 96, 108, 109, 110, 111, 112



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.

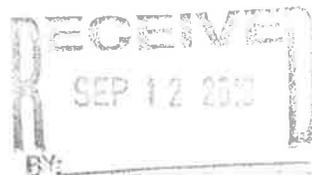
Name Amelia Tarves

Address 850 W. Blenheim Ave. Blackwood, NJ 08012

Block 7301 Lot 3

9-11-19
Date

Maryann Busa
Asst. Gloucester Township Tax Collector





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 Joseph Kelly + Karen Murphy
Address 229 Cedar Ave. Blackwood, NJ 08012
Block 7301 Lot 8

9-11-19
Date

Maryann Busa
Asst. Gloucester Township Tax Collector





GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

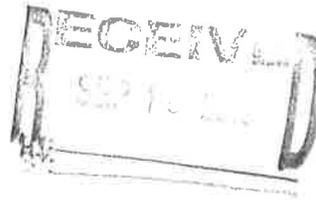


Application # 192041CDMFSPa

Block: 7301

Lot: 3 & 8

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



Reviewed By: ■ Lt. Timothy Kohlmyer #206 Signature: _____

Date: 9/17/19



TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 12, 2019

APPLICATION No. #192041CDMFSPa

APPLICANT: AMY TARVES

PROJECT No. 13479

BLOCK(S): 7301 Lot(s): 3 & 8

LOCATION: 850 WEST BLENHEIM AVE., BLENHEIM

TRANSMITTAL TO:

- | | | |
|---|--|--|
| <input type="checkbox"/> Township Engineer
<input type="checkbox"/> Camden County Planning Board
<input type="checkbox"/> N.J. American Water Co.
<input type="checkbox"/> Taxes | <input type="checkbox"/> Zoning Board Planner
<input checked="" type="checkbox"/> Traffic Officer
<input type="checkbox"/> Aqua N.J. Water Co.
<input type="checkbox"/> Construction | <input type="checkbox"/> Tax Assessor
<input type="checkbox"/> G.T.M.U.A.
<input type="checkbox"/> Fire District 1 2 3 4 5 6
<input type="checkbox"/> GTEMS |
|---|--|--|

STATUS OF APPLICATION:

- New Application - **Bulk C /Use D Variance/ Minor Subdivision/Revised Final Site**
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by September 20, 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

Application
Minor subdiv
Amended FSP

- Bulk C Variance
 Use D Variance
 Minor Subdivision
 Revised Final Site Plan

[Handwritten Signature]

 Signature

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Glen Bianchini
Ken Garbowski
Frank Schmidt
Dorothy Bradley
Frank Dintino



Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

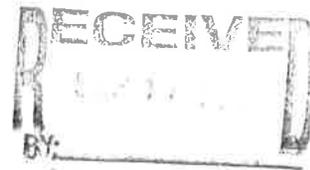
Thomas Leisse, PE, CME
Consulting Engineer

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668

September 16, 2019

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



Re: Application #192041CDMFSPa
Amy Tarves
850 W. Blenheim Avenue, Blenheim, NJ 08012
Block 7301, Lots 3 & 8

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**

A handwritten signature in black ink, appearing to read "R. Carr".

Raymond J. Carr
Executive Director

RJC:mh

Br# 25

[Handwritten initials]

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 12, 2019

APPLICATION No. #192041CDMFSPa

APPLICANT: AMY TARVES

PROJECT No. 13479

BLOCK(S): 7301 Lot(s): 3 & 8

LOCATION: 850 WEST BLENHEIM AVE., BLENHEIM

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
- GTEMS



STATUS OF APPLICATION:

- New Application - **Bulk C /Use D Variance/ Minor Subdivision/Revised Final Site**
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by September 30, 2019**
- For Your Files.

