Township of Gloucester
Zoning Board of Adjustment
Wednesday, October 9, 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, September 11, 2019***

RESOLUTIONS FOR MEMORIALIZATION

#192033C Rosemary Watkins	Bulk C Variance Block: 11901 Lot: 15
#192034D Donald Taggart	Use D Variance Block: 14702 Lot: 29
#192036C Hellenic Holding International LLC	Bulk C Variance Block: 10401 Lot: 2
#192031CD Ville, III	Bulk C & Use D Variance Block: 186601 Lot: 7, 8, & 9

APPLICATIONS FOR REVIEW

#192039C
George Reese
Zoned: R3

Bulk C Variance
Block: 11805 Lot: 5
Location: 514 E. Lake Ave., Blackwood

24' Round Pool with a 7'8" setback

#192038C
Phillip Pimpinello
Zoned: R3

Bulk C Variance
Block: 12802 Lot: 10
Location: 42 Edinburgh Rd., Blackwood

Attached garage 15' x 25' x 14' w/6'5" S setback

#192040C
Kathleen Dyess & Heather Holland
Zoned: R3

Bulk C Variance
Block: 10603 Lot: 16/17
Location: 10 Prospect Ave., Blackwood

10'5" x 15' attached R yard deck w/ 17'.5" setback; 5' x 7' Side Deck w/1'.8" setback; 5' x 7' Front Deck 9' F setback; & 6' Vinyl Fence w/setbacks

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#192044C
Martha Simpson
Zoned: R3

Bulk C Variance
Block: 5201 Lot: 23
Location: 100 W. Landing Rd., Blackwood

Attached wood deck 22' x 15' w/12' setback 2nd property line

#192045C
Arthur J. Spencer
Zoned: R1

Bulk C Variance
Block: 16504 Lot: 18
Location: 1203 Jarvis Rd., Erial

Detached garage 28' x 13'.6" w/S 5' setback

#192037D
Garden State Storage, LLC
Zoned: HC

Use D Variance
Block: 14701 Lot: 1 & 2
Location: 2530 & 2580 Sicklerville Rd., Sicklerville

Proposing the Use of Day Care/Preschool and Self-Storage Facilities

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General Correspondence

Correction of Resolution for McDonalds

#192032CDM	Bulk C & Use D Variance Minor Site Plan
McDonald's USA, LLC	Block: 20101 Lot: 9

1. The Resolution does not make mention of the digital nature aspect of the ODMB's (but the meeting minutes acknowledge that a Variance will be needed)
2. The Resolution references incidental sign up to 4.54 SF but the request was for 4.6 (and the meeting minutes state that).

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 11, 2019

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

Roll Call:

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

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

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, August 14, 2019

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

Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#192029C
Kenneth Boyer
Bulk C Variance
Block: 15810 Lot: 12

#192030C
Garrett Carlsen, II
Bulk C Variance
Block: 2101 Lot: 19

#192032CDM
McDonald's USA, LLC c/o Jonathan Baske
Bulk C & Use D Variance Minor Site Plan
Block: 20101 Lot: 9

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

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

Vice Chairman recused himself for the following application.

#192036C
Hellenic Holding International, LLC
Zoned: R3
Bulk C Variance
Block: 10401 Lot: 2
Location: 260 Cedar Ave., Blackwood
Covered Porch & Roof 5' x 6'4" w/18" F Setback

Mr. Costa swears in Mr. John Kearny ESQ.
Mr. Kearny states the porch will be 6' to 8' from the building line. The front door will be brought out to the front building line. It is within the front setback for the front yard. The masonry steps will be up to the front building line. Lot coverage will go up to 43% where 40% is allowed. The new steps will be code compliant.
Chairman McMullin asks where the new planter will be located as it looks large on the plan.
Mr. Kearny states it will be hanging off the front of the building to "spice up" the front.

Open to the Professionals:
No Comments:

Open to the Public:
No Comments:

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

Roll Call:

Mr. Bucceroni	**Yes**
Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosetti	**Yes**
Chairman McMullin	**Yes**

Application Approved.

#192033C Bulk C Variance
Rosemary Watkins **Block: 11901 Lot: 15**
Zoned: R3 Location: 199 Indiana Ave. Blackwood
8' x 16' covered deck with 9'x 16' roof w/21' F setback

Mr. Costa swears in Ms. Rosemary Watkins, Mr. Thomas Watkins & Anthony Dellapia.
Ms. Watkins states: the structure is exactly 30

- A front wooden deck with an overhang 8' x 16',
- Cantilever with a 21' setback,
- Gutters will be on the roof

Open to the Professionals:
No Comments:

Open to the Public:
No Comments:

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

Roll Call:

Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**
Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosetti	**Yes**
Chairman McMullin	**Yes**

Application Approved.

#192034D Use D Variance
Donald Taggert **Block: 14702 Lot: 29**
Zoned: R3 **Location: 13 Marcia Ct., Erial**
Home Landscaping Business

Mr. Costa swears in Mr. Addison Bradley, Mr. Donald Taggert and Ms. Tiffany Morrison.
Mr. Taggert states He has been at this location for 24 years and keeps his equipment there.

- He cuts the back (town property) so the prisoners didn't have to be used in the 1990's.
- He plows snow for the block and keeps the neighborhood looking good.
- He has cleaned up his firewood on the township property,
- The business has 9 employees who park in front of his home in 4 cars
- 6 trucks are in the back of his home: dump trucks that are neatly parked,
- Hours of operation: 7am to 5pm depending on the weather.

Ms. Morrison (planner):

- Landscaping business in a residential district.
- D3 vs. R3 Major home occupation is permitted.

Major home occupation is not entirely indoors, more than 3 people are not residents, parking not within the ordinance.

- The site can function w/in the neighborhood and on the property,
- Cannot see the equipment in the rear,
- 4 cars are not substantial for a typical home being used as a residential dwelling,
- It is a good opportunity for the community.
- Mr. Taggert had been encroaching on the township property but has removed it,
- The business doesn't change the character of the neighborhood,
- Well maintained property,
- Appropriate lot size,

Is not a substantial detriment to the public good and Mr. Taggert does a lot for the community.
A D1 variance is not as strict as a D3 conditional use.

Mr. Lechner disagrees with Ms. Morrison and states this is a D3 variance. It's a D1 variance which is not permitted in the zone. A use variance goes with the land not just the owner. So, every owner will be able to use the variance.
Mr. Lechner's report requested: description of buildings, vehicles, equipment, storage of stone that was moved. The noise associated with the use, parking for the employees and trips by the employees, site layout; any buffer or screening.

Ms. Morrison states the use has existed 24 years with no screening, motion lights on the side of the house, loading or unloading, no material delivered to the site.
Mr. Lechner states there is only vehicles and equipment on the property.
Mr. Taggert states "yes".
Mr. Lechner asks if he stores mulch.
Mr. Taggert states "no, he buys as he needs it. "
Mr. Costa states if the use is approved, the use will end with him.
Ms. Morrison states the applicant is agreeable to that.
Mr. Lechner states the applicant has no lawn, it's all business use. The property complies for a residential use not a commercial use. 3 acres is normally needed with this use. They have to decide what kind of variance this is.

Mr. Bucceroni asks if there is law that states I can't stone my whole property.
Mr. Lechner states "no".

Mr. Mellett states in the use variance 16 parking spaces are required. The concern is that this size property won't be able to handle this many vehicles and equipment. There is a concern with the encroachment being addressed. Storm water issue: stone on the whole property causes runoff vs. if there was still grass on the property. Where does the runoff go? Other properties? Or the woods? A use variance does go with the land but if it stays just you (the applicant) it is less of a concern. Mr. Mellett disagrees the front gives the impression of a residence. The gravel all the way to the adjacent neighbor should be addressed.

Vice Chairman Simiriglia asks what type of vehicles Mr. Taggert has on the property.
Mr. Taggert states small dumps: F350, F550's w/trailers.
Vice Chairman Simiriglia asks if uses the garage for storage?
Mr. Taggert states: some not all.
Vice Chairman Simiriglia asks if most of his equipment is parked outside?
Mr. Taggert states "yes"
Chairman McMullin asks how long Mr. Taggert has been working out of this location.
Mr. Taggert states since 1995.
Mr. Bucceroni asks if the employee's cars could be put in the back.
Mr. Taggert states: "yes, I can pull the trucks out and pull the cars in the back."

Mr. Mellett asks if there is a basement in the home, he is worried about water getting in homes because of the trucks being moved back and forth next to the homes.
Mr. Taggert states he has never had water in his home.
Mr. Lechner asks if Mr. Taggert received a violations letter.
Mr. Taggert states "yes".

PUBLIC PORTION:

Mr. Mark Narone: Marcia Ct (40 yrs.)
- Mr. Taggert employs men that may not have a chance elsewhere,
- His trucks go by once in the morning and once in the afternoon,
- Moving him may be detrimental.

Mary Ann Grandrimo: 13 Marcia Ct.
- She lives next door and has no problem with Mr. Taggert,
- She agreed to the gravel strip in-between the homes.
- She states he can use her driveway for his employee parking If necessary.

Mr. Bucceroni asks if her bedroom is in the back.
Mary Ann Grandrimo states she can't see in the backyard.

Trevor Garden: 6 Marcia Ct.
- New resident to the neighborhood,
- He didn't even know the business was even there until someone told him,
- He's been looking for a landscaper and will probably give Mr. Taggert a call.

Joe DeRosa: 1 Marcia Ct.
- Mr. Taggert is the greatest guy,
- Plows out our street and digs me out in the winter,
- He is devastated this happened to Mr. Taggert,
- Across the street from him a home has been for sale for a year and Mr. Taggert cuts the lawn.

Lisa Ponit: 7 Marcia Ct. (34yrs)
- Mr. Taggert helped her with her Mom and Dad,
- His business is very quiet, you wouldn't even know he was there.
-

Judy Luitt: (34yrs)

- Great neighbor,
- Wouldn't know he was there,
- She supports him.

Ann Letterer: 21 Marcia Ct. (46yrs)
- She passes by his home every morning and never knew there was a business there,
- Mr. Taggert takes care of all of us.

Frank DeMarco: 16 Marcia Ct.
- No problem with the business,
- Has no problems with the drivers (employees),
- Cars in the court with the company turn around with no problems. They all seem to be very professional.

Vice Chairman Simiriglia states: it seems the whole application is a testimony to the applicant. As long as Mr. Taggert stays there, we have no problems.

Conditions: use goes away w/Mr. Taggert if he sells his property, the applicant will submit a vehicle list, waiver of the site plan.

A motion to approve the above-mentioned application with above conditions, was made by Mrs. Chiumento and seconded by Mr. Rosetti.

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**
Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosetti	**Yes**
Chairman McMullin	**Yes**

Application Approved.
5-minute break:

Roll Call:

Vice Chairman Simiriglia	**Present**

Mr. Bucceroni	**Present**
Mr. Scarduzio	**Present**
Mrs. Chiumento	**Present**
Mr. Rosati	**Absent**
Mr. Acevedo	**Absent**
Mr. Rosetti	**Present**
Mr. Treger	**Absent**
Mrs. Kelly	**Absent**
Chairman McMullin	**Present**
Mr. Costa	**Present**
Mr. Lechner	**Present**
Mr. Mellett	**Present**

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

Mr. Costa swears in: Mr. Steve Bach (PE, Planner, Architect),
Mr. Dave Shropshire (traffic engineer), Mr. Harvey Sternberg (owner).

Mr. Mintz (ESQ): overview of application:

- Ville 3 notices and advertisements have been given to the board. The matter is a use variance for a relatively small area with density.

Mr. Sternberg states: he has never had a neighborhood come out in support of him. He has been working in Gloucester Township for many years with large scale projects. The Village of Cross Keys was his project. People were worried about crime, traffic signals etc. He tries to be respectful of the neighbors. The finishing improvements are now done on Cross Keys.

In this application the number of 230 townhouses is a maximum, he's not sure that will fit. The farm house on the property was removed because it had become dangerous. The concerns of the neighbors are understood and he will minimize the impact.

Mr. Mintz: The density on 34 acres of 6.7 units to an acre. This is the nature of bulk standards. The applicant will come back for subdivision with standards.
Mr. Costa states it is not this boards job to pick the standard it is your job.
Mr. Mintz states he just means the design.
Mr. Bach states the size of the lot, setbacks, building coverage and impervious coverage.
Mr. Costa states this board can only grant a C variance with a certain number of townhomes.
Mr. Mintz discusses bulk standards.
Mr. Bach asks if they are allowed to ask for bulk standards.
Mr. Costa states: "no".

Mr. Steve Bach (PE, Planner, Architect):

- The property is across from Ann Mullen middle school,
- Mulberry Station is to the east – R3 zone,

A1- zoning exhibit of the property

- Cobblestone development is across the street – R3
- A USE variance is being sought to allow townhomes in a R1 zone.
- Village of Cross Keys is on the other side of Mulberry Station.

A2- Aerial of the developed area.

- Currently farm area, pretty much a blank slate,
- Backs to the expressway,
- Wetlands in SW corner and along the eastern property line along Mulberry Station,
- A 50' buffer is assumed

A3 – conceptual subdivision:

- Townhomes 4 – 7 units in a link,
- Perimeter landscaping into the wetlands,
- Granite curbs, ornamental street lights, sidewalks, 24% open space and a village green,
- Existing traffic light will be upgraded with center turn lanes. The upgrade will be on both sides including the school side.

A4 – townhome lots (SCR zone):

- 2000 sq. ft. depending on the building lot,
- Depth 100', 20' x 100' building lot,
- 25' wide evergreen buffers that will be deed restricted & maintained in perpetuity,

- Expressway & storm water buffering,
- Secondary exit
- Cart way width 50' right of way, paved curb to curb will be wider, willing to go up to 60' right of way & circulation for comfort.
- Aesthetics, cognoscente of athletic fields,
- 35' buffer along frontage road in front of the then developed townhomes.

A5 – Straus model townhome
A6 – Odessa model townhome
A7 – Mozart model townhome
A8 – Beethoven model townhome

- Different frontage coverings and elevations, brick, siding, stucco

A9 – Parking exhibit on street parking,

- Prohibit at intersections and between signs,
- 700 parking spaces,
- 460 on lot (driveway + garage),
- Garbage cans must be kept in the garage

Mr. Bucceroni states: parking for 2 ½ cars you will end up with people's cars sticking out onto the sidewalks. Code enforcement gets calls on this all the time.

Mr. Sternberg states there are covenants in HOA's who are disrespectful to neighbors. They don't' control the HOA and it is incumbent to the tot enforce the HOA rules. NJ state has the strictest standards to regards of HOA's. It is a management and good neighbor issue.

Mr. Mellett states: You can't enforce parking problems in the future. But the design we do now will help with parking.

Mr. Bach states there will be 20' wide driveways.

Chairman McMullin: Storing things in the garage is good and the double wide drive helps.

Mr. Bach states: discusses a double wide cart way. Design choice along frontage road and along the basin with all off street parking will give you 148 extra spaces. Over and above the 2.4 required for townhomes.

Vice Chairman Simiriglia states: Except in the center road where you don't have that opportunity. Removing some homes to put in more parking. Residents aren't going to park a street over. There has to be a way to make more parking for each unit.

Mr. Bach states: This can be worked out with the professionals. We can provide what is needed and another 148. It can be redone and modified.

Vice Chairman Simiriglia states: counting garage as a parking space isn't always feasible. Residents don't always use the garage as parking, they use it as storage.

Mr. Sternberg states he will call the state and see if they can fine residents that park across the sidewalk.

Vice Chairman Simiriglia states the decision on use and density may not be agreeable to what the applicant is asking. The density may not be the same as this plan.

Mr. Mintz states it is the concept of maximum density and the applicant hears the board on parking issues.

Mr. Bach states: Guest parking .5 units can be on the street. On street parking is convenient; 115 extra parking spaces even if no one uses their garage.

Mr. Mellett states the convenience and practicality are the issue because the garage is not being utilized. People will park where they feel they want to park. So, in the driveway is the most convenient.

Chairman McMullin states we should be able to do better than this.

Mr. Bach discusses parking convenience and RSIS.

Vice Chairman Simiriglia states the distribution of parking is important.

Mr. Costa states the board should be deciding whether townhomes are permitted where single homes are zoned.

Mr. Mintz states: we need a starting point and this is a concept up to 230 townhomes.
Mr. Costa states the board is deciding on USE only tonight in a R1 zone.

Vice Chairman Simiriglia states we know you need a number.

Mr. Lechner states he agrees with Mr. Costa. RSIS is explained and they apply.

Mr. Bach states parking can be made condition.

Mr. Lechner states the site conditions have to be more concrete and the board has to be more complete.

Mr. Mintz states they will exceed the RSIS for the board.

Vice Chairman Simiriglia states: RSIS is there as a whole but there can still be pockets with bad parking.

Mr. Costa states if the board was to agree to 6.7 townhomes how would we agree on a final number and variances.

Mr. Bach states: "up to 6.7" density with everything being considered.

Mr. Costa states there is a lot of discussion about parking but not density.

Mr. Bucceroni states that in his dealings with Villages of Cross Keys, complaints are handled by the HOA. The developer does stand by his projects.

Mr. Bach states the sound testing was performed from the expressway to the HUD guidelines. There are no soil concerns, testing for historic pesticides was done, there are no rare or endangered species. *Variances D1 Use in R1 density variance.
Prior to 1993 this property was a R3 zone (3 units per acre). It was rezoned in 1999 to R1 zone (1 unit per acre).
A1- zoning exhibit: this property is an in fill with development all around it.

Mr. Shropshire (traffic engineer):

Why Use variance is appropriate:

- Density and applicability of SCR zone,
- More flexible land use as the township fills out its single-family housing demand, which has declined,
- This property has failed to develop since 1991 zoning plan. Adaptive use will continue to be important,
- 2015 re-examination of the master plan

Mr. Mintz states the commercial use is close to the development which is constrained by the expressway and 50% wetlands. Mr. Steinberg installed another water pipe and upgraded the sewage.

Mr. Shropshire (traffic engineer):

- Trip generator 106 in AM and 129 in the PM,
- Day schools or churches could exceed the townhome trips,
- No detriment to the public good from the traffic density,
- Traffic flow and congestion especially in the morning is difficult due to lack of turning lanes.
- The applicant will install left run lanes with this project,
- All traffic will be vetted out with professionals,
- Confident traffic signals will help traffic congestion in the area,
- On site parking has been discussed,
- Parking shown with maximum and can be narrowed down, there is some flexibility there.

Mr. Mellett:

1. Discussed width of cart way and applicant will widen to park on the street. They don't want the streets to become raceways. Our concern is with density.
2. Intersections have a narrow throat. The concern is intersections will have conflicts. Layout and density needed.

Mr. Shropshire states there will be 2 outbound lanes, 3 way stops, so there may not be a queuing issue.

PUBLIC PORTION:

Lorraine DeMartinez: 53 Huckleberry

- Give us a chance for rebuttal, my husband was the force behind the public but he had to leave for work.

Cathy Gourke: 3 Huckleberry

- Rather have single family homes,
- Getting out at rush hour is impossible,
- Going right to turn into Cobblestone development so they can make a left onto Sicklerville road from the other side of the street,
- The light in front of Mullen school is the problem,
- She has lived here for 29 ½ years,
- There is a double wide street at the beginning of Mulberry Station entrance,
- In the rush hour it takes 20 minutes to get to the Black Horse Pike,
- Rather have single family homes not townhouses.

