Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, February 12, 2020  
7:00 P.M.  

Agenda  

Salute to the Flag  
Commencement Statement  

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

MINUTES FOR ADOPTION  

Zoning Board Minutes - Wednesday, January 22, 2020  

RESOLUTIONS FOR MEMORIALIZATION  

Zoning Board of Adjustment 2019 Annual Report  

#192058C  
Nichol & Doug Moore  

Bulk C Variance  
Block: 15204 Lot: 6  

APPLICATIONS FOR REVIEW  

#202001C  
John L. Frantzis, Jr.  
Zoned: R3  

Bulk C Variance  
Block: 5001 Lot: 21  
Location: 646 Good Intent Rd., Blackwood  

Carport 24’ x 18’; 2nd oversize detached garage 30’ x 40’ x 12’ w/setbacks
#202002C
Cal Atlantic Group, Inc./Lennar
Zoned: HC-R3

Residential decks with setbacks

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

Roll Call:

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

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 Mr. Bucceroni and Mrs. Kelly sits in for Mrs. Chiumento.

MINUTES FOR ADOPTION

Zoning Board Minutes Wednesday January 08, 2020.

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

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

Minutes Approved.

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2019 Annual Report.

A motion to approve the Zoning Board of Adjustment 2019 Annual Report was made by Mr. Scarduzio and seconded by Mr. Rosetti.

Roll Call:

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

2019 Annual Report Approved.

RESOLUTIONS FOR MEMORIALIZATION

#192057C
Bilal Akbar & Terrye McGilberry
Bulk C Variance
Block: 16703 Lot: 1
A motion to approve the above mentioned resolutions was made by Mr. Scarduzio and seconded by Mr. Rosetti.

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#192058C  Bulk C Variance
Nichol & Doug Moore  Block: 15204 Lot: 6
Zoned: R3  Location: 9 Winfield Rd., Erial
(She Shed) 18' x 12' shed w/5' R & S s/b

Mr. Costa swears in Mr. Doug Moore and Mrs. Nichol Moore. Mrs. Moore states the new shed will be a garden shed but a little less rustic. They are starting to get outside more and using the back yard. She states: The girls in the office (Construction and Zoning) have been fabulous. They have helped her through the whole project. The shed is a prefab shed that will be delivered whole. Mr. Lechner states the code official states 2 sets of plans and a foundation are needed. Anything over 200 sq. ft. needs footings. Mr. Moore states there will be a full cement pad. Mrs. Moore states they were well aware of the process because they had built a deck a year ago. Chairman McMullin asks if there were going to be gutters on the shed.
Mr. Lechner states no gutters should be installed because the rain blows against the wood and then it has to be replaced. Mr. Costa asks if there are any other sheds on the property. Mr. and Mrs. Moore state “no other sheds are on the property.”

Open to the Public:
No Comments.

Open to the Professionals:
No Additional Comments.

A motion to approve the above mentioned application is made by Mr. Rosetti and seconded by Mr. Scarduzio.

Roll Call:

- Vice Chairman Simiriglia  Yes
- Mr. Scarduzio  Yes
- Mr. Rosati  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 Mrs. Kelly.

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

ANNUAL REPORT 2019

WHEREAS, NJSA 40:55d-70.1 requires that at least once a year, a board of adjustment shall review its decision on applications and appeals for variances and prepare and adopt by resolution a report on the findings on the zoning ordinance provisions that were the subject of the variance requests and its recommendation for zoning ordinance amendments or revisions, if any; and

WHEREAS, the Gloucester Township Zoning Board of Adjustment desires to adopt the Annual Report of 2019 attached hereto.

NOW, THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of January, 2020 the Annual Report of 2019 of the Zoning Board of Adjustment as set forth in this resolution is approved. A copy of this resolution shall be information pursuant to NJSA 40:55D-70.1.

ROLL CALL:

LIST NAMES

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frank Simirigia</td>
<td>Yes</td>
</tr>
<tr>
<td>Rich Rosetti</td>
<td>Yes</td>
</tr>
<tr>
<td>Dorsett Kelly</td>
<td>Yes</td>
</tr>
<tr>
<td>Jay McMullin</td>
<td>Yes</td>
</tr>
<tr>
<td>Carmen Scarduzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Andy Rosati</td>
<td>Yes</td>
</tr>
</tbody>
</table>
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 12th Day of February, 2020.
# ZONING BOARD OF ADJUSTMENT
## Township of Gloucester – Camden County – New Jersey
### 2019 Annual Report