ENCLOSED:

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

*Application
Minor subdiv
Amended SP*

- Bulk C Variance
- Use D Variance
- Minor Subdivision
- Revised Final Site Plan

OK - 9-16-19 JUB BLS

Signature

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 12, 2019

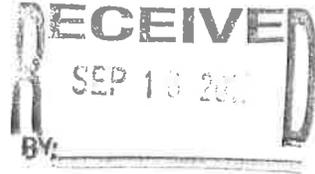
APPLICATION No. #192041CDMFSPa

APPLICANT: AMY TARVES

PROJECT No. 13479

BLOCK(S): 7301 Lot(s): 3 & 8

LOCATION: 850 WEST BLENHEIM AVE., BLENHEIM



TRANSMITTAL TO:

- | | | | | | |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer | <input type="checkbox"/> | Zoning Board Planner | <input checked="" type="checkbox"/> | Tax Assessor |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer | <input type="checkbox"/> | G.T.M.U.A. |
| <input type="checkbox"/> | N.J. American Water Co. | <input type="checkbox"/> | Aqua N.J. Water Co. | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes | <input type="checkbox"/> | Construction | <input type="checkbox"/> | GTEMS |

STATUS OF APPLICATION:

- New Application - **Bulk C /Use D Variance/ Minor Subdivision/Revised Final Site**
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by September 30, 2019**
- For Your Files.

ENCLOSED:

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

*Application
Minor Subdiv
Amended FSP*

- Bulk C Variance Use D Variance Minor Subdivision Revised Final Site Plan

Signature  9/12/19

OK } MOVING LOT LINES ONLY
 NO NEW LOT #'S NEEDED.
 NO NEW ADDRESSES NEEDED.
 ⊕ ADDING ^{NEW} STORAGE BLDG "H" to LOT 3.

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #182056CDPMSFMS Escrow #12807**
Empire Investment Enterprise, LLC
BLOCK 10902, LOT 12

DATE: October 9, 2019

The Applicant requests preliminary and final major site plan approval in conjunction with a use variance within the R-2 Residential District. The project is located on the south side of Coles Road west of NJ Rte. 42.

The subject property was approved by Zoning Board of Adjustment Resolution #182056CD adopted May 08, 2019 to permit "2 commercial buildings for administrative offices and flex space and office use where said use is not permitted and bulk variances."

Applicant/Owner: Empire Investment Enterprise, LLC, 55 Kelly Driver Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).

Architect: Jack S. Smith, RA, Bishop & Smith Registered Architects, 1344 Chews Landing Road, Laurel Springs, NJ 08021 (telephone #856-227-1626).

Engineer: Norman K. Rodgers, PLS, PE, Consulting Engineer Services, 645 Berlin – Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).

Planner: Addison G. Bradley, PP, Addison G. Bradley, LLC, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).

Attorney: Wade, Long, Wood & Long, LLC, 1250 Chews Landing Road, Suite #1, Laurel Springs, NJ 08021 (Telephone #856-346-2800).

I. INFORMATION SUBMITTED

New Information

1. Land Development Application Form and checklist dated 9/16/19.
2. Project Narrative, as prepared by Consulting Engineer Services dated September 2019.
3. Recycling Report, as prepared by Consulting Engineer Services dated September 2019.
4. Stormwater Management Report, as prepared by Consulting Engineer Services dated September 2019.
5. Plan of Survey, as prepared by Consulting Engineer Services comprising One (1) sheet dated 01/07/19, last revised 7/22/19.
6. Conceptual Plot Plan, as prepared by Bishop & Smith Registered Architects comprising one (1) sheet dated 9/16/19.

7. Engineering plans, as prepared by Consulting Engineer Services consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	9-13-19
2	Surrounding Site Features	9-13-19
3	existing Conditions and Demolition Plan	9-13-19
4	Major Site Plan	9-13-19
5	Grading and Drainage Plan	9-13-19
6	Utility Plan	9-13-19
7	Landscaping and Lighting Plan	9-13-19
8	Landscaping and Lighting Details	9-13-19
9	Utility Profiles	9-13-19
10	site Details	9-13-19
11	Storm Details	9-13-19
12	Storm Details	9-13-19
13	GTMUS Details	9-13-19
14	Soil Erosion and Sediment Control Plan	9-13-19
15	Soil Erosion and Sediment Control Note and Details	9-13-19

Previous Information (Use Variance)

8. Land Development Application Form (REVISED) dated 3/25/19.
 9. A "Use Variance Plan" as prepared by Consulting Engineer Services comprising one (1) sheet dated 02/22/29.
 10. Land Development Application Form dated 12/17/18.
 11. Copy of a "Conceptual Use Group Variance" plan as prepared by Bishop & Smith Registered Architects comprising one (1) sheet dated 12/12/18.

