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

Agenda

Salute to the Flag
Commencement Statement

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

MINUTES FOR ADOPTION

Zoning Board Minutes - Wednesday, November 13, 2019

RESOLUTIONS FOR MEMORIALIZATION

#192047C
Robert Marroletti

#192048C
Justin McManus

#192051C
Frank Anzelmi

#192049DSPW
James E. Rusin, Jr., Trustee President
Chews United Methodist Church

#192041CDMFSPa
Amy Tarves

#182056CDPMSFMS
Empire Investment Enterprise, LLC

Bulk C Variance
Block: 5807 Lot: 1

Bulk C Variance
Block: 4701 Lot: 4

Bulk C Variance
Block: 9102 Lot: 10

Use D Variance/Site Plan Waiver
Block: 2102 Lot: 2

Minor Subdiv; Revised Final Plans
Block: 7301 Lot: 3 & 8

Prelim & Final Major Site Plan
Block: 10902 Lot: 12
APPLICATIONS FOR REVIEW

#192052C
William Santarlasci
Zoned: R3

Bulk C Variance
Block: 18607 Lot: 4
Location: 3 Sagebrush La, Sicklerville

20’x18’ wood roof w/ 7’ setbacks from existing pool

#192053C
Frank Cucunato
Zoned: R3

Bulk C Variance
Block: 3009 Lot: 8
Location: 32 Randy Rd, Glendora

19’ x 4’ front porch w/22’ F setbacks

#192054C
Jennifer & Mark Grasso
Zoned: R4

Bulk C Variance
Block: 11507 Lot: 7
Location: 124 W Central Ave., Blackwood

Wrap around porch 26’x9’x8’ w/setbacks – (Front Porch w/12’)(Side Porch 20’x6’10” w/ 34.16)

#192055C
Edward Rost
Zoned: R3

Bulk C Variance
Block: 14504 Lot: 8
Location: 12 Benson Way, Blackwood

2nd shed 12’x16’ w/0’ from property line

#192056C
M. Monshed
Zoned: R3

Bulk C Variance
Block: 11505 Lot: 5
Location: 244 Clifton Way, Blackwood

18’ x 21’ wood deck w/16’ R setbacks

#192057C
Bilal Akbar & Terrye McGilberry
Zoned: R3

Bulk C Variance
Block: 16703 Lot: 1
Location: 1 Dunlin Way, Sicklerville

6’ vinyl fence w/6’ setback along Jarvis Rd

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

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Status</th>
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<tbody>
<tr>
<td>Vice Chairman Simiriglia</td>
<td>Present</td>
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<tr>
<td>Mr. Bucceroni</td>
<td>Present</td>
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<tr>
<td>Mr. Scarduzio</td>
<td>Present</td>
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<tr>
<td>Mrs. Chiumento</td>
<td>Absent</td>
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<tr>
<td>Mr. Rosati</td>
<td>Absent</td>
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<td>Mr. Acevedo</td>
<td>Absent</td>
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<tr>
<td>Mr. Rosetti</td>
<td>Present</td>
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<td>Mr. Treger</td>
<td>Absent</td>
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<tr>
<td>Mrs. Kelly</td>
<td>Present</td>
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<tr>
<td>Chairman McMullin</td>
<td>Present</td>
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Chairman Simiriglia had the professionals sworn in:

Also, Present:  Mr. Anthony Costa, Zoning Board Solicitor  
Mr. James Mellett, P.E., Churchill Engineering  
Mr. Ken Lechner, Township Planner

Mr. Rosetti sits in for Mrs. Chiumento and Mrs. Kelly sits in for Mr. Rosati.

MINUTES FOR ADOPTION

Zoning Board Minutes Wednesday October 9, 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. Bucceroni               Yes
Mr. Scarduzio               Yes
Mr. Rosetti                 Yes

Minutes Approved.

Zoning Minutes Wednesday October 23, 2019.

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

Roll Call:

Mrs. Kelly                   Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#192043C  Bulk C Variance
Brian & Lisa Fleck Sullivan  Block: 10609 Lot: 3

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

Roll Call:

Mrs. Kelly                   Yes

Resolution Approved.
APPLICATIONS FOR REVIEW

#192047C
Robert Marroletti
Zoned: R2
Location: 2 Sycamore Dr., Blackwood
In ground pool with setbacks

Mr. Costa swears in Mr. Marroletti.
Mr. Marroletti states he can’t follow the ordinance of a 30’ setback because there really isn’t anywhere else to put the pool. He had to ask for a variance with a 17’ setback.

Open to the Public:
No Comments.

Open to the Professionals:
No Comments.

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

Roll Call:

Vice Chairman Simiriglia  Yes
Mr. Bucceroni  Yes
Mr. Scarduzio  Yes
Mr. Rosetti  Yes
Mrs. Kelly  Yes
Chairman McMullin  Yes

Application Approved.
#192051C
Frank Anzelmi
Zoned: R3
Location: 155 Clement Dr., Somerdale
Oversized 2nd shed with setbacks

Mr. Costa Swears in Mr. Anzelmi.
Mr. Anzelmi states he has a 6' x 8' shed that is too small. He built the shed with his father and it has sentimental value so it is going to stay. The second shed is 680 sq. ft with 8' walls. It has a 14' high pitch that makes the shed 11' in height.

Mr. Lechner states there is no need for a variance for the height of the shed. A variance is needed for the 2nd shed and the size of the shed.

Mr. Anzelmi states the shed will be used for workshop space and storage, no commercial use.

Mr. Mellett states make sure the roof leaders are directed away from your neighbor’s property.

Open to the Public:
No Comments.

A motion to approve 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
Mr. Rosetti  Yes
Mrs. Kelly  Yes
Chairman McMullin  Yes

Application Approved.
Use D Variance/Site Plan Waiver
Block: 2102 Lot: 2

#192049DSPW
James E. Rusin, Jr., Trustee President
Chews United Methodist Church
Zoned: CR
Location: 244 Chestnut St., Glendora
Extension of Cemetery

Mr. Costa swears in Mr. Rusin (president of Board), Mr. Herman Englebert (trustee).
Mr. Wade (ESQ) explains the application. This is a 50’ x 140’ lot. The trustees passed a resolution to add burial space.
Mr. Englebert states he has been a member of the church for 65 years and is a trustee with Mr. Rusin. The property has been listed for about 1 year. The church wants to provide added burial plots because they no longer have any unsold plots. Member has family in the current cemetery and would like to be buried with their family. They have had 35 positive responses, with 20 of them being definite for the new plots. Anyone will be able to buy a plot; you don’t have to be a member of the church.
Mr. Mellett asks if there will be any additional driveways.
Mr. Englebert states “No additional driveways or sidewalks.”
Mr. Wade asks Mr. Englebert If there were any neighbor concerns.
Mr. Englebert states “no”.
Mr. Mellett asks how many graves would fit on the lot.
Mr. Englebert states around 100, maybe more depending how narrow they end up being. Graves are narrower nowadays because of the equipment they use.

PUBLIC PORTION:

Ms. Joy Dryer (85 Erial Rd.):
Ms. Dryer asks if the property will be tax exempt. Is it true you can’t do anything with the property a cemetery is on for 100 years?
Mr. Englebert states the cemetery has been there since the 1800’s and they’re not going anywhere. Yes, the property will be tax exempt.

Mr. Costa states there is a note from the tax accessor that states the lots need to be combined by December 15, 2019 to be tax exempt.
Mr. Wade states they will put together a deed and show it to Mr. Palumbo.

A motion to approve the above-mentioned application was made by Scarduzio and seconded by Mr. Bucceroni.
Roll Call:

Vice Chairman Simiriglia   Yes
Mr. Bucceroni               Yes
Mr. Scarduzio               Yes
Mr. Rosetti                 Yes
Mrs. Kelly                  Yes
Chairman McMullin           Yes

Application Approved.

#192048C   Bulk C Variance
Justin McManus  Block: 4701 Lot: 4
Zoned: R3
Location: 1646 Hollywood Ave., Blackwood
Shed with setbacks

Mr. Costa swears in Mr. McManus.
Mr. McManus states he is using space at his Aunt’s home for storage and needs to replace that storage exactly. There will be no commercial use.
Mr. Mellett states make sure the runoff is away from your neighbors.
Mr. McManus states the shed is 4’ from property lines.

Open to the Professionals:

No Additional Comments.

Open to the Public:

No Comments.
#192041CDMFSPla  Minor Subdiv; Revised Final Plans
Amy Tarves  Block: 7301 Lot: 3 & 8
Zoned: R3/GI
Location: 850 W. Blenheim, Blackwood
Storage Facility

*Vice Chairman Simiriglia steps down for the above application.*

Mr. Wade explains the above application:
- The applicant is seeking a Use D variance, Bulk C Variance and final site plan.
- The applicant is seeking to modify the existing plan granted and approval for the current building from the original approval.

