

Township of Gloucester
Zoning Board of Adjustment
Wednesday, July 22, 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, July 8, 2020*

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

#202018CMPFMS
Garden State Storage LLC
Zoned: HC

Bulk C, Minor SubDiv, Prelim & Final Major SitePlan
Block: 14701 Lot: 1 & 12
Location: 2530 Sicklerville Rd., Sicklerville

Proposed Minor /SubDiv and self-Storage Facility

#202013C
Lindsey Sampolski Siano
Zoned: R3

Bulk C Variance
Block: 10304 Lot: 1
Location: 439 Good Intent Rd., Blackwood

Wood Front Porch 5'x16' w/ setbacks

#202015C
John & Jocelyn Villegas
Zoned: R3

Bulk C Variance
Block: 12407 Lot: 1
Location: 710 Linda Ave., Blackwood

Oversize wood shed 16' x 20' w/setbacks

#202016C
Debbie Bovio
Zoned: SCR

Bulk C Variance
Block: 15821 Lot: 15
Location: 30 Chrissy Way, Erial

Deck 32' x2 12' w/setbacks

Meeting Adjourned

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #202018CMPFMS**
Garden State Storage, LLC
2530 Sicklerville Road
BLOCK 14701, LOT 1 and 12

DATE: July 15, 2020

The Applicant requests minor subdivision and preliminary and final major site plan approval for a "Proposed Self-Storage Facility" within the HC – Highway Commercial District. The project is located on the northeast side of Sicklerville Road west of Hickstown Road.

Applicant: JAV of New Jersey, LLC, 419 Mantua Boulevard, Mantua, NJ 08051 (telephone #856-228-4848).

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

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

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

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

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

I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, and waivers dated 6/30/20.
2. Ownership Disclosure Statement dated 6/22/20.
3. Surety Title Agency of Haddonfield, Commitment for Title Insurance dated 8/01/16 revised 4/02/18.
4. Project Narrative, as prepared by Monarch Surveying & Engineering.
5. Storage unit sizes.
6. Environmental Impact Statement, as prepared by Monarch Surveying & Engineering dated March 2020, last revised 6/12/20.
7. Stormwater Management Report, as prepared by Monarch Surveying & Engineering dated March 2020, last revised 6/12/20.
8. Operations and Maintenance Plan for Stormwater Management Facilities, as prepared by Monarch Surveying & Engineering dated March 2020, last revised 6/0820.
9. Building Elevations (Ledge size), as prepared by George A. Fett, AIA Architects, LLC dated 5/28/20.
10. Plan of Survey & Topography, as prepared by Monarch Surveying & Engineering comprising one (1) sheet dated 7/18/08, last revised 3/26/20.
11. Plan of Minor Subdivision, as prepared by Monarch Surveying & Engineering comprising one (1) sheet dated 11/24/11.

- Engineering plans, as prepared by Bohler Engineering NJ, LLC consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	06-08-20
2	Exist. Conditions & Demolition Plan	06-08-20
3	Preliminary/Final Major Site Plan	06-08-20
4	Grading & Drainage Plan	06-08-20
5	Landscape Plan & Lighting Plan	06-08-20
6	Preliminary/Final Utility Plan	06-08-20
7	Site Construction Details/Profiles	06-08-20
8	Site Construction Details	06-08-20
9	Storm Sewer Construction Details	06-08-20
10	Site Construction Details	06-08-20
11	Landscape Construction Details	06-08-20
12	Site Utility/Construction Details	06-08-20
13	Soil Erosion/Sediment Control Plan	06-08-20
14	Soil Erosion/Sediment Control Details	06-08-20
1 of 1	Vehicle Circulation Plan	06-08-20

II. PROJECT INFORMATION

Building Type	Building Area	Floor Area
3-Story – Self storage	29,150 sf	87,450 sf
1-Story – Self storage	7,500 sf	7,500 sf
1-Story – Self storage	7,800 sf	7,800 sf
1-Story – Self storage	8,100 sf	8,100 sf
1-Story – Self storage	8,400 sf	8,400 sf
1-Story – Self storage	3,200 sf	3,200 sf
TOTAL	64,150 sf	122,450 sf

III. ZONING REVIEW

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

- A use variance for permitted use and floor area ratio not to exceed 0.746 is approved by Zoning Board of Adjustment #192037D adopted October 23, 2020.

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

<u>Description</u>	<u>Required</u>	<u>Proposed (Lot 12)</u>	<u>Conforms (Other uses)</u>
Lot size (min.)	1 ac.	4.054 ac.	yes
Lot frontage (min.)	100 ft.	585.60 ft.	yes
Lot depth (min.)	300 ft.	368.07 ft.	yes
Building coverage (max.)	15%	36.32%	no*
Lot coverage (max.)	50%	68.4 %	no*
Buffer	25 ft.	±12 ft.	no*
Parking	14 spaces	12 spaces	no*

* = Variance required.

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

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	20 ft.	±75 ft.	yes
Side yard (min.)	10 ft.	25 ft.	yes
Rear yard (min.)	25 ft.	30 ft.	yes
Maximum Height (max.)	35 ft.	38 ft. 4 in.	no*<!--</b-->
Floor Area Ratio ¹	0.25	0.693	no
PARKING AREA SETBACK ⁽¹⁾			
From any Right of Way (min.)	25 ft.	6.4 ft.	no*<!--</b-->
From side property line (min.)	10 ft.	±25 ft. / ±35 ft.	yes / yes
From rear property line (min.)	10 ft.	30 ft.	yes

¹ = A use variance for floor area ratio not to exceed 0.746 is approved by Zoning Board of Adjustment #192037D adopted October 23, 2020.

* = 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.

<u>Description</u>	<u>Required</u>	<u>Proposed (Lot 1)</u>	<u>Conforms (Retail and Office Use)</u>
Lot size (min.)	20,000 sf.	1.463 ac.	yes
Lot frontage (min.)	80 ft.	193.43 ft.	yes
Lot depth (min.)	200 ft.	361.75 ft.	yes
Building coverage (max.)	25%	n/a	n/a
Lot coverage (max.)	75%	n/a	n/a
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	75 ft.	n/a	n/a
Side yard (min.)	10 ft.	n/a	n/a
Rear yard (min.)	30 ft.	n/a	n/a
Maximum Height (max.)	40 ft.	n/a	n/a

2. **FREE-STANDING SIGNS**

- The applicant did not provide specifications for the proposed free-standing sign, which would be subjection to §426, Signs.