II. ZONING REVIEW

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

1. The following variances are approved by Zoning Board of Adjustment Resolution #182056CD adopted May 08, 2019.

Section 404.F – R-2 – Residential District

Description	Other Use	Proposed	Complies
Lot size (min.)	3 acres	0.90 acres	no*
Lot frontage (min.)	200 ft.	99.59 ft.	no*
Minimum lot depth (min.)	400 ft.	433.36 ft.	yes
Building coverage (max.)	5%	16%	no*
Lot Coverage (max.)	15%	53%	no*

Description	Other Use	Proposed	Complies
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	100 ft.	23 ft.	no [*]
Side yard (min.)	30 ft.	20 ft.	no [*]
Side yard (min.)	30 ft.	10 ft.	no [*]
Rear yard (min.)	75 ft.	±107 ft.	yes
Building Height (max.)	40 ft.	≤40 ft.	yes
Parking – Office 1 space/250 sf	24 spaces	30 spaces	yes
Buffer	25 ft.	8.6 ft.	no[*]

¹ = Scaled data.

* = **Variance required.**

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

III. APPLICATION SUBMISSION CHECKLIST

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

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

1. Existing signs including the location, size, and height [Checklist #43].
2. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
3. Acceleration/deceleration lanes. [Checklist #75].
4. Traffic channelization [Checklist #76].
5. Fire lanes [Checklist #77].
 - a. Defer to the Fire Marshall.
6. Directional signs with scaled drawings [Checklist #85].
7. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].

IV. WAIVER REVIEW COMMENTS

The Applicant requests a waiver from providing the following required checklist items.

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
 - a. The Applicant should provide professional testimony to support this waiver request.
2. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
 - a. The Applicant should provide professional testimony to support this waiver request.

3. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
 - a. Site Data #10 references NJDEP Mapping and "visual observations" Consulting Engineer Services certifies wetlands are not present on site.
4. Four (4) copies of any additional reports. [Checklist #10].
5. Sidewalks and bike routes [Checklist #83].
 - a. It's recommended the plans be revised to provide concrete curb and sidewalks along the frontage of Coles Road as per §516, sidewalks, curbs, Gutters & Pedestrian Ways.

The instant Application requests a waiver from having to provide the following Performance and Design Standards.

6. To provide 1.5" – 1.75" caliper for the proposed Bradford Pear and Sugar maple shade trees where 2.5" caliper is the minimum required as per §507.A(2)(b)(2), Materials.
 - a. The site plan proposes only five (5) shade trees and it's recommend the caliper should not be reduced less than 2".
7. To provide a 12' x 28' loading area where 12' x 60' is the minimum size required as per §509.A. Dimensions.
8. To provide parking spaces 10' from a residential zone and residential use where 25' is the minimum required as per §510.F(5), Location of parking spaces.
 - a. The Board should note a variance was approved to allow a 10-foot buffer as per Zoning Board of Adjustment Resolution #182056CD adopted May 08, 2019.

V. VARIANCE COMMENTS

The application as submitted requires the following variance.

1. Buffer: (4.4 ft. provided v. 10 ft. minimum required).
 - a. The proposed drainage basin retaining wall and headwall encroach within the previously approved 10-foot buffer.
 - i. "No structure, stormwater management facility, activity, storage of materials or parking of vehicles shall be permitted within a buffer area" [§507.B(4), Buffering].

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

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

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

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

NEGATIVE CRITERIA

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

The following variances are approved by Zoning Board of Adjustment Resolution #182056CD adopted May 08, 2019.

§404.B, Permitted Uses

3. "2 commercial buildings for administrative offices and flex space and office use," which are not listed permitted uses in R-2 – Residential District [§404.B, Permitted Uses].

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

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

VI. SITE PLAN REVIEW COMMENTS

1. The plans should be revised to provide a permanent benchmark as per §503.C(3), Monuments.
2. The plans should be revised to provide additional intermittent evergreen landscaping along the easterly and southerly sides of the Stormwater Management Facility Basin to enhance the aesthetics of the project and the Township as per §507.A, Landscaping.
 - a. The purpose of this recommendation is to provide partial buffering of the drainage area from residential properties.
3. The plans should be revised to provide a permanent 10-foot wide buffer easement along the easterly property as per §503.D, Easements/Restricted Covenants.
 - a. The purpose of this recommendation is to ensure perpetual compliance with §507.B, Buffering.
4. The plans should be revised to provide a Landscape Note that all landscaping and lawn areas would have underground irrigation as per §507.A(4)(b), General Landscaping Provisions.
5. Consideration should be given to revise the gate location for the proposed trash enclosure as per §510.L, Refuse/Recyclable Storage Areas.
 - a. It's suggested the gate opening towards rear may be awkward for trash removal vehicles to access the dumpsters.
6. The plans should be revised to provide vertical screening slats with top and bottom locking channels for the proposed chain link gate for the trash enclosure as per §510.L(3), Refuse/Recyclable Storage Areas.
7. The plans should be revised to provide curb and sidewalk along the entire frontage of Coles Road as per §516, sidewalks, Curbs, Gutters & Pedestrian Ways.