Mr. Costa swears in Mr. Steve Bach (PE, Arch., Planner).
Ms. Amy Tarvis (owner).
Mr. Bach (PE) states he has been assisting Ms. Tarvis for many years with Monarch and the self-storage units.

A1 - Aerial exhibit/current conditions of the site:
- Monarch boiler w/7 self-storage buildings/#3 & #8 lots:
- Lot 3 existing with monarch boiler
- Lot 8 adjacent lot

A2 – color rendition of site plan:
- Proposed 9,000 sq. ft. approved building.
- Phase II 10,500 sq. ft. previously approved with climate control approved.
- Would like access all around the building with 9,000 sq. ft. building. There would be garage doors all around the building.
- Limited to the southern portion of the site
- 20’ drive aisle.

A3 – color rendition of landscape plan,
- Lighting will be consistent,
- Just the subdivide portion,
- 15’ buffer,
- 20’ drive aisle
- Buffering with 2003 approvals, need a use variance for 3,361 sq. ft. area,
- C2 variance for 15’ buffer vs. 20’ that is required,
- No other modifications,
- No changes to the trash enclosure,
- No changes to storm water management system,
- Want to create a more circular pattern around the building,
- Climate control buildings aren’t as viable to patrons,
- Slightly unique with 30’ wide drive aisles, more comfortable,
- Storm water 2.86 to 2.99 CFS (2 year) and 8.7 to 9.0 CFS (10 year) routing and discharge. At 100 years we are fully compliant,
- Waiver of loading area,
- Monarch boiler will continue to operate,
- Site triangle will be provided,
- Parking 12 regular parking spaces/currently 18, striping will be on plan,
- No objections to Mr. Mellett or Mr. Lechner’s letters.
- Lighting will be dusk to dawn,
- Building slightly over 20’ to 22’,

Mr. Mellett asks about irrigation.
Mr. Bach state the existing buffer is mature w/o irrigation and it is understood the buffer must be maintained. Requesting a waiver for curbing and sidewalk.
Mr. Mellett states the minor modification to the storm water seems to be working. There still needs to be a clean up of the grading and subdivision.
Mr. Bach: a buffer waiver could be considered/C2 variance,
  - Better circulation and safety,
  - Use variance addresses positive and negative criteria/adjacent to GI zone and will operate with lot 3.

Use Variance, subdivision, site plan and waivers

Open to the Public.
No Comments.

A motion to approve the above-mentioned application with variances and waivers was made by Mr. Bucceroni and seconded by Mrs. Kelly.

Roll Call:

Mr. Bucceroni    Yes
Mr. Scarduzio    Yes
Mr. Rosetti      Yes
Mrs. Kelly       Yes
Chairman McMullin Yes

Application Approved.
*Vice Chairman Simiriglia returns.

#182056CDPMSFMS Prelim & Final Major Site Plan  
Empire Investment Enterprise, LLC Block: 10902 Lot: 12  
Zoned: R2/GIs  
Location: 44 Coles Rd., Blackwood  
Construction of Commercial Buildings

Mr. Costa swears in Addison Bradley (owner rep), Mr. Norm Rogers (PE). 
Mr. Wade (ESQ) explains the location and application. Previously approved April 
24, 2019 use variance and flex space. 
Mr. Norm Rogers (PE): 
A1 – color reduction of presentation, 
A2 – plan showing traffic circulation,  
- Existing us is vacant & mostly in R2 zone,  
- Included use and bulk Variances in 2019,  
- 2 buildings 3500 sq. ft. and 2500 sq. ft.  
- Single access drive,  
- 30 parking spaces

Changes:

1.) Provide 12’ x 28’ loading area, 
2.) Trash enclosure w/gate facing building 2. Change entrance to trash 
enclosure and show fire truck turning movements and entrance.  
- Retaining wall- reduces runoff & soil erosion coming from the basin using 
stone rip rap.  
- Traffic (ITE) am/pm peak: weekdays am around 9 and weekdays pm peak  
12 cars.

Request waiver from traffic impact report,  
Request waiver environmental impact report, the property is void of trees and 
wild life.  
- Property purchased from town,  
- Existing sewer and water mains,  
- No improvements along Coles Rd. and cart way,  
- Add depressed curb for driveway and sidewalk.  
- Agreed to tree moves for existing sewer pipes,  
- Irrigation,  
- Variance reduce buffer to less then 10’,
- The basin is placed in this location because the runoff generally runs into this area of the property. 50% 2-year storm and 80% 10-year storm.
- Emergency spill way – there is no negative impact on surrounding property.
- The closest dwelling is 450’ and it is wooded in-between.

Mr. Lechner’s planner report:
Mr. Rogers is requesting waivers to make sure they are included (pg. 4) curb and sidewalk. Variance comments give testimony for the buffer.
Mr. Lechner questions the use of 1.5”/1.75” trees, including decorative trees.
Mr. Rogers states they will not use less than 2” trees. Pg.5 in the planner’s report/additional evergreens. They are avoiding the side slope of the basin with trees and shrubs. They will be using plenty of ground cover. Shrubs on property line but not on the basin.
Mr. Lechner states the buffer is permanent and the plants are permanent.
Mr. Mellett:
- Storm water design w/built in conservation,
- Traffic and parking; loading in front of building
Mr. Rogers: the overhead doors planning would pull in perpendicular but there isn’t enough room. Vehicles will not enter into the driveway aisle.
Mr. Mellett: storm water and basin agreements: 4-1 vs. 12-1.
Chairman McMullin asks what kind of tenant will occupy the property.
Mr. Wade states 1/3 to 2/3 will be occupied by the owner. No outside storage, not manufacturing, trying to attract small businesses.

PUBLIC PORTION:

Ms. Joy Dryer – Erial Rd.
Ms. Dryer is concerned over an illegal water hookup behind her home and will this developing of this lot affect her water quality.
Mr. Wade states this isn’t near the development.
Ms. Dryer states she is still concerned about her water supply. Her neighbors have wells.
Vice Chairman Simiriglia states the water company will know where the water main is located.
Ms. Dryer states she has a lot going on. I was in an apartment and found out everything going on around me. Affordable housing going up across the street from me. Everyone wants to develop land that isn’t built on.

A motion to approve the above-mentioned application with all applicable waivers was made by Mr. Bucceroni and seconded by Mr. Rosetti.
Roll Call:

Vice Chairman Simiriglia Yes
Mr. Bucceroni Yes
Mr. Scarduzio Yes
Mr. Rosetti Yes
Mrs. Kelly Yes
Chairman McMullin Yes

Application Approved.

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192047C
Robert Marroletti
Block 5807, Lot 1

WHEREAS, Robert Marroletti is the owner of the land and premises located at 2 Sycamore Drive in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit an in ground swimming pool apron 17’ from the front property line instead of the required 30’ for the property located upon Block 5807, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-2 Zone, said application being prose.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 13, 2019 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Robert Marroletti is the owner of the land and premises located at 2 Sycamore Drive in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5807, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R2 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified that because of the shape of his property this is the only location to place the pool.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of November, 2019, the applicant Robert Marroletti is hereby granted the aforesaid variance for the property located upon Block 5807, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:
LIST NAMES
Kevin Bucceroni   Yes
Carman Scarduzzio Yes
Dorsett Kelly     Yes
Andy Rosati       Yes
Frank Simiriglia  Yes
Jay McMullin      Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin       Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th day of December, 2019.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192048C
Justin McManus
Block 4701, Lot 4

WHEREAS, Justin McManus is the owner of the land and premises located at 1646 Hollywood 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 shed 288 sq. feet instead of the required 168 sq. feet with a 4’ setback from the property lines for the property located upon Block 4701, Lot 4, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being prose.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 13, 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 Justin McManus is the owner of the land and premises located at 1646 Hollywood Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 4701, Lot 4, on the Official Tax Map of the Township of Gloucester, located in an R3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified that he lived in an apartment and needs the shed for personal storage.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of November, 2019, the applicant Justin McManus is hereby granted the aforesaid variance for the property located upon Block 4701, Lot 4 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Kevin Bucceroni       Yes
Carman Scarduzzio     Yes
Dorsett Kelly         Yes
Andy Rosati           Yes
Frank Simiriglia      Yes
Jay McMullin          Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin          Chairperson

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Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192051C
Frank Anzelmi
Block 9102, Lot 10