<table>
<thead>
<tr>
<th>Application</th>
<th>Name</th>
<th>Street</th>
<th>Block</th>
<th>Lot</th>
<th>Description</th>
<th>Type</th>
<th>Decision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>#192002C</td>
<td>NJHR3, LLC</td>
<td>311 Marshall Ave., Blackwood</td>
<td>5001</td>
<td>25</td>
<td>SFD w/setbacks</td>
<td>C</td>
<td>Granted w/conditions</td>
</tr>
<tr>
<td>02</td>
<td>#192003C</td>
<td>Michael Ciner</td>
<td>21 Pinewood Ct., Erial</td>
<td>16403</td>
<td>23</td>
<td>6' chain link &amp; 6’ blk alum fence w/setbacks</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>03</td>
<td>#192004C</td>
<td>Anthony Karpovich</td>
<td>11 King Arthurs Ct., Erial</td>
<td>15821</td>
<td>62</td>
<td>14'x5'x8' Trek deck w/4’ setbacks</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>04</td>
<td>#182056CD</td>
<td>Empire Investments, LLC</td>
<td>44 Coles Rd., Blackwood</td>
<td>10902</td>
<td>12</td>
<td>Bulk &amp; Use variances to permit individual manufacturing, etc.</td>
<td>C D</td>
<td>Granted w/conditions</td>
</tr>
<tr>
<td>05</td>
<td>#182053C</td>
<td>Teresa Garvey</td>
<td>316 Byron Ct., Sicklerville</td>
<td>15701</td>
<td>5</td>
<td>Replacing 14’x16’ deck/porch w/10.4' R setbacks</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>06</td>
<td>#182054C</td>
<td>John C. Burt</td>
<td>2804 Garwood Rd., Sicklerville</td>
<td>14901</td>
<td>35</td>
<td>40'x60'x14.6' pole barn w/5' F s/b 10' R s/b</td>
<td>C</td>
<td>Granted w/conditions</td>
</tr>
<tr>
<td>07</td>
<td>#182044D</td>
<td>Maria Cruz</td>
<td>113 Marshall Ave., Blackwood</td>
<td>19103</td>
<td>1</td>
<td>Converting triplex into quadplex</td>
<td>D</td>
<td>Denied</td>
</tr>
<tr>
<td>08</td>
<td>#192005C</td>
<td>Michael Leonetti</td>
<td>900 Station Ave., Glendora</td>
<td>202</td>
<td>16</td>
<td>6'fence on F2 w/26' s/b</td>
<td>C</td>
<td>Granted w/conditions</td>
</tr>
<tr>
<td>09</td>
<td>#192006C</td>
<td>Robert Bigwood</td>
<td>37 Clement Dr., Somerdale</td>
<td>9101</td>
<td>13</td>
<td>Open Car Port 12x20 in front yard s/b</td>
<td>C</td>
<td>Granted w/conditions</td>
</tr>
<tr>
<td>10</td>
<td>#192008DSPW</td>
<td>OVAH Treatment Center, LLC</td>
<td>1115 Black Horse Pike, Blackwood</td>
<td>6501</td>
<td>1</td>
<td>Hair Salon not permitted in CR Zone</td>
<td>D</td>
<td>SPW Granted w/conditions</td>
</tr>
<tr>
<td>11</td>
<td>#192012C</td>
<td>Sign Pros (Skeeters)</td>
<td>7 Coles Rd., Blackwood</td>
<td>8301</td>
<td>7</td>
<td>Raceway sign on roof of bldg.</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>12</td>
<td>#182039CDSPWMSP</td>
<td>Dr. Mem, LLC</td>
<td>1271 Little Gloucester Rd., Clementon</td>
<td>13102</td>
<td>18, 19, 01, 02, 20</td>
<td>Move plastic extrusion operation &amp; other permitted uses</td>
<td>MSP</td>
<td>Granted w/conditions</td>
</tr>
<tr>
<td>13</td>
<td>#192014CD</td>
<td>Auto Image, LLC</td>
<td>401 S. BH Pk, Blackwood</td>
<td>12509</td>
<td>1</td>
<td>Cont'd auto body repair; expansion or bldg. w/60x50 addition; add'l fencing etc.; bldg. restoration</td>
<td>CD</td>
<td>Granted w/conditions</td>
</tr>
<tr>
<td>#</td>
<td>Application ID</td>
<td>Applicant</td>
<td>Address</td>
<td>Zip Code</td>
<td>Town</td>
<td>Description</td>
<td>Date Granted</td>
<td>Date Denied</td>
</tr>
<tr>
<td>------</td>
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<tr>
<td>14</td>
<td>#192016CDPMSFSMS</td>
<td>SJ Dining, INC (Burger King)</td>
<td>1370 Bikwood-Clementon Rd., Clementon</td>
<td>13303</td>
<td>2</td>
<td>Drive thru – 1,000 ft. w/in distance of another fast food chain</td>
<td>CD PMSFMS</td>
<td>Granted w/conditions</td>
</tr>
<tr>
<td>15</td>
<td>#182047CDPMSFSMS</td>
<td>MNT GLOUCESTER PARTNERS, LLC (THE PARK)</td>
<td>Love Rd., Gloucester Twp.</td>
<td>13103</td>
<td>2, 3, 3.01, 9 10, 25</td>
<td>270 Rental Apts. (Lots 2 &amp; 25 Redevelopment)</td>
<td>CD PMSFMS</td>
<td>Withdrawn</td>
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<tr>
<td>16</td>
<td>#192018C</td>
<td>Anthony Stagliano</td>
<td>411 Plantation Dr., Glendora</td>
<td>2905</td>
<td>10</td>
<td>10 x 19 open porch w/A frame 28’ s/b</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>17</td>
<td>#192020C</td>
<td>Diane Cimino</td>
<td>1145 Oak Ave., Glendora</td>
<td>902</td>
<td>11</td>