Denise Coyne: 1060 Chews Landing Rd.

- Heard Mr. Bach speak about the master plan,
- Traffic in the community is insane,
- 9000 cars on Chews Landing Rd a day,
- Traffic affects neighboring communities,
- Developer doesn't show how it affects the whole town,
- 1500 units proposed without this one,
- High density will sandwich Mulberry Station with two high density developments,
- Quality of life declines with over development.

Sam Garro: Bluestone Circle in Cobblestone development

- It takes a half hour to get to Rt. 42,
- This development will add to the stress,
- Coming home is just as bad as leaving in the morning,
- Sicklerville road is already too busy,
- Is there going to be traffic lights every 200 feet,
- 15 years He has been here and he can't wait to leave Sicklerville.

Barbara Fleigel: Huckleberry

- Gloucester township is supposed to be a great place to live,

work and play,

- 1999 master plan was reviewed in 2015 but with a variety of properties,
- This is the last parcel in the area, what's wrong with that?
- She feels they will lose the equity they have put into their homes,

- It takes 10 minutes to get out of Huckleberry,
- I see a lot of "ifs" here, maybe a more complete development plan is needed,
- In the Villages they can't park on the street because they are too close together.
- What happens in 5 years if these townhomes don't sell?

Mr. Bucceroni states discusses Brittany Woods and Farmer loans. These homes will be totally different. They are getting 280,000 for the homes in the Villages. McMansions are not selling and are no longer popular.
Ms. Fliegel states a future for people who already invested in the community needs to be heard.
Vice Chairman Simiriglia states the county has missed the boat and hasn't touched that road (Sicklerville) in 50 years. The road is deplorable an has to be updated to meet the new needs of the community.

Robin Mann: 51 Huckleberry

- Alternative housing with a ¼ acre lot could be considered,
- Starter homes are a suggestion,
- She is a daughter of a builder and believes the lots should be made into ¼ acre lots,
- Her father built a sewer plant for his development too,
- Children at Mullen dashing across the street to this development is a concern,
- Mass shootings because of density,
- The denser we get the more dangerous the situation,
- Water and flood worries,
- Flood zone at the base of her property,
- 50' easement flooding issue still

Leslie Ditullio: 13 Graypebble

- 1st issue is that the applicant bought the property knowing it was a R1 zone,
- Agree with others that the development is not feasible,
- She feels very sorry for the residents in Mulberry Station and believes the lights are not helping the traffic situation,
- Orientation of the Villages is different,
- Multiple accidents on Cross Keys Rd. now without this additional traffic,
- High density w/500 additional people driving,

- Doesn't feel it's fair to them to add this much density,
- Cobblestone was a huge development,
- Schools don't have room now and are short on lockers,
- Don't think townhomes are appropriate,
- Prefers senior housing because that wouldn't add a burden to the schools,
- More police, fire and school costs,
- There is no logical reason to build the townhomes,
- She would move right over to senior homes,
- House and tree will block the whole expressway?
- Don't need 230 townhomes,
- I can't sell my house now; I have 9 foreclosures on my block and one of them it's the second time.

-

Mr. Costa states the applicant isn't a villain. NJ allows anyone to come before the zoning board and then the board decides whether or not to grant the requested relief. Property values can not be taken into consideration unless it is expert testimony.

Mark DeVine: Gray Pebble Ct.

- Believes the traffic numbers are skewed,
- 230 units will have more then one person living in them,
- 3 bedrooms will have a husband, wife and children with 3 cars eventually, as children grow. 3 cars with 230 townhomes is 690 vehicles.
- Doesn't believe a berm will be sufficient for noise,
- Traffic on the expressway can still be heard by Mullen school across the street,
- No one is disputing the developer is a nice person,
- All those units will bring a ridiculous amount of traffic,
- He hopes the zoning board denies the application.

Mr. Bucceroni states whenever a developer comes into town to build the neighbors are worried about traffic and a mass exodus form the area. Valleybrook development is much larger and he sees only 2 or 3 cars exiting at a time.
Mr. Devine asks about the turn lane on Sicklerville road.
Mr. Bucceroni states yes there will be a turn lane with an arrow.

Mr. Devine states he thinks arrows on a 2-lane road (as if it were a 4-lane road) is a bad idea.

Cindy Bednazik: 10 Goodall Drive
- She feels Sicklerville road is full enough,
- More of the same being built all over
- The county road should be widened but they can't,

Vice Chairman Simiriglia states the county could purchase the land they need to widen the road and they have not done so.

Mr. Chauhan: Sicklerville Rd.
- Feels the deer are being squeezed out of the area,
- Increased traffic flow,

Doug Fleigel: 55 Huckleberry
- Has lived here 25 years,
- Sicklerville road has always been a problem even when he was young,
- Now there are 6 lights between Cross Keys Rd. and the Black Horse Pike; that is only a 3.6-mile stretch,
- Sicklerville road is a bus route
- People use Sicklerville road as a cut through to the Expressway,
- He has no problem with the builder but we don't need more cars,
- Why not build senior housing,
- Worried about opening the road up to 4 lanes,
- There is stopped traffic all the time up and down Sicklerville Road,

5 Minute Break:

Roll Call:

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

Mrs. Kelly	**Absent**
Chairman McMullin	**Present**
Mr. Costa	**Present**
Mr. Lechner	**Present**
Mr. Mellett	**Present**

Terry Fretz: Blackwood

- The builder knew full well what he was getting into and what the land was zoned,
- Chews Landing road zoning change with apartments,
- When do you (the board) get to say no to these requests?
- We are supposed to take in consideration property values,
- Do we really need another high-density development and continues to name multiple other high-density developments in Gloucester Township.
- No one wants to look at the back of townhomes,
- The comparison to Valley brook isn't valid because they have 3 exits and one is on Coles Rd.
- Both of the exits on the development come out on to Sicklerville road and there are only 2.
- Schools are a priority and there are 100 preschoolers but that could go to 1000.
-

Mr. Bucceroni states you live in high density is there a place you can't get out?
Terry Fretz states "yes" onto Coles Rd.
Mr. Bucceroni states those cars come out staggered.
Terry Fretz states we can't consider this on that but you can consider property value.

Mark DeVine:

- Everyone doesn't come in or out at the same time but it still backs up.
-

Denise Coyne:

- Neighborhoods.com price trending Village of Cross Keys:

- $227,000 selling in 78 days in 2018
- $210,000 selling in 92 days in 2019
-

Mary DeLaurentis: 48 Huckleberry

- People have said it's a "done deal"
-

Mr. Bucceroni states that it will only be highest density if they put in 6.7 houses, maybe 4 or 5 per acre will work.
Mary DeLaurentis states they will still be totally boxed in.

Mr. Mintz states Mr. Sternberg realizes the concern with density.

Mr. Sternberg states in consideration to the neighbors he will withdraw the density but keep the townhouse use part of the application. It is a process and will expand on the townhomes specifics and come back with a preliminary (only). No density is included now.

A motion to approve the "use only" townhomes with no density in the above-mentioned application was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**
Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosetti	**Yes**
Chairman McMullin	**Yes**

Application for Use, no density Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192033C
Rosemary Watkins
Block 11901, Lot 15

WHEREAS, Rosemary Watkins is the owner of the land and premises located at 199 Indiana 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 front porch 8' x 16' with a covered roof 9' x 16' with a front yard setback of 21' instead of the required 30' for the property located upon Block 11901, Lot 15, 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 September 11, 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 Rosemary Watkins is the owner of the land and premises located at 199 Indiana Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11901, Lot 15, 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 and the porch is 8' x 16' with a 1' overhang

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variance to construct a roof covered porch with a setback of 21' the Board voted five (5) 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 11th day of September, 2019, the applicant Rosemary Watkins is hereby granted the aforesaid variance for the property located upon Block 11901, Lot 15 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
Arlene Chiumento	Yes
Carmen Scarduzzio	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 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 # 192034D
Donald Taggert
Block 14702, Lot 29

WHEREAS, Donald Taggert is the owner of the land and premises located at 11 Marcia Court in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a landscaping business in a R-3 Zone said business is not permitted for the property located upon Block 14702, Lot 29, 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 September 11, 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 Donald Taggert is the owner of the land and premises located at 11 Marcia Court in the Erial section of Gloucester Township, New Jersey, as shown on Block 14702, Lot 29, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has been operating his business there for 24 years without any complaints. He has 9 employees who park on the street and 6 trucks

parked in his yard out of view. His hours of operation are 7A.M to 5 P.M. except for plowing snow.

Tiffany Morrissey, a Professional Planner, testified on behalf of the applicant. She stated the business has been there for 24 years and is not visible from the street and there is only one resident living in the home. A one family home would have 2 to 4 vehicles parked there and she did not see any detriment to the parking of business vehicles. She testified the site is particularly suited for this use, the applicant serves the neighborhood by plowing the area for the neighbors and there is no substantial negative impact since this operation does not change the character of the area.

The applicant agreed as a condition of approval that this Use variance would not run with the land and would cease upon the applicant selling the property or closing his business. He also agreed as a condition of approval to submit a list of vehicles to Mr. Lechner.

5. There were no objections to the application and about 8 resident spoke in favor of the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid Use variance and Site Plan waiver to operate a landscaping business in a R-3 Zone, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 11th day of September, 2019, the applicant Donald Taggert is hereby granted the aforesaid Use Variance and Site Plan Waiver for the property located upon Block 14702, Lot 29 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and the applicant complying with the 2 conditions he has agreed to.

ROLL CALL:

LIST NAMES

Kevin Bucceroni	Yes
Rich Rosetti	Yes
Arlene Chiumento	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 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 # 192036C
Helenic Holdings, International, LLC
Block 10401, Lot 2

WHEREAS, Helenic Holdings International is the owner of the land and premises located at 260 Cedar 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 covered porch and roof with concrete landing and sidewalk with a front yard setback of 18' instead of the required 30' and lot coverage of 43% instead of the required 40% for the property located upon Block 10401, Lot 2, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being represented by John Kearney, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 11, 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 Helenic Holdings International is the owner of the land and premises located at 260 Cedar Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10401, Lot 2, 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 they are renovating the property and replacing the concrete steps with a wooden porch and roof which will be even with the existing front building line which is 18' existing.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variance to construct a roof covered porch with a setback of 18' and lot coverage of 43%, the Board voted five (5) 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 11th day of September, 2019, the applicant Helenic Holdings International is hereby granted the aforesaid variances for the property located upon Block 10401, Lot 2 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Kevin Bucceroni	Yes
Rich Rosetti	Yes
Arlene Chiumento	Yes
Carmen Scarduzzio	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 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 # 192031D
Ville III, LLC
Block 18601, Lots 7, 8 and 9

WHEREAS, Ville III is the owner of the land and premises located on 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 Use variance to permit 230 townhouses with a density of 6.634 du/ac.and bulk variances and Major subdivision in a R-1 Zone said townhouses are not permitted for the property located upon Block 18601, Lots 7, 8 and 9, as shown on the Official Map of the Township of Gloucester, located in a R-1 Zone, said application being represented by Robert Mintz, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 11, 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 Ville III is the owner of the land and premises located on Sicklerville Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18601, Lots 7, 8 and 9, 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 produced Harvey Sternberg, owner, Steven Bach, Engineer and Planner and David Shropshire, Traffic Engineer.

Introduced into evidence were A-1, Zoning Exhibit, A-2 Aerial of Site, and A-3 Conceptual subdivision, A-4 Layout of Townhomes, A-5 to A-8 Models of the townhomes and A-9 Parking layout.

Mr. Sternberg stated the site is 34.72 acres and wants to build 230 townhomes with a density of 6.624 units per acre. He testified he developed the Village of Cross Keys down the street from this site and had this density and the job is completely sold out.

Steve Bach, a Professional Planner and Engineer, testified on behalf of the applicant. He stated the site is across from the Mullen School and also abuts the expressway. The density is the same as used at the Village of Cross Keys and would be built with 4 to 7 units attached. He described the landscaping along Sicklerville Road and the decorative crosswalks and curbs, street lighting and open space. He stated there are two road accesses and they would upgrade the traffic light at the Mullen School. The lots would be 2000 square feet with 20 fronts and a 30' buffer along Sicklerville Road. He stated the site has failed to develop as R-1 zoning and this is a good infill parcel. The density is the same as the SCR Zone and the site is particularly suited by buffering, can accommodate storm water, will mitigate traffic and is complimentary with other uses in the area and is a good transition between R-3, Mulberry Station and the Village of Cross Keys. He testified the purpose of zoning are advanced by N.J.S.A 40A; 55 D-1 section (a) and (g).

David Shropshire, a Traffic Engineer, testified the project would produce 106 A.M. trips and 129 P.M. trips and these would be lower than other permitted uses. He said the addition of turning lanes and updating the traffic light will be a benefit to the area.

Mr. Mellet, the Board Engineer expressed concern about the density and traffic at the intersection.

5. Approximately 11 residents spoke in opposition to the project. Among their concerns were Sicklerville Road is already overly congested with traffic and this project will only make matters worse. They also were concerned about the density and suggested the site remain for single family homes or for senior citizen housing.

After hearing the concerns from the Board and the residents the applicant withdrew the density variance, subdivision and bulk variances and requested the Board to vote on the Use only and they would come back to the Board with a revised plan.

UPON MOTION duly made and seconded to grant the applicant a Use variance to permit townhouses in a R-1 Zone, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 11th day of September, 2019, the applicant Ville III is hereby granted the aforesaid Use variance for the property located upon Block 18601, Lots 7, 8 and 9 as

shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Kevin Bucceroni	Yes
Rich Rosetti	Yes
Arlene Chiumento	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 9th 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
Department of Community Development & Planning

RE: ***APPLICATION #192039C***
George Reese
514 East Lake Avenue
BLOCK 11805 LOT 5

DATE: September 24, 2019

The above application is to permit a 24-foot round swimming pool within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±7,500 sf[1]	enc
Minimum lot frontage	75 ft.	75 ft.[1]	yes
Minimum lot depth	125 ft.	100 ft.[1]	enc
Maximum building coverage	20%	±26.8%[1,2]	enc
Maximum lot coverage	**40%**	**±46%[1,2]**	**no***
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (addition)	30 ft.	n/p	---
Side yard (dwelling)	10 ft.	n/p	--=-
Rear yard (addition)	30 ft.	n/p	---
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a
RESIDENTIAL SWIMMING POOL REQUIREMENTS			
Front yard	30 ft.	n/a	n/a
Side yard	10 ft.	43 ft.	yes
Side yard	**10 ft.**	**8ft.**	**no***
Rear yard	**10 ft.**	**8 ft.**	**no***
Distance from dwelling	**10 ft.**	**7 ft. 8 in.**	**no***

[1] = Tax Map data.
[2] = Scaled data.
* = Variance required.

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

II. VARIANCE COMMENTS

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

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

1. Lot coverage: (±46%. provided v. 40%. maximum allowed).

§422.K, Residential Swimming Pools and Cabana

2. Side yard: 8 ft. provided v. 10 ft. minimum required).
3. Rear yard: 8 ft. provided v. 10 ft. minimum required).
4. Distance from dwelling: (7 ft. 8 in. provided v. 10 ft. min. required).

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

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

5. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
6. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F - R-3, Residential – Area, Yard, Height & Building Coverage to permit a lot coverage of approximately forty six (46) percent (40% maximum allowed) and from Section 422.K, Residential Swimming Pools and Cabana to permit a swimming pool eight (8) feet from the side and rear property lines (10 ft. minimum required) and seven (7) feet eight (8) inches from the dwelling (10 ft. minimum required).

VI. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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

cc: George Reese
Anthony Costa, Esq.
James Mellett, PE

Update Permit # 13444

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[1]: _____ Application №.: #192039C

Taxes Paid Yes/No (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees 160.00 Project # 13462

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

Escr. 150.00 Escr.# 13463

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: George Reese	Name(s): George Reese
Address: 514 East Lake Ave	Address: 514 East Lake Ave
City: Blackwood	City: Blackwood
State, Zip: NJ 08012	State, Zip: NJ 08012
Phone: (609) 634-5649 Fax: (___) ___-____	Phone: (609) 634-5649 Fax: (___) ___-____
Email: GReese870@ymail.com	

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☒ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED BY: _____

[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
(R3)	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: _____

6. Name of Persons Preparing Plans and Reports:

Name: Anchor Pools	Name:
Address: 1000 N Blackhorse Pike	Address:
Profession: Pool Sales	Profession:
City: Blackwood	City:
State, Zip: NJ 08012	State, Zip:
Phone: (856) 374-8308 Fax: (___) ___-____	Phone: (___) ___-____ Fax: (___) ___-____
Email:	Email:

7. Location of Property:

Street Address: 514 East Lake Ave Block(s): 11805

Tract Area: Lot(s): 5

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): Shape + Size pool, setbacks

Round 24ft. Pool. Setbacks are size of yard to property line & sunroom. From Rear & Right side Property line pool would be 8ft. & from sun room & house 7ft. 8 In.

9. Property:

Number of Existing Lots: ____

Number of Proposed Lots: ____

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
Front setback 1	
Front setback 2	
Rear setback	8 Ft.
Side setback 1	8 Ft.
Side setback 2	7 Ft. 8 In.
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

*E.O.P. = Edge Of Pavement

Pool Requirements	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	8 ft.
Setback from property line 2	8 ft.
Distance from dwelling	7 ft. 8 In.

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

George Rose — 9-9-19

Signature of Applicant — Date

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

9-9-19
Date

Signature

George Reese
Print Name

Sworn and Subscribed to before me this 9th day of September 2019 (Year).

Signature

Karen A. Bonelli
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?	☒ No ☐ Yes
B.	Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☒ No ☐ Yes
C.	Is this application for approval on a site or sites for commercial purposes?	☒ No ☐ Yes
D.	Is the applicant a corporation?	☒ No ☐ Yes
E.	Is the applicant a limited liability corporation?	☒ No ☐ Yes
F.	Is the applicant a partnership?	☒ No ☐ Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock 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). ☐ No ☐ Yes

Signature of Applicant

9-9-19
Date

George Reese
Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 9-5-19, shows and discloses the premises in its entirety, described as Block 11805 Lot 5; 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:

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

George Reese
Name of property owner or applicant

Sworn and subscribed to
On this 9th day of September
20 19 before the following authority.

Karen A. Bonelli
Notary public

KAREN A. BONELLI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/28/2021

Fence Line
8.27.19
9ft. 8 In.
43ft. 6 In.
Sunroom
30 Ft.
Fence Line
7ft. 8 In.
Pool
24ft.
7ft. 8 In.
8 ft.
6ft.
39 ft. 8 In.

ZONING PERMIT DENIED

514 LAKE AVE
Block/Lot 11805/5

Applicant
REESE GEORGE A
514 LAKE AVENUE
BLACKWOOD NJ 08012

Real Estate Owner
REESE GEORGE A
514 LAKE AVENUE
BLACKWOOD NJ 08012

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

Zone
R3
Application is
Denied

Comments on Decision:
Pool must be located a minimum of 10' from dwelling, side and rear property lines. 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
August 28, 2019

Applic No. 13444

Cut Here

Update to include fence
fenced old pool
Zoning Officer
9/9/19

RECEIVED
SEP 09 2019
BY:

Deliver to...