WHEREAS, Frank Anzelmi is the owner of the land and premises located at 155 Clement Drive in the Somerdale section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a shed 468 sq. feet instead of the required 168 sq. feet and to have 2 sheds instead of the required 1 shed for the property located upon Block 9102, Lot 10, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 13, 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 Frank Anzelmi is the owner of the land and premises located at 155 Clement Drive in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 9102, Lot 10, on the Official Tax Map of the Township of Gloucester, located in an R3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified that he is using the existing 6x8 shed for personal storage and the new 18’ x 26’ shed is for his woodworking hobby and not for any commercial use.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of November, 2019, the applicant Frank Anzelmi is hereby granted the aforesaid variances for the property located upon Block 9102, Lot 10 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Kevin Bucceroni    Yes
Carman Scarduzzio Yes
Dorsett Kelly      Yes
Andy Rosati        Yes
Frank Simiriglia   Yes
Jay McMullin       Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin   Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th day of December, 2019.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192049DSPW
James Rusin/Chews Methodist Church
Block 2102, Lot 2

WHEREAS, Chews Methodist Church is the owner of the land and premises located at 244 Chestnut Street in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use variance to permit a cemetery that is not permitted and Bulk variances for lot size .159 ac. required 1 ac., lot frontage 50’ provided 100’ required, lot depth 139.67 provided 300’ required and Site Plan Waiver for the property located upon Block 2102, Lot 2, as shown on the Official Map of the Township of Gloucester, located in a CR- Zone, said application being represented by John Wade Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 13, 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 Chews Methodist Church is the owner of the land and premises located at 244 Chestnut Street in the Glendora section of Gloucester Township, New Jersey, as shown on Block 2102, Lot 2, on the Official Tax Map of the Township of Gloucester, located in a CR Zone.

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

4. After being sworn, Herman Englebert, a Trustee of the Church, testified that the 50’ x 140’ lot would be an extension of the existing cemetery. He stated there is a need for additional burial plots for Church members and the general public. He testified the previous owner subdivided the lot in 2014 to be used for a building lot, however no one wanted to build next to a cemetery and the lot could not be sold.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of November, 2019, the applicant Chews Methodist Church is hereby granted the aforesaid Use variance. Bulk variances and Site Plan Waiver for the property located upon Block 2102, 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
Carman Scarduzio   Yes
Dorsett Kelly      Yes
Andy Rosati        Yes
Frank Simiriglia   Yes
Jay McMullin       Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin       Chairperson

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Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192041CDMFSPa
Amy Tarves
Block 7301, Lots 3 & 8

WHEREAS, Amy Tarves is the owner of the land and premises located at 850 W. Blenheim 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 Revised Final Site Plan, minor subdivision, a bulk variance to reduce the buffer to less than 20’, a Use Variance to permit a storage facility in a R-3 Zone and Waivers from Irrigation, curbing and Sidewalk for the property located upon Block 7301, Lots 3 & 8, as shown on the Official Map of the Township of Gloucester, located in a R-3/GI Zone, said application being represented by John Wade, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 13, 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 Amy Tarves is the owner of the land and premises located at 850 W. Blenheim Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 7301, Lots 3 & 8, on the Official Tax Map of the Township of Gloucester, located in an R3/GI 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, Steve Bach, a Professional Engineer and Planner, explained the site and stated approvals were granted in 2003 for 7 self-storage buildings one of which was a 10,000 sq. foot climate controlled that is not needed. The applicant is proposing a 9,000 sq. foot building to replace the climate controlled one. Introduced into evidence were A-1.an aerial exhibit showing current conditions of the site, A-2 color rendition of the site showing the proposed 9,000 sq. foot building with a 20’ drive aisle and A-3, a landscape plan showing the subdivided portion, the 15’ buffer and the 3,361 sq. foot piece to be subdivided in the R-3 Zone. Mr. Bach stated there are the changes to the previous approved plan. Mr. Bach testified the existing site has been maintained without irrigation and curbing and sidewalk. He stated this plan will provide better circulation and safety and the R-3 Zone is adjacent to the GI Zone and the lot will be consolidated into the GI Zone. The applicant also agreed with the comments of Mr. Lechner’s report dated October 1, 2019 and Mr. Mellet’s report dated November 6, 2019.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid Final Site Plan, Use Variance, minor subdivision, the buffer variance and Waivers, the Board voted (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 13th day of November, 2019, the applicant Amy Tarvis is hereby granted the aforesaid Site Plan, Use Variance, minor subdivision, buffer variance and Waivers for the property located upon Block 7301, Lots 3 & 8 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
Carman Scarduzzio Yes
Dorsett Kelly      Yes
Andy Rosati        Yes
Jay McMullin       Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th day of December, 2019.

Ken Lechner, Secretary

Prepared by:
ANThony p. Costa, Esquire
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182056CDPMSFMS
Empire Investment Enterprise, LLC
Block 10902, Lot 12

WHEREAS, Empire Investment is the owner of the land and premises located at 44 Coles Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for Preliminary and Final Site Plan, a bulk variance to reduce the buffer to less than 10’ and Waivers from Traffic Impact Report and from Environmental Impact Report for the property located upon Block 10902, Lot 12, as shown on the Official Map of the Township of Gloucester, located in a R-2/GI Zone, said application being represented by John Wade, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 13, 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 Empire Investment is the owner of the land and premises located at 44 Coles Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10902, Lot 12, on the Official Tax Map of the Township of Gloucester, located in an R2/GI 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, Norm Rogers, a Professional Engineer, explained the site and stated a Use variance was previously granted in April 2019. He testified there are two buildings, one is 3500 sq. feet and the other is 2500 sq. feet with a single access drive and 30 parking spaces. Introduced into evidence were A-1. A color rendition of the site and A-2, a plan showing traffic circulation. The applicant has provided a 12’ x 28’ loading area, a Trash enclosure and a retaining wall to reduce runoff. According to the ITE the property will generate minimal traffic therefore they are requesting a waiver from the Traffic Impact Report and since there are no trees or wildlife on the property they are requesting a waiver from the Environmental Report. The applicant agreed to curbing and sidewalk along the front of the property and they are requesting the buffer variance of less than 10’ because of the location of the Basin. The applicant also agreed with the comments of Mr. Lechner’s report dated October 9, 2019 and Mr. Mellet’s report dated November 5, 2019.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a the aforesaid Preliminary and Final Site Plan the buffer variance 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 13th day of November, 2019, the applicant Empire Investment is hereby granted the aforesaid Site Plan buffer variance and Waivers for the property located upon Block 10902, Lot 12 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Kevin Bucceroni    Yes
Carman Scarduzzio Yes
Dorsett Kelly      Yes
Andy Rosati        Yes
Frank Simiriglia   Yes
Jay McMullin       Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin             Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th day of December, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Department of Community Development & Planning
RE: APPLICATION #192057C
    Bilal Akbar
    1 Dunlin Way
    BLOCK 16703, LOT 1
DATE: November 19, 2019

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

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>12,733 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dunlin Way</td>
<td>75 ft.</td>
<td>78.575 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Jarvis Road</td>
<td>75 ft.</td>
<td>115.215 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

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

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

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

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

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence six (6) feet from the property line along Jarvis Road (15 ft. minimum required).

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

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

   POSITIVE CRITERIA ("D1" use variance)

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

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

APPLICATION #192057C
Bilal Akbar
1 Dunlin Way
BLOCK 16703, LOT 1
NEGATIVE CRITERIA
The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis 40:55D-70).

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

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

III. NOTICE REQUIREMENTS
The applicant must notice for the following variance:
From Section 425.C(3) to construct six (6) foot high vinyl fence six (6) feet from the property line along Jarvis Road (15 ft. minimum required).

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

cc: Bilal Akbar
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
APPLICATION #192057C
Bilal Akbar
1 Dunlin Way
BLOCK 16703, LOT 1
**TOWNSHIP OF GLOUCESTER**

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

---

**For Office Use Only**

<table>
<thead>
<tr>
<th>Submission Date:</th>
<th>Application No.:</th>
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<tbody>
<tr>
<td>§19.059C</td>
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<table>
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<tr>
<th>Planning Board</th>
<th>Zoning Board of Adjustment</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
<th>Taxes Paid</th>
<th>Yes/No</th>
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<tbody>
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<td>Initial</td>
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<table>
<thead>
<tr>
<th>Fees</th>
<th>Project #</th>
</tr>
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<tbody>
<tr>
<td>160</td>
<td>13628</td>
</tr>
</tbody>
</table>

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**LAND DEVELOPMENT APPLICATION**

<table>
<thead>
<tr>
<th>1. Applicant</th>
<th>2. Owner(s) (List all Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Bilal Akbar</td>
<td><strong>Name:</strong> Terrye McMillery</td>
</tr>
<tr>
<td><strong>Address:</strong> 1 Dunlin Way</td>
<td><strong>Address:</strong> 1 Dunlin Way</td>
</tr>
<tr>
<td><strong>City:</strong> Sicklerville</td>
<td><strong>City:</strong> Sicklerville</td>
</tr>
<tr>
<td><strong>State, Zip:</strong> NJ 08081</td>
<td><strong>State, Zip:</strong> NJ 08081</td>
</tr>
<tr>
<td><strong>Phone:</strong> (856) 536-7483 Fax:</td>
<td><strong>Phone:</strong> (856) 536-1483 Fax:</td>
</tr>
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</tbody>
</table>