<td>Carport 27 x 12 w/s/b 3.4’</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>18</td>
<td>#192021C</td>
<td>Kyle &amp; Melissa Seidel</td>
<td>42 Whittall Dr., Sicklerville</td>
<td>15601</td>
<td>30</td>
<td>19 x 14 extend roof over patio 3’ from edge of pool</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>19</td>
<td>#192022C</td>
<td>David M. Lackner, MD</td>
<td>316 Hillcrest La., Blackwood</td>
<td>7805</td>
<td>4</td>
<td>SFD w/detached garage &amp; shed w/s/b</td>
<td>C</td>
<td>Granted w/conditions</td>
</tr>
<tr>
<td>20</td>
<td>#192023C</td>
<td>Stacey Jones</td>
<td>1 Cinnamon Ct., Sicklerville</td>
<td>20901</td>
<td>52</td>
<td>9 x 7 Bathroom; 16 x 25 Bedroom additions w/s/b</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>21</td>
<td>#172045DFMSFMS (ext) 1</td>
<td>Lance’s Tavern</td>
<td>7 Coles Rd., Blackwood</td>
<td>8301</td>
<td>7</td>
<td>EXTENSION</td>
<td>(ext) 1</td>
<td>Granted w/conditions</td>
</tr>
<tr>
<td>22</td>
<td>#192024C</td>
<td>Nicholas Palumbo</td>
<td>304 Lake Ave., Glendora</td>
<td>1802</td>
<td>4</td>
<td>6’ vinyl fence w/setback</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>23</td>
<td>#192025C</td>
<td>Salvatore Marrazzo</td>
<td>806 Davistown Rd., Blackwood</td>
<td>13103</td>
<td>16</td>
<td>6’ vinyl fence w/setbacks</td>
<td>C</td>
<td>Granted w/conditions</td>
</tr>
<tr>
<td>24</td>
<td>#192026C</td>
<td>Bernice Grundy</td>
<td>16 Thornhill Ct, Sicklerville</td>
<td>15703</td>
<td>141</td>
<td>12’x24’ deck w/setbacks</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>25</td>
<td>#192029C</td>
<td>Kenneth Boyer</td>
<td>One Arlington Rd., Erial</td>
<td>15810</td>
<td>12</td>
<td>14’x24 shed w/setbacks</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>26</td>
<td>#192030C</td>
<td>Garrett Carlson II</td>
<td>117 Front St., Glendora</td>
<td>2101</td>
<td>19</td>
<td>15.6’x11.6’ deck w/setback</td>
<td>C</td>
<td>Granted</td>
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<tr>
<td>27</td>
<td>#192031CD</td>
<td>Ville III, LLC</td>
<td>1401 Sicklerville Rd., Sicklerville</td>
<td>18601</td>
<td>7, 8, 9</td>
<td>230 Townhouses Maj SubDiv</td>
<td>CD</td>
<td>Granted w/conditions</td>
</tr>
<tr>
<td>28</td>
<td>#192032CDM</td>
<td>McDonald’s USA, LLC</td>
<td>1505 Blackwood-Clementon Rd., Blackwood</td>
<td>20101</td>
<td>9</td>
<td>Impervious coverage, signage, realignment of drive-thru lanes, 1000’ to another establishment</td>
<td>CD M</td>
<td>Granted w/conditions</td>
</tr>
<tr>
<td>29</td>
<td>#192033C</td>
<td>Rosemary Watkins</td>
<td>199 Indiana Ave., Blackwood</td>
<td>11901</td>
<td>15</td>
<td>8’x16’ covered deck/roof 9’x16’ w/sb</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>30</td>
<td>#192034D</td>
<td>Donald Taggart</td>
<td>11 Marcia Ct., Erial</td>
<td>14702</td>
<td>29</td>
<td>Home Base Landscape Business</td>
<td>D</td>
<td>Granted</td>
</tr>
<tr>
<td>31</td>
<td>#192036C</td>
<td>Hellenic Holdings</td>
<td>260 Cedar Ave., Blackwood</td>
<td>10401</td>
<td>2</td>
<td>5’x6’ covered porch w/roof w/sb</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>32</td>
<td>#192037D</td>
<td>Garden State Storage, LLC</td>
<td>2580-2539 Sicklerville Rd, Sicklerville</td>
<td>14701</td>
<td>1 &amp; 12</td>
<td>Storage &amp; Day Care Facility</td>
<td>D</td>
<td>Granted w/conditions</td>
</tr>
<tr>
<td>33</td>
<td>#192038C</td>
<td>Phillip Pimpinello</td>
<td>42 Edinburgh Rd, Blackwood</td>
<td>12802</td>
<td>10</td>
<td>Attached garage 15’x25’x14’ w/sb</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>34</td>
<td>#192039C</td>
<td>George Reese</td>
<td>514 E Lake Ave, Blackwood</td>
<td>11805</td>
<td>5</td>
<td>24’ round pool w/ sb</td>
<td>C</td>
<td>Granted</td>
</tr>
<tr>
<td>#</td>
<td>Project ID</td>
<td>Contact Information</td>
<td>Address Details</td>
<td>Zip Code</td>
<td>Square Feet</td>
<td>Approved Date</td>
<td></td>
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<tr>
<td>35</td>
<td>#192040C</td>
<td>H. Holland &amp; K. Dyess</td>
<td>10 Prospect Ave., Blackwood</td>
<td>10603</td>
<td>3 &amp; 17</td>
<td>6' fence 18.5 x 15 R deck; (2) 5x7 decks w/sh (S &amp; F)</td>
<td>C Granted Gravel parking area</td>
<td>10/23/2019</td>
</tr>
<tr>
<td>36</td>
<td>#192041CDMSPa</td>
<td>Amy Tarves</td>
<td>850 W Blenheim Ave., Blenheim</td>
<td>7301</td>