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VIII. RECOMMENDATIONS

1. The Applicant should address the above underlined comments.

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

cc: Empire Investment Enterprise, LLC
Wade, Long, Wood & Long, LLC
Addison G. Bradley, PP
Jack S. Smith, RA
Norman K. Rodgers, PE, PLS
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date¹: _____ Application No.: # 182056 CDPA in SFMS

Taxes Paid Yes/No see tax files (Initial)

Fees \$ 1060⁰⁰ Project # 12807

Planning Board Zoning Board of Adjustment

Escr. \$ 5945⁵⁰ Escr.# 12807

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Empire Investment Ent. LLC</u> Address: <u>55 Kelly Drivers Lane</u> City: <u>Laurel Springs</u> State, Zip: <u>NJ 08021</u> Phone: <u>(856) _____</u> - <u>Fax: (856) _____</u> Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Empire Investment Ent, LLC</u> Address: <u>PO Box 1458</u> City: <u>Laurel Springs</u> State, Zip: <u>NJ 08021</u> Phone: <u>(856) _____</u> - <u>Fax: (856) _____</u>
--	--

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

<input type="checkbox"/> Informal Review ²	<input type="checkbox"/> Planned Development ²
<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ²
<input type="checkbox"/> Preliminary Major Subdivision ²	<input type="checkbox"/> Appeal of Administrative Officer's Decision
<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Bulk "C" Variance ²
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Use "D" Variance ²
<input checked="" type="checkbox"/> Preliminary Major Site Plan ²	<input type="checkbox"/> Site Plan Waiver
<input checked="" type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Rezoning Request
<input type="checkbox"/> Conditional Use Approval ²	<input type="checkbox"/> Redevelopment Agreement
<input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> _____

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

4. Zoning Districts (Circle all Zones that apply)

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

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: <u>John D. Wade, Esquire</u> Address: <u>1250 Chews Landing Road</u> City: <u>Laurel Springs, NJ 08031</u>	Firm: <u>Wade, Long, Wood & Long, LLC</u> State, Zip: <u>NJ 08021</u> Phone: <u>() 346_2800</u> Fax: <u>() 346_1910</u> Email: <u>jdw0935@gmail.com</u>
--	--

6. Name of Persons Preparing Plans and Reports:

Name: Norm Rogers, PE
 Address: 645 Berlin Cross Keys Rd, Ste 1
 Profession: Consulting Engineer Services
 City: Sicklerville, NJ 08081
 State, Zip: N.J. 08081
 Phone: (856) - - Fax: (856) - -
 Email: _____

Name: Addison G. Bradley, PP
 Address: 1585 Hider Lane
 Profession: Planner
 City: Gloucester Township
 State, Zip: N.J. 08021
 Phone: (856) 228-4848 Fax: (856) - -
 Email: _____

7. Location of Property:

Street Address: ⁴⁴46 Coles Road Block(s): 10902
 Tract Area: 43,176 sq. ft. Lot(s): 12

8. Land Use:

Existing Land Use: Vacant

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

9. Property:

Number of Existing Lots: <u>1</u>	Proposed Form of Ownership:	
Number of Proposed Lots: <u>1</u>	<input type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
Are there <i>existing</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> Rental
Are there <i>proposed</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> 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:

182 056 CD

List all applications on a separate sheet.

13. Zoning			
All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	N/A
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	N/A
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	N/A	Shed area	N/A
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____
14. Parking and Loading Requirements:			
Number of parking spaces required: _____		Number of parking spaces provided: _____	
Number of loading spaces required: _____		Number of loading spaces provided: _____	
15. Relief Requested:			
<input checked="" type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> 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		9-17-19 _____ 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).