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

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

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

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

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

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

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

<table>
<thead>
<tr>
<th>Address:</th>
<th>State, Zip:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>City:</th>
<th>Phone:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email:</th>
<th>Fax:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: <em>Terrye McGilberry</em></th>
<th>Name: <em>Sune</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: <em>Dunlin Way</em></td>
<td>Address:</td>
</tr>
<tr>
<td>Profession: <em>Teacher</em></td>
<td>Profession:</td>
</tr>
<tr>
<td>City: <em>Bloomfield, NJ 07003</em></td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: (<strong><strong>) - Fax: (</strong></strong>)</td>
<td>Phone: (<strong><strong>) - Fax: (</strong></strong>)</td>
</tr>
<tr>
<td>Email:</td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: <em>Dunlin Way</em></th>
<th>Block(s): <em>16 703</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 1</td>
</tr>
</tbody>
</table>

8. Land Use:

- Existing Land Use: *Enclosed fence around the backyard*
- Proposed Land Use (Describe Application): *Enclosed privacy fence around the backyard of the property, 6' vinyl, 10' from property line along Harris Rd.*

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 1</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td></td>
<td>□ Condominium</td>
</tr>
<tr>
<td></td>
<td>□ Cooperative</td>
</tr>
<tr>
<td></td>
<td>□ Rental</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>□ No □ Yes (If yes, attach copies)</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>□ No □ Yes</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Pool Requirements*

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

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Shed Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>Shed area</td>
</tr>
<tr>
<td>Garage height</td>
<td>Shed height</td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td>Setback from R.O.W.1</td>
</tr>
<tr>
<td>Number of stories</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Setback from R.O.W.2</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 1</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 2</td>
</tr>
</tbody>
</table>

14. Parking and Loading Requirements:

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

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

[Signature]

Date: 11/13/19

Signature of Co-applicant

Date: ____________
17. Consent of Owner(s):

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

Date: 11/13/2019

Signature: [Signature]

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


Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Date: 11/13/2019

Signature of Applicant: [Signature]

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

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 [Date], shows and discloses the premises in its entirety, described as Block [Block Number] Lot [Lot Number], and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

[Name of property owner or applicant]

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

Sworn and subscribed to On this 13 day of November 2019 before the following authority.

Signature: [Signature]
Notary Public
New Jersey
My Commission Expires 10-1-2023
No. 2439109
ZONING PERMIT DENIED
1 DUNLIN WAY
Block/Lot 16703/1

Applicant
AKBAR BILAL ALI & MC GILBERRY TERR
1 DUNLIN WAY
SICKLERVILLE NJ 08081

Real Estate Owner
AKBAR BILAL ALI & MC GILBERRY TERR
1 DUNLIN WAY
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard 6' vinyl fence located 6' from property line along Jarvis Rd. This
application for approval is hereby denied

Comments on Decision:
On the street side parallel with the front door to the building the fence shall be setback at least 15' from the front
property line or the distance of the front of the building, whichever is greater. On the secondary street parallel
with the side of the building the fence shall be setback at least fifteen feet from the front property line. A
Variance is required prior to issuance of permit.

Gloucester Township
P O Box 8
Blackwood, NJ 08012
(866)228-4000 FAX(856)232-6229

Alisa Ortiz
Zoning Officer
November 13, 2019
Applic No. 13520

Deliver to...

AKBAR BILAL ALI & MC GILBERRY TERR
1 DUNLIN WAY
SICKLERVILLE NJ 08081
DESCRIPTION: BEING KNOWN AS LOT 1, BLOCK 16703 ON THE OFFICIAL TAX MAP; A/K/A LOT 1, BLOCK 457.6 AS SHOWN ON FINAL SUBDIVISION Labeled PLAN OF LOTS FOR PHASE FOUR, SECTION IA, STONE BRIDGE RUN, PREPARED BY CONSULTING ENGINEER SERVICES, DATED 11/17/76, FILED 2/22/77 AS MAP #595-7; AREA = 12,733.48 S.F.

LOT 1, BLOCK 16704

LOT 1, BLOCK 16703, T.M.
LOT 1, BLOCK 457.6 PLAN

SPLIT LEVEL FRAME DNG., No. 1

DUNLIN WAY 60' WIDE

TO: PRESIDENTIAL TITLE AGENCY, INC.
NORWEST MORTGAGE, INC.,
ITS SUCCESSORS AND/OR ASSIGNS

TO THE OWNER:
RICHARD & TERRY N. GILBERT

TO THE INSURER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished in regard to this transaction only per below date, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of lands or on the surface of lands not visible) as an inducement for the insurer of title to insure the title to the lands and premises shown hereon.

ALBERT N. FLOYD & SON
LAND SURVEYORS

SITUATE
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY

ALBERT N. FLOYD ... N.J. LIC. NO. 21759
ALBERT N. FLOYD, JR. N.J. LIC. NO. 36725
P.O. BOX 903, ELMER, NEW JERSEY 08318

DATE SCALE DRAWN CHECKED NUMBER
11/17/76 25' 1/2 12 02-023
To Whom It May Concern:

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

Name: AKBAR BIJAL ALI & McGee BERRY TERRY

Address: 1 Dunlin Way

Block: 16703 Lot: 1

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

Sandra L. Ferguson
Gloucester Township Tax Collector
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #19056C
M. Monsheed
244 Clifton Avenue
BLOCK 11505, LOT 5
DATE: November 19, 2019

The applicant requests variance approval to construct an 18' x 21' deck within the R-3 – Residential District as per the submitted sketch.

I. **ZONING INFORMATION**

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

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>±10,500 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>75 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>140 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±15.9%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±22.8%</td>
<td>yes</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Location</th>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (dwelling)</td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Side yard (deck)</td>
<td>10 ft.</td>
<td>±65 ft. / 14.42 ft.</td>
<td>yes / yes</td>
<td></td>
</tr>
<tr>
<td>Rear yard (deck)</td>
<td>30 ft.</td>
<td>16 ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>≤ 35 ft.</td>
<td>yes</td>
<td></td>
</tr>
</tbody>
</table>

1 = Scaled data.  
n/a = Not applicable.  
* = Variance required.

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

The application as submitted requires the following variance:

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

1. Rear yard:  (16 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 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)).

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 construct a deck in the rear yard sixteen (16) feet from the rear property line (30 ft. minimum required).**

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:  M. Monshed
     Anthony Costa, Esq.
     James Mellett, PE, Churchill Consulting Engineers
# Townships of Gloucester

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

**For Office Use Only**

- Submission Date:  
- Planning Board: □  
- Zoning Board of Adjustment: ○

**Application No:** #120520  
**Taxes Paid:** Yes/No □  
**Fees:** $  
**Project #:** 3621  
**Escr. #:** 3621

---

## Land Development Application

### 1. Applicant

- **Name:** M. Marneshd  
- **Address:** 244 Clifton Ave  
  Blackwood, NJ 08021  
- **City:** Blackwood  
- **State, Zip:** NJ 08021  
- **Phone:** (856) 261-3797 Fax: ()  
- **Email:** m12010@gmail.com

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

- **Name(s):** Same

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

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

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

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

<table>
<thead>
<tr>
<th>ER</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
<th>GCR</th>
<th>BWD</th>
<th>NC</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
<th>NVBP</th>
<th>SCR-HC Overlay</th>
<th>IR</th>
</tr>
</thead>
<tbody>
<tr>
<td>ER</td>
<td>R1</td>
<td>R2</td>
<td>R3</td>
<td>GCR</td>
<td>BWD</td>
<td>NC</td>
<td>CR</td>
<td>BP</td>
<td>G-RD</td>
<td>LP-1</td>
<td>NVBP</td>
<td>SCR-HC Overlay</td>
<td>IR</td>
</tr>
<tr>
<td>R1</td>
<td>RA</td>
<td>APT</td>
<td>SCR</td>
<td>GCR</td>
<td>BWD</td>
<td>NC</td>
<td>CR</td>
<td>BP</td>
<td>G-RD</td>
<td>LP-1</td>
<td>NVBP</td>
<td>SCR-HC Overlay</td>
<td>IR</td>
</tr>
<tr>
<td>R2</td>
<td>RA</td>
<td>APT</td>
<td>SCR</td>
<td>GCR</td>
<td>BWD</td>
<td>NC</td>
<td>CR</td>
<td>BP</td>
<td>G-RD</td>
<td>LP-1</td>
<td>NVBP</td>
<td>SCR-HC Overlay</td>
<td>IR</td>
</tr>
<tr>
<td>R3</td>
<td>RA</td>
<td>APT</td>
<td>SCR</td>
<td>GCR</td>
<td>BWD</td>
<td>NC</td>
<td>CR</td>
<td>BP</td>
<td>G-RD</td>
<td>LP-1</td>
<td>NVBP</td>
<td>SCR-HC Overlay</td>
<td>IR</td>
</tr>
</tbody>
</table>