<td>3 &amp; 8</td>
<td>MinSubDiv. Revised FSP to modify existing approval to accommodate non-climate controlled facility</td>
<td>C Granted w/Conditions</td>
<td>12/11/2019</td>
</tr>
<tr>
<td>37</td>
<td>#192042C</td>
<td>Jame Alam &amp; Rokeya Begum</td>
<td>1613 Bryant Pl, Clementon</td>
<td>13503</td>
<td>30</td>
<td>6' vinyl fence on 6&quot; wood retaining wall in ground w/F2 s/b</td>
<td>C Granted</td>
<td>11/13/2019</td>
</tr>
<tr>
<td>38</td>
<td>#192043C</td>
<td>Brian &amp; Lisa (Fleck) Sallivan</td>
<td>109 Garfield Ave, Blackwood</td>
<td>10609</td>
<td>3</td>
<td>40&quot;x22&quot; w/25.57&quot; s/b F1 &amp; 14.42&quot; s/b St</td>
<td>C Granted</td>
<td>10/23/2019</td>
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<tr>
<td>39</td>
<td>#192044C</td>
<td>Martha Simpson</td>
<td>100 W. Landing Rd., Blackwood</td>
<td>5201</td>
<td>23</td>
<td>22&quot;x15&quot; attached deck 12' s/b</td>
<td>C Granted</td>
<td>10/23/2019</td>
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<tr>
<td>40</td>
<td>#192045C</td>
<td>Arthur J Spencer</td>
<td>1203 Jarvis Rd, Erial</td>
<td>16504</td>
<td>18</td>
<td>Detached garage 28&quot;x13.6&quot; w/5&quot; s/b S</td>
<td>C Granted</td>
<td>10/23/2019</td>
</tr>
<tr>
<td>41</td>
<td>#182056CDPMSFMS</td>
<td>Empire Investments, LLC</td>
<td>44 Coles Rd., Blackwood</td>
<td>10902</td>
<td>12</td>
<td>2 commercial 1 story bldgs.</td>
<td>C Granted</td>
<td>12/11/2019</td>
</tr>
<tr>
<td>42</td>
<td>#192047C</td>
<td>Robert Marroletti</td>
<td>2 Sycamore Dr., Blackwood</td>
<td>5807</td>
<td>1</td>
<td>16'x34' in-ground pool 21' 2nd R yard s/b</td>
<td>C Granted</td>
<td>12/11/2019</td>
</tr>
<tr>
<td>43</td>
<td>#192048C</td>
<td>Justin McManus</td>
<td>1646 Hollywood Ave, Blackwood</td>
<td>4701</td>
<td>4</td>
<td>12'x24' shed w/s/b R 6' S4'</td>
<td>C Granted</td>
<td>12/11/2019</td>
</tr>
<tr>
<td>44</td>
<td>#192049DSPW</td>
<td>James E Ruis, Jr.</td>
<td>244 Chestnut St, Glendora</td>
<td>2102</td>
<td>2</td>
<td>Extension of Cemetery</td>
<td>C Granted</td>
<td>12/11/2019</td>
</tr>
<tr>
<td>45</td>
<td>#192051C</td>
<td>Frank Anzelmi</td>
<td>155 Clement Dr., Somerdale</td>
<td>9102</td>
<td>10</td>
<td>2nd oversize shed on pad w/5' s/b</td>
<td>C Granted</td>
<td>12/11/2019</td>
</tr>
<tr>
<td>46</td>
<td>#192052C</td>
<td>Wm. Santarlassci</td>
<td>3 Sagebrush La, Sicklerville</td>
<td>18607</td>
<td>4</td>
<td>20'x18' wood roof 7' s/b pool</td>
<td>C Granted</td>
<td>01/08/2020</td>
</tr>
<tr>
<td>47</td>
<td>#192053C</td>
<td>Frank Cucunato</td>
<td>32 Randy Rd., Glendora</td>
<td>3009</td>
<td>8</td>
<td>19&quot;x4&quot; front porch 2/22&quot; s/b</td>
<td>C Granted</td>
<td>01/08/2020</td>
</tr>
<tr>
<td>48</td>
<td>#192054C</td>
<td>Mark Grasso</td>
<td>124 W. Central Ave., Blackwood</td>
<td>11507</td>
<td>7</td>
<td>26'x9.5' F s/b 12' S 20'x6'10&quot; 34.16 S/b</td>
<td>C Granted</td>
<td>01/08/2020</td>
</tr>
<tr>
<td>49</td>
<td>#192055C</td>
<td>Edward Rost</td>
<td>12 Benson Way, Blackwood</td>
<td>14504</td>
<td>8</td>
<td>2nd shed 12'x16' 0&quot; s/b prop line</td>
<td>C Granted w/Conditions</td>
<td>01/08/2020</td>
</tr>
<tr>
<td>50</td>
<td>#192056C</td>
<td>M. Monsheid</td>
<td>244 Clifton Way, Blackwood</td>
<td>11505</td>
<td>5</td>
<td>18'x21' wood deck w/16' R s/b</td>
<td>C Granted w/Conditions</td>
<td>01/08/2020</td>
</tr>
<tr>
<td>51</td>
<td>#192057C</td>
<td>B Akbar &amp; T. McGilberry</td>
<td>1 Dunlin Way, Sicklerville</td>
<td>16703</td>
<td>1</td>
<td>6' vinyl fence w/6' s/b along Jarvis</td>
<td>C Tabled to 1/8/2020</td>
<td></td>
</tr>
<tr>
<td>52</td>
<td>#192058C</td>
<td>Nichol &amp; Doug Moore</td>
<td>9 Winfield Rd, Erial</td>
<td>15204</td>
<td>6</td>
<td>18'x12' shed w/5' S R S/b</td>
<td>C TBS Jan 2020</td>
<td></td>
</tr>
<tr>
<td>53</td>
<td>#192059C</td>
<td>Elissa &amp; Thomas Martin</td>
<td>129 12th Ave., Glendora</td>
<td>1105</td>
<td>8</td>
<td>5'x10' attached Front Porch 10' s/b</td>
<td>C TBS Jan 2020</td>
<td></td>
</tr>
<tr>
<td>54</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>55</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>56</td>
<td></td>
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<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192058C
Nichol Kavchok Moore & Doug Moore
Block 15204, Lot 6