3. **FACADE SIGNS**

- The applicant did not provide specifications for proposed facade sign(s), which would be subjection to §426, Signs.

IV. APPLICATION SUBMISSION CHECKLIST

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

1. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
 - a. The plan should be revised to provide the required benchmarks and symbol within legend.
2. Streetlights. [Checklist#90].
 - a. The plan should be revised to provide existing and proposed street lights as per §508.G, Lighting.

V. WAIVER COMMENTS

The Applicant requests a waiver from the following checklist items.

1. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
2. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and trailer traffic emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution. [Checklist #40].
3. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
4. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
5. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
6. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
7. When a running stream is proposed for alterations, improvements or relocation, or when a structure or fill is proposed over, under in or alongside a running stream, evidence of result of pre-application with a New Jersey Division of Water Resources or such agency having jurisdiction shall accompany the application. [Checklist #62].
8. The total upstream acreage in the drainage basin of any water course running through or adjacent to development including the distance and average slope upstream to the basin ridge line, where applicable. [Checklist #63].
9. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
10. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].
11. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system. [Checklist #66].
12. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].

13. For any proposed drywalls, ground water, recharge basins detention or retention basins, flood control devices, sedimentation basins, and/or other water control devices. Show the location, construction details, erosion control and soil stabilization methods. [Checklist #73].
14. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
15. Pumping Stations [Checklist #100].

The Application as submitted requires a waiver from the following Article V, Performance and design Standards:

16. To provide a trash enclosure as per §510.L, Refuse/Recyclable Storage Areas.
17. To provide concrete sidewalks as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.

VI. **VARIANCE COMMENTS**

The application as submitted requires the following variances:

§401.B(5), Deviations

1. Parking (front): (6.4 ft. provided v. 25 ft. minimum required).

§401.B(6), Deviations

2. Buffer: (±12 provided v. 25 ft. minimum required).
 - a. No structure or stormwater management facility shall be permitted within a buffer area as per §507.B(4).

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

4. Building coverage: (36.32% provided v. 15% maximum allowed).
5. Lot coverage: (68.4% provided v. 50% maximum allowed).
6. Building height: (38 ft. 4 in. provided v. 35 ft. maximum allowed).

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

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

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

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

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).

VII. SITE PLAN DESIGN REVIEW COMMENTS

1. The plans should be revised to provide a permanent benchmark a per §503.C(3), Monuments.
2. The plans should be revised to provide additional landscaping along the six parking spaces along Sicklerville Road to as per §507.A, Landscaping.
3. The plans should be revised to clearly depict the location of the proposed 25-foot wide and 13-foot wide buffer landscaping as per §507.A, Landscaping.
4. The plans should be revised to provide the location of underground irrigation as per §507.A(4)(b), General Landscaping Provisions.
5. The plans should be revised to provide additional pole mounting lights at the following locations as per §508.F, Lighting.
 - a. Six parking spaces on the southwest side of the paring area.
 - b. Entrance from Sicklerville Road.
6. The plans should be revised to provide a 2 or 3 Board Vinyl Estate Style fence with black vinyl coated wire protective fabric along the retaining wall as per §517, Stormwater Collection and Management.
 - a. The purpose of this request is to enhance the streetscape where a stormwater management basin in the front yard should also serve as a landscape feature.

VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

IX. RECOMMENDATIONS

1. The Applicant should address the above underlined comments.
2. Should the Board approve the submitted application, a subsequent preliminary and final major site plan approval is required in accordance with the Township Land Development Ordinance.

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

cc: Garden State Storage, LLC
John D. Wade, Esq.
Addison G. Bradley, PP
Bruce R. McKenna, PE
George A. Fett, AIA
Anthony Costa, Esq.
James Mellett, PE

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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.: 202018CM PEMS

Taxes Paid Yes/No (Initial)

Fees \$1450.00 Project # 14056

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. 9/15/20 Escr. # 14056

LAND DEVELOPMENT APPLICATION

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

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: John D. Wade, Esq.

Address: 1250 Chews Landing Road, Suite 1

City: Laurel Springs

Firm: Wade, Long, Wood & Long, LLC

State, Zip: New Jersey 08021

Phone: (856) 346-2800 Fax: () -

Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Addsion G. Bradley, PP
Address: 1585 Hider Lane
Profession: Professional Planner
City: Laurel Springs
State, Zip: New Jersey 08021
Phone: (856) 228-4848 Fax: (856) 228-8507
Email: thefuneralmanor@comcast.net

Name: Monarch Surveying & Engineering, LLC
Address: P.O. Box 177
Profession: Professional Engineering
City: Pitman
State, Zip: New Jersey 08071
Phone: (856) 582-8200 Fax: (856) 582-8204
Email: info@monarcheng.com

7. Location of Property:

Street Address: 2530 Sicklerville Road Block(s): 14701
Tract Area: 5.66 ac. Lot(s): 1 & 12

8. Land Use:

Existing Land Use: Vacant
Proposed Land Use (Describe Application): Proposed Minor Subdivision and
Proposed Self-Storage Facility

9. Property:

Number of Existing Lots: <u>2</u>	Proposed Form of Ownership:	
Number of Proposed Lots: <u>2</u>	☒ Fee Simple	☐ Cooperative
	☐ Condominium	☐ Rental
Are there <i>existing</i> deed restrictions?	☐ No ☐ Yes	(If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	☒ No ☐ Yes	

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

14. Parking and Loading Requirements:

Number of parking spaces required: _____ 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

6-22-20

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).

6/23/20

Date

Signature

Print Name

JOSEPH VILLARI

Sworn and Subscribed to before me this

23rd

day of

JULY2020

(Year).

Signature

Print Name

Denise T. Borton

NOTARY PUBLIC

STATE OF NEW JERSEY

MY COMMISSION EXPIRES Nov 28, 2024

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

Complete each of the following sections:

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

☒ No	☐ Yes
☐ No	☐ Yes
☐ No	☐ Yes
☐ No	☒ Yes
☐ No	☐ Yes
☐ 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).