REESE GEORGE A
514 LAKE AVENUE
BLACKWOOD NJ 08012

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: George A Reese

Address: 514 E. Lake Ave Blackwood NJ 08012

Block: 11605 Lot: 5

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

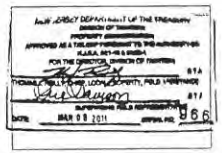
RECEIVED
SEP 19
BY:

Printed on recycled pape

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)
www.glotwp.com

REVISIONS		
1/1/2010	CRAIG F. REMINGTON	23924

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

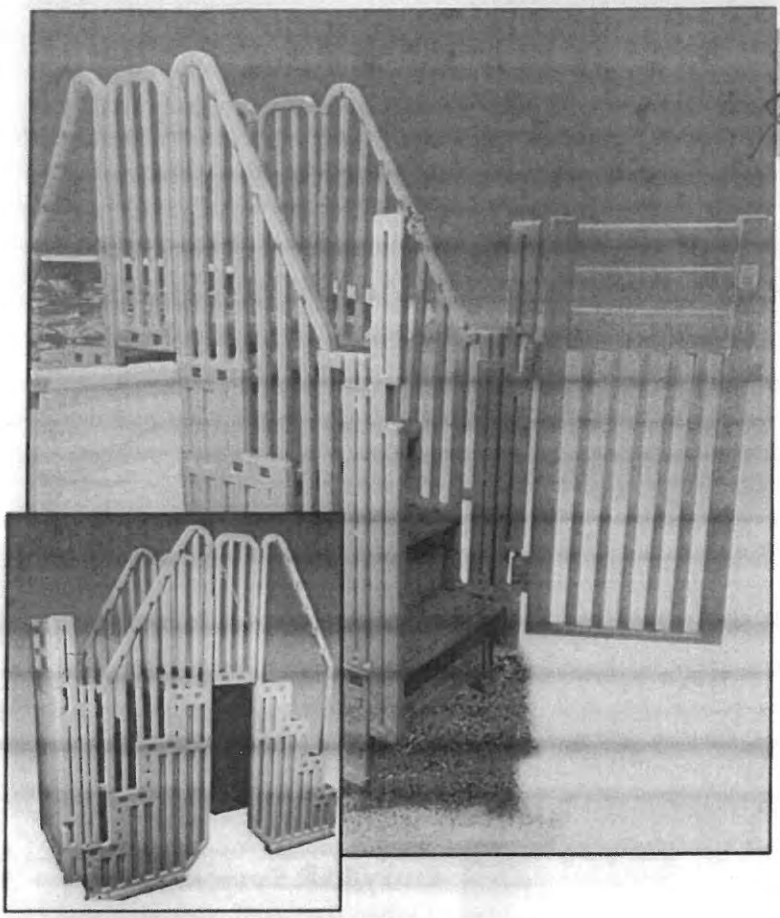
SCALE: 1" = 50' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
24 GA 28003800
REMINGTON & VERNICK ENGINEERS
232 KING'S HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595 FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

118

ENCLOSURE SYSTEM

Model S.E.S.-X



Confer-Step Enclosure System

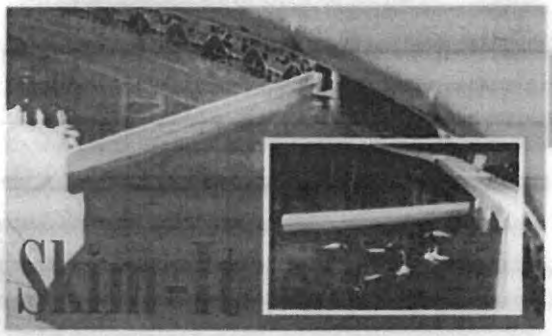
The Enclosure System provides security first, by enclosing the steps with pickets, and secondly, with its self-closing, self-latching gate. It meets current BOCA codes and satisfies most building inspectors.

Using the Step-Enc-X Kit allows two #Step-1X units to be joined together, enclosed, and gated to restrict access by small children. Kit consists of connecting step, connecting rails, enclosure pickets and rails, and a self-closing, self-latching gate. **Includes automatic gate closer**

Note: For best results place outside step units on level patio blocks.

- Weight limit: **400 lbs.**

To make the complete System you will need:
(2) #Step-1X units (2 cartons)
(1) #Step-ENC-X Kit w/gate (2 cartons)
(total of 4 cartons)



Skim-It

- Increases skimmer efficiency
- Attaches easily to most skimmers without tools
- Low cost, easy to use
- Blade is easily removable when swimming

Important: **Consult your local building department for installation of your pool and equipment. For safety, all of our products should be used with competent supervision.**

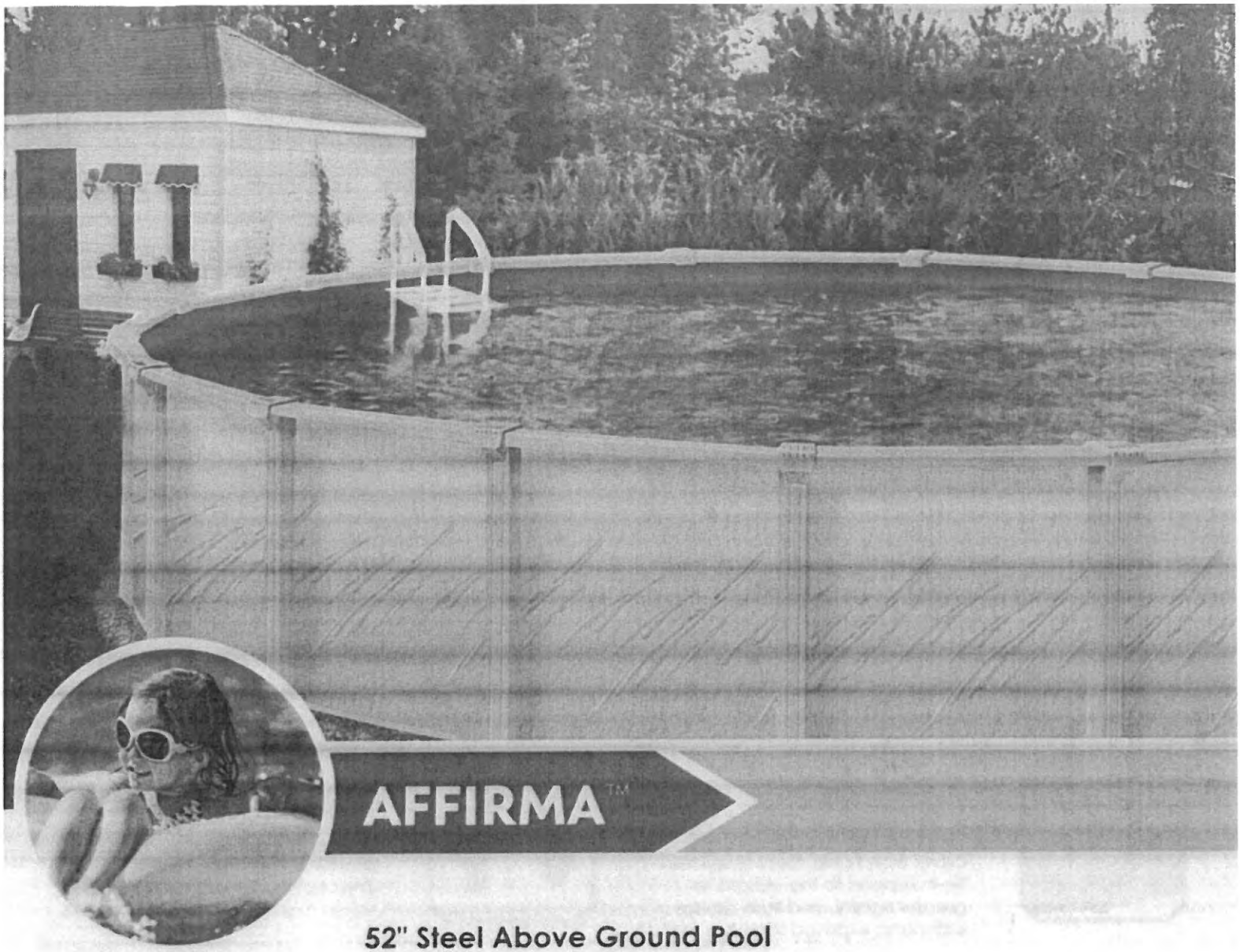
CONFER plastics inc.
97 Witmer Road
North Tonawanda, NY USA 14120-2421
800-635-3213 | Fax: 716-694-3102
www.conferladders.com
email: ladders@conferplastics.com

PROUDLY MADE IN THE USA

PRINTED IN THE USA

Product and specifications subject to change without notice

03/19



AFFIRMA™

52" Steel Above Ground Pool

The Affirma™ steel structure is protected by a combination of finishes that optimize its resistance to corrosion, while preventing condensation between the liner and the wall. This ensures dependable durability for many summers of enjoyment! Its neutral color palette ensures it will complement any backyard décor.

AVAILABLE SIZES:

ROUND 15' • 18' • 21' • 24' • 27'

OVAL 12' x 24' • 15' x 30'

ENDLESS SUMMER
ABOVE GROUND POOLS

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 #192039C
George Reese
514 E. Lake Avenue, Blackwood, NJ 08012
Block 11805, Lot 5

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 9, 2019

APPLICATION No. #192039C

APPLICANT: GEORGE REESE

PROJECT No. 13462

BLOCK(S): 11805 LOT(S): 5

LOCATION: 514 E. LAKE AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ New Application - Bulk C
- ☐ 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 and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

REVIEWED
DATE: 9/14/19
BY: Pete Urso
Fire Marshal
WITH COMMENT ☐
WITHOUT COMMENT ☒
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 541
BLACKWOOD, N.J. 08012

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

RECEIVED
BY:

Signature

Bnt 70

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 9, 2019

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- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

RECEIVED SEP 11 2019

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

OK 91119 JLC — Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 9, 2019

APPLICATION No. #192039C

APPLICANT: GEORGE REESE

PROJECT No. 13462

BLOCK(S): 11805 LOT(S): 5

LOCATION: 514 E. LAKE AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
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- ☐ G.T.M.U.A.
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- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

Signature

assem 9/10/19

Above ground pool, not a permanent fixture. OK - no problem.

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #192038C***
Phillip Pimpinello
42 Edinburgh road
BLOCK 12802 LOT 10

DATE: September 24, 2019

The above application is to permit a 15' x 25' attached private garage within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±10,923 sf	yes
Minimum lot frontage	75 ft.	91.31 ft.	yes
Minimum lot depth	125 ft.	153.66 ft.	yes
Maximum building coverage	20%	±14.8%[1]	yes
Maximum lot coverage	40%	±26.5%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (addition)	30 ft.	32.87 ft.	yes
Side yard (dwelling)	10 ft.	19.48 ft.	yes
Side yard (addition)	**10 ft.**	**±6 ft.[1]**	**no***
Rear yard (addition)	30 ft.	±92 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

[1] = Scaled data.
* = Variance required.

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

II. VARIANCE COMMENTS

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

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

1. side yard: (±6 ft. provided v. 10 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit an attached private garage approximately six (6) feet from the side property line (30 ft. minimum required).

VI. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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

cc: Phillip Pimpinello
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[1]: _____ Application №.: #192038C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 160.00 Project # 13435

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

Escr. 1500 Escr.# 13435

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Phillip Pimpinello
Address: 42 Edinburgh Rd.
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 796-9058 Fax: (___) ___-____
Email: ppimpinello@icloud.com

2. Owner(s) (List all Owners)

Name(s): Samantha Solano
Address: 42 Edinburgh Rd.
City: Blackwood
State, Zip: NJ 08012
Phone: (609) 444-9231 Fax: (___) ___-____

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☑ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED AUG 2 [illegible] By: _____

[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
R3	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: _____

6. Name of Persons Preparing Plans and Reports:

Name: Phillip Pimpinello	Name:
Address: 42 Edinburgh Rd.	Address:
Profession:	Profession:
City: Blackwood	City:
State, Zip: NJ, 08012	State, Zip:
Phone:(__)__-____ Fax:(__)__-____	Phone:(__)__-____ Fax:(__)__-____
Email:	Email:

7. Location of Property: 42 Edinburgh Rd. Blackwood NJ, 08012

Street Address: 42 Edinburgh Rd. Block(s): 12802

Tract Area: Lot(s): 10

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): Attached Garage wood/siding

Size W 15' x L 25' x H 14'

W/Front setback 32.87 Side setback 1 = 10.22'

~~2 = 6.5"~~ 2 = 6.5

9. Property:

Number of Existing Lots: _____

Number of Proposed Lots: _____

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
Front setback 1	32.87'
Front setback 2	32.87'
Rear setback	96'
Side setback 1	10.22'
Side setback 2	6.5'
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

*E.O.P. = Edge Of Pavement.

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

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

Garage Application	
Garage Area	375 sq. ft.
Garage height	14'
Number of garages	1
(Include attached garage if applicable)	
Number of stories	1

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

Phillip Pimpinella — Signature of Applicant

8/20/19 — 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).**

8/20/19
Date

Phillip Pimpinella
Signature

Phillip Pimpinello
Print Name

Sworn and Subscribed to before me this

20 day of August,

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?	☒ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☒ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☒ No	☐ Yes
D. Is the applicant a corporation?	☒ No	☐ Yes
E. Is the applicant a limited liability corporation?	☒ No	☐ Yes
F. Is the applicant a partnership?	☒ No	☐ Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock 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). ☒ No ☐ Yes

Phillip Pimpinella
Signature of Applicant

8/20/19
Date

Phillip Pimpinello
Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 8/27/19, shows and discloses the premises in its entirety, described as Block _____ Lot _____; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

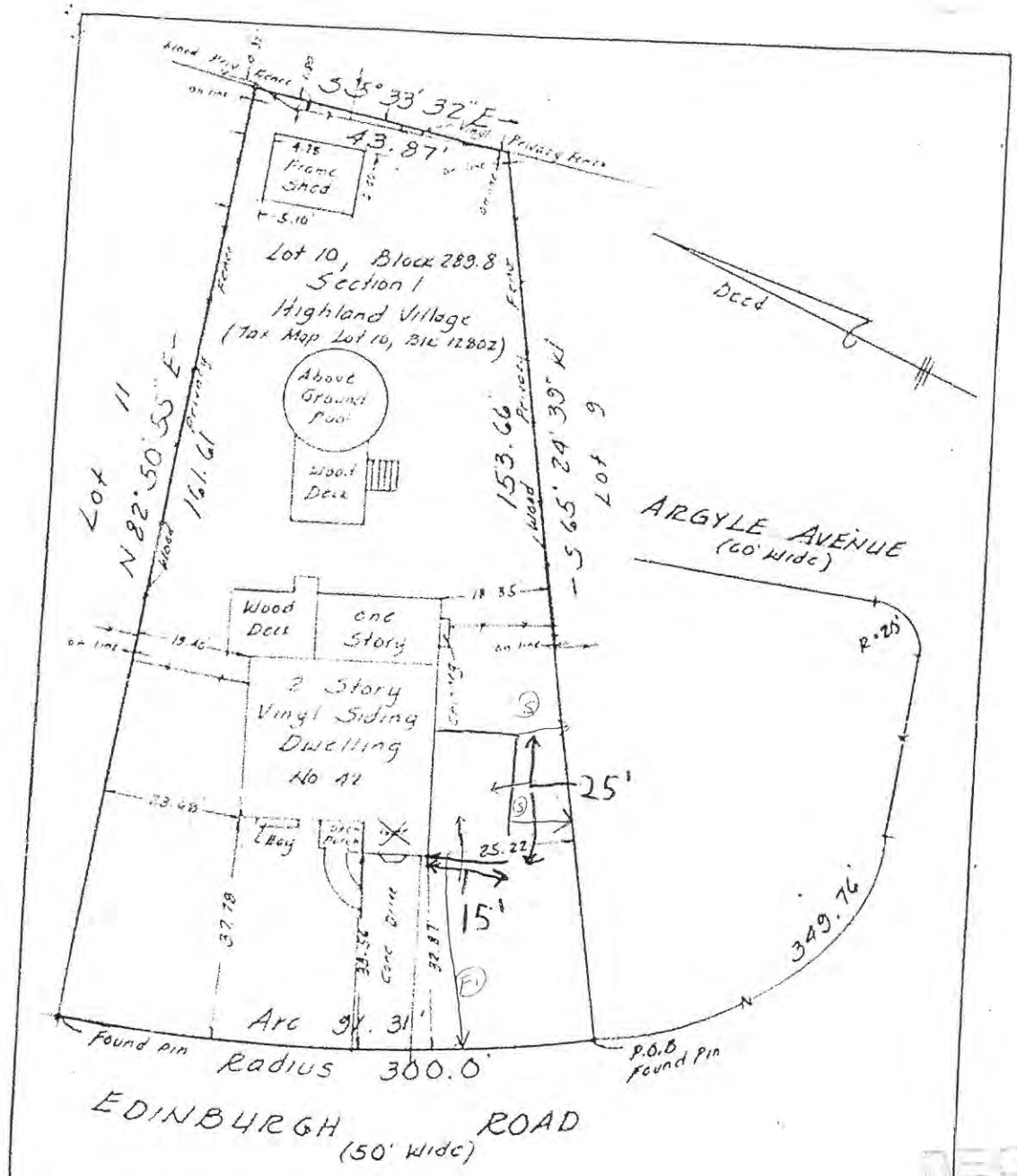
Phillip Pimpinello of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Phillip Pimpinella
Name of property owner or applicant

Sworn and subscribed to
On this 27th day of August,
2019 before the following authority.

Notary public

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



To: Trident Land Transfer Co (NJ) LP
J.P. Morgan Chase, N.A. Its Successors and/or assigns

TO Daniel P. Collins & Kelly E. Lehman

any insurer of title relying hereon and any other party in interest.

In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown hereon. Responsibility limited to current transaction.