WHEREAS, Nichol and Doug Moore are the owners of the land and premises located at 9 Winfield Road in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 12' x 18' shed 216 sq. Feet instead of the required 168 sq. feet for the property located upon Block 15204, Lot 6, 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 January 22, 2020 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants Nichol and Doug Moore are the owners of the land and premises located at 9 Winfield Road in the Erial section of Gloucester Township, New Jersey, as shown on Block 15204, Lot 6, 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 she is buying the 12’ x 18’ shed prefabricated and this is the size available. The shed is a she shed and will be used for storage and garden equipment and it is only 28 sq. feet over the requirement. The applicant agreed as a condition of approval they will submit 2 sets of construction plans along with a foundation design.

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 22nd day of January, 2020, the applicants Nichol and Doug Moore are hereby granted the aforesaid variance for the property located upon Block 15204, Lot 6 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Carman Scarduzzio  Yes
Rich Rosetti  Yes
Andy Rosato  Yes
Dorsett Kelly  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 12th day of February, 2020.

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 #202001C
John L. Frantzis Jr.
646 Good Intent Road
BLOCK 5001, LOT 21

DATE: January 22, 2020

The application is to permit a 30' x 40' x 12' detached private garage within the R-3 Residential district as per the attached 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>Lot size (min.)</td>
<td>9.375 sf</td>
<td>28.600 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>75 ft.</td>
<td>100 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>125 ft.</td>
<td>286 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>±12.8%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>40%</td>
<td>±28.3%</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.) - dwelling</td>
<td>30 ft.</td>
<td>79.84 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.) - dwelling</td>
<td>10 ft.</td>
<td>25.75 ft./±19 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.) - dwelling</td>
<td>30 ft.</td>
<td>±176 ft.</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>

§422.H, PRIVATE GARAGES

<table>
<thead>
<tr>
<th>Area (Max.)</th>
<th>800 sf</th>
<th>1,200 sf</th>
<th>no*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than area of principal building</td>
<td>±1,590 sf</td>
<td>1,200 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Stories (max.)</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of garages (max.)</th>
<th>1</th>
<th>2</th>
<th>no*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>N.P.</td>
<td>±236 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>30 ft. / 30 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>10 ft.</td>
<td>20 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

Side wall height (max.) | 9 ft. | n/p    | --- |

Garage height (max.) | 14 ft. | 12 ft. | yes |

1 = Scaled data.
n/p = Not provided.
* = Variance required.

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

The application as submitted requires the following variances:

§422.H, Private Garages

1. Area: (1,200 sf provided v. 800 sf max. allowed).

2. Number of garages: (2 provided v. 1 max. allowed).

The Applicant must provide the side wall height to determine if a variance is required.

3. Side wall height: (not provided v. 9 ft. maximum allowed).

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

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the required 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 422.H, Private Garages to permit a detached private garage one thousand two hundred (1,200) square feet (800 sf maximum allowed) and two (2) private garages (1 maximum allowed).

cc: John L. Frantzis Jr.
    Anthony Costa, Esq.
    James Mellett, PE
# Land Development Application

**1. Applicant**

- **Name:** John L. Frantzis Jr.
- **Address:** 646 Good Intent Rd
- **City:** Blackwood
- **State, Zip:** NJ 08012
- **Phone:** (609) 254-1453
- **Fax:** (____)
- **Email:** V8smustang64@hotmail.com

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

- **Name(s):** John L. Frantzis Jr.
- **Address:** 646 Good Intent Rd
- **City:** Blackwood
- **State, Zip:** NJ 08012
- **Phone:** (609) 254-1453
- **Fax:** (____)

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

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

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

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

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

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

- **Name of Attorney:**
- **State, Zip:**
- **Phone:** (____)____ Fax:(____)____
- **Email:**
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: John L. Frazer Jr.</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 646 Good Intent Rd</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession:</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Blackwood</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: NJ 08012</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: (609) 254-1453</td>
<td>Phone:</td>
</tr>
<tr>
<td>Email: <a href="mailto:vs.mustang64@hotmail.com">vs.mustang64@hotmail.com</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 646 Good Intent Rd</th>
<th>Block(s): 5001</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 21</td>
</tr>
</tbody>
</table>

8. Land Use: Home

Existing Land Use: Residential

Proposed Land Use (Describe Application):

- Garage 30' x 40' x 12'
- 2nd Oversized Detached
- Carport = 24' x 18'

9. Property:

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials: See Plans

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></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>

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

<table>
<thead>
<tr>
<th>Pool Requirements</th>
<th>Proposed</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>
<tr>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<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>30' x 40'</td>
<td>Shed height</td>
</tr>
<tr>
<td>12' Side Height</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 garages</td>
<td>Setback from property line 1</td>
</tr>
<tr>
<td>1</td>
<td>Setback from property line 2</td>
</tr>
<tr>
<td>Number of stories</td>
<td></td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:

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

### 15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

### 16. Signature of Applicant

**Signature of Applicant:**

**1-8-2020**  
**Date**

**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).

1-2-2020

Signature

Sworn and subscribed to before me this 2nd day of January, 2020

Signature

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


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).

1-2-2020

Signature of Applicant

John L. Frantzis 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 12/20, 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:
John L. Frantzis Jr 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 before the following authority, LORRAINE GALLAGHER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/7/2023

4 of 4
TO: YOUR HOMETOWN TITLE, LLC
WFG NATIONAL TITLE INSURANCE COMPANY
OAK MORTGAGE COMPANY, LLC
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

DESCRIPTION: BEING KNOWN AS LOT 21, BLOCK 5001 ON THE OFFICIAL TAX MAP; A/K/A PART OF LOT 3, MAP OF BLENHEIM FARMS; AREA = 28,600.0 ± S.F.
To Whom It May Concern:

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

Name: John L. Frantzis Jr.
Address: 646 Good Intent Road
Block: 5001 Lot: 21

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

Sandra L. Ferguson
Gloucester Township Tax Collector
ZONING PERMIT DENIED
646 GOOD INTENT RD
Block/Lot 5001/21

Applicant
FRANTZIS JOHN L JR
646 GOOD INTENT ROAD
BLACKWOOD NJ 08012

Real Estate Owner
FRANTZIS JOHN L JR
646 GOOD INTENT ROAD
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for:
a proposed rear yard 40'x30' detached garage. This application for approval is hereby denied

Comments on Decision:
Garage cannot exceed 800sq.ft. 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 Oniz
Zoning Officer
November 5, 2019
Applic No. 13611

Cut Here

Deliver to...