9-17-19
Date

Empire Inv. LLC
Signature

Empire Inv. Ent LLC
Print Name

Sworn and Subscribed to before me this

17th day of September

2019 (Year)

[Signature]
Signature

Jen P. [Signature]
Print Name

JUDITH A CALABRESE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXP. OCTOBER 24, 2022

18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):

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?

- No Yes

IF YES TO ANY OF THE ABOVE:

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

No Yes

IF YES:

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

Signature of Applicant

Print Name

Date

19. Survey waiver certification: DIA

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 17th day of September,
2019 before the following authority.

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

Judith A. Calabrese
Notary public

JUDITH A CALABRESE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXP. OCTOBER 24, 2022

PROJECT NARRATIVE

FOR

44 Coles Road

PLATE 109, BLOCK 10902, LOT 12

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #3762

September 2019



Norman K. Rodgers, P.E.
N.J. Professional Engineer
License #24GB03971000

Prepared for:
Empire Investment Enterprises, LLC
PO Box 1458
Laurel Springs, NJ 08021

REGISTERED
#182056CD PMS FMS



Prepared by:
CONSULTING ENGINEER SERVICES
Professional Engineers, Planners and Land Surveyors
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081
(856) 228-2200 Fax (856) 232-2346

TABLE OF CONTENTS

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4	SITE OPERATION	2

1 SITE DESCRIPTION

Consulting Engineer Services (CES) has prepared this Project Narrative for the 44 Coles Road development, a proposed commercial development located on Plate 109, Block 10902, Lot 12 on the official Tax Map of the Township of Gloucester, Camden County, New Jersey (hereinafter the "Site"). The approximate 0.94 acre site consists of one (1) lot and is located within the Township's R-2 Residential Zone. The proposed Site has frontage along Coles Road.

2 EXISTING CONDITIONS

The site is currently undeveloped land identified by the Township for economic development. No wetlands are present on the site. Surrounding land use consists primarily of residential uses to the west and south; and commercial uses as well as the Atlantic City Expressway to the east.

3 PROPOSED DEVELOPMENT

Major Site plan approval is being sought by Empire Investment Enterprises, LLC to develop the Site into a commercial use with 2 proposed buildings. The proposed improvements will total 6,000 square feet. One building will be approximately 3,500 square feet and permit use by up to 6 different tenants; the second building will be approximately 2,500 square feet and be used by 1 tenant.

The developed Site will have direct access to Coles Road. Parking, sidewalks, and associated lighting and landscaping will be provided within the Site. Proposed layout of the site is in general accord with the use variance plan approved by the Gloucester Township Zoning Board.

Stormwater runoff generated from the proposed improvements will be conveyed via overland flow and underground stormwater piping to proposed stormwater management basin. The proposed stormwater conveyance and management facilities will be in conformance with Township requirements.

4 SITE OPERATION

The operations will be consistent with other similar commercial uses and hours of operations and shall comply with Township working hour requirements.

The facility is proposed to be utilized for general commercial use, with the exact end user to be determined. Flexible office/warehousing operations are anticipated, but no use is proposed that will generate smoke, odors, noises, or other nuisance conditions. All storage shall occur indoors.

Each use shall have building access via a man door and garage door.

Off-street parking for the Site is provided to accommodate a variety of general commercial uses with consideration for vehicles used by customers, employees, and other Site visitors.

The proposed facility is anticipated to receive deliveries by single container box truck (such as a UPS delivery truck). The deliveries are anticipated to occur as required and will generally occur during normal business hours. Off-street loading space is provided to accommodate deliveries.

Trash pickup will be provided by a private company and will occur once weekly. A trash/recyclable enclosure for waste disposal is proposed at the side of the building.

RECYCLING REPORT

FOR

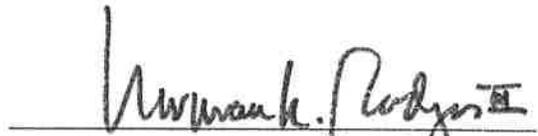
44 Coles Road

PLATE 109, BLOCK 10902, LOT 12

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #3762

September 2019



Norman K. Rodgers, P.E.
N.J. Professional Engineer
License #24GB03971000

Prepared for:
Empire Investment Enterprises, LLC
PO Box 1458
Laurel Springs, NJ 08021