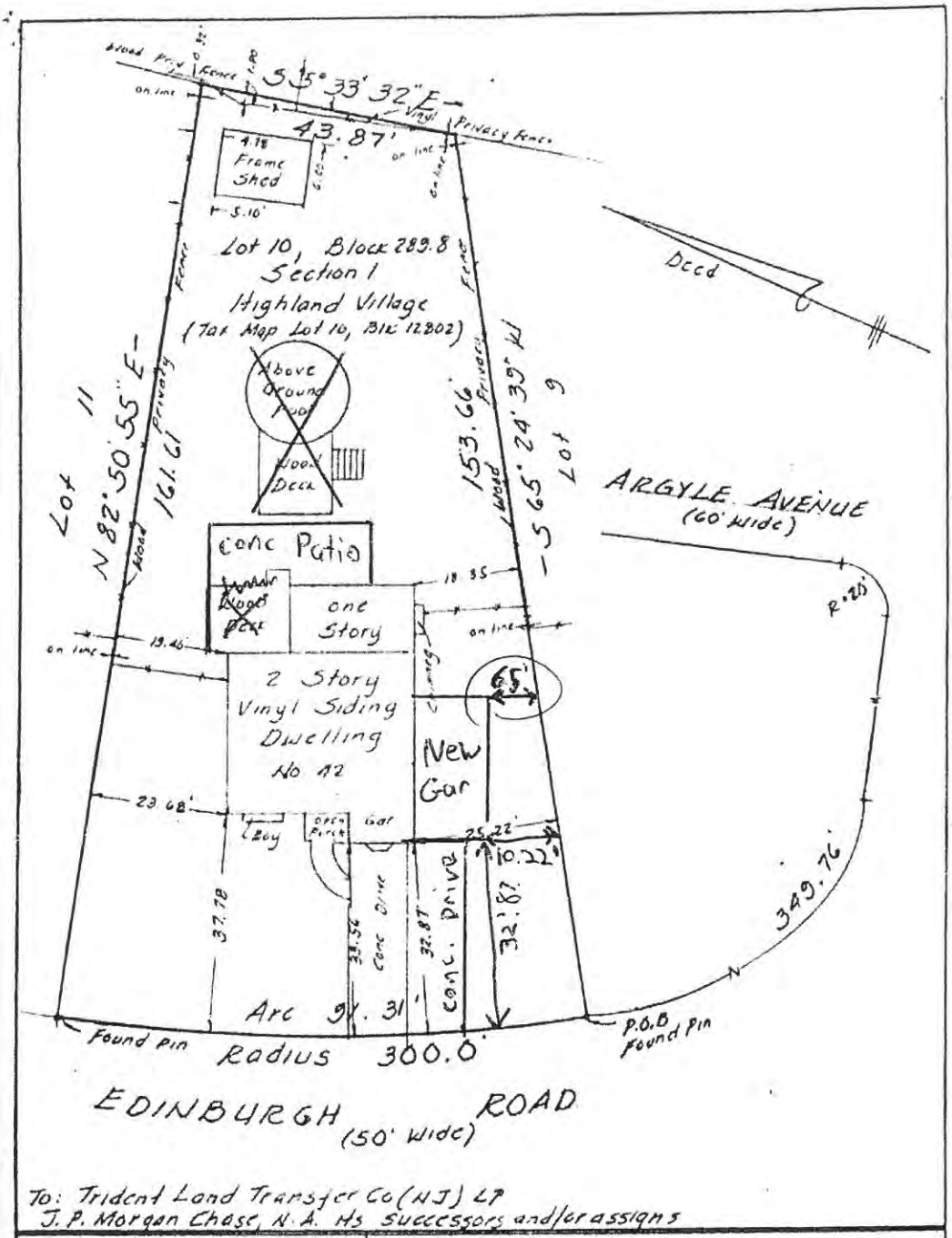
RICHARD S. HUMPHRIES
P.L.S. N.J. LIC. 34858
DATE OF SURVEY MAY 20, 2010

Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
Certificate of Authorization 24GA28052300
813 Haddon Ave., Collingswood, NJ 08108

Survey of Premises

NO. 42 EDINBURGH ROAD
GLOUCESTER TOWNSHIP
CAMDEN Co. New Jersey
Scale — 1" = 20' 525-1

856-854-5229



To: Trident Land Transfer Co (NJ) LP
J. P. Morgan Chase, N.A. Its Successors and/or assigns

Daniel P. Collins &
to Kelly E. Lehman
any insurer of title relying hereon and any other party in interest.

In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown hereon. Responsibility limited to current transaction.

Richard S. Humphries

RICHARD S. HUMPHRIES
P.L.S. N.J. LIC. 34858
DATE OF SURVEY MAY 20, 2010

Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
Certificate of Authorization 24GA28052300
813 Haddon Ave., Collingswood, NJ 08108

Survey of Premises

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CAMDEN Co. New Jersey
Scale — 1" = 20' 525-1

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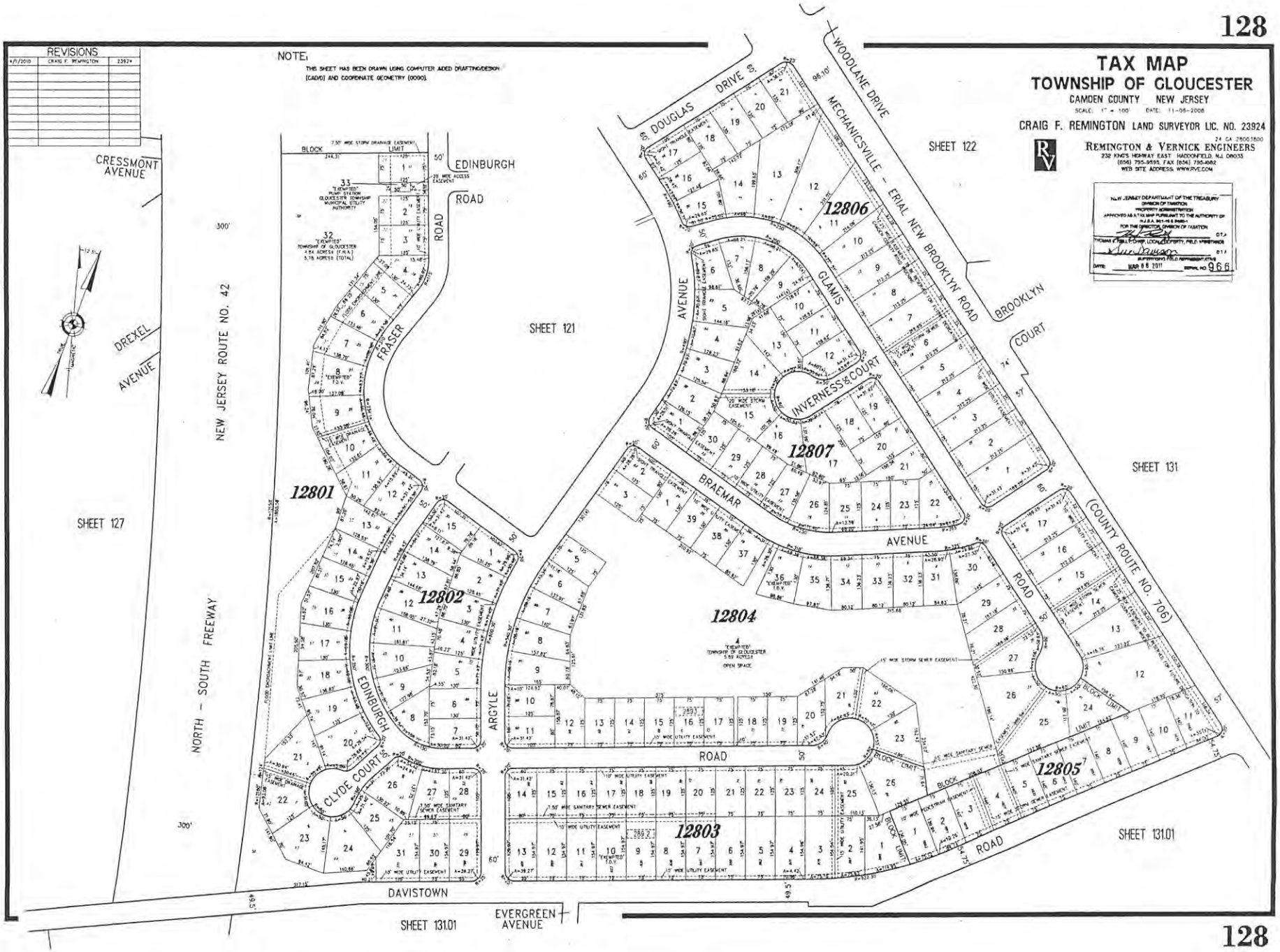

REVISIONS
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595 FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM
SHEET 121
SHEET 122
SHEET 127
SHEET 131
SHEET 131.01
SHEET 131.01
12801
12802
12803
12804
12805
12806
12807
CRESSMONT AVENUE
DREXEL AVENUE
NEW JERSEY ROUTE NO. 42
NORTH - SOUTH FREEWAY
FRASER ROAD
EDINBURGH ROAD
CLYDE COURTS
ARGYLE ROAD
DOUGLAS DRIVE
MECHANICSVILLE - ERIAL NEW BROOKLYN ROAD
WOODLANE DRIVE
GLAMIS AVENUE
INVERNESS COURT
BRAEMAR AVENUE
BROOKLYN COURT
(COUNTY ROUTE NO. 706)
DAVISTOWN
EVERGREEN AVENUE
OPEN SPACE

128

ZONING PERMIT DENIED

42 EDINBURGH RD
Block/Lot 12802/10

Applicant
PIMPINELLO PHILIP & SOLANO SAMANTH
42 EDINBURGH ROAD
BLACKWOOD NJ 08012

Real Estate Owner
PIMPINELLO PHILIP & SOLANO SAMANTH
42 EDINBURGH ROAD
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for
a proposed 25'X15' attached garage located 18' from the side property line and 32' from the front property line.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Side yard setback is 10'. 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
August 20, 2019

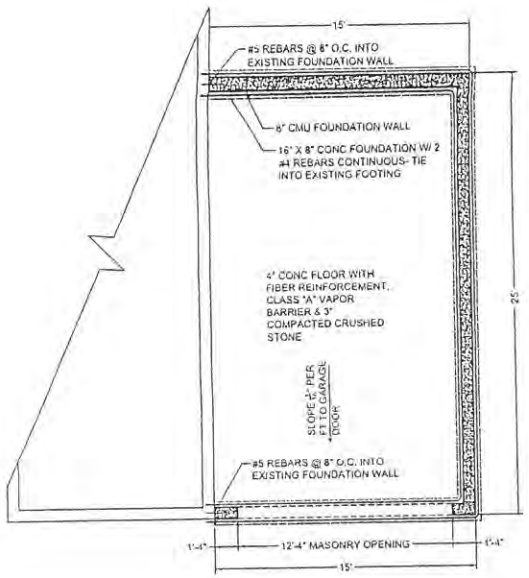
Applic No. 12970

Cut Here

RECEIVED
AUG 2 6 2019
BY:

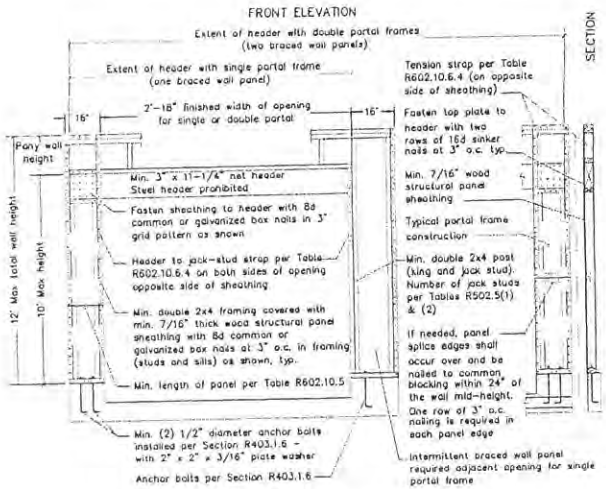
Deliver to...

PIMPINELLO PHILIP & SOLANO SAMANTH
42 EDINBURGH ROAD
BLACKWOOD NJ 08012



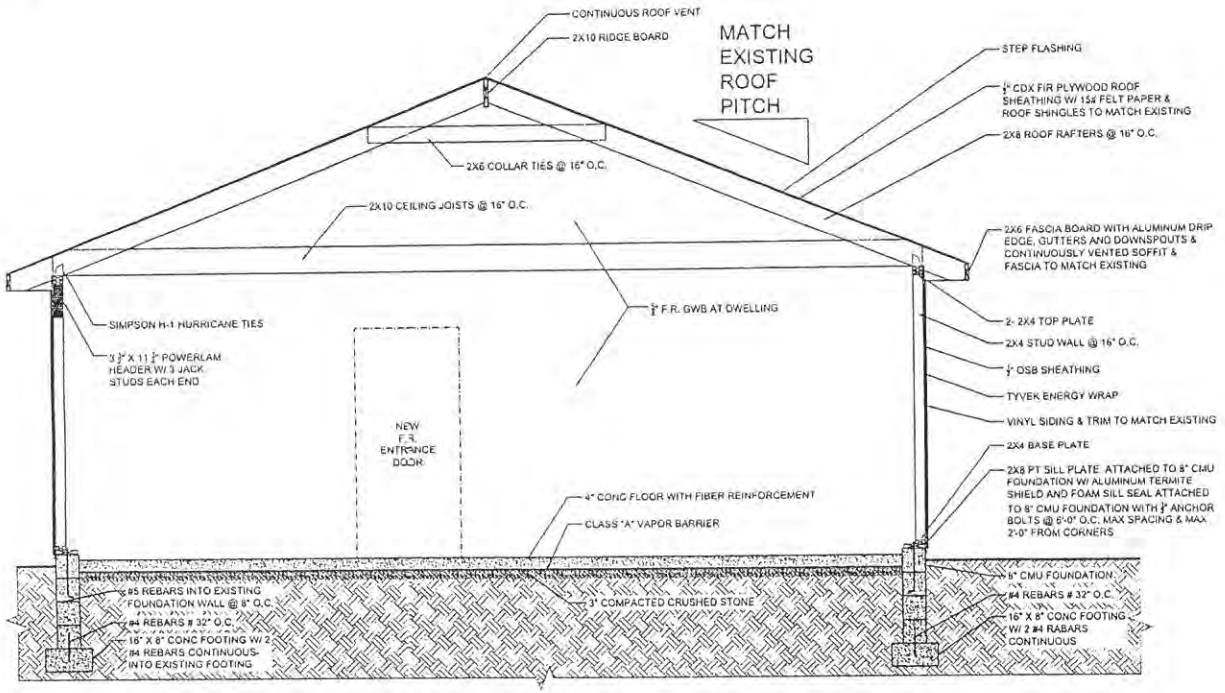
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



WALL BRACING DETAIL

SCALE: NONE



BUILDING SECTION

SCALE: 1/4" = 1'-0"

GARAGE ADDITION PLANS

BUILDING PLAN REVIEW

Philip Pimpinello
42 Edinburgh Road
Blackwood, NJ 08012
Phone: 856-796-0058

REVISION	
DATE:	COMMEN
6-20-19	
8-19-19	PER CODE
SCALE: AS NOTED	
DATE: JUNE 20, 2019	

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: Philip Pinpinella & Samantha Solano

Address: 42 Edinburgh Road

Block: 12802 Lot: 10

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

RECEIVED
AUG 2

Printed on recycled pape

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)
www.glotwp.com

Bin 63

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: AUGUST 28, 2019 **APPLICATION No. #192038C**

APPLICANT: PHILLIP PIMPINELLO **PROJECT No. 13435**

BLOCK(S): 12802 LOT(S): 10

LOCATION: 42 EDINBURGH RD., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☒ **New Application - Bulk C** ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by SEPTEMBER 9, 2019***

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

RECEIVED SEP 09 2019 BY:

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

OK 9-9-19 JKG BHS

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: AUGUST 28, 2019 **APPLICATION No. #192038C**

APPLICANT: PHILLIP PIMPINELLO **PROJECT No. 13435**

BLOCK(S): 12802 LOT(S): 10

LOCATION: 42 EDINBURGH RD., BLACKWOOD, NJ 08012

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- ☐ N.J. American Water Co.
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- ☐ Traffic Officer
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- ☐ **Construction**
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- ☐ G.T.M.U.A.
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PURPOSE OF TRANSMITTAL:

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☐ For Your Files.

Attached garage sideyard var. required.

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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

No Issues.

Signature

9/3/19

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 3, 2019

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

Re: Application #192038C
Phillip Pimpinello
42 Edinburgh Road, Blackwood, NJ 08012
Block 12802, Lot 10

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: AUGUST 28, 2019 **APPLICATION No. #1920-38C**

APPLICANT: PHILLIP PIMPINELLO **PROJECT No. 13435**

BLOCK(S): 12802 LOT(S): 10

LOCATION: 42 EDINBURGH RD., BLACKWOOD, NJ 08012

RECEIVED SEP 03 2019

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ New Application - Bulk C
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by SEPTEMBER 9, 2019***
- ☐ For Your Files.

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- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

REVIEWED
DATE: 9/4/19
BY: Pete Urso
Fire Marshal
WITH COMMENT ☐
WITHOUT COMMENT ☒
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 541
BLACKWOOD, N.J. 08012

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

Signature

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 #19040C**
Heather Holland
10 Prospect Avenue
BLOCK 10603, LOTS 16 and 17

DATE: September 24, 2019

The above application is to permit a six (6) foot high vinyl fence and three (3) separate decks: 10.41' x 15' rear deck, 5' x 7' side deck, and a 5' x 7' front deck in the R-3 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	9,176 sf	enc
Minimum lot frontage	75 ft.	120 ft.	yes
Minimum lot depth	125 ft.	77.40 ft.	enc
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.**	**9 ft.**	**no***
Side yard (deck)	**10 ft.**	**1.8 ft.**	**no***
Side yard (deck)	10 ft.	±69 ft.[1]	yes
Rear yard (deck)	**30 ft.**	**17.5 ft.**	**no***
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

[1] = Scaled data.
enc = existing nonconformance.
* = Variance required.

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

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: (9 ft. provided v. 30 ft. minimum required)
2. Side yard: (1.8 ft. provided v. 10 ft. minimum required)
3. Rear yard: (17.5 ft. provided v. 30 ft. minimum required).

§425.C(3), Fences

4. To install a six (6) foot high vinyl fence zero (0) feet from the property line along Prospect Avenue (15 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:

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

   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 permit a deck in the front yard nine (9) feet from the front property line (30 ft. minimum required), a second deck in the side yard one and eight tenths (1.8) feet from the side property line (10 ft. minimum required), and a third deck in the rea yard seventeen and five tenths (17.5) feet from the rear property line (30 feet minimum required), and from Section 425.C(3) to construct six (6) foot high vinyl fence zero (0) feet from the property line along Prospect Avenue (15 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: Heather Holland
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit # 13443

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[1]: _____ Application №.: #192040C

Taxes Paid Yes/No N/A (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 160.00 Project # 13469

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

Escr. 150.00 Escr.# 13469

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Heather Holland
Address: 10 Prospect Avenue
City: Blackwood
State, Zip: NJ 08012
Phone: 609 634 9130 Fax: (___) ___-____
Email: heather concannon@yahoo.com

2. Owner(s) (List all Owners)

Name(s): Heather Holland + Kathleen Dye
Address: [redacted] 10 Prospect Ave
City: Blackwood, [redacted]
State, Zip: NJ, 08012
Phone: (609) 634-9130 Fax: (___) ___-____

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☑ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED SEP 10 2020 BY:

[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
R3	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: _____

6. Name of Persons Preparing Plans and Reports:

Name: Heather Holland	Name:
Address: 10 Prospect Ave	Address:
Profession: Special Education Teacher	Profession:
City: Blackwood	City:
State, Zip: NJ 08012	State, Zip:
Phone: 609) 634-9130 Fax: (___) ___-____	Phone: (___) ___-____ Fax: (___) ___-____
Email: heatherconcannon@yahoo.com	Email:

7. Location of Property:

Street Address: 10 Prospect Avenue Block(s): 10603

Tract Area: _____ Lot(s): 16/17

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): 6' FRONT YARD VINYL FENCE (30' of fencing)
10'5" x 15' attached rear yard deck w/ setback 17.5" R prop/line
5x7' deck 1.8 S prop line 5x7' F deck 9' F s/b#

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
Front setback 1	
Front setback 2	
Rear setback	17'5"
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

ADD Deck to rear of property replacing concrete - putting in tree & (this is a replacement. 16.5 x 15 concrete patio/deck existed previously and was crumbling

Fence Application	Proposed
Setback from E.O.P.*1	30
Setback from E.O.P.*2	
Fence type	Vinyl
Fence height	6 feet

*E.O.P. = Edge Of Pavement.