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

- **Name of Attorney:**  
- **Address:**  
- **City:**  
- **State, Zip:**  
- **Phone:** () Fax: ()  
- **Email:**

---

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

Name: TARIG AHMED
Address: 83 Longwood Dr
Profession: Professional Eng
City: Sicklerville, NJ 08081
State, Zip: NJ 08081
Phone: (856) 383-3876 Fax: ( )
Email: tarig1460@hotmail.com

7. Location of Property:

Street Address: 244 Clifton Av
Tract Area:
Block(s): 11505
Lot(s): 5

8. Land Use:

Existing Land Use: Residential
Proposed Land Use (Describe Application): 18x21 Deck 16x16 Room, Precinct

9. Property:

Number of Existing Lots:
Number of Proposed Lots:
Are there existing deed restrictions?
Are there proposed deed restrictions?

10. Utilities: (Check those that apply.)

Public Water
Public Sewer
Private Well
Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>10'</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Pool Requirements**

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from R.O.W.1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance from dwelling</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance = measured from edge of water.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R.O.W. = Right-of-way.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Setback = Measured from edge of pool apron.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Shed Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>Shed area</td>
</tr>
<tr>
<td>Garage height</td>
<td>Shed height</td>
</tr>
<tr>
<td>Number of garages</td>
<td>Setback from R.O.W.1</td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td>Setback from R.O.W.2</td>
</tr>
<tr>
<td>Number of stories</td>
<td>Setback from property line 1</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 2</td>
</tr>
</tbody>
</table>

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

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

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

16. Signature of Applicant

[Signature]

10-30-19

Date

Signature of Co-applicant

[Signature]

Date

3 of 4
17. Consent of Owner(s):

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

Date: 10/31/19

Signature: M. Morshed

Sworn and Subscribed to before me this 31st day of October, 2019.

Notary Public - State of New Jersey
My Commission Expires Apr 18, 2023


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

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

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

Signature of Applicant: M. Morshed

Date: 10/31/19

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application under the date of 10/31/19 shows and discloses the premises in its entirety, described as Block 11505 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:

Name of property owner or applicant: M. Morshed

Sworn and subscribed to on this 31st day of October, 2019, before the following authority.

Notary Public: LAWRENCE S. ALLEN
Notary Public - State of New Jersey
My Commission Expires Apr 18, 2023
ZONING PERMIT DENIED

244 CLIFTON AVE
Block/Lot 11505/5

Applicant
M. MONSHED
244 CLIFTON AVENUE
BLACKWOOD NJ 08012

Real Estate Owner
M. MONSHED
244 CLIFTON AVENUE
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for.
a proposed rear yard 18'x20' attached frame deck located 16' from the rear property line. This
application for approval is hereby denied

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

Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
October 13, 2019
Applic No. 13552

18'x20' deck 16' from rear prop line

Deliver to...
M. MONSHED
244 CLIFTON AVENUE
BLACKWOOD NJ 08012
TOWNSHIP OF GLOUCESTER
1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)

To whom it may concern:

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

Name  Mohammed Marshed
Address  244 Gifton Ave. Blackwood, NJ 08012
Block  11505 Lot 5

Date  11-13-19

Asst. Gloucester Township Tax Collector
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #192055C
Edward Rost
12 Benson Way
BLOCK 14504, LOT 8
DATE: November 19, 2019

The Applicant requests approval for a 12' x 16' Residential Tool Shed within the R-3 Residential District as indicated on the sketch.

I. ZONING INFORMATION

<table>
<thead>
<tr>
<th>R-3 ZONE REQUIREMENTS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
</tr>
<tr>
<td>Lot size (min.)</td>
</tr>
<tr>
<td>Lot frontage (min.) – cul-de-sac</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>30 ft.</td>
<td>33.32 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>±18 ft. / 22.06 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>±42 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Useable Yard Area (min.)</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Height (max.)</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

¹ = Scaled data.
enc = Existing nonconformance.
n/a = Not applicable.
<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed area (max.)</td>
<td>168 sf</td>
<td>192 sf</td>
<td>no*</td>
</tr>
<tr>
<td>Number (max.)</td>
<td>1</td>
<td>2</td>
<td>no*</td>
</tr>
<tr>
<td>Shed height (max.)</td>
<td>12 ft.</td>
<td>8 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Wall height (max.)</td>
<td>9 ft.</td>
<td>n/p</td>
<td>—</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft.</td>
<td>&gt;10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>N.P.</td>
<td>±112 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>5 ft.</td>
<td>±72 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>5 ft.</td>
<td>5 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

* = Variance required.

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

II. VARIANCE COMMENTS

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

§422.L, Residential Tool Shed

1. Area: (192 sf provided v. 168 maximum allowed).
2. Number: (2 provided v. 1 maximum allowed).

The Applicant shall provide the following information to determine if additional variances are required:

3. Wall height: 9 ft. minimum required.

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

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

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

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

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).
# Land Development Application

**1. Applicant**

<table>
<thead>
<tr>
<th>Name:</th>
<th>EDWARD ROST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>12 RENNUS WAY</td>
</tr>
<tr>
<td>City:</td>
<td>BLACKWOOD</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 08012</td>
</tr>
<tr>
<td>Phone:</td>
<td>(856) 80-3899 Fax: (856) 85-3816</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:ed.rost@gmail.com">ed.rost@gmail.com</a></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>EDWARD ROST</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
<tr>
<td>Phone:</td>
<td>(856) 80-3899 Fax: (856) 85-3816</td>
</tr>
</tbody>
</table>

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

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

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

<table>
<thead>
<tr>
<th>ER</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

| Firm: | |
| State, Zip: | |
| Phone: (____) ——— Fax: (____) ——— |
| Email: | |
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Edward Ross</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 12 Benson Way</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession: Business Owner</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Blackwood</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: NJ 03012</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: 386-638-3099 Fax: 386-925-3910</td>
<td>Phone:</td>
</tr>
<tr>
<td>Email: <a href="mailto:eddieost@gmail.com">eddieost@gmail.com</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 12 Benson Way</th>
<th>Block(s): 14504</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 8</td>
</tr>
</tbody>
</table>

8. Land Use:

- Existing Land Use: R2
- Proposed Land Use (Describe Application): R2 Impact 2X5 Shed 30' . Get back to property line that adjoins open/gray Township property. I have been maintaining this property for 25+ years. Remove debris, tires etc. time after time.

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots:</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots:</td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td></td>
<td>□ Condominium</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>□ No  □ Yes (If yes, attach copies)</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>□ No  □ Yes</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Pool Requirements**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
</tr>
</tbody>
</table>

Distance from dwelling

Distance = measured from edge of water.

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

Setback = Measured from edge of pool apron.

### 14. Parking and Loading Requirements:

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

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

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

- Signature of Applicant: 
- Date: 11/12/19 

- Signature of Co-applicant: 
- Date: 

---

3 of 4
17. Consent of Owner(s):

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

Date

Signature

Sworn and Subscribed to before me this 12th day of November

2019 (Year).

Print Name

Signature

Print Name


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?
   ☐ No  ☐ Yes

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
   ☐ No  ☐ Yes

C. Is this application for approval on a site or sites for commercial purposes?
   ☐ No  ☐ Yes

D. Is the applicant a corporation?
   ☐ No  ☐ Yes

E. Is the applicant a limited liability corporation?
   ☐ No  ☐ Yes

F. Is the applicant a partnership?
   ☐ No  ☐ Yes

IF YES TO ANY OF THE ABOVE:

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

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?
   ☐ No  ☐ Yes

IF YES:

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

Signature of Applicant

Print Name

Date

19. Survey waiver certification:

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:

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

Name of property owner or applicant

Sworn and subscribed to
On this 12th day of November
2019 before the following authority.

Notary public

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

4 of 4
NOTES:

1) BEING LOT 8, BLOCK 3539, Sec. 1, Plan of G.I.T. of "FORS OUSE" filed May 20, 1976, Map No. 340A.

2) A.R.N. Sec. 9, Mo. R.M. Map 3414, Lot No. 125, on the tax maps.

CERTIFIED TO:

1) CHEMICAL BANK AND TRUST COMPANY,

2) HUMANA INSURANCE COMPANY

TO THE OWNER

TO THE INSURER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished, 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 the insurer of title to insure the title to the lands and premises shown hereon.