☐ No ☐ Yes

Signature of Applicant

Date

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 _____ day of _____,
20____ before the following authority.

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

Name of property owner or applicant

Notary public

OWNERSHIP DISCLOSURE STATEMENT

NAME OF CORPORATION, PARTNERSHIP, LLC, OR LLP: _____

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

	NAME	ADDRESS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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

SWORN & SUBSCRIBED to before me this

23rd Day of June, 2020 (year)

(Notary)

SIGNATURE (OFFICER/PARTNER)

DATE

TITLE

Denise T. Booton
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES Nov 28, 2024

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).**

_____	Signature _____
Date _____	
Sworn and Subscribed to before me this _____	Print Name _____
_____ day of _____,	Signature _____
_____ (Year).	Print Name _____

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

Complete each of the following sections:

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

☒ No	☐ Yes
☐ No	☐ Yes
☐ No	☐ Yes
☐ No	☒ Yes
☐ No	☐ Yes
☐ No	☐ Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

☐ No ☐ Yes

Signature of Applicant
Joseph Evangelisti

Print Name

6-22-20

Date

19. Survey waiver certification:

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

**State of New Jersey,
County of Camden:**

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

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

Name of property owner or applicant

Notary public

OWNERSHIP DISCLOSURE STATEMENT

NAME OF CORPORATION, PARTNERSHIP, LLC, OR LLP: _____

Garden State Storage LLC

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

	NAME	ADDRESS	
1	Joseph Evangelisti	75 N Haddon Ave Haddonfield NJ	08033
2	Brian Brogan Jr	75 N Haddon Ave Haddonfield NJ	08033
3	Timothy Bratz	75 N Haddon Ave Haddonfield NJ	08033
4			
5			
6			
7			
8			
9			
10			

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

SWORN & SUBSCRIBED to before me this

_____ Day of _____, 20____ (year)

_____. (Notary)

SIGNATURE (OFFICER/PARTNER)

6-22-20

DATE

TITLE

SITE DATA

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

<u>BULK REQUIREMENTS:</u>	<u>HC DISTRICT</u> (RETAIL/OFFICE)	<u>HC DISTRICT</u> (OTHER USE)	<u>PROPOSED</u> (LOT 12)	<u>PROPOSED</u> (LOT 1)
MINIMUM TRACT SIZE:	20,000 sf	1 ac.	±176,607 sf (±4.054 ac.)	±63,745 sf (±1.463 ac.)
MINIMUM LOT SIZE:	20,000 sf	1 ac.	±176,607 sf (±4.054 ac.)	±63,745 sf (±1.463 ac.)
MINIMUM LOT FRONTAGE:	80 ft.	100 ft.	±580 ft.	±193 ft.
MINIMUM LOT WIDTH:	n/a	n/a	±580 ft.	±190 ft.
MAXIMUM LOT DEPTH:	200 ft.	300 ft.	±368 ft.	±368 ft.
MAXIMUM BUILDING COVERAGE: GROSS FLOOR AREA (GFA)	25 %	15 %	±36.3 % (64,150 sf GFA)	±15 % (±9500 sf GFA)
MAXIMUM LOT COVERAGE: (TOTAL IMPERVIOUS COVERAGE)	75 %	50 %	68.4 % (±120,700 sf)	±50 % (±31,875 sf)
MINIMUM FRONT YARD:	75 ft.	20 ft.	100 ft.	90 ft.
MINIMUM SIDE YARD:	10 ft.	10 ft.	25 ft.	25 ft.
MINIMUM REAR YARD:	30 ft.	25 ft.	50 ft.	30 ft.
MINIMUM USEABLE YARD AREA:	n/a	n/a	n/a	n/a
MAXIMUM BUILDING HEIGHT:	40 ft.	35 ft.	±38'-4" ^{**}	±35 ft.
MAXIMUM FLOOR AREA RATIO (FAR):	0.25	0.25	0.693 ^{**} (122,450 sf GFA)	0.25 (±15,925 sf)
ACCESSORY STRUCTURES:				
MIN. FRONT YARD SETBACK:	NOT PERM.	NOT PERM.	NOT PERM.	NOT PERM.
MIN. SIDE YARD SETBACK:	n/a	n/a	n/a	n/a
MIN. REAR YARD SETBACK:	n/a	n/a	n/a	n/a
MIN. DIST. BETWEEN BLDGS.	n/a	n/a	n/a	n/a
PARKING AREA SETBACK:				
FROM FRONT PROPERTY LINE	25 ft.	25 ft.	50 ft.	25 ft.
FROM SIDE PROPERTY LINE	10 ft.	15 ft.	20 ft.	15 ft.
FROM REAR PROPERTY LINE	10 ft.	15 ft.	25 ft.	15 ft.
MAXIMUM GARAGE HEIGHT	n/a	n/a	n/a	n/a
MAXIMUM OTHER BUILD. HT.	n/a	n/a	n/a	n/a
MINIMUM BUFFER AREA:	25 ft.	25 ft.	25 ft.	25 ft.

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

* = PRE-EXISTING CONDITION

** = VARIANCE REQUESTED

APPLICATION FOR A 'USE VARIANCE' GRANTED BY THE GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT, FOR A 'SELF-STORAGE FACILITY', FOR SUBJECT PROJECT SITE, AS OUTLINED IN RESOLUTION OF APPROVAL, APP. No. 192037D, OCTOBER 9, 2019, TO PERMIT A SELF-STORAGE FACILITY FOR SUBJECT PREMISES AND A FLOOR AREA RATIO NOT TO EXCEED 0.746.

Gloucester Township Major Site Plan Variances

Any application for approval of a major site plan application shall include a list of requested variances relevant to an application for consideration by the Zoning Board of Adjustment.

§416.E. – Maximum Floor Area Ratio (FAR):

As part of the prior application for a 'Use Variance' granted by the Gloucester Township Zoning Board of Adjustment, for a 'self-storage facility', for subject project site, as outlined in Resolution of Approval, App. No. 192037d, October 9, 2019, to permit a self-storage facility for subject premises and a Floor Area Ratio (FAR) not to exceed 0.746. The subject application includes a proposed FAR of 0.693 ($\pm 122,450$ sf GFA), which is less than the approved FAR per the prior application. Therefore, no amendment or adjustment to the prior application is required nor being requested.