RECEIVED
#182056CDPMS/MS



Prepared by:
CONSULTING ENGINEER SERVICES
Professional Engineers, Planners and Land Surveyors
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081
(856) 228-2200 Fax (856) 232-2346

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1 INTRODUCTION

Consulting Engineer Services (CES) has prepared this Recycling Report for the 44 Coles Road development, a proposed commercial development located on Plate 109, Block 10902, Lot 12 on the official Tax Map of the Township of Gloucester, Camden County, New Jersey (hereinafter the "Site"). The approximate 0.94 acre site consists of one (1) lot and is located within the Township's R-2 Residential Zone. The proposed improvements will total 6,000 square feet split between two (2) buildings. One building will be approximately 3,500 square feet and permit use by up to 6 different tenants; the second building will be approximately 2,500 square feet and be used by 1 tenant.

2 MATERIALS TO BE COLLECTED AND FREQUENCY

A. General Consumer Recyclables

The anticipated recyclables include the following:

Materials	Pick-Up Frequency
Cardboard/Paper	Once Weekly
Plastic	Once Weekly
Aluminum	Once Weekly
Glass	Once Weekly

Recyclables will be collected and stored in suitable containers located in the trash/recycling enclosure.

B. General Refuse

General refuse will be collected and stored in an eight (8) cubic yard dumpster located in the trash/recycling enclosure. General refuse will be collected once weekly.

3 LOCATION OF MATERIALS TO BE STORED

All general consumer recyclable materials collected by the owner will first be separated from the other trash. The recyclable material will then be stored within the trash/recycling enclosure

located between the two proposed buildings. The general consumer recyclables will remain in the trash/recycling enclosure area until they are due for pick up.

4 RESPONSIBLE WASTE HAULER

The owner of the project will have ultimate responsibility for pick up and disposal of all trash and recyclable materials. All trash and recyclable materials will be disposed of by appropriately licensed waste haulers.

5 QUANTITY OF MATERIALS TO BE GENERATED AND REQUIRED STORAGE

It is anticipated that:

- Approximately 8 cubic yards of general trash will be generated once each week. A minimum 8 cubic yard trash dumpster will be provided in the trash/recycling enclosure located between the two buildings.
- Approximately 4 cubic yards of cardboard/paper, plastic, aluminum and glass will be generated each week. A minimum 4 cubic yard recyclables dumpster will be provided in the trash/recycling enclosure located between the two buildings.

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Glen Bianchini
Ken Garbowski
Frank Schmidt
Dorothy Bradley
Frank Dintino



Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668

October 3, 2019

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

Re: Application #162047CDPMSFMS
Empire Investments, LLC
44 Coles Road, Blackwood, NJ 08012
Block 10902, Lot 12



Gentlemen:

In response to your letter regarding the above application, a Form "F" Application is required.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Raymond J. Carr". The signature is fluid and cursive.

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 18, 2019

APPLICATION No. #162047CDPMSFMS

APPLICANT: EMPIRE INVESTMENTS, LLC

PROJECT No. 12807

BLOCK(S): 10902 Lot(S): 12

LOCATION: 44 Coles Rd., Blackwood

TRANSMITTAL TO:

- | | | | | | |
|--------------------------|------------------------------|-------------------------------------|----------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer | <input checked="" type="checkbox"/> | Zoning Board Planner | <input type="checkbox"/> | Tax Assessor |
| <input type="checkbox"/> | Camden County Planning Board | <input checked="" type="checkbox"/> | Traffic Officer | <input type="checkbox"/> | G.T.M.U.A. |
| <input type="checkbox"/> | N.J. American Water Co. | <input type="checkbox"/> | Aqua N.J. Water Co. | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes | <input type="checkbox"/> | Construction | <input type="checkbox"/> | GT EMS |

STATUS OF APPLICATION:

- New Application - Bulk C & Use "D" Variance
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by October 3, 2019***
- For Your Files.

ENCLOSED: VARIANCE PLAN 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 Prelim Major Site Plan Final Major Site Plan


Signature



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

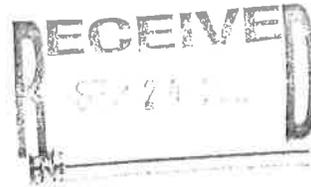


Application #162047CDPMSFMS

Block: 10902

Lot: 12

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



Reviewed By: ■ Lt. Timothy Kohlmyer #206 Signature: 

Date: 9/25/18