FRANTZIS JOHN L JR
646 GOOD INTENT ROAD
BLACKWOOD NJ 08012
The dimensions for this featured metal shop are 30’W x 40’L x 12’H. This 30’ wide building includes a vertical roof style and is fully-enclosed with vertical paneling. As you can see in the picture above, it has one 10’x10’ garage door and one standard walk-in door on the side.

You can customize this 40’ long metal shop to your exact specifications AND budget! Please keep in mind, we DO NOT provide concrete or groundwork, and your site must be level before the day of installation.

You can also use the following keywords when searching for this building:

- Metal Shop Building Kit
- Metal Shop Building Plan
- Metal Shop Building Structure
- Building for Shop
- 30’ Wide Metal Shop
- 40’ Long Metal Shop Building
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 9, 2020
APPLICANT: JOHN L. FRANTZIS, JR
APPLICATION No. #202001C
BLOCK(S): 5001 LOT(S): 21
PROJECT No. 13694
LOCATION: 646 GOOD INTENT RD., BLACKWOOD

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

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

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

Please Forward Report by

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
January 15, 2020

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

Re: Application #202001C  
John L. Frantzis, Jr.  
646 Good Intent Road, Blackwood, NJ 08012  
Block 5001, Lot 21

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr  
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 9, 2020

APPLICANT: JOHN L. FRANTZIS, JR

APPLICATION No. #202001C

PROJECT No. 13694

BLOCK(S): 5001
LOT(S): 21

LOCATION: 646 GOOD INTENT RD., BLACKWOOD

TRANSMITTAL TO:

☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes

☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction

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

STATUS OF APPLICATION:

☒ New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. Please Forward Report by
☐ For Your Files.

ENCLOSED:

☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Minor Site Plan
☐ 1 Copy - Minor Subdivision Plat

☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and 1 Twp. App.

☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.

☐ 1 Copy - Major Subdivision - Preliminary. Plat

☐ 1 Copy - Preliminary Site Plan

☐ 1 Copy - Major Subdivision - Final Plat

☐ 1 Copy - Final Site Plan

☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.

☐ 1 Copy - Amended Site Plan

☐ 1 Copy - Major Subdivision - Amended Plat

☐ 1 Copy - Traffic Report

☐ 1 Copy - Development Plan

☐ 1 Copy - Drainage Calculations

☐ 1 Copy - E.I.S.

☐ Recycling Report

☐ Variance Plan

☒ Bulk (C) Variance

☐ Use (D) Variance

Signature

[Signature]

1/13/2020

SIZE NOT AN ISSUE IN THIS AREA.
MUST CERTIFY THIS IS ONLY FOR
PERSONAL USE & NO BUSINESS OR
COMMERCIAL USE.
TO: Zoning Board of Adjustment  
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner 
       Dept. of Community Development & Planning  
RE: APPLICATION #202002C  
    CalAtlantic Group, Inc. / Lennar  
    BLOCK 17409, LOTS 15, 16, 17 & 18  
DATE: January 22, 2020  
The above application is to permit elevated wood decks within the rear yard (reverse front yard) within the RA - Residential Attached District as per the submitted sketch.  
The Applicant also requests "three (3) one year extensions of Major Subdivision approval until May 13, 2020."

Applicant: CalAtlantic Group, Inc./Lennar, 2465 Kuser Road, 3rd Floor, Hamilton, NJ 08690 (telephone #609-245-2200).  
Owner (Lot 15): Flores Bolivar III & Alexandra B., 54 Iron Gate Road, Sicklerville, NJ 08081.  
Owner (Lot 16): McGillan Peter J & Elizabeth Lauren, 56 Iron Gate Road, Sicklerville, NJ 08081.  
Owner (Lot 17): Bragg Courtland & Esperanza I, 58 Iron Gate Road, Sicklerville, NJ 08081.  
Owner Lot 18): CalAtlantic Group, Inc./Lennar, 2465 Kuser Road, 3rd Floor, Hamilton, NJ 08690 (telephone #609-245-2200).  
Attorney: Niall O’Brien, Esq., Archer & Greiner, P.C., One Centennial square, Haddonfield, NJ 08033 (Telephone #856-616-2696).  

I. INFORMATION SUBMITTED  
1. Land Development Application Form dated 01/15/2020.  
2. Ownership Disclosure dated 01/06/2020.  
3. Final Plan of Lots (Copy - Ledger Size), as prepared by Dimensions Engineering, comprising one (1) sheet dated 5/26/16, last revised 10/25/16.  
4. As-Built Plan, as prepared by Peterman Maxcy Associates, LLC comprising one (1) sheet dated 01/15/16.
I. ZONING INFORMATION