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

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

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

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

14. Parking and Loading Requirements:

Number of parking spaces required: 2 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

Heather Holland
Signature of Applicant

9/4/19
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).**

Kathleen D. Goetz-Dyess
Signature

9-16-2019
Date

KATHLEEN D. GOETZ-DYESS
Print Name

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

Sworn and Subscribed before me this 16 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?	☒ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☒ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☒ No	☐ Yes
D. Is the applicant a corporation?	☒ No	☐ Yes
E. Is the applicant a limited liability corporation?	☐ No	☒ Yes
F. Is the applicant a partnership?	☐ No	☒ Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock 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). ☐ No ☐ Yes

Kathleen D. Goetz-Dyess
Signature of Applicant

KATHLEEN D. GOETZ-DYESS
Print Name

9/16/19
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 10003 c Lot 17; 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:

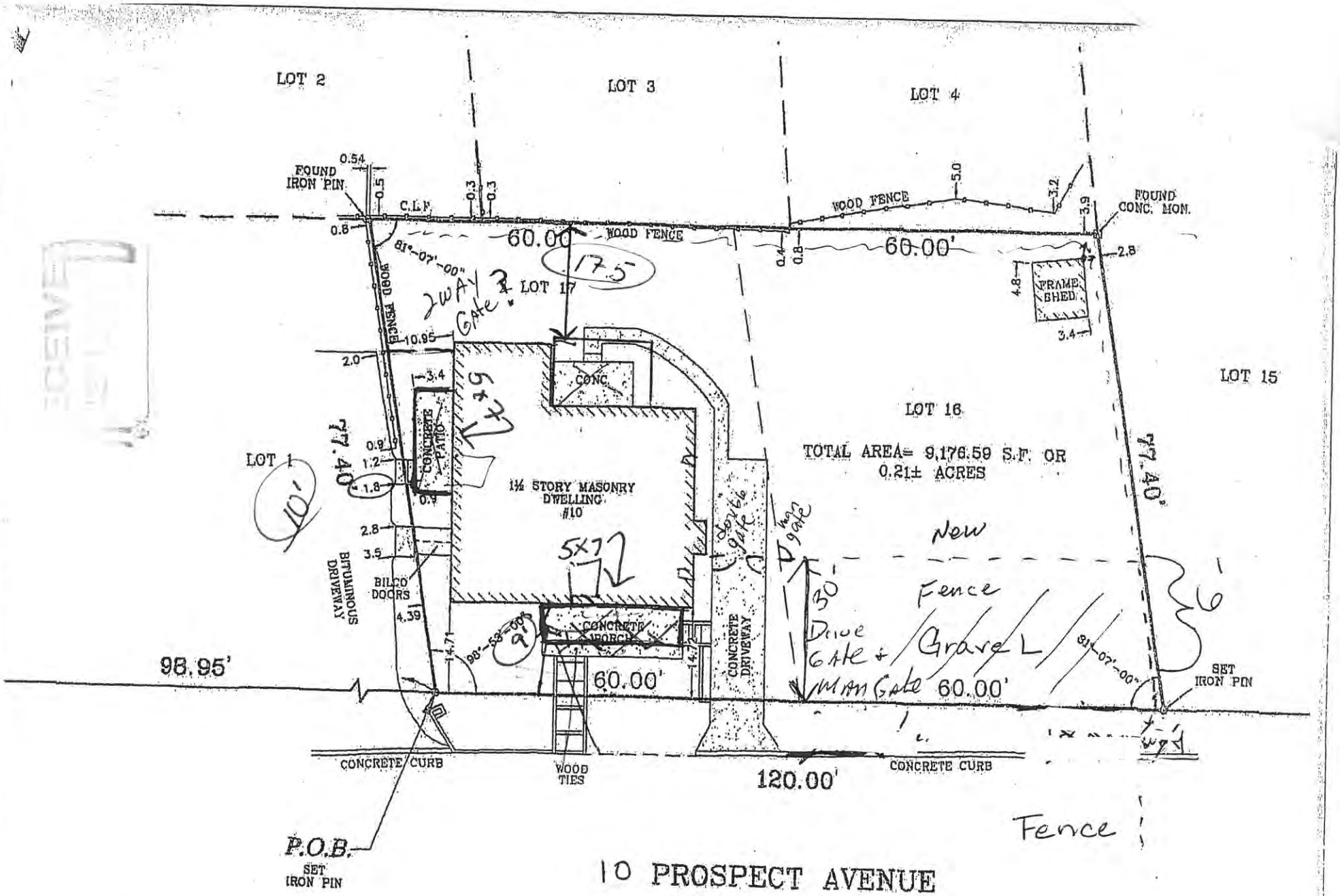
I, Michele Lyn Treger of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Kathleen D. Goetz-Dyess
Name of property owner or applicant

Sworn and subscribed to
On this 16th day of Sept
20 19 before the following authority.

Michele Lyn Treger
Notary public

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



10 PROSPECT AVENUE

A.K.A. PROSPECT STREET

(40' WIDE)

ZONING PERMIT DENIED

10 PROSPECT AVE
Block/Lot 10603/17

Applicant
HOLLAND, HEATHER M & GOETZ KATHLE
10 PROSPECT AVENUE
BLACKWOOD NJ 08012

Real Estate Owner
HOLLAND, HEATHER M & GOETZ KATHLE
10 PROSPECT AVENUE
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for
a proposed 6' front yard fence and a 10'5"X15' attached rear yard deck located 17'5 from rear property line, A 5'x7' side attached frame deck located 1'8" from prop line and a front yard 5"X7" deck located 9' from property line.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Front yard fence requires a Variance from the zoning board of adjustment, also the deck will require a variance approval, a 30' rear yard setback is to be maintained. Please include both the deck and fence on the application.

. 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

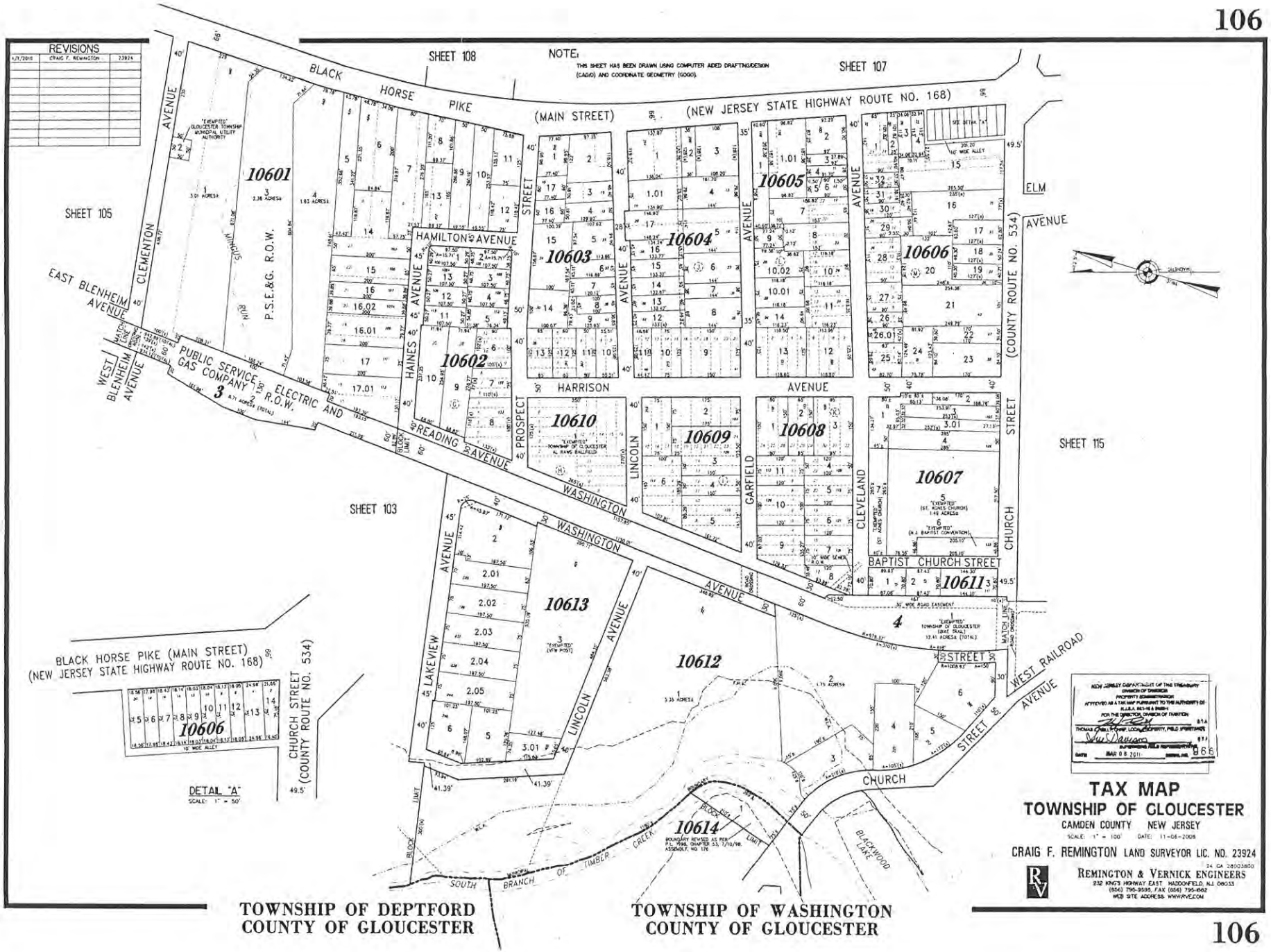
Alisa Ortiz
Zoning Officer
August 28, 2019

Applic No. 13443
7901

Cut Here

Deliver to...

HOLLAND, HEATHER M & GOETZ KATHLE
10 PROSPECT AVENUE
BLACKWOOD NJ 08012


REVISIONS
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).
SHEET 105
SHEET 108
SHEET 107
SHEET 115
SHEET 103
BLACK HORSE PIKE (MAIN STREET) (NEW JERSEY STATE HIGHWAY ROUTE NO. 168)
CLEMENTON AVENUE
EAST BLENHEIM AVENUE
WEST BLENHEIM AVENUE
HAMILTON AVENUE
HAINES AVENUE
PUBLIC SERVICE ELECTRIC AND GAS COMPANY R.O.W.
P.S.E.&G. R.O.W.
READING AVENUE
WASHINGTON AVENUE
HARRISON AVENUE
PROSPECT STREET
LINCOLN AVENUE
GARFIELD AVENUE
CLEVELAND AVENUE
ELM AVENUE
CHURCH STREET (COUNTY ROUTE NO. 534)
BAPTIST CHURCH STREET
LAKEVIEW AVENUE
STREET "B"
WEST RAILROAD AVENUE
CHURCH STREET
BLACKWOOD LAKE
SOUTH BRANCH OF TIMBER CREEK
10601
10602
10603
10604
10605
10606
10607
10608
10609
10610
10611
10612
10613
10614
DETAIL "A"
SCALE: 1" = 50'
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 11-06-2008
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS
232 KING'S HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595 FAX (856) 795-1882
WEB SITE ADDRESS WWW.RVE.COM
TOWNSHIP OF DEPTFORD
COUNTY OF GLOUCESTER
TOWNSHIP OF WASHINGTON
COUNTY OF GLOUCESTER

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: Kathleen Dyess

Address: 10 Prospect Ave, Blackwood, NJ 08012

Block: 10603 Lot: 17

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

Sandra L. Ferguson
Gloucester Township Tax Collector

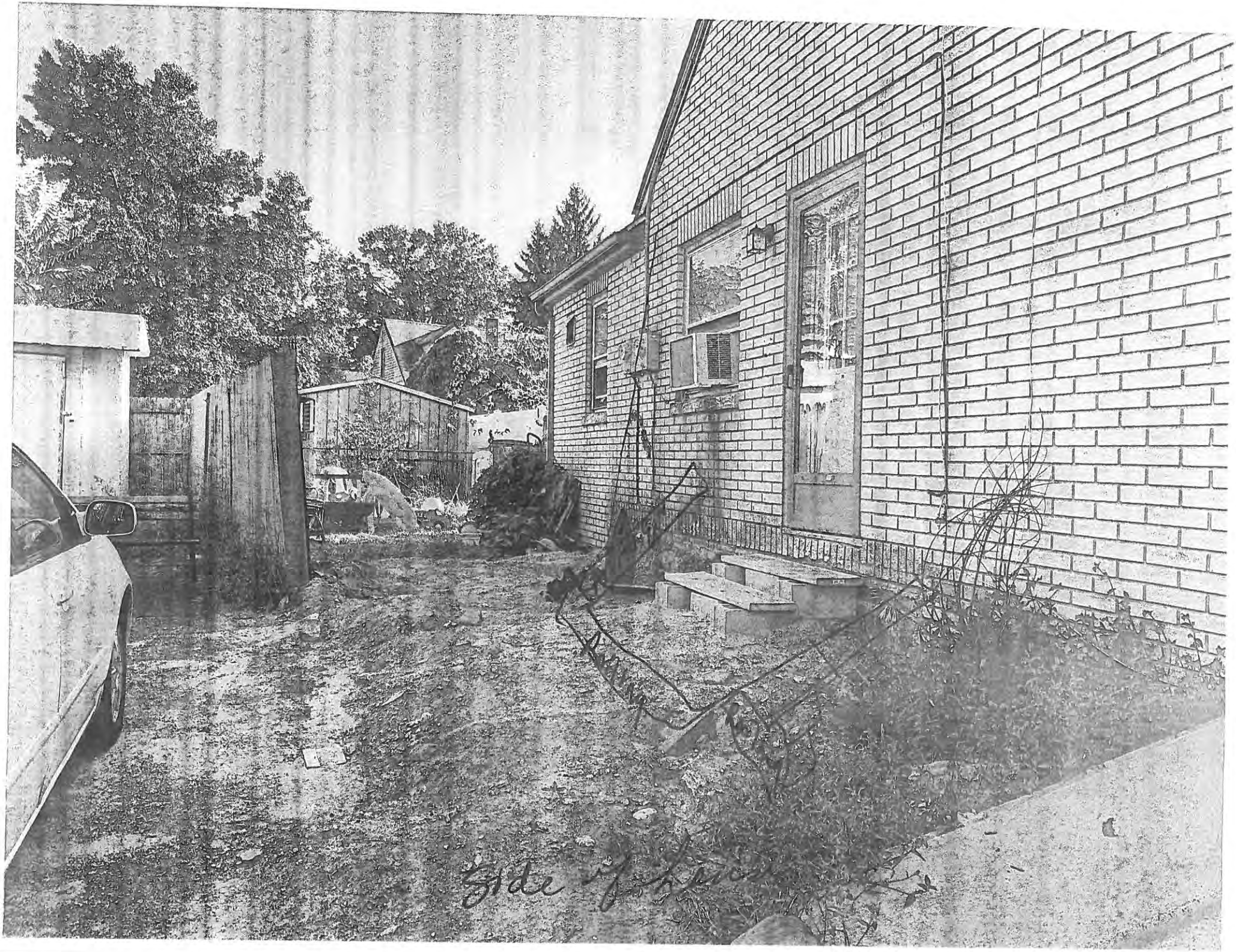
RECEIVED
SEP 10
BY:

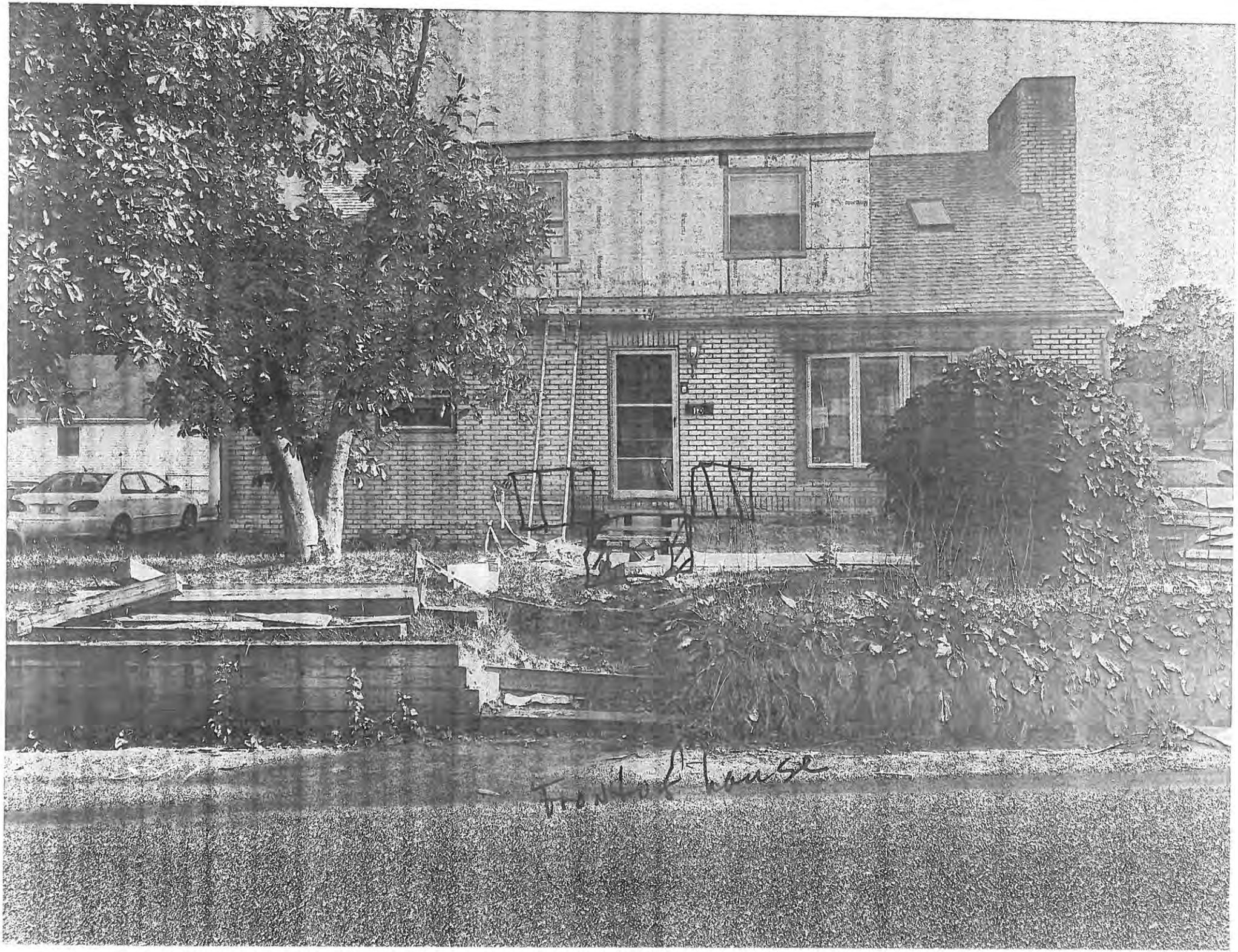
OFFICIAL VERIFICATION
Tax Collector
Gloucester Township
Camden County