§416.F. – Maximum Building Coverage:

A *variance* of exceeding the maximum building coverage is being requested for a building coverage of ± 36.3 % (64,150 sf GFA), whereas 15 % coverage is allowed for the proposed use in the designated zone. It should be noted that a more intense "retail/office" use in the Highway Commercial (HC) zone has 25% allowed, whereas the proposed use of a "self-storage facility" would inherently have a higher proposed building coverage due to the nature of the use and operations, but would exhibit a much less traffic and use intensity than other "permitted uses" within the zoning district.

§416.F. – Maximum Lot Coverage:

A *variance* of exceeding the maximum lot coverage is being requested for an impervious lot coverage of ± 68.4 %, whereas 50 % lot coverage is allowed for the proposed use in the designated zone. It should be noted that a more intense "retail/office" use in the Highway Commercial (HC) zone has 75% allowed, whereas the proposed use of a "self-storage facility" would inherently have a higher proposed impervious lot coverage due to the nature of the use and operations, but would exhibit a much less traffic and use intensity than other "permitted uses" within the zoning district.

§416.F. – Parking Area Setback:

A *variance* of a parking area setback from the right-of-way line along Sickerlville Road (CR 705) is being requested for a setback of ± 6.4 ft, whereas a setback of 25 ft is required. It should be noted that a more intense "car-related" use in the Highway Commercial (HC) zone has allowed 10 ft. setback, whereas the proposed use of a "self-storage facility" inherently requires and utilizes less than required parking area/spaces, due to the nature of the use and operations, but would exhibit a much less traffic and use intensity than other "permitted uses" within the zoning district. The proposed setback also allows for a greater separation of the "main storage building", which includes the operations/office for the project site, thus allowing for direct customer access to the facility and allowing for greater security/safety of a majority of the project site.

Gloucester Township Major Site Plan Design Waivers

Any application for approval of a major site plan application shall include a list of requested design waivers relevant to an application for consideration by the Zoning Board of Adjustment.

§510.A. – Off-Street Parking:

A *design waiver* of required number of parking spaces is being requested for a total of twelve (12) parking spaces, whereas, based upon the underlying section of the Code of Gloucester Township, a total of fourteen (14) parking spaces are required. It should be noted that the proposed use of a “self-storage facility” inherently requires and utilizes less than required parking area/spaces, due to the nature of the use and operations, but would exhibit a much less traffic and use intensity than other “permitted uses” within the zoning district. The proposed setback also allows for a greater separation of the “main storage building”, which includes the operations/office for the project site, thus allowing for direct customer access to the facility and allowing for greater security/safety of a majority of the project site.

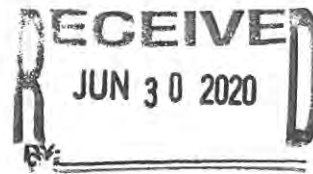
§510.L. – Refuse/Recycling Storage Areas:

A *partial design waiver* of providing a “refuse/recycling storage areas”, whereas the expected materials related to the onsite trash, refuse, waste, and recycling materials will be stored and collected in a designated “storage unit” by the operator, and will only be accessible by the same. No designated “trash enclosure” is proposed as part of the site plan application, but to provide an alternative for the project.

No tenants or leasers will be afforded or allowed the opportunity to dispose of trash, refuse, and waste from the onsite units on the project site, without prior authorization. Tenants/lesers will be informed of such conditions at the time of agreement for occupancy and will be soon notified in writing to that effect. The tenants/lesers will be required to remove any trash, refuse, or waste generated from said occupancy to an offsite location at their own expense. Any recycling materials collected from the site will be separated and disposed in the proper manner as per contract with said disposal firm or company.

§516 - Sidewalks:

A design waiver of providing sidewalk(s) within the road right-of-way(s) for the project is requested, as the application is for a proposed self-storage facility which is expected to have limited “pedestrian” access/impact. The surrounding site conditions offer limited “immediate need” for pedestrian access and use, whereas, sidewalk along the county road right-of-way may not be the best opportunity for sidewalk.



PROJECT NARRATIVE

On behalf of our Client, Monarch Surveying & Engineering, LLC has prepared the attached *Major Site Plan*, as part of an application for review and approval from the Gloucester Township Zoning Board of Adjustment, and other relevant agencies/departments. The intent of the project application consists of improving and developing the project site, as part of a Minor Subdivision application, for an onsite self-storage facility, as well as providing the associated site parking facilities and drainage/stormwater management facilities to service the site. The proposed development will utilize the existing grading of the site by allowing the storm-water runoff to proximate the natural drainage patterns wherever possible, whereas, due to the increase of impervious area from the proposed development, the increase of storm-water runoff will need to be controlled and managed utilizing a proposed onsite stormwater management basin. The remaining tract area will remain undeveloped at this time, and will be retained for future development.

Designated as Lot 12, Block 14701, Plate 147 on the Tax Map of the Township of Gloucester, the project site, which is approximately ± 4.1 acres, is located within the Highway Commercial (HC) zoning district as shown on the Zoning Map of the Township of Gloucester. Located along Sicklerville Road (CR 705), the project consists of utilizing the tract for a retail self-storage facility, along with the associated site parking facilities and drainage/stormwater management facilities to service the site. A Site Location Map using the United States Geological Survey (USGS) Runnemede, New Jersey Quadrangle has been provided for reference.

It should be noted that due to the unique size, shape, and configuration of the existing tract, the site development has been carefully designed in consideration of the requirements and code(s) of Gloucester Township, the Camden County Engineering Department, and/or the New Jersey Department of Environmental Protection (NJDEP). Utilizing the proposed development, grading, and drainage plans for the site, the proposed stormwater management basin will collect and allow for the stormwater runoff generated by the proposed parking lot and building area to infiltrate within the subsurface soils of the project, at a minimum, for the water quality design storm, and/or effectively control and management the requisite design storm interval. The underlying subsurface soils for the site are generally characterized as soils considered good to fair type soil for construction purposes. Onsite soil test pit(s) and infiltration testing confirm that the underlying subsoils at the site are comprised of *loamy sands* and indicate that the underlying sub-soils would exhibit a permeability of at least ± 4 in/hr or greater, which is considered sufficient for the project site.