1. RA - Residential District [§407].

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required (Fee-Simple Townhouse)</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.) – Lot 15</td>
<td>2,500 sf</td>
<td>4,207 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Lot size (min.) – Lot 16</td>
<td>2,500 sf</td>
<td>2,131 sf</td>
<td>enc</td>
</tr>
<tr>
<td>Lot size (min.) – Lot 17</td>
<td>2,500 sf</td>
<td>2,033 sf</td>
<td>enc</td>
</tr>
<tr>
<td>Lot size (min.) – Lot 18</td>
<td>2,500 sf</td>
<td>3,501 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.) – Lot 15</td>
<td>20 ft.</td>
<td>41.95 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.) – Lot 16</td>
<td>20 ft.</td>
<td>21.13 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.) – Lot 17</td>
<td>20 ft.</td>
<td>20.28 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.) – Lot 18</td>
<td>20 ft.</td>
<td>35.01 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.) – Lot 15</td>
<td>125 ft.</td>
<td>110.24 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Lot depth (min.) – Lot 16</td>
<td>125 ft.</td>
<td>103.54 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Lot depth (min.) – Lot 17</td>
<td>125 ft.</td>
<td>100.36 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Lot depth(min.) – Lot 18</td>
<td>125 ft.</td>
<td>100.36 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Building coverage – Lot 15</td>
<td>40%</td>
<td>±16.73%</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage – Lot 16</td>
<td>40%</td>
<td>±30.03%</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage – Lot 17</td>
<td>40%</td>
<td>±31.48%</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage – Lot 18</td>
<td>40%</td>
<td>±20.11%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage – Lot 15</td>
<td>60%</td>
<td>±31.19%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage – Lot 16</td>
<td>60%</td>
<td>±53.40%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage – Lot 17</td>
<td>60%</td>
<td>±53.27%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage – Lot 18</td>
<td>60%</td>
<td>±30.39%</td>
<td>yes</td>
</tr>
</tbody>
</table>

1 = Scaled data.
enc = Existing nonconformance.
<table>
<thead>
<tr>
<th>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.) - dwelling - Lot 15</td>
</tr>
<tr>
<td>Front yard (min.) - dwelling - Lot 16</td>
</tr>
<tr>
<td>Front yard (min.) - dwelling - Lot 17</td>
</tr>
<tr>
<td>Front yard (min.) - dwelling - Lot 18</td>
</tr>
<tr>
<td>Side yard (min.) - deck - Lot 15</td>
</tr>
<tr>
<td>Side yard (min.) - deck - Lot 16</td>
</tr>
<tr>
<td>Side yard (min.) - deck - Lot 17</td>
</tr>
<tr>
<td>Side yard (min.) - deck - Lot 18</td>
</tr>
<tr>
<td>Rear yard (min.) - deck - Lot 15</td>
</tr>
<tr>
<td>Rear yard (min.) - deck - Lot 16</td>
</tr>
<tr>
<td>Rear yard (min.) - deck - Lot 17</td>
</tr>
<tr>
<td>Rear yard (min.) - deck - Lot 18</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
</tr>
<tr>
<td>Maximum Height</td>
</tr>
</tbody>
</table>

1 = Scaled data.
enc = Existing nonconformance.
n/a = not applicable.

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:

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

1. Side yard - Lot 15: (±14 ft. provided v. 20 ft. minimum required).
2. Side yard - Lot 18: (±14 ft. provided v. 20 ft. minimum required).
3. Rear yard - Lot 15: (24.6 ft. provided v. 30 ft. minimum required).
4. Rear yard - Lot 16: (26.8 ft. provided v. 30 ft. minimum required).
5. Rear yard - Lot 17: (24.6 ft. provided v. 30 ft. minimum required).
6. Rear yard - Lot 18: (26.7 ft. provided v. 30 ft. minimum required).

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 407.F, Area, Yard, Height and Building Coverage, to permit a deck, as follows:

Lot 15 - Approximately fourteen (14) feet from the side property line (20 ft. minimum required) and twenty four and six tenths (24.6) feet from the rear property line (30 feet minimum required).

Lot 16 - Twenty four and eight tenths (24.8) feet from the rear property line (30 feet minimum required).

Lot 17 - twenty four and six tenths (24.6) feet from the rear property line (30 feet minimum required).

Lot 18 - Approximately fourteen (14) feet from the side property line (20 ft. minimum required) and twenty four and seven tenths (24.7) feet from the rear property line (30 feet 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: Niall O’Brien, Esq.
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
TOWNSHIP OF GLOUCESTER
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012
(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only

Submission Date: __________________ Application No: __________________

☐ Planning Board ☐ Zoning Board of Adjustment

Taxes Paid Yes/No (Initial)

Fees 200 Project # 13769

Escr. 1/2/20 Escr. # 13769

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: CalAtlantic Group, Inc. / Lennar
Address: 2465 Kuser Road 3rd Floor
Attn: Tony Paz, Area Manager
City: Hamilton
State, Zip: New Jersey 08690
Phone: (609) 245-2200 Fax: (-) -
email: Tony.Paz@Lennar.com

2. Owner(s) (List All Owners)

Name(s): Various Ownership
Address: Please see attached Owner Addendum
City: Various
State, Zip: __________________________ Phone: __________________________ Fax: __________________________

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

☐ Informal Review 2
☐ Minor Subdivision
☐ Preliminary Major Subdivision 2
☐ Final Major Subdivision
☐ Minor Site Plan
☐ Preliminary Major Site Plan 2
☐ Final Major Site Plan
☐ Conditional Use Approval 2
☐ General Development Plan 2

☐ Planned Development 2
☐ Interpretation 2
☐ Appeal of Administrative Officer's Decision
☐ Bulk "C" Variance 2
☐ Use "D" Variance 2
☐ Site Plan Waiver
☐ Rezoning Request
☐ Redevelopment Agreement
☐ Extension of Major Subd. Approvals

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: Niall J. O'Brien, Esquire
Address: One Centennial Square

Firm: Archer & Greiner, P.C.
State, Zip: New Jersey 08033
Phone: (856) 616-2696 Fax: (856) 795-0574