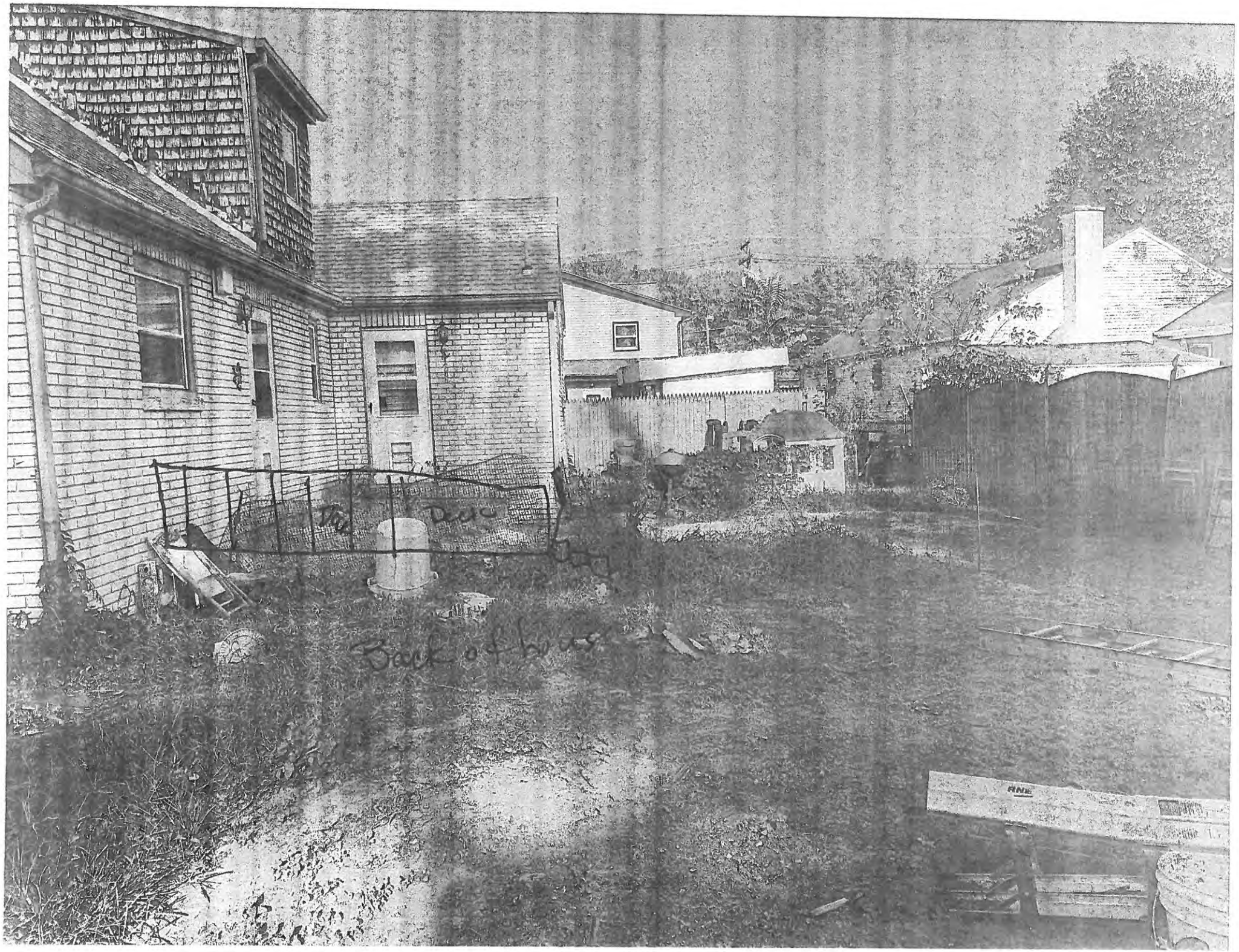
1261 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com

Printed on recycled pape

Side of house


Side Entrance




Back of house

Back of House

Bnk 67

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 10, 2019 APPLICATION No. #192040C

APPLICANT: Kathleen Dyess & Heather Holland PROJECT No. 13469

BLOCK(S): 10603 LOT(S): 16/17

LOCATION: 10 Prospect Ave., Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☒ **New Application - Bulk C** ☐ 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 and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

OK 9-11-19 JTG Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 10, 2019 APPLICATION No. #192040C

APPLICANT: Kathleen Dyess & Heather Holland PROJECT No. 13469

BLOCK(S): 10603 LOT(S): 16/17

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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

RECEIVED

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

No Issues

Signature

Assessor 9/10/19

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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

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

Raymond J. Carr
Executive Director

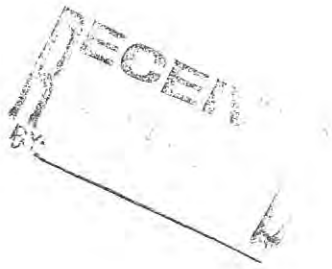
Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

September 16, 2019

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



Re: Application #192040C
Kathleen Dyess & Heather Holland
10 Prospect Avenue, Blackwood, NJ 08012
Block 10603, Lots 16 & 17

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 10, 2019

APPLICATION No. #192040C

APPLICANT: Kathleen Dyess & Heather Holland

PROJECT No. 13469

BLOCK(S): 10603 **LOT(S):** 16/17

LOCATION: 10 Prospect Ave., Blackwood, NJ 08012

RECEIVED SEP 12

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ New Application - Bulk C
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by SEPTEMBER 20, 2019

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- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

REVIEWED
DATE: 9/14/19
BY: Pete URSO
Fire Marshal
WITH COMMENT ☐
WITHOUT COMMENT ☑
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P. O. BOX 541
BLACKWOOD, N.J. 08012

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

Signature

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 #19044C**
Martha Simpson
100 W. Landing Road
BLOCK 5201, LOT 23

DATE: September 24, 2019

The above applicant requests variance approval to construct a 15' x 22' deck within the R-3 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±10,264 sf	yes
Minimum lot frontage Landing Road Atlantic Avenue	 75 ft. 75 ft.	 50 ft. 140.53 ft.	 enc yes
Minimum lot depth	125 ft.	125 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) Landing Road	30 ft.	±48 ft.	yes
Atlantic Avenue	**30 ft.**	**12 ft.**	**no***
Side yard (deck)	10 ft.	n/a	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.
enc = existing nonconformance.
* = Variance required.

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

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: (12 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 permit a deck in the front yard twelve (12) 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: Marth Simpson
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit #

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[1]: _____ Application №.: 19204C

Taxes Paid (Yes)/No DMB (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 1600 Project # 13487

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

Escr. 1500 Escr.# 13487

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: MARTHA Simpson	Name(s): MARTHA Simpson
Address: 100 W Landing Rd	Address: 100 W Landing Rd.
City: Blackwood	City: Blackwood
State, Zip: NJ 08012	State, Zip: NJ 08012
Phone: 239 887-0134 Fax: (___) ___-____	Phone: (239) 887-0134 Fax: (___) ___-____
Email: messie423@gmail.com	

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

☐ Informal Review [2]	☐ Planned Development [2]
☐ Minor Subdivision	☐ Interpretation [2]
☐ Preliminary Major Subdivision [2]	☐ Appeal of Administrative Officer's Decision
☐ Final Major Subdivision	☑ Bulk "C" Variance [2]
☐ Minor Site Plan	☐ Use "D" Variance [2]
☐ Preliminary Major Site Plan [2]	☐ Site Plan Waiver
☐ Final Major Site Plan	☐ Rezoning Request
☐ Conditional Use Approval [2]	☐ Redevelopment Agreement
☐ General Development Plan [2]	☐ _____

RECEIVED BY

[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
R3	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: _____	Firm: _____
Address: _____	State, Zip: _____
City: _____	Phone: (___) ___-____ Fax: (___) ___-____
	Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Kevin Simpson	Name: Martha Simpson
Address: 100 W. Landing Rd.	Address: 100 W Landing Rd
Profession: carpenter	Profession: Retired
City: Blackwood NJ.	City: Blackwood
State, Zip: NJ 08012	State, Zip: NJ 08012
Phone: (267) 908-1660 Fax: ( ) -	Phone: (239) 887-0134 Fax: ( ) -
Email: Kevin7lsimpson@gmail.com	Email: mossic623@gmail.com

7. Location of Property:

Street Address: 100 W. Landing Rd. Block(s): 5201

Tract Area: Lot(s): 23

8. Land Use:

Existing Land Use: SFD

Proposed Land Use (Describe Application): 22x15 attached deck located 12' from second front property line.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots:

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	47'	Setback from E.O.P.*1	
Front setback 2	12'	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: _____ 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

Martha Simpson — Signature of Applicant

9-16-19 — 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).**

9-16-19
Date

Martha Simpson
Signature

MARTHA SIMPSON
Print Name

Sworn and Subscribed to before me this 9 day of Sept, 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?	☑ No ☐ Yes
B.	Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☑ No ☐ Yes
C.	Is this application for approval on a site or sites for commercial purposes?	☑ No ☐ Yes
D.	Is the applicant a corporation?	☑ No ☐ Yes
E.	Is the applicant a limited liability corporation?	☑ No ☐ Yes
F.	Is the applicant a partnership?	☑ No ☐ Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock 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). ☑ No ☐ Yes

Martha Simpson
Signature of Applicant

9-16-19
Date

MARTHA SIMPSON
Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 9-16-19, shows and discloses the premises in its entirety, described as Block 5201 Lot 23; 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:

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

Martha Simpson
Name of property owner or applicant

Sworn and subscribed to
On this 16th day of September
2019 before the following authority.

Notary public

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

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: Martha Simpson

Address: 100 W Landing Road

Block: 5201 Lot: 23

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

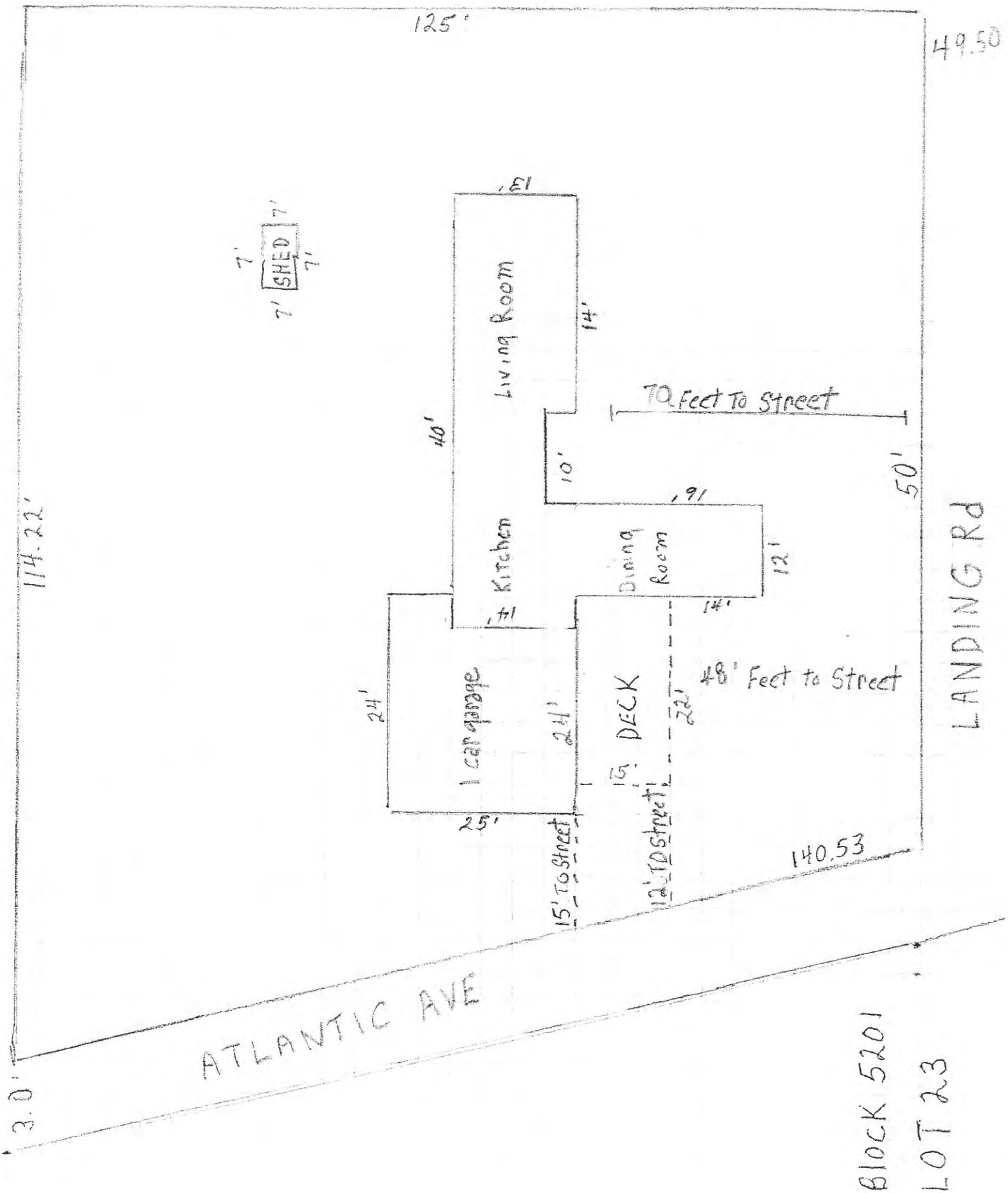
Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

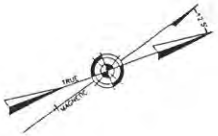
1261 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com

Printed on recycled pape


125'
49.50
13'
7'
SHED
7'
7'
7'
Living Room
14'
40'
70 Feet To Street
10'
50'
16'
114.22'
Kitchen
Dining Room
12'
14'
14'
48' Feet to Street
24'
1 cargarage
24'
DECK
22'
15'
25'
15' To Street
12' To Street
140.53
LANDING Rd
ATLANTIC AVE
3.0'
BLOCK 5201
LOT 23

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).



SHEET 44

SHEET 64

SHEET 65

SHEET 66

SHEET 53

SHEET 54

PINE RUN DRIVE

STEWART AVENUE

ATLANTIC AVENUE WEST

ATLANTIC AVENUE EAST

PUBLIC SERVICE ELECTRIC AND GAS COMPANY R.O.W.

11.45 ACRES± (TOTAL)
2.02 ACRES± (CALC)

3

5201

5202

5203

BROWN AVENUE

WALNUT AVENUE

GARDEN AVENUE

BATTEN AVENUE

BREWERS AVENUE

LANDING ROAD

MATCH LINE

ROAD CROSSING

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
PROPERTY ADMINISTRATION
APPROVED AS A TAX MAP PURSUANT TO THE AUTHORITY OF R.S.54:A. 54:1-18 & 54:26-1
FOR THE DIRECTOR, DIVISION OF TAXATION
DATE MAR 08 2011
SERIAL NO. 966

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 50' DATE: 11-05-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
24 GA 28003800

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 17, 2019 **APPLICATION No. #192044C**

APPLICANT: MARTHA SIMPSON **PROJECT No. 13487**

BLOCK(S): 5201 LOT(S): 23

LOCATION: 100 W. LANDING RD., BLACKWOOD, NJ 08009

Deck

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☒ **New Application - Bulk C** ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by SEPTEMBER 28, 2019***

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

No Issues

Signature

9/23/19

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #192045C***
Arthur J. Spencer
1023 Jarvis Road
BLOCK 16504, LOT 18

DATE: September 24, 2019

The above application is to permit a 13.6' x 28' detached private garage within the R-1 Residential district as per the attached sketch.

I. ZONING INFORMATION

1. Zone: R-1 ~ Residential District [§403].

R-1 Zone Requirements (§403.F):

Standard	Required	Proposed	Complies
Lot size (min.)	1 acre	1 acre	yes
Lot frontage (min.)	125 ft.	100 ft.	enc
Lot depth (min.)	125 ft.	435.60 ft.	yes
Building coverage (max.)	15%	±7.2%[1]	yes
Lot coverage (max.)	30%	±11.9 %[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	50 ft.	52.27	yes
Side yard (min.)	25 ft.	27.88 ft. / 28.50 ft.	n/a
Rear yard (min.)	75 ft.	±350 ft.[1]	n/a
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

[1] = Scaled data.
enc = Existing nonconformance.

§422.H, PRIVATE GARAGES			
Area (Max.)	800 sf	±381 sf[1]	yes
Less than area of principal building	< ±809 sf[1]	±381 sf[1]	yes
Stories (max.)	1	1	yes
Number of garages (max.)	1	1	yes
Front yard (min.)	N.P.	±69 ft.[1]	yes
Side yard (min.)	**10 ft.**	**5 ft.**	**no***
Rear yard (min.)	10 ft.	±156 ft.[1]	yes
Side wall height (max.)	**9 ft.**	**n/p**	**---**
Garage height (max.)	14 ft.	10 ft. 6.5 in.	yes

[1] = Scaled data.
* = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage in the R-3, Residential District standards:

§422.H, Private Garages

1. Side yard: (5 ft. provided v. 10 ft. minimum required).

A variance may be required for side wall height. Additional information is required.

2. Side wall height: (12 ft. provided v. 9 ft. maximum allowed).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.H, Private Garages to permit a detached private garage five (5) feet from the side property line (1o ft. minimum required).

cc: Arthur J. Spencer
Anthony Costa, Esq.
James Mellett, PE

Update Permit # 13475

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[1]: _____ Application №.: #192045C

☐ Planning Board ☑ Zoning Board of Adjustment

Taxes Paid Yes/No DMB (Initial)

Fees 60.00 Project # 13488

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

Escr. 150.00 Escr.# 13488

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: ARTHUR J. SPENCER	Name(s): ARTHUR J. SPENCER
Address: 1203 JARVIS RD	~~1203 JARVIS RD~~
	Address: ~~B~~ 1203 JARVIS RD
City: ERIAL	City: ERIAL
State, Zip: NJ. 08081	State, Zip: NJ 08081
Phone: (267) 679-1675 Fax: (___) ___-____	Phone: (267) 679-1675 Fax: (___) ___-____
Email: _____	

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☑ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED

[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
R3	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: _____	Firm: _____
Address: _____	State, Zip: _____
City: _____	Phone: (___) ___-____ Fax: (___) ___-____
	Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: ARTHUR J. SPENCER	Name:
Address: 1203 JARVIS RD	Address:
Profession:	Profession:
City: ERIAL	City:
State, Zip: N.J.	State, Zip:
Phone: (267) 679-1675 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email:	Email:

7. Location of Property:

Street Address: 1203 JARVIS RD. Block(s): 16504

Tract Area: Lot(s): 18

8. Land Use:

Existing Land Use: GARAGE detached

Proposed Land Use (Describe Application): 28'x 13.6' w/5' setback ajs

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

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
Front setback 1	
Front setback 2	
Rear setback	
Side setback 1	51
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

*E.O.P. = Edge Of Pavement.

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

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

Garage Application	
Garage Area	
Garage height	10'6.5"
Number of garages	1
(Include attached garage if applicable)	
Number of stories	1

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

Arthur J. Spencer
Signature of Applicant

9/16/2019
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).**

Sept 16, 2019
Date

Arthur J. Spencer
Signature

ARTHUR J. SPENCER
Print Name

Sworn and Subscribed to before me this 16th day of September 2019 (Year).

Signature

Print Name

OLGA POLLARD
Notary Public of New Jersey
My Commission Expires April 11, 2023

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?	☒ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☒ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☒ No	☐ Yes
D. Is the applicant a corporation?	☒ No	☐ Yes
E. Is the applicant a limited liability corporation?	☒ No	☐ Yes
F. Is the applicant a partnership?	☒ No	☐ Yes

IF YES TO ANY OF THE ABOVE:

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

Arthur J. Spencer
Signature of Applicant

09/16/19
Date

ARTHUR J. SPENCER
Print Name

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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:

ARTHUR J. SPENCER of full age, being duly sworn according to law, on oath and says that all of the above statements herein is true.

Arthur J. Spencer
Name of property owner or applicant

Sworn and subscribed to
On this 16th day of September, 20 19 before the following authority.