Should the project move forward and a formal application be considered by the Board, the relevant proofs and/or testimony will be provided at that time as to the validity and soundness of the necessary and required variances.

STORAGE UNITS

UNIT SIZE	REQUIRED	1st FLOOR	2nd FLOOR	3rd FLOOR	PROVIDED
5x5x5	28	14	8	6	28
5x5	46	12	23	34	68
5x10	101	13	33	60	106
10x10	147	53	23	72	148
10x15	92	35	57	-	92
10x20	65	23	21	21	65



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 Jav of NJ, LLC

Address 2530 + 2580 Sicklerville Rd

Block 14701 Lot 1 of 2

6-29-20
Date

Maryann Busa
Asst. Gloucester Township Tax Collector

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Frank Schmidt
Ken Garbowski
Dorothy Bradley
Alisa Smith
Frank Dintino



Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Christopher F. Long, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012

P.O. Box 216, Glendora, NJ 08029-0216

Phone: (856) 227-8666 • FAX: (856) 227-5668

July 6, 2020



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

Re: Application #202018CMPFMS
Garden State Storage, LLC
2530 Sicklerville Road, Sicklerville, NJ 08081
Block 14701, Lots 12 & 1

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr
Executive Director

RJC:mh



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW



Application #202018CMPFMS – 2530 Sicklerville Road

Block: 14701

Lot: 1 & 12

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



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

Date: 7/1/2020



RECEIVED
JUL 07 2020
BY: _____

ALL OK. No new lot #'s needed
Lot #1 & 12 stay. Addresses to
be finalized when const. starts.

Board of Fire Commissioners

Gloucester Township Fire District No. 5
Lambs Terrace Fire Company
1781 Sicklerville Road
Sicklerville, New Jersey 08081
856-228-0678
Fax: 856-374-0424

July 14, 2020

Mr. Bruce Mc Kenna
MONARCH Surveying & Engineering
PO Box 177
Pitman, NJ 08071

Re: Garden State Storage, LLC
2530 Sicklerville Rd.
Sicklerville, NJ 08081

Dear Mr. McKenna,

As per our conversation on Thursday, July 9, 2020, we have decided to add a FDC connector to the 3 Story Building in the plans and move one of the two hydrants to be located on Sicklerville Rd closer to the entrance of the property on the Sicklerville Rd. side.

Thank you for your attention to this matter.

Sincerely,



Richard Donato,
Fire Marshal, GTFDS

cc: Gloucester Township Zoning Board

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 30, 2020

APPLICATION No. 202018CMPFMS

APPLICANT: GARDEN STATE STORAGE, LLC

PROJECT No. 14056

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

LOCATION: 2530 SICKLERVILLE RD., SICKLERVILLE

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 | ☐ | GTEMS |

STATUS OF APPLICATION:

- ☒ New Application - *Bulk C/Minor Subdivision/Preliminary & Final Major Site Plan*
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by JULY 20, 2020***
- ☐ For Your Files.

ENCLOSED: COPY OF APPLICATION, CHECKLIST, PROJ NARRATIVE, ENVIRONMENTAL IMPACT STATEMENT, OPERATIONS & MAINTENANCE PLAN FOR STORMWATER MGMT FACILITIES

- | | |
|-------------------------------------|---|
| ☐ | 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App. |
| ☐ | 1 Copy - Minor Site Plan |
| ☒ | 1 Copy - Minor Subdivision, New Storage Bldgs., Survey & Topography, Vehicle Circulation Plan |
| ☐ | 3 Copies - Preliminary Site Plan, 2 County Apps and 1 Twp. App. |
| ☒ | 1 Copies - Preliminary/Final Major Site Plan |
| ☐ | 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 |

- ☒ Bulk C Variance(s) ☒ Prelim & Final Major Site Plan ☒ Minor Subdivision

Signature



Rick Donato
ATFIS Fire Marshal

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 #202013C**
Lindsey Sampoliski
439 Good Intent Road
BLOCK 10304 LOT 1

DATE: June 29, 2020

The above application is to permit an 8' x 16' front porch (wood deck) 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):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	±17,481 sf	yes
Minimum lot frontage			
Good Intent Road	75 ft.	112.06 ft.	yes
Clementon Avenue	75 ft.	156.00 ft.	yes
Minimum lot depth	125 ft.	156.00 ft.	yes
Maximum building coverage	20%	±16.33% ¹	yes
Maximum lot coverage	40%	±46.48% ¹	enc
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (porch)			
Good Intent Road	30 ft.	17 ft.	no*
Clementon Avenue	30 ft.	±32 ft.	yes
Side yard (porch)	10 ft.	±69 ft. ¹	yes
Rear yard (dwelling)	30 ft.	±63 ft. ¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

¹ = Scaled data.

* = Variance required.

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

II. VARIANCE COMMENTS

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

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

1. Front yard: (17 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 front porch seventeen (17) feet from the front property line along Good Intent Road (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: Lindsey Sampolski
Anthony Costa, Esq.
James Mellett, PE

Update Permit # 13753

TOWNSHIP OF GLOUCESTER

1261 Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

Community Development & Planning: (856) 374-3500 – FAX: (856) 232-6229



For Office Use Only

Submission Date¹: _____ Application No.: #202013C

Taxes paid YES NO _____ (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment ☐ Redevelopment Entity

Fees 160⁰⁰ Project # 13909

Escrow 150⁰⁰ Escr.# 13909

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

Fire District # _____

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Lindsey Sampolski

Address: 439 Good Intent Road

City: Blackwood

State, Zip: NJ 08012

Phone: (856) 912-3298 Fax: () -

Email: Siano, Lindsey@gmail.com

2. Owner(s) (List all Owners)

Name(s): Lindsey Sampolski & Ken Siano

Address: 439 Good Intent Road

City: Blackwood

State, Zip: NJ 08012

Phone: (856) 912-3298 Fax: () -

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

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

² Applicant shall provide public notice in the official newspaper and to all property owners within 200 feet [Basis N.J.S.A. 40:55D-12].