This responsibility limited to the current matter as of the date of this survey.

Date

James T. Sapio
LAND SURVEYOR
NEW JERSEY LIC. No. 17780
9819 STRATFORD AVE.
STRATFORD, N.J.

Survey of premises
No. 13 Benson Way

James T. Sapio
Lic. No. 17780

Scale

Date

Drawn

Checked

No.
ZONING PERMIT DENIED
12 BENSON WAY
Block/Lot 14504/8

Applicant
ROST, EDWARD & MELISSA
12 BENSON WAY
BLACKWOOD RD NJ 08012

Real Estate Owner
ROST, EDWARD & MELISSA
12 BENSON WAY
BLACKWOOD RD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard 12'X16' 2nd shed located 0' from property line. This application for
approval is hereby denied

Comments on Decision:
Shed cannot exceed 166sq.ft, only ONE shed permitted and must be located a minimum of 5' from property line.
A Variance approval is required prior to issuance of permit.

Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
November 12, 2019 Applic No. 13619

Cut Here

Deliver to...

ROST, EDWARD & MELISSA
12 BENSON WAY
BLACKWOOD RD NJ 08012
To Whom It May Concern:

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

Name: Edward & Melissa Post
Address: 12 Benson Way
Block: 17504 Lot: 8

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

Sandra L. Ferguson
Gloucester Township Tax Collector
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

November 18, 2019

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

Re: Application #192055C
Edward Rost
12 Benson Way, Blackwood, NJ 08012
Block 14504, Lot 8

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
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 #192054C
    Mark & Jennifer Grasso
    124 W. Central Avenue
    BLOCK 11507 LOT 7

DATE: November 19, 2019

The above application is to permit a 6' x 20' and 8' x 26' wrap around front porch within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>15,000 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>100 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>150 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±10.4%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±13.4%</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Front yard (porch)</th>
<th>30 ft.</th>
<th>12 ft.</th>
<th>no∗</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side yard (porch)</td>
<td>10 ft.</td>
<td>32.33 ft. / ±39 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (dwelling)</td>
<td>30 ft.</td>
<td>±83 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

∗ = Scaled data.

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

II. VARIANCE COMMENTS

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

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

1. Front yard: (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 residential district setback variance:

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a wrap around front porch twelve (12) feet from the front property line (30 ft. minimum required).

VI. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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

cc: Mark & Jennifer Grasso
    Anthony Costa, Esq.
    James Mellett, PE

Mark & Jennifer Grasso
124 W. Central Avenue
BLOCK 11507 LOT 7
**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**: [Redacted]  
- **Application No.**: [Redacted]  
- **Taxes Paid**: [Redacted]  
- **Fees**: [Redacted]  
- **Project #**: 13599  
- **Escr. #**: 13599

---

**LAND DEVELOPMENT APPLICATION**

### 1. Applicant

<table>
<thead>
<tr>
<th>Name:</th>
<th>MARK GRASSO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>124 W. Central Ave</td>
</tr>
<tr>
<td>City:</td>
<td>BLACKWOOD</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ, 08012</td>
</tr>
<tr>
<td>Phone:</td>
<td>(856) 620-0251</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:phillymig@gmail.com">phillymig@gmail.com</a></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>JENNIFER GRASSO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>124 W. Central Ave</td>
</tr>
<tr>
<td>City:</td>
<td>BLACKWOOD</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ, 08012</td>
</tr>
<tr>
<td>Phone:</td>
<td>(856) 620-1154</td>
</tr>
</tbody>
</table>

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

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

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

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

<table>
<thead>
<tr>
<th>ER</th>
<th>RA</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>JR3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
<tr>
<td>IR</td>
<td></td>
<td></td>
<td></td>
<td></td>
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### 5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership

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

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

<table>
<thead>
<tr>
<th>Name: MARK GRASSO</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 124 W. CENTRAL AVE.</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession: OWNER</td>
<td>Profession:</td>
</tr>
<tr>
<td>City:</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone:</td>
<td>Fax:</td>
</tr>
<tr>
<td>Email:</td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address: 124 W. CENTRAL AVE BLDG 08012 | Block(s): 11507 |
| Tract Area: | Lot(s): 7 |

8. Land Use:

| Existing Land Use: RESIDENTIAL |
| Proposed Land Use (Describe Application): WRAP AROUND PORCH (SIZE) - 24' X 9' X 8' FRONT PORCH SIDE 20' X 6'10" (Setbacks) - F 12' S 34' |

9. Property:

| Number of Existing Lots: 1 | Proposed Form of Ownership: |
| Number of Proposed Lots: 0 | Fee Simple |
| Are there existing deed restrictions? | Condominium |
| Are there proposed deed restrictions? | Rental |
| □ No □ Yes | □ Cooperative |
| (If yes, attach copies) |

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>12' +</td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>34.14'</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>160'</td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>150'</td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>15,000</td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool apron.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Shed Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>Shed area</td>
</tr>
<tr>
<td>Garage height</td>
<td>Shed height</td>
</tr>
<tr>
<td>Number of garages</td>
<td>Setback from R.O.W.1</td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td>Setback from R.O.W.2</td>
</tr>
<tr>
<td>Number of stories</td>
<td>Setback from property line 1</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 2</td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:

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

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

[Signature]

10-25-19

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).

Date: 10-25-19

Signature: [Signature]

Print Name: Mark Grasso

Date: 25th day of October, 2019

Signature: [Signature]

Print Name: Deborah Simone


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots? □ No □ Yes

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? □ No □ Yes

C. Is this application for approval on a site or sites for commercial purposes? □ No □ Yes

D. Is the applicant a corporation? □ No □ Yes

E. Is the applicant a limited liability corporation? □ No □ Yes

F. Is the applicant a partnership? □ No □ Yes

IF YES TO ANY OF THE ABOVE:

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

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? □ No □ Yes

IF YES:

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

Signature of Applicant: [Signature]

Print Name: Mark Grasso

Date: 10-25-19

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 11/01, shows and discloses the premises in its entirety, described as Block 1150 Lot 9, and 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:

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

Name of property owner or applicant: Mark Grasso

Sworn and subscribed to:

On this 25th day of October, 2019 before the following authority:

Notary Public: Deborah Simone

ID # 2404555

STATE OF NEW JERSEY

My Commission Expires February 14, 2021
ZONING PERMIT DENIED
124 W CENTRAL AVE
Block/Lot 11507/7

Applicant
GRASSO MARK & JENNIFER
124 W CENTRAL AVENUE
BLACKWOOD NJ 08012

Real Estate Owner
GRASSO MARK & JENNIFER
124 W CENTRAL AVENUE
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for
a proposed front 30'X8' front porch and a 20'X8' side porch... This application for approval is
hereby denied.

Comments on Decision:
Porch must be located a minimum of 20' from the front property line. A Variance approval is required prior to
issuance of permit.

Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
August 28, 2019
Applic No. 13445

Deliver to...
GRASSO MARK & JENNIFER
124 W CENTRAL AVENUE
BLACKWOOD NJ 08012
To Whom It May Concern:

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

Name: Mark & Jeanette Grasso
Address: 124 W. Central Ave
Block: 11507 Lot: 7

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

Sandra L. Ferguson
Gloucester Township Tax Collector

November quarter taxes are due.
In a code-complying manner, when installed as instructed in this bulletin, the LedgerLOK can be used to replace the 1/2" Lag Screws called for in Chapter 5 of the International Residential Code (IRC).

In addition, the proprietary coating on this fastener exceeds the corrosion protection provided by code approved hot-dipped galvanized coatings.

**INSTALLATION PROCEDURES**

- Choose 3-5/8" or 5" LedgerLOK so that threads fully engage the rim material and fastener tip extends beyond the inside face of the rim joist.
- Use a high torque, 1/2" variable speed drill (18V if cordless).
- Follow the minimum spacing and fastening patterns from Figure 1 and Table 1.
- Install fasteners through the ledger and sheathing. Continue into the rim joist until the washer head is drawn firm and flush to the ledger board. Do not overdrive.

**CORROSION STATEMENT**

The proprietary galvanized and polymer coating applied to the LedgerLOK has been tested under the current ICC standard for evaluating corrosion resistance in treated lumber (AC257) and deemed suitable alternative to code-approved hot-dipped galvanized coatings when exposed to ground contact ACQ preservative treatment in wet-use conditions. A statement of this compliance can be found in the ICC Evaluation Report for LedgerLOK (ESR #1078), available online at icc-es.org or the FastenMaster website.

For applications within 1,000 feet of saltwater, we recommend the use of a stainless steel fastener.