OLGA POLLARD
Notary Public of New Jersey
My Commission Expires April 11, 2023

Olga Pollard
Notary public

ZONING PERMIT DENIED

1203 JARVIS RD
Block/Lot 16504/18

Applicant
SPENCER, ARTHUR J
1203 JARVIS ROAD
SICKLERVILLE NJ 08081

Real Estate Owner
SPENCER, ARTHUR J
1203 JARVIS ROAD
SICKLERVILLE NJ 08081

Zone
R1

This is to certify that the above-named applied for a permit to/authorization for.
a proposed rear yard 28'X13.6' detached garage located 5' from side property line.. This application for approval is hereby denied

Application is
Denied

Comments on Decision:
Garage must maintain a minimum of 10' from side property line and dwelling. 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. 13475

Cut Here

Deliver to...

SPENCER, ARTHUR J
1203 JARVIS ROAD
SICKLERVILLE NJ 08081

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: Arthur J. Spencer

Address: 1203 Jarvis Rd

Block: 16504 Lot: 18

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

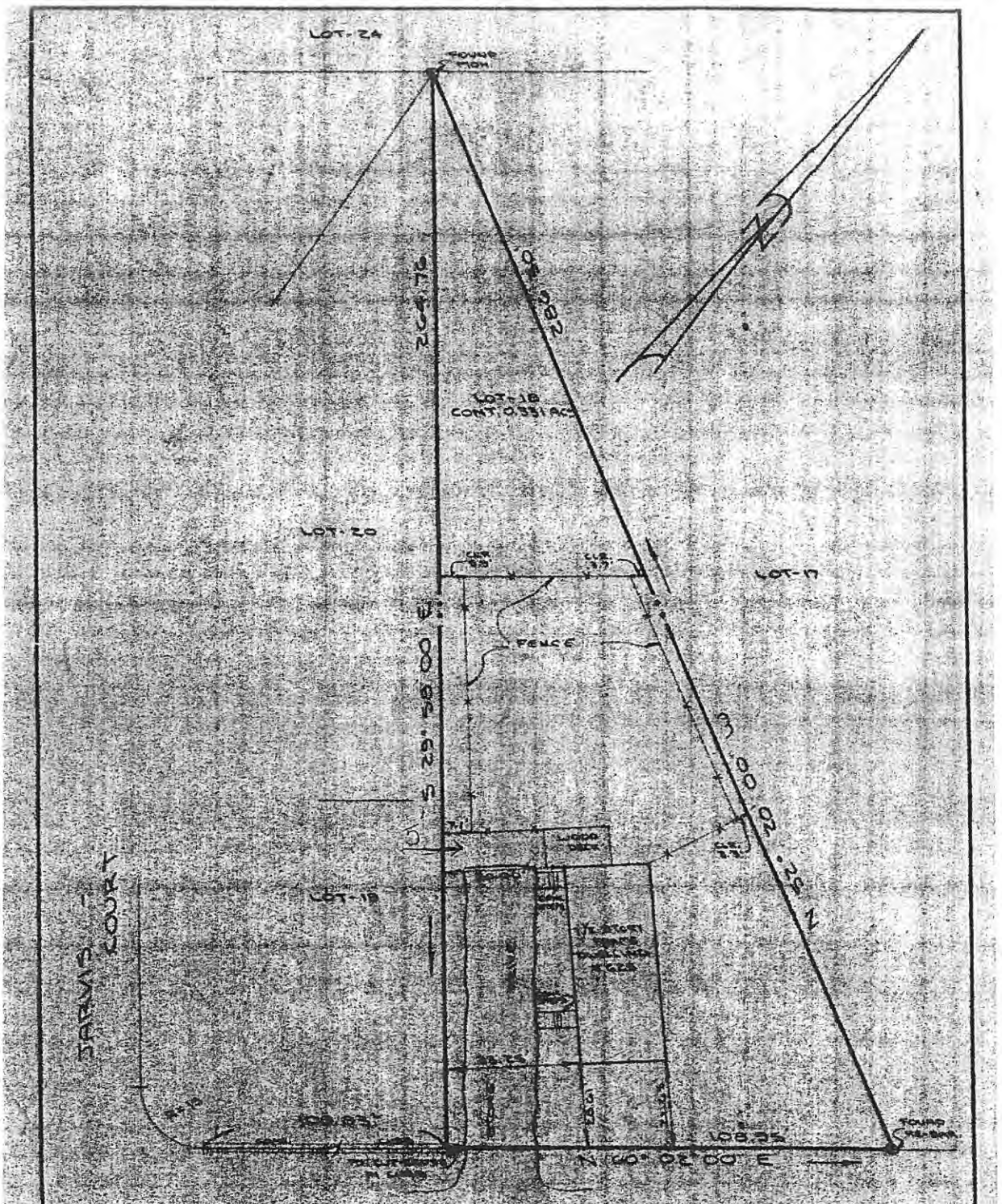
Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

Printed on recycled pape

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)
www.glotwp.com



- NOTE -
LOT NUMBERS SHOWN REFER TO BLOCK-16504 OF THE GLOUCESTER TOWNSHIP TAX MAP.

Building offset distances shown are for the purpose of checking compliance with zoning and deed restrictions. No liability will be accepted if these distances are used for erecting fences or other improvements.

PIONEER MORTG. (INC.) LAWRENCE ABSTRACT CO.

TO: ARTHUR J. & ISABELLE L. SPENCE Any insurer of title relying hereon and any other party in interest:

"In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon."

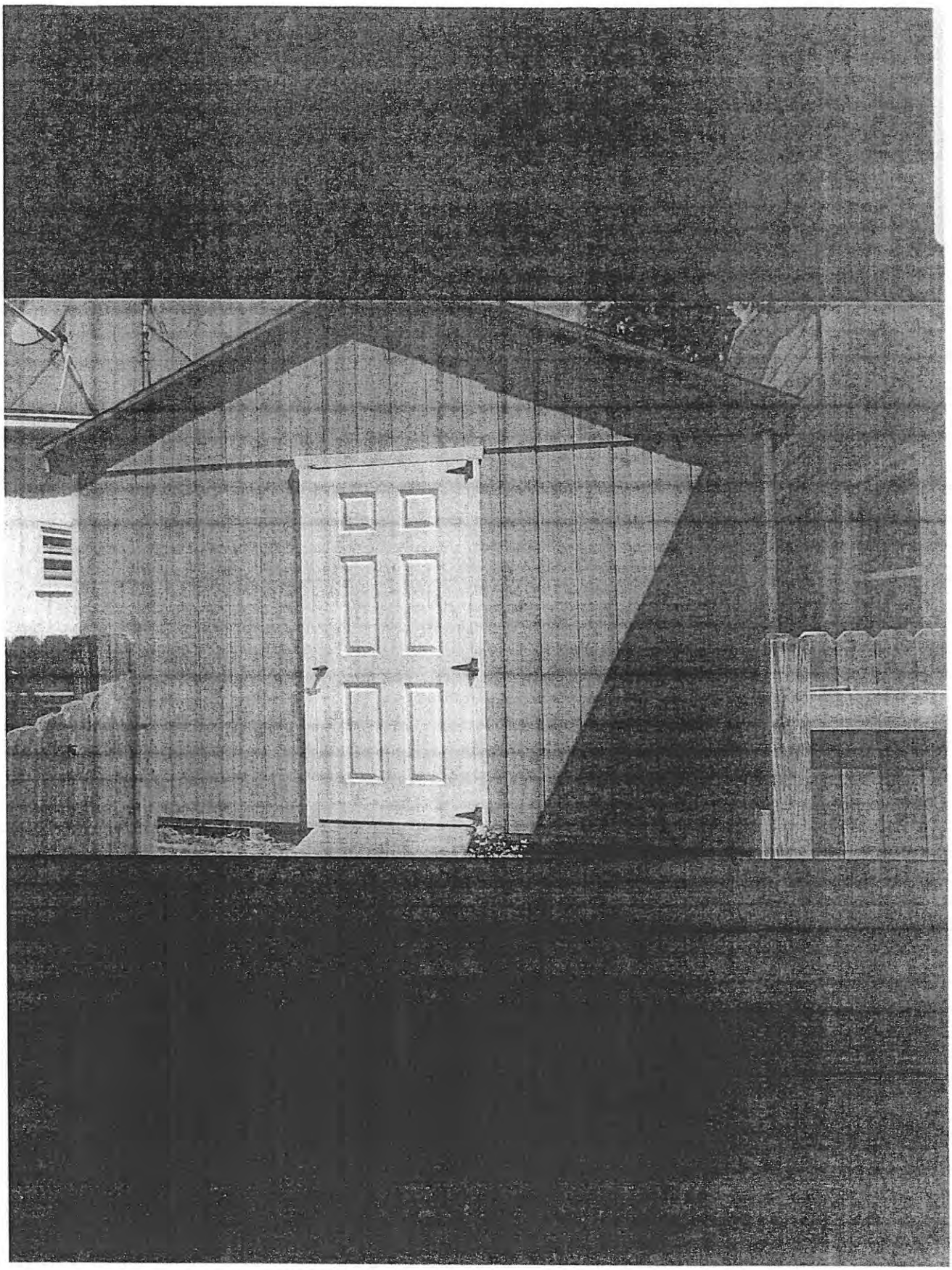
Elwood C. Heggan

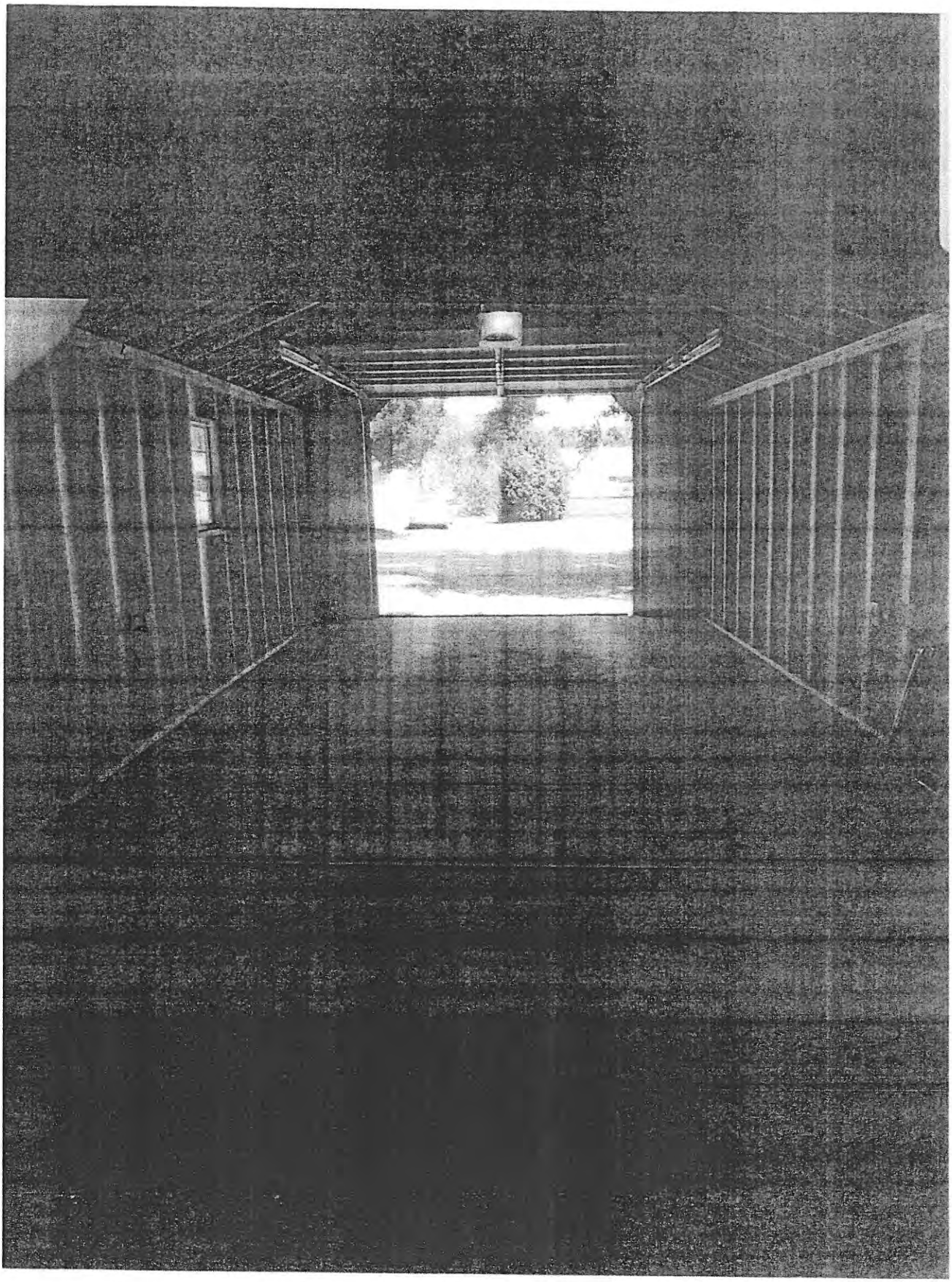
Elwood C. Heggan, N.J.L.S. Lic. No. 21194

PLAN OF SURVEY
SITUATE
GLOUCESTER TOWNSHIP
CAMDEN COUNTY, N.J.
SCALE: 1" = 30' FEBRUARY 8, 1988

ELWOOD C. HEGGAN & SON
PROFESSIONAL PLANNER AND
LAND SURVEYOR
Braddock Ave., Braddock, N.J.
R.D. No. 5, Hammonton P.O., N.J. 08037
Phone (609) 567-1010

J-3147





TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 17, 2019 **APPLICATION No. #192045C**

APPLICANT: ARTHUR J. SPENCER **PROJECT No. 13488**

BLOCK(S): 16504 LOT(S): 18

LOCATION: 1203 JARVIS RD., ERIAL, NJ 08081

Detached Gar

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☒ **New Application - Bulk C** ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by SEPTEMBER 28, 2019***

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

No Issues.

Signature

9/23/19

Bill 62

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 17, 2019 **APPLICATION No. #192045C**

APPLICANT: ARTHUR J. SPENCER **PROJECT No. 13488**

BLOCK(S): 16504 LOT(S): 18

LOCATION: 1203 JARVIS RD., ERIAL, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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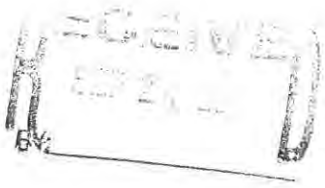
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County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



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

OK 9.23.19 JVR Bldg

Signature

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #192037D**
Garden State Storage, LLC
2530 Sicklerville Road
BLOCK 14701, LOT 1 and 12

DATE: September 25, 2019

The Applicant requests use variance approval for a "Proposed Self-Storage Facility and Daycare/Preschool Facility" within the HC – Highway Commercial District. The project is located on the northeast side of Sicklerville Road west of Hickstown Road.

Applicant/Owner: Garden State Storage, LLC, 75 Haddon Avenue, Suite 104, Haddonfield, NJ 08033.

Architect: George A. Fett, AIA, George A. Fett, AIA Architects, LLC, 120 Route 156, Yardville, NJ 08620 (telephone #609-581-1555).

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

Engineer: Bruce R. McKenna, PE, Monarch Surveying & Engineering, 199 N. Woodbury-Glassboro Road, Pitman, NJ 08071 (telephone 856-582-8204).

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 8/22/19.
2. Use Variance Exhibit, as prepared by Monarch Surveying & Engineering comprising one (1) sheet dated 01/07/18, last revised 8/05/19.

II. PROJECT INFROMATION

Building Type	Building Area	Floor Area
3-Story – Self storage	31,600 sf	94,800 sf
1-Story – Self storage	7,700 sf	7,700 sf
1-Story – Self storage	7,300 sf	7,300 sf
1-Story – Self storage	7,200 sf	7,200 sf
1-Story – Self storage	7,000 sf	7,000 sf
1-Story – Self storage	2,550 sf	2,550 sf
Day Care - 1-Story	11,000 sf	11,000 sf
TOTAL	**74,350 sf**	**137,500 sf**

III. ZONING REVIEW

1. Self-Storage Facility is not a listed permitted uses in the HC – Highway Commercial District [§416.B, Permitted Uses].

A Child Care Centers requiring a license from the department of Human Services pursuant to P.L. 1983 c.492 (C.30:5B-1 et. seq.) is a permitted use in all non-residential districts of municipality as per NJSA 40:55D-66.6, Child care centers located in nonresidential municipal districts; permitted.

ZONE: HC – Highway Commercial District [§416].

Description	Required	Proposed	Conforms (Other uses)
Lot size (min.)	1 ac.	5.66 ac.	Yes
Lot frontage (min.)	100 ft.	778.52 ft.	yes
Lot depth (min.)	300 ft.	361.75 ft.	yes
Building coverage (max.)	**15%**	**30.15%**	**no***
Lot coverage (max).	**50%**	**63.8 %**	**no***
Buffer	25 ft.	25 ft.	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	20 ft.	90 ft.	yes
Side yard (min.)	10 ft.	25 ft.	yes
Rear yard (min.)	25 ft.	30 ft.	yes
Maximum Height (max.)	35 ft.	34 ft.	yes
Floor Area Ratio	**0.25**	**0.577**	**no***

* = 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.

IV. APPLICATION SUBMISSION CHECKLIST

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

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

V. WAIVER COMMENTS

The Applicant requests a waiver from the following checklist items.

1. Space for application number [Checklist #26].
   a. There is sufficient space on the Use Variance Exhibit for an application number.
2. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
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].

VI. VARIANCE COMMENTS

The application as submitted requires the following variances:

§416.B, Permitted Uses

2. Self-Storage Facility is not a listed permitted use in the HC – Highway Commercial District [§416.B, Permitted Uses].
3. A Child Care Center requiring a license from the department of Human Services pursuant to P.L. 1983 c.492 (C.30:5B-1 et. seq.) is a permitted use in all non-residential districts of a municipality as per NJSA 40:55D-66.6, Child care centers located in nonresidential municipal districts; permitted.

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

4. Building coverage: (30.15% provided v. 15% maximum allowed).
5. Lot coverage: (63.8% provided v. 50% maximum allowed).
6. Floor Area Ratio: (0.577 provided v. 0.25 maximum allowed).

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:

7. 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:

8. 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.).

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D4" variance:

9. The Board has the power to grant a variance for an increase in the permitted floor area ratio (basis N.J.S.A. 40:55-70d(4).

    a. The Applicant must prove that the site will accommodate the problems associated with a proposed use with a larger floor area ratio than permitted by the ordinance [Basis Coventry Square v. Westwood Zoning Bd. Of Adjustment, 138 N. J. 284 (1994)].

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 Business 3 (B3) Land Use Classification of the Master Plan as amended in the 2015 Reexamination report adopted June 09, 2015.

> "The Highway Commercial land use category is for community-sized retail shopping centers usually anchored by a supermarket or discount store. It is proposed to allow more automobile-oriented uses than the B-2 classification, as well as pad sites for fast food restaurants. It would attract more national chains than the B-2 class because of the concentration of retail uses. In addition to the retail sales and services proposed, office buildings and entertainment uses are intended; however, wholesale businesses would be located in the Industrial or Business Park districts as envisioned. A floor area ratio between .25 and .30 would be appropriate for this land use category."