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

| Name: Joseph W. Maxcy, P.L.S. | Name: 
|-------------------------------|------------------|
| Address: 189 S. Lakeview Drive, Suite 101 | Address: 
| Profession: Licensed Professional Land Surveyor | Profession: 
| City: Gibbsboro | City: 
| State, Zip: NJ 08026 | State, Zip: 
| Phone: (856) 282-7444 | Phone: 
| Fax: (856) 282-7443 | Fax: 
| Email: | Email: 

7. Location of Property:

| Street Address: 54, 56, 58 & 60 Iron Gate Road | Block(s): 17409
| Tract Area: 4,207; 2,131; 2,033; & 3,501 s.f., respectively | Lot(s): 15, 16, 17 & 18

8. Land Use:

Existing Land Use: Townhouse Subdivision

Proposed Land Use (Describe Application): Rear Yard Setback Variance Approvals for residential decks associated with units in Iron Gate Community. The Applicant seeks Variances from the Ordinance Rear Yard Setback requirement of 30 feet to allow setbacks of: (i) Lot 15: 24.6 feet; (ii) Lot 16: 26.8 feet; (iii) Lot 17: 24.6 feet; and (iv) Lot 18: 26.7 feet. (Rear Yard Setback of 25 feet was required at time of Subdivision.) Applicant also seeks three (3) one year extensions of Major Subdivision Approval until May 13, 2020.

9. Property

| Number of Existing Lots: 4 | Proposed Form of Ownership: 
| Number of Proposed Lots: 4 (No change) | ☑ Fee Simple |
| Are there existing deed restrictions? | ☑ No |
| Are there proposed deed restrictions? | ☑ No |

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. Please refer to attached cover letter.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. None.
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>&gt; 30 feet</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>See above</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>12.9 ± feet</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>12.9 ± feet</td>
<td>*E.O.P. = Edge Of Pavement</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>20/35 feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>100/132 feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>0.05/0.10 acre</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>&lt; 35 feet</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

14. Parking and Loading Requirements:

<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</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 2</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:

Archer & Greiner, P.C., Attorneys for Applicant, CalAtlantic Group, Inc. / Lennar

By: [Signature]

Niall J. O'Brien, Esquire

Signature of Co-applicant

Date: 1/8/2019
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).

Owner Consents to be submitted under separate cover
By:

Date
Signature

Print Name
Signature
Print Name

2020 (Year).


Complete each of the following sections:

A. Is this application to subdivide a parcel land into six (6) 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 this applicant a corporation?
E. Is this 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 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?

Please see attached Disclosure Statement

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 stockholders and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

Archer & Greiner, P.C., Attorneys for Applicant,
CalAtlantic Group, Inc. / Lennar

Date: January 8, 2020

By: Niall J. O'Brien, Esquire

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.

N/A As-Built Survey is Enclosed.

Name of property owner or applicant

Sworn and subscribed to
On this ______ day of ______, 20____ before the following authority.

Notary Public
CalAtlantic Group Inc. / Lennar – Iron Gate Community

ADDENDUM OF PROPERTY OWNERSHIP
Application for Variances for Rear Yard Decks and Extension of Final Major Subdivision Approval
Block 17409, Lots 15, 16, 17 & 18 / 54, 56, 58 & 60 Iron Gate Road

Lot 15/54 Iron Gate Road: FLORES BOLIVAR III & ALEXANDRA B, 54 IRON GATE ROAD, SICKLERVILLE NJ 08081
Lot 16/56 Iron Gate Road: MCGILLAN PETER J & ELIZABETH LAUREN, 56 IRON GATE RD, SICKLERVILLE NJ 08081
Lot 17/58 Iron Gate Road: BRAGG COURTLAND & ESPERANZA I, 58 IRON GATE ROAD, SICKLERVILLE NJ 08081
Lot 18/60 Iron Gate Road: CALATLANTIC GROUP, INC. (Applicant)

217845140v1
Ownership Disclosure

N.J.S.A. 40:55D-48.1 et. seq. the names and address of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed:

If a corporation – names and addresses of all stockholders owning at least 10% of its stock of any class. If a partnership – names and addresses of the individual partners having at least 10% interest in the partnership.

CalAtlantic Group, Inc. (owner)
2465 Kuser Rd, 3rd Floor
Hamilton, NJ 08690

(a). Stuart Miller, 700 Northwest 107th Avenue, Miami, FL 33172 owned 57.9% of the Class B Common Stock as of February 12, 2019.
(b). The Vanguard Group, 100 Vanguard Blvd., Malvern, PA 19355 owned 10.8% of the Class A Common Stock as of February 12, 2019.

Stephen M. Dahl
CalAtlantic Group, Inc. – Applicant/Owner

RECEIVED
JAN 15 2020
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.

54 - 56 - 58 - 60

Name  Various Owner
Address Various Addresses
Block 17409 Lot 15, 16, 17, 18

1-15-20

Date

Mauyann Busa
Asst. Gloucester Township Tax Collector
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 15, 2020
APPLICANT: CalAtlantic Group Inc./Lennar
APPLICATION No. #202002C
PROJECT No. 13709
BLOCK(S): 17409 LOT(S): 15, 16, 17, & 18
LOCATION: 54, 56, 58 & 60 Iron Gate Rd., Erial

TRANSMITTAL TO:

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review.  Please Forward Report by January 26, 2020
☐ For Your Files.

ENCLOSED:

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

☐ Variance Plan
☒ Bulk (C) Variance w/exit Maj Subdiv
☐ Use (D) Variance

No Issues. There is plenty of space w/assoc. prop as buffer.

Signature

JAN 2, 2020
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012  

Re: Application #202002C  
CalAtlantic Group, Inc./Lennar  
54, 56, 58 & 60 Iron Gate, Erial, NJ 08081  
Block 17409, Lots 15, 16, 17 & 18  

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  

RJC: mh