**SPACING REQUIREMENTS**

Fasteners should be staggered in a “V” pattern and spaced as follows:

- Minimum end distance = 3-3/4"
- Minimum edge distance = 2"
- On-center spacing = Per Table 1

**FIGURE 1**
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

November 7, 2019

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

Re: Application #192054C
Mark & Jennifer Grasso
124 W. Central Avenue, Blackwood, NJ 08012
Block 11507, Lot 7

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

[Signature]

Raymond J. Carr
Executive Director

RJC:mh
TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL

DATE: November 4, 2019
APPLICATION No. #192054C
APPLICANT:  MARK & JENNIFER GRASSO  
PROJECT No. 13599
BLOCK(S): 11607  LOT(S): 7
LOCATION:  124 W. CENTRAL AVE., BLACKWOOD 08012

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ 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 NOVEMBER 15, 2019

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

Signature

[Relevant image of reviewed and signed document]
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: November 4, 2019

APPLICATION No. #192054C

APPLICANT: MARK & JENNIFER GRASSO

PROJECT No. 13599

BLOCK(S): 11507     LOT(S): 7

LOCATION: 124 W. CENTRAL AVE., BLACKWOOD 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

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☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Site Plan
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☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report

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

Signature

11/5/19

Wrap around parcel.
No issues.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: November 4, 2019
APPLICANT: MARK & JENNIFER GRASSO
APPLICATION No. #192054C

BLOCK(S): 11507  LOT(S): 7
LOCATION: 124 W. CENTRAL AVE., BLACKWOOD 08012

PROJECT No. 13599

TRANSMITTAL TO:
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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

OK 11.549 - 5ja Bridg Site Plan Only

Signature
TO:  Zoning Board of Adjustment
FROM:  Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE:  APPLICATION #192053C
Frank Cucunato
32 Randy Road
BLOCK 3009 LOT 8
DATE:  November 14, 2019

The above application is to permit a 4’ x 19’ roof and front porch addition within the R-3 Residential district as per the submitted sketch.

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

R-3 Zone Requirements (§405.F):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>±9,594 sf¹</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>75 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>115.84 ft</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±31%¹</td>
<td>no</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±51%¹</td>
<td>no</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

| Front yard (porch)                    | 30 ft.   | 22 ft.   | no       |
| Side yard (porch)                     | 10 ft.   | ±11 ft.¹ / ±45 ft.¹ | yes / yes |
| Rear yard (dwelling)                  | 30 ft.   | ±57 ft.  | yes      |
| Minimum Useable Yard Area             | 25%      | ≥ 25%    | yes      |
| Maximum Height                        | 35 ft.   | n/a      | n/a      |

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 from the Area, Yard, Height and Building Coverage and Additional Uses and Structures Permitted in Residential District standards:

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

1.  Front yard:  (22 ft. provided v. 30 ft. minimum required).
2.  Building coverage:  (±31% provided v. 20% maximum allowed).
3.  Lot coverage:  (±51% provided v. 40% 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 variances:

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a roof and front porch addition twenty two (22) feet from the front property line (30 ft. minimum required), building coverage of approximately thirty one (31) percent (20% maximum allowed), and lot coverage of approximately fifty one (51) percent (40% maximum allowed).

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: Frank Cucunato
    Anthony Costa, Esq.
    James Mellett, PE
LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Frank C. Ferraro
Address: 32 Raby Rd
City: Clifton Nj (07011)
State, Zip: 07011-1792
Phone: 973-921-1004
Email: Ferraro@comcast.net

2. Owner(s) (List all Owners)

Name(s):
Address:
City:
State, Zip:
Phone: Fax:

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

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

☐ Planned Development
☐ Interpretation
☐ Appeal of Administrative Officer’s Decision
☐ Bulk “C” Variance
☐ Use “D” Variance
☐ Site Plan Waiver
☐ Rezoning Request
☐ Redevelopment Agreement

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney:
Address:
City:
Firm:
State, Zip:
Phone: Fax:
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Frank C. Cucurdi</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 32 Randy Rd</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession: Dr.</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: New York</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: NJ, 08027</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: (609) 1066-4404</td>
<td>Phone:</td>
</tr>
<tr>
<td>Fax: (___)</td>
<td>Fax: (___)</td>
</tr>
<tr>
<td>Email: <a href="mailto:FLCucompl@comcast.net">FLCucompl@comcast.net</a></td>
<td>Email:</td>
</tr>
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7. Location of Property:

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<td>Tract Area:</td>
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8. Land Use:

- Existing Land Use:  
- Proposed Land Use (Describe Application):  
  - 19' x 4' Front Porch 19' x 4'  
  - 22' x 8'  

9. Property:

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

10. Utilities: (Check those that apply.)

- Public Water  
- Public Sewer  
- Private Well  
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<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

### 14. Parking and Loading Requirements:

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

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

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

Signature of Applicant

Date: 10/31/19

Signature of Co-applicant

Date
17. Consent of Owner(s):

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

Date ________________________________  
Signature ________________________________  
Print Name ________________________________  
Signature ________________________________  
Print Name ________________________________


Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

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

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

Signature of Applicant: ________________________________  
Print Name: ________________________________  
Date: 10/31/19

19. Survey waiver certification:

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

State of New Jersey, County of Camden:

________________________________________

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

Name of property owner or applicant: ________________________________

Sworn and subscribed to on this _______ day of October 2019 before the following authority.

LORRAINE GALLAGHER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 6/7/2023

4 of 4
To Whom It May Concern:

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

Name: Frank C Cicinato
Address: 32 Randy Road
Block: 3009 Lot: 8

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

Sandra L. Ferguson
Gloucester Township Tax Collector
good til 10/31/19

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County
ZONING PERMIT DENIED
32 RANDY RD
Block/Lot 3009/8

Applicant
CUCUNATO, GILDA
32 RANDY RROAD
GLENDORA, N J 08029

Real Estate Owner
CUCUNATO, GILDA
32 RANDY RROAD
GLENDORA, N J 08029

This is to certify that the above-named applied for a permit to/authorization for:
a proposed front yard 19'X4' attached porch located 22' from front property line. This
application for approval is hereby denied

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

, Additional permits must be obtained through the Construction Office

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

Alicia Ortiz
Zoning Officer
October 30, 2019

Applic No. 13597

Deliver to...

CUCUNATO, GILDA
32 RANDY RROAD
GLENDORA, N J 08029
Township of Gloucester
Dept. of Community Development
P.O. Box 8
Blackwood, New Jersey 08012

Re: Application #192053C
Frank Cucunato
32 Randy Road, Glendora, NJ 08029
Block 3009, Lot 8

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 31, 2019
APPLICANT: FRANK CUCUNATO
APPLICATION No. #192053C
BLOCK(S): 3009     LOT(S): 8
PROJECT No. 13596
LOCATION: 32 RANDY RD., GLENDORA, NJ 08029

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 123456

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review.  Please Forward Report by NOVEMBER 12, 2019
☐ For Your Files.

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

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

Signature

No Issues
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 31, 2019
APPLICANT: FRANK CUCUNATO
BLOCK(S): 3009 LOT(S): 8
LOCATION: 32 RANDY RD., GLENDORA, NJ 08029

APPLICATION No. #192053C
PROJECT No. 13596

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

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

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

OK 11-5-19 JLG Bldg - Site Plan Only

Signature
TO: Zoning Board of Adjustment  
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner  
Department of Community Development & Planning  
RE: APPLICATION #192052C  
William Santarlasci  
3 Sagebrush Lane  
BLOCK 18607, LOT 4  
DATE: November 14, 2019  

The Applicant requests approval for an 18' x 20' roof overhang addition, which is seven (7) feet from an existing above-ground swimming pool surface within the R-3 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION  

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>±10,016 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft</td>
<td>75 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft</td>
<td>129.92 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±16.6%¹</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±23.7%¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (dwelling)</td>
<td>30 ft</td>
<td>31.0 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (Addition)</td>
<td>10 ft</td>
<td>19.3 ft / 10.9 ft</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft</td>
<td>±47 ft¹</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>&gt; 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft</td>
<td>&lt; 35 ft</td>
<td>yes</td>
</tr>
</tbody>
</table>

RESIDENTIAL SWIMMING POOL REQUIREMENTS

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>30 ft</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear yard</td>
<td>10 ft</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Distance from dwelling (roof)</td>
<td>10 ft.</td>
<td>7 ft.</td>
<td>no¹</td>
</tr>
</tbody>
</table>

¹ = Scaled data.  
n/a = Not applicable.  
= Variance required.  

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

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

§422.K, Residential Swimming Pools and Cabana
1. Distance from dwelling: (3 ft. provided v. 10 ft. min. required).

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

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

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.K, Residential Swimming Pools and Cabana to permit a roof overhang addition seven (7) feet from an above-ground swimming pool surface (10 ft. minimum required).

IV. RECOMMENDATIONS

1. The Applicant must address the underlined comments.

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

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

---

**For Office Use Only**

Submission Date  Application No.  

O Planning Board  X Zoning Board of Adjustment

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

Taxes Paid: Yes No (Initial)
Fees: 160 Project # 13596

Escr. 150  Escr. # 13596

---

**LAND DEVELOPMENT APPLICATION**

<table>
<thead>
<tr>
<th>1. Applicant</th>
<th>2. Owner(s) (List all Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: William Santarlasci</td>
<td>Name(s): William Santarlasci</td>
</tr>
<tr>
<td>Address: 3 Sagebrush Lane</td>
<td>Address: 3 Sagebrush Lane</td>
</tr>
<tr>
<td>City: Sicklerville</td>
<td>City: Sicklerville</td>
</tr>
<tr>
<td>State, Zip: NJ 08081</td>
<td>State, Zip: NJ 08081</td>
</tr>
<tr>
<td>Phone: (856) 371-8464 Fax: (___) -</td>
<td>Phone: (856) 371-8464 Fax: (___) -</td>
</tr>
<tr>
<td>Email: <a href="mailto:santarlascis@gmail.com">santarlascis@gmail.com</a></td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

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

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

Name of Attorney: 
Address: 
City: 

Firm: 
State, Zip: 
Phone: (___) - Fax: (___) - 
Email: 

---

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

<table>
<thead>
<tr>
<th>Name: William Santarlasci</th>
<th>Name: __________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 3 Sagebrush Lane</td>
<td>Address: ________________________</td>
</tr>
<tr>
<td>Profession: Funeral Director</td>
<td>Profession: _____________________</td>
</tr>
<tr>
<td>City: Sicklerville</td>
<td>City: ___________________________</td>
</tr>
<tr>
<td>State, Zip: NJ 08081</td>
<td>State, Zip: _____________________</td>
</tr>
<tr>
<td>Phone: (862) 371-8461 Fax: () ()</td>
<td>Phone: () () Fax: () ()</td>
</tr>
<tr>
<td>Email: ____________________</td>
<td>Email: _________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 3 Sagebrush Lane</th>
<th>Block(s): 18607.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: ____________________</td>
<td>Lot(s): 4</td>
</tr>
</tbody>
</table>

8. Land Use:

| Existing Land Use: Single Dwelling | Proposed Land Use (Describe Application): Attached wood roof 20' x 18' seven 7' from existing above-ground pool we're |

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 1</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots:</td>
<td>□ Fee Simple    □ Cooperative</td>
</tr>
<tr>
<td></td>
<td>□ Condominium    □ Rental</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>□ No □ Yes (If yes, attach copies)</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>□ No □ Yes</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
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<td>Building height</td>
<td></td>
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</tbody>
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*E.O.P. = Edge Of Pavement.

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

14. Parking and Loading Requirements:

Number of parking spaces required: __________________ Number of parking spaces provided: __________________

Number of loading spaces required: __________________ Number of loading spaces provided: __________________

15. Relief Requested:

☐ Check here if zoning variances are required.

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

16. Signature of Applicant

[Signature]

10-29-14

Date

Signature of Co-applicant

Date
17. Consent of Owner(s):

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<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-29-19</td>
<td>William E. Sandler Jr.</td>
</tr>
</tbody>
</table>

Sworn and Subscribed to before me this 24th day of October, 2019 (Year).

Print Name

Signature

Print Name


Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

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).

<table>
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<tr>
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<td>10-29-19</td>
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</table>

Signature of Applicant

William E. Sandler Jr.

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

State of New Jersey,
County of Camden:

Sworn and subscribed to On this 24th day of October, 2019 before the following authority.

Name of property owner or applicant

Judith A. Calabrese
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXP. OCTOBER 24, 2022
3 Sagebrush Ln
Sicklerville, NJ 08081

10' from water line to roof line.
10' SPL
30' RPL.

Photos
To Whom It May Concern:

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

Name: William & Nancy Santarlesci
Address: 3 Sagebrush Lane
Block: 18607 Lot: 4

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

Sandra L. Ferguson
Gloucester Township Tax Collector
WE ARE NOT EXPERTS IN THE DETECTION AND IDENTIFICATION OF HAZARDOUS SUBSTANCES. NO ONE CAN DETERMINE THE PRESENCE OF SUCH SUBSTANCES.

THE BUILDING LIES TO THE FOUNDATION.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS, VALIDITY OF WHICH IS NOT DETERMINED HEREBY.

AS KNOWN AS QUAKER LOT 154.

THE ELEVATIONS ARE BASED ON SITE DATA.

DEED DESCRIPTION

REHD LOT 4 OF BLOCK 18607 AS SHOWN ON A PLAN OF LAYFAIR NORTH, SECTION TWO, SITING GLOUCESTER TOWNSHIP, CAMDEN COUNTY, N.J., BY LAND DIMENSIONS ENGINEERING, DATED 12/31/80, REVISIT BY 11/06/81, FILED OR ABOUT TO BE FILED IN THE COUNTY CLERK'S OFFICE.

CERTIFIED TO: ANTHONY & DEBORAH LEONE
CITIZEN'S TITLE
FIRST TOWN MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR ITS ASSIGNS AS THEIR "INTERESTS MAY APPEAR".

THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPIVSION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PRESCRIBED BY THE DRIE OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS OF THE STATE OF NEW JERSEY.

MICHAEL J. GALANTE
N.J. PROFESSIONAL LAND SURVEYOR NO. 27893
N.J. PROFESSIONAL PLANNER LICENSE NO. 02823

MICHAEL J. GALANTE & ASSOCIATES
SURVEYORS / PLANNERS
375 NORTH MAIN STREET
WILLIAMSTOWN, NEW JERSEY 08094

DATE: 06/26/96
SCALE: 1"=30' DWG BY DWG NO. 94-038

11/15/86 FINAL SURVEY
11/05/96 LOCATE FOUNDATION
DATE
REVISIONS BY CHK

SURVEY OF PROPERTY

BLOCK 18607 LOT 4
WOODS EDGE
GLOUCESTER TOWNSHIP
CAMDEN COUNTY, NJ
ZONING PERMIT DENIED

Applicant
SANTARLASCI WILLIAM & NANCY
3 SAGEBRUSH LA
SICKLERVILLE NJ 08081

Real Estate Owner
SANTARLASCI WILLIAM & NANCY
3 SAGEBRUSH LANE
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for:
a proposed rear yard attached 18'X16' roof overhang over existing patio located 7' from existing
above ground pool. This application for approval is hereby denied.

Comments on Decision:
Roof overhang is to be located a minimum of 10' from above ground pool. A Variance application is to be
applied for prior to issuance of permit.

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

Alisa Ortiz
Zoning Officer
October 29, 2019  Applic No. 13589

Deliver to...

SANTARLASCI WILLIAM & NANCY
3 SAGEBRUSH LANE
SICKLERVILLE NJ 08081
Township of Gloucester
Dept. of Community Development
P.O. Box 8
Blackwood, New Jersey 08012

Re: Application #192052C
William Santarlasci
3 Sagebrush Lane, Sicklerville, NJ 08081
Block 18607, Lot 4

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 30, 2019
APPLICATION No. #192052C

APPLICANT: WILLIAM SANTARLASCI
PROJECT No. 13596

BLOCK(S): 18607      LOT(S): 4

LOCATION: 3 SAGEBRUSH LANE, SICKLERVILLE, NJ 08081

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

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

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

Please Forward Report by NOVEMBER 11, 2019

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

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

Signatures

11/15/19
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 30, 2019
APPLICANT: WILLIAM SANTARLASCI
APPLICATION No. #192052C
BLOCK(S): 18607 LOT(S): 4
PROJECT No. 13596
LOCATION: 3 SAGEBRUSH LANE, SICKLerville, NJ 08081

TRANSMITTAL TO:
[ ] Township Engineer
[ ] Camden County Planning Board
[ ] Taxes
[ ] Zoning Board Planner
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[ ] Recycling Report

☐ Variance Plan [ ] Bulk (C) Variance ☐ Use (D) Variance

11-19 J.T.C. Bldg. - Note: a roof structure this size will put a lot of load on the existing cantilever (overhang). This situation should be evaluated by a P.E. Architect or Engineer before a building permit is issued.

Signature

Site Plan OK
Date: November 4, 2019

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: William Santarlasct

Site: 3 Sagebrush Ln

Block: 18607 Lot: 4

Application #: 192052C

1. Site plan OK. Note: a roof structure this size will put a lot of load on the existing cantilever (overhang). This situation should be evaluated by a NJ architect or engineer before a building permit issued.

Thank you,

Jim Gallagher
Building SubCode Official