4. Zoning Districts or Redevelopment Areas (Circle all zones or redevelopment area that apply)

ER	R-1	R-2	<u>R-3</u>	R-4	RA	APT
SCR	GCR	SCR-HC	OR	OF	CR	IA-APT
NC	HC	GI	BP	IN	PR	FP
Blackwood West RDAs		G-RD	M-RD	BW-RD	L-RD	Glen Oaks
New Vision	Interchange	College Drive	Lakeland	DESCO	Moffa's Farm	GEMS

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: _____	City: _____
Firm: _____	State, Zip: _____
Address: _____	Phone: () - - Fax: () - -
	Email: _____

6. Name of Persons Preparing Plans and Reports:Name: Eric KinashAddress: Evergreen RoadProfession: Kinash ConstructionCity: MillvilleState, Zip: NJ 08332Phone: (856) 421-3945 Fax: () -Email: barbra.kinashconstruction@gmail.comName: Ken SianoAddress: 439 Good Intent RoadProfession: Teacher / Homeowner (above address)City: BlackwoodState, Zip: NJ 08012Phone: (609) 559-1874 Fax: () -Email: Siano.Ken@gmail.com**7. Location of Property:**Street Address: 439 Good Intent Road Blackwood NJ 08012Block(s): 10304, Lot(s): 1**8. Land Use:**Existing Land Use (Describe the Application): Single Family DwellingProposed Land Use (Describe the Application): Front Porch 8 x 16' Wood Deck
Front set back 17'**9. Property:**

Number of Existing Lots: _____

Number of Proposed Lots: _____

Proposed Form of Ownership:☐ Fee Simple☐ Cooperative☐ Condominium☐ Rental

Are there any existing deed restrictions?

☐ No☐ Yes**(If yes, attach copies)**

Are there any proposed deed restrictions?

☐ No☐ Yes**10. Utilities:** (Check those that apply.)☐ Public Water☐ Public Sewer☐ Private Well☐ Private Septic System**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications (property dimensions)

Lot frontage 1

17'

Lot frontage 2 (corner lots)



Lot depth

Lot area

Abbreviations/Footnotes

¹ = E.O.P = Edge of pavement

² = Applies to corner lots.

Fence Application

Setback from roadway E.O.P.¹

Setback from roadway E.O.P.² (corner lots)

Fence type (i.e. wood, vinyl, etc.)

Fence height

Shed Application

Shed area (length x width)

Shed height

Shed wall height

Setback from front property line 1

Setback from front property line 2²

Setback from side property line

Setback from rear property line

Number of sheds

Distance from other building(s)

Garage Application

Garage Area (length x width)

Garage height

Garage wall height

Number of stories

Number of garages

(Includes attached garages if applicable)

Distance from other building(s)

Swimming Pool Application

Swimming pool area or diameter

Setback* from front property line 1

Setback* from front property line 2²

Setback* from side property line

Setback* from rear property line

Distance** from dwelling

* Setback = Distance from pool apron.

**Distance = Distance from edge of water.

14. Relief Requested (Variances, Conditional Use, Waivers, Exceptions):

☒ Check here if zoning variances are required.

☐ Check here if a conditional use is required.

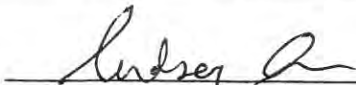
☐ Check here if waivers from the Land Development Ordinance's performance and design standards are requested.

☐ 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 from the N.J. Site Improvement Advisory Board].

NOTE: If any of the above are required, attach hereto separate exhibit(s) for each category of relief sought.

15. Signature of Applicant



Signature of Applicant

5/15/20

Date

Signature of Co-applicant

Date

16. 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 documentation authorizing application and officer signature).

5/15/20
Date

Sworn and Subscribed to before me this
15th day of May,
2020 (Year).

Lindy Supel
Signature

Lindsey Sampolski
Print Name

Signature

Print Name

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

Complete each of the following sections (attached names and addresses, if applicable):

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

☒ No ☐ Yes
☒ No ☐ Yes
☒ No ☐ Yes
☒ No ☐ Yes
☒ No ☐ Yes
☒ 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).

☒ No ☐ Yes

Lindsey Sampolski
Signature of Applicant

Lindsey Sampolski
Print Name

5/15/20
Date

18. Survey / sketch plat waiver certification:

As of the date of this application, I hereby certify that the survey / sketch plat submitted with this application, under the date of 5/15/20, shows and discloses the premises in its entirety, described as Block 10304 Lot 1; 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 / sketch plat 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.

Lindsey Sampolski
Name of property owner or applicant

Sworn and subscribed to

On this 15th day of May,
20 20 before the following authority:

Jill Amy Parks
Notary public

dent I
yleight
liana
n
ha
, Gabri
Ashley
jella
exis
landa
lley
lise
ah
dis
shley
ionna
landa
n
ourtney
an
ylor
atelyn
lex (Nata
iana
a
taylor
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dan
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ma
EH
celene



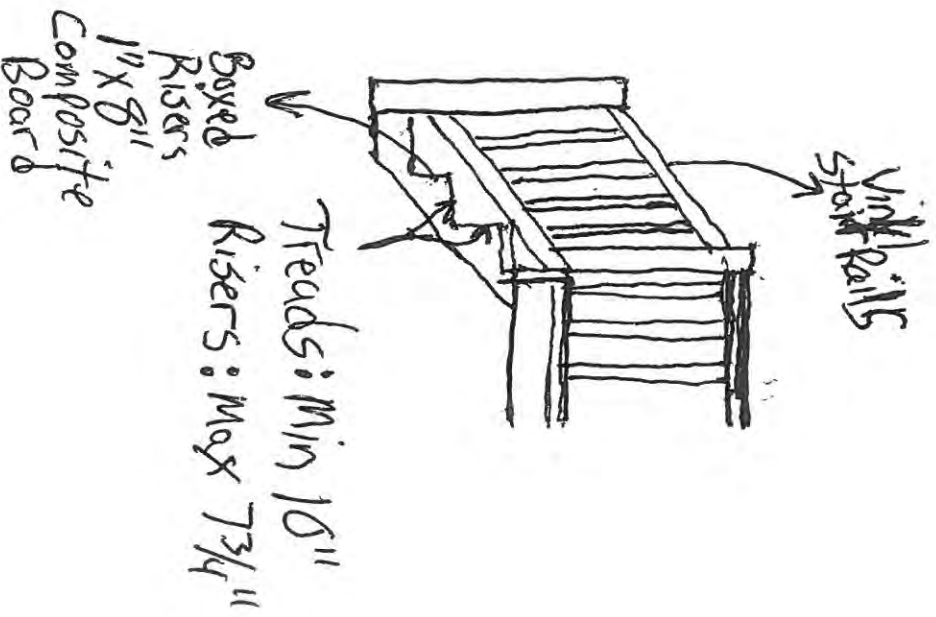
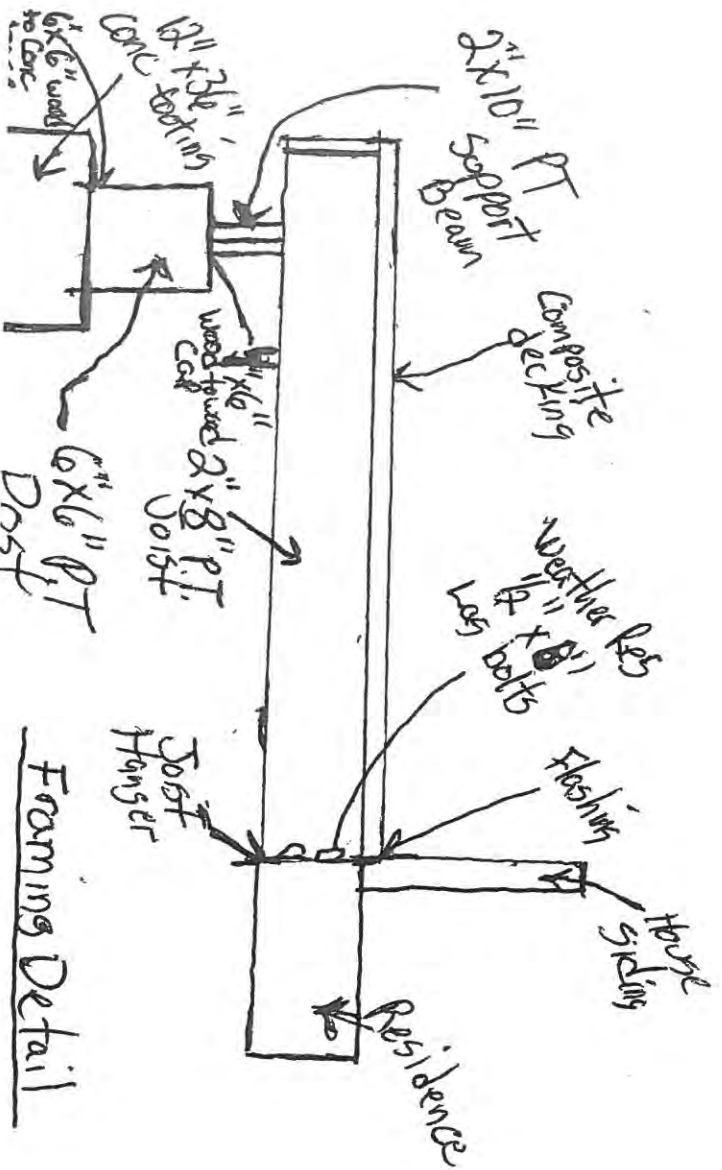
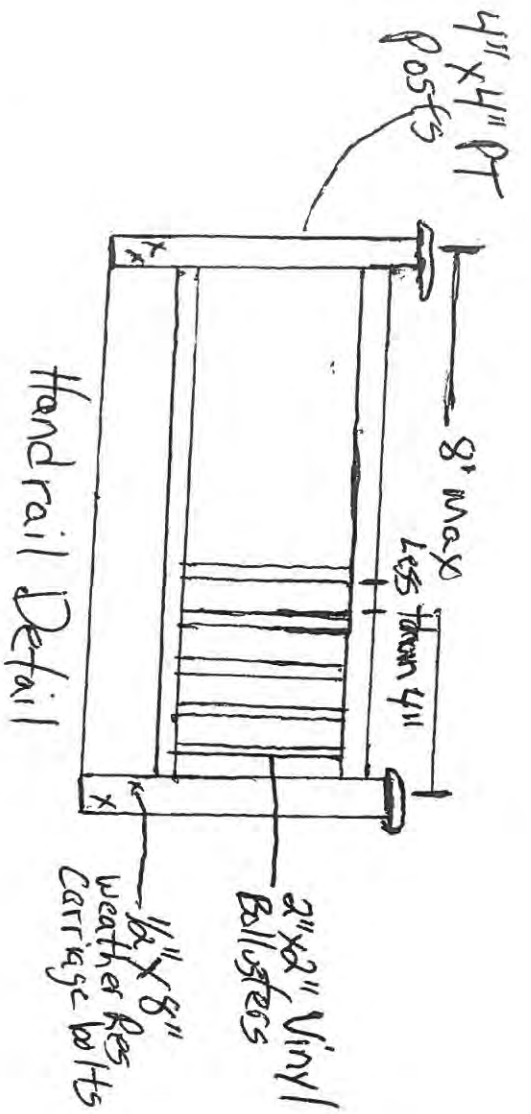
PL:

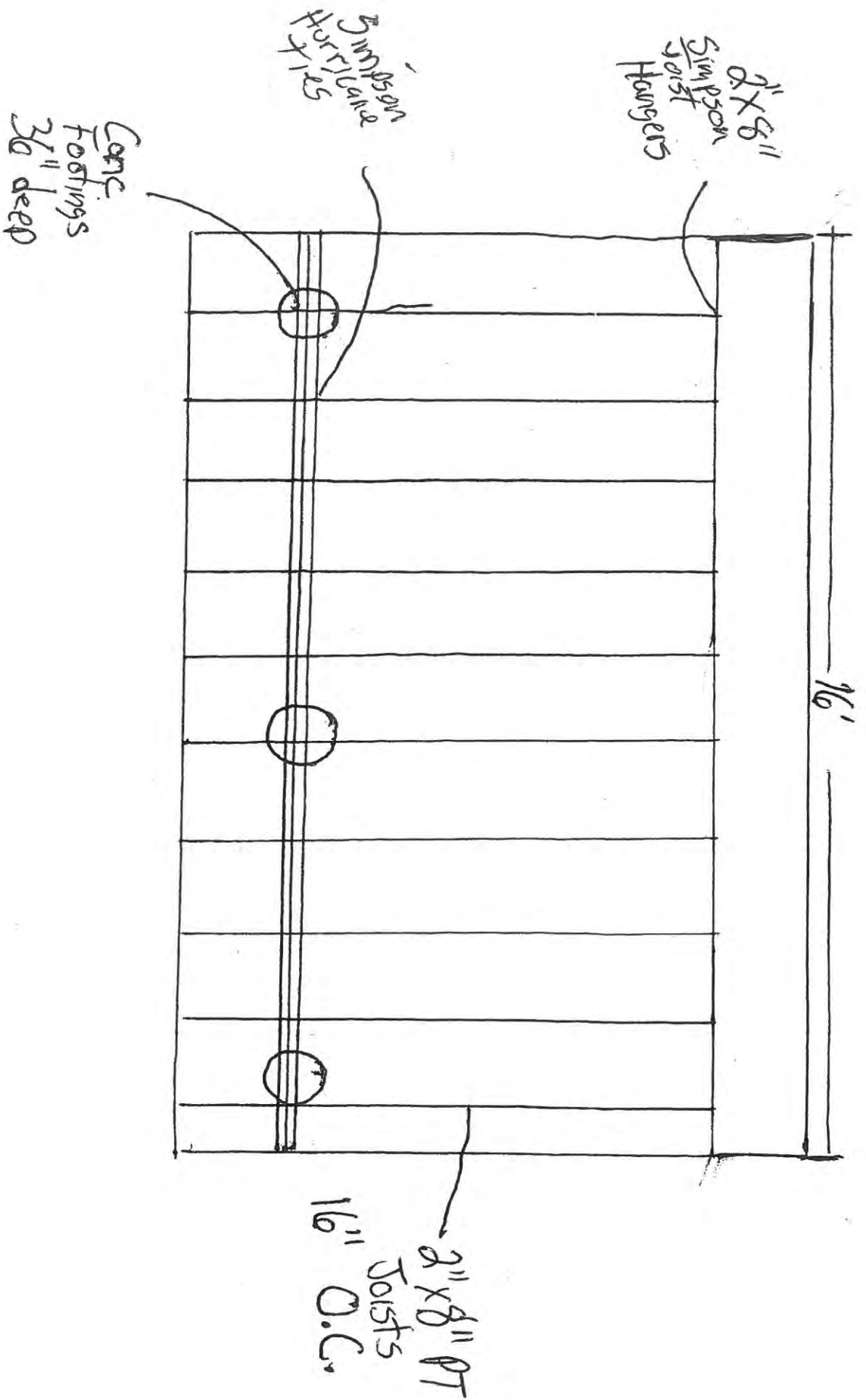
TOP

5/15/20

Home owner

[Signature]





ZONING PERMIT DENIED

439 GOOD INTENT RD
Block/Lot 10304/1

Applicant
SAMPOLSKI LINDSEY
439 GOOD INTENT ROAD
BLACKWOOD NJ 08012

Real Estate Owner
SAMPOLSKI LINDSEY
439 GOOD INTENT ROAD
BLACKWOOD NJ 08012

*This is to certify that the above-named applied for a permit to/authorization for
an 8' x16' deck in the front yard as per the submitted sketch can not be approved as submitted.*

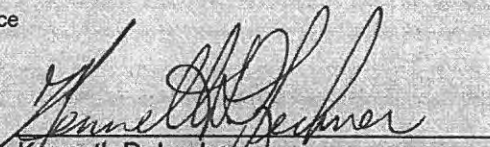
Zone
R3
Application is
Denied

Comments on Decision:

A variance from the front yard setback is required from the Zoning Board of Adjustment: (±17 ft. provided v. 30 ft. minimum required).

. 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


Kenneth D. Lechner
Temporary Zoning Officer
February 18, 2020

Applic No. 13753
8158

Cut Here

Spoke up Lindsey
regarding denial
2/25/20
Spoke

Deliver to...

SAMPOLSKI LINDSEY
439 GOOD INTENT ROAD
BLACKWOOD NJ 08012



ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

GLOUCESTER TOWNSHIP

— JOIN THE EXCITEMENT —

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

Name: Lindsey Sampolski
Address: 439 Good Intent Rd
Block: 10304 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



Printed on recycled paper

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Frank Schmidt
Ken Garbowski
Dorothy Bradley
Alisa Smith
Frank Dintino



Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Christopher F. Long, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

May 28, 2020

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

Re: Application #202013C
Lindsey Sampolski (Siano)
439 Good Intent Road, Blackwood, NJ 08012
Block 10304, Lot 1



Gentlemen:

In response to your transmittal regarding the above application, sewer is not available.

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: May 26, 2020

APPLICATION No. #202013C

APPLICANT: LINDSEY SAMPOLSKI (SIANO)

PROJECT No. 13909

BLOCK(S): 10304

LOT(S): 1

LOCATION: 439 GOOD INTENT RD., BLACKWOOD

TRANSMITTAL TO:

4444

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

□ □ □ □

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

三

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 JUNE 8, 2020

ATTACHED: APPLICATION, SURVEY & DRAWINGS

ENCLOSED:

1111111111111111

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

No Issues -



Signature

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 #202015C**
John Villegas
710 Linda Avenue
BLOCK 12407, LOT 1

DATE: June 29, 2020

The Applicant requests approval for a 16' x 20' Residential Tool Shed within the R-3 Residential District as indicated on the sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Lot size (min.)	9,375 sf	±13,591 sf ¹	yes
Lot frontage (min.)			
Linda Avenue	75 ft.	96.325 ft.	yes
Barbara Lane	75 ft.	140.755 ft.	yes
Lot depth (min.)	125 ft.	143.42 ft.	yes
Building coverage (max.)	20%	±15.2% ¹	yes
Lot coverage (max.)	40%	±23.3% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)			
Linda Avenue	30 ft.	n/a	n/a
Barbara Lane	30 ft.	n/a	n/a
Side yard (min.)	10 ft.	n/a	n/a
Rear yard (min.)	30 ft.