2. Zoning
    a. The Applicant should provide testimony addressing consistency of the proposed self-storage use with the HC – Highway Commercial District and character of the built environment.
3. Use Variance
    a. The Applicant should provide testimony addressing the proposed uses and accessory uses, if any, including but not necessarily limited to the following:
        i. A description of the proposed self-storage buildings including materials, colors, textures, facade modulation, roof lines, etc.
        ii. The proposed amount of noise associated with the proposed self-storage use.
        iii. Outdoor storage associated with the self-storage component, if any.
        iv. The anticipated trip generation associated with the combination of the proposed self-storage use and Daycare/Preschool use.
        v. The number of employees.
        vi. The proposed hours and days of operation.
4. Building Coverage
    a. The instant application proposes a building coverage of 30.15%, where 15% is the maximum allowed.
        i. The applicant should provide testimony addressing the inability to provide a project that would comply with the maximum 15% building coverage requirement of the HC – Highway Commercial District.
5. Lot Coverage
    a. The instant application proposes a lot coverage of 63.8%, where 50% is the maximum allowed.
        i. The applicant should provide testimony addressing the inability to provide a project that would comply with the maximum 50% lot coverage requirement of the HC – Highway Commercial District.
6. Floor Area Ratio
    a. The instant application proposes a floor area ration of 0.577, which is 2.3 times greater than permitted by ordinance.
        i. The applicant should provide testimony addressing the proposed floor area ratio and its impact on the proposed development and the zoning ordinance and zone plan and the inability to provide a project that is consistent with the 0.25 floor area ratio of the HC – Highway Commercial District.
7. Site Layout
    a. The Applicant should provide testimony addressing the following aspects of site design to accommodate the proposed uses:
        i. Viewshed(s) for the building(s) through descriptions and/or color renderings.
        ii. The type and quantity of landscaping, if any.
        iii. The ability to provide a suitable buffer from the proposed 3-story building and 1-story self-storage buildings that are adjacent residential uses within the proposed 25-foot wide buffer area.
        iv. The ability of the site to accommodate turning movements associated with the proposed business, delivery vehicles, and emergency vehicles.

v. Adequacy of the proposed twelve (12) parking spaces associated with the self-storage use.

vi. Proposed type, intensity, and hours of lighting.

vii. Stormwater management and other considerations of site plan development.

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. RECOMMENDATIONS

1. The Applicant should address the above underlined comments.

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

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

cc: Garden State Storage, LLC
John D. Wade, Esq.
Addison G. Bradley, PP
Bruce R. McKenna, PE
George A. Fett, AIA
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[1]: _____ Application №.: #19037D

Taxes Paid Yes No (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees 2600 Project # 13434

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

Escr. 1200 Escr.# 13434

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Garden State Storage, LLC	Name(s): JAV of New Jersey, LLC
Address: 75 North Haddon Avenue	Address: 419 Mantua Boulevard
Suite 104	
City: Haddonfield	City: Mantua
State, Zip: New Jersey 08033	State, Zip: New Jersey 08051
Phone: (856) 372 - 40447 Fax: (856) 429 - 2026	Phone: (856) 228 - 4848 Fax: (856) -
Email: evangelisti.inc@gmail.com	

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

☐ Informal Review [2]	☐ Planned Development [2]
☐ Minor Subdivision	☐ Interpretation [2]
☐ Preliminary Major Subdivision [2]	☐ Appeal of Administrative Officer's Decision
☐ Final Major Subdivision	☐ Bulk "C" Variance [2]
☐ Minor Site Plan	■ Use "D" Variance [2]
☐ Preliminary Major Site Plan [2]	☐ Site Plan Waiver
☐ Final Major Site Plan	☐ Rezoning Request
☐ Conditional Use Approval [2]	☐ Redevelopment Agreement
☐ General Development Plan [2]	☐ _____

RECEIVED AUG 22 2019 BY: _____

[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
R3	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: John D. Wade, Esq.	Firm: Wade, Long, Wood & Long, LLC
Address: 1250 Chews Landing Road, Suite 1	State, Zip: New Jersey 08021
City: Laurel Springs	Phone: (856) 346 - 2800 Fax: ( ) -
	Email:

6. Name of Persons Preparing Plans and Reports:

Name: Addsion G. Bradley, PP	Name: Monarch Surveying & Engineering, LLC
Address: 1585 Hider Lane	Address: P.O. Box 177
Profession: Professional Planner	Profession: Professional Engineering
City: Laurel Springs	City: Pitman
State, Zip: New Jersey 08021	State, Zip: , New Jersey 08071
Phone: (856) 228 - 4848 Fax: (856) 228 - 8507	Phone: (856) 582 - 8200 Fax: (856) 582 - 8204
Email: thefuneralmanor@comcast.net	Email: info@monarcheng.com

7. Location of Property:

2580 Sicklerville Rd.

Street Address: 2530 Sicklerville Road

Block(s): 14701

Tract Area: 5.66 ac.

Lot(s): 1 & 12

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): Proposed Self-Storage Facility and Daycare/Preschool Facility

9. Property:

Number of Existing Lots: 2

Number of Proposed Lots: 1

Proposed Form of Ownership:

■ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

Are there *existing* deed restrictions? ☐ No ☐ Yes **(If yes, attach copies)**

Are there *proposed* deed restrictions? ■ No ☐ Yes

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

*E.O.P. = Edge Of Pavement.

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

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

■ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

_____ 8-6-19

Signature of Applicant Date

_____ _____

Signature of Co-applicant Date

SITE DATA

THE PROPERTY-IN-QUESTION IS LOCATED WITHIN THE HIGHWAY COMMERCIAL (HC) ZONING DISTRICT, AND SUBJECT TO THE RESTRICTIONS, CONDITIONS, AND REQUIREMENTS AS OUTLINED IN SECTION 416 OF THE LAND DEVELOPMENT ORDINANCE OF GLOUCESTER TOWNSHIP, AS FOLLOWS:

BULK REQUIREMENTS:	HC DISTRICT (RETAIL/OFFICE)	HC DISTRICT (OTHER USE)	OTHER USE (BP ZONE)	PROPOSED
MINIMUM TRACT SIZE:	20,000 sf	1 ac.	5 ac.	±5.66 ac.
MINIMUM LOT SIZE:	20,000 sf	1 ac.	5 ac.	±5.66 ac.
MINIMUM LOT FRONTAGE:	80 ft.	100 ft.	400 ft.	±778 ft.
MINIMUM LOT WIDTH:	n/a	n/a	400 ft.	±223 ft.
MAXIMUM LOT DEPTH:	200 ft.	300 ft.	400 ft.	< ±370 ft
MAXIMUM BUILDING COVERAGE: *GROSS FLOOR AREA (GFA)*	25 %	15 %	n/a	±30.1 %** *(74,250 sf)*
MAXIMUM LOT COVERAGE: *(TOTAL IMPERVIOUS COVERAGE)*	75 %	50 %	60 %	±63.8 %** *(±157,340 sf)*
MINIMUM FRONT YARD:	75 ft.	20 ft.	100 ft.	90 ft.
MINIMUM SIDE YARD:	10 ft.	10 ft.	25 ft.	25 ft.
MINIMUM REAR YARD:	30 ft.	25 ft.	50 ft.	30 ft.
MINIMUM USEABLE YARD AREA:	n/a	n/a	n/a	n/a
MAXIMUM BUILDING HEIGHT:	40 ft.	35 ft.	2 stories	< 40 ft.
MAXIMUM FLOOR AREA RATIO (FAR):	0.25	0.25	2 stories	0.30
ACCESSORY STRUCTURES:				
MIN. FRONT YARD SETBACK:	NOT PERM.	NOT PERM.	NOT PERM.	n/a
MIN. SIDE YARD SETBACK:	n/a	n/a	25 ft.	n/a
MIN. REAR YARD SETBACK:	n/a	n/a	50 ft.	n/a
MIN. DIST. BETWEEN BLDGS.	n/a	n/a	20 ft.	n/a
PARKING AREA SETBACK:				
FROM FRONT PROPERTY LINE	25 ft.	25 ft.	50 ft.	±30 ft.
FROM SIDE PROPERTY LINE	10 ft.	15 ft.	20 ft.	±25 ft.
FROM REAR PROPERTY LINE	10 ft.	15 ft.	25 ft.	±30 ft.
MAXIMUM GARAGE HEIGHT	n/a	n/a	n/a	n/a
MAXIMUM OTHER BUILD. HT.	n/a	n/a	n/a	n/a
MINIMUM BUFFER AREA:	25 ft.	25 ft.	n/a	25 ft.

ZONING REQUIREMENTS AND RESTRICTIONS, AS SHOWN ABOVE, ARE FOR INFORMATION PURPOSES ONLY, AND ARE SUBJECT TO THE VERIFICATION BY THE ZONING OFFICER FOR THE TOWNSHIP OF GLOUCESTER.

* = PRE-EXISTING CONDITION
** = VARIANCE MAY BE REQUIRED

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).**

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

Sworn and Subscribed to before me this

19 day of August

2019 (Year).

Signature

Joe Villari

Print Name

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

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary). ☐ No ☐ Yes
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

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

Joe Villari
Signature of Applicant

Joe Villari
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:

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

Joe Villari
Name of property owner or applicant

Sworn and subscribed to
On this 19 day of August,
20 19 before the following authority.

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

Michele Lyn Treger
Notary public

OWNERSHIP DISCLOSURE STATEMENT

NAME OF CORPORATION, PARTNERSHIP, LLC, OR LLP: GARDEN STATE STORAGE, LLC

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above referenced corporation, partnership, limited liability corporation (LLC) or limited liability partnership (LLP):

	NAME	ADDRESS
1	JOE EVANGELISTI	75 N. HADDON AVE SUITE 200
2		HADDONFIELD, NJ 08033
3		
4		
5		
6		
7		
8		
9		
10		

*If a corporation or a partnership owns 10% or more of the stock of a corporation, or 10% or greater interest in a partnership, that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or of 10% or greater interest in the partnership, and this requirement shall be followed until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10% ownership criterion established have been listed.

SWORN & SUBSCRIBED to before me this

19 Day of August, 2019 (year)

Michele Lyn Treger (Notary)

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

8/19/19

SIGNATURE (OFFICER/PARTNER) DATE

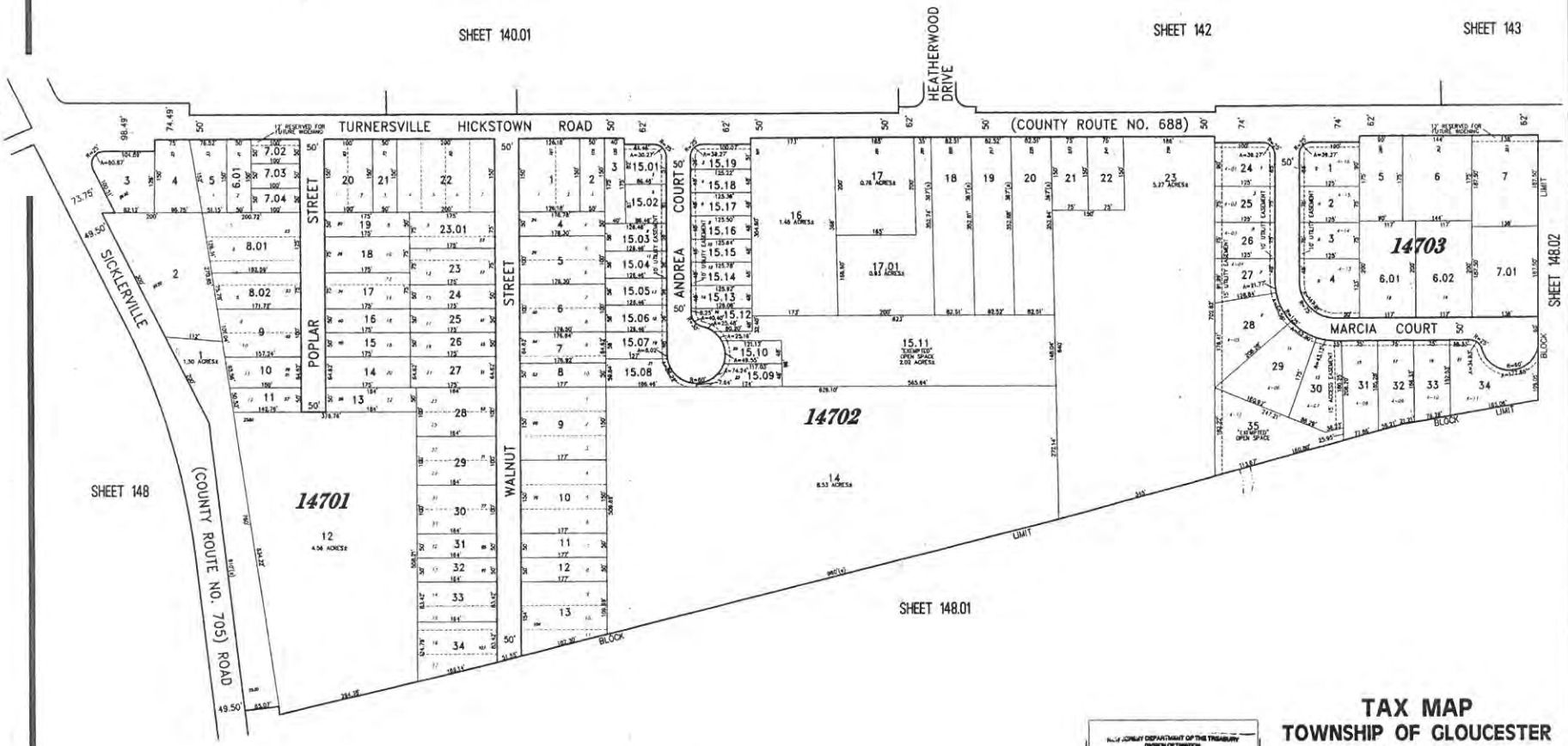
OWNER

TITLE

RECEIVED
AUG 22 2019
BY:

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO).



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

REMINGTON & VERNICK ENGINEERS
232 KING'S HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
SCOTT OWENS
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

NANCY J. POWER
Township Clerk

August 22, 2019

To Whom It May Concern:

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

Name: **JAV of NEW JERSEY LLC**

Address: **2530 Sicklerville Rd**

Block: **14701** Lot: **1**

Address: **2580 Sicklerville Rd**

Block: **14701** Lot: **12**

As for Block 14701, Lot 1-Qfarm and Block 14701, Lot 12-Qfarm, they both have been deleted from record per the Tax Assessor.

If you have any questions, please feel free to contact the tax office at 856-374-3533.

Sandra L. Ferguson
Gloucester Township Tax Collector

RECEIVED
AUG 22 2019
BY:

Printed on recycled paper

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)
www.glotwp.com

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #192037D **Block: 14701** **Lot: 1 & 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

- Sicklerville Road is a heavily traveled County Route that often experiences heavy volume and back ups during the morning and afternoon rush hours in the area of Rt. 42 and Hickstown Road. This traffic queue will often extend to the area where the use variance is proposed. There are no traffic control plans submitted with the use variance, however I would have concern with vehicles making a left hand turn out of the daycare during these high traffic volume times. This would be more of an issue for the proposed daycare rather than the self-storage unit as traffic in and out of this would likely be minimal.

RECEIVED

Reviewed By: ■ Lt. Timothy Kohlmyer #206 Signature: 206 Date: 9/5/19

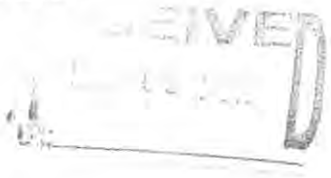
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 22, 2019 **APPLICATION No. #192037D**

APPLICANT: GARDEN STATE STORAGE, LLC **PROJECT No. 13434**

BLOCK(S): 14701 Lot(S): 1 & 12

LOCATION: 2530 & 2580 SICKLERVILLE RD. SICKLERVILLE



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☒ **New Application - Bulk C** ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by SEPTEMBER 5, 2019***

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☒ 1 Copy – Application, Use Variance Exhibit, New Storage Buildings Plan
- ☐ 1 Copy - Minor Subdivision Plat
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- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
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- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

206 9/5/19

Signature

BW #20

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 22, 2019 **APPLICATION No. #192037D**

APPLICANT: GARDEN STATE STORAGE, LLC **PROJECT No. 13434**

BLOCK(S): 14701 Lot(S): 1 & 12

LOCATION: 2530 & 2580 SICKLERVILLE RD. SICKLERVILLE

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- ☒ **Construction**
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☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance

OK 8-29-19 JK

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

August 27, 2019

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

Re: Application #192037D
Garden State Storage, LLC
2530 & 2580 Sicklerville Road, Sicklerville, NJ 08081
Block 14701, Lots 1 & 12

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 22, 2019 **APPLICATION No.** #192037D

APPLICANT: GARDEN STATE STORAGE, LLC **PROJECT No.** 13434

BLOCK(S): 14701 **Lot(S):** 1 & 12

LOCATION: 2530 & 2580 SICKLERVILLE RD. SICKLERVILLE

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ New Application - Bulk C
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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Please Forward Report by SEPTEMBER 5, 2019

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

Note: - needs a hydrant at the main entrance of property. Same side of Sicklerville Rd as purposed business

Signature

8-27-19

08/27/2019 TUE 12:49 FAX 001/001

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 22, 2019 **APPLICATION No.** #192037D

APPLICANT: GARDEN STATE STORAGE, LLC **PROJECT No.** 13434

BLOCK(S): 14701 **Lot(S):** 1 & 12

LOCATION: 2530 & 2580 SICKLERVILLE RD. SICKLERVILLE

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RECEIVED
AUG 23 2019

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

ISSUE

1. Eliminating lot line for lot 1 to comb w/ lot 12
   CANNOT COMB LOTS FOR 2 SEP. USES ESP. DAYCARE.
   DAYCARE NEEDS TO BE OWN LOT! (State Regs)
2. DAYCARE Needs to be closed off from storage facility
   WILL NEED TO ELIM. A BLDG?
3. DAYCARE STAY LOT 1 - #2530
4. STORAGE SHOULD BE LOT 12 - #2550

Signature

Assessor 8/22/19

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192032CDM
McDonald's USA, LLC
Block 20101, Lot19

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

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on August 14, 2019 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant McDonalds USA, LLC is the owner of the land and premises located at 1505 Blackwood Clementon Road in the Clementon section of Gloucester Township,

New Jersey, as shown on Block 20101, Lot 9, on the Official Tax Map of the Township of Gloucester, located in an HC- Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant presented Michael Jeitner, Professional Engineer and James Miller, Professional Planner. Introduced into evidence were A-1 Aerial image, A-2 Site Plan, A-3 Signage Plan and A-4 Colorized building exterior comparison.ck is following that line.

Mr. Jeitner testified that McDonald's is doing a reimaging project at this site and that is the reason for the variances. He said the building will now look more modern and upgrades will be ADA compliant. He stated 70% of their business is now drive thru and that is the reason for the second drive thru. They are providing 49 parking spaces and only 39 are required. The variances requested are for the existing building to be within 1000' of another fast food building, lot coverage of 82.31%, 4 façade signs, 2 menu signs (digital), 2 pre browser menu signs and 4.6 sf incidental signs. He also agreed to work on storm water issues on site and explained the site plan.

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

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of August, 2019, the applicant McDonald's is hereby granted the aforesaid variances and waivers for the property located upon Block 20101, Lot 9 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Ken Treger	Yes
Rich Rosetti	Yes
Carmen Scarduzzio	Yes
Andy Rosati	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

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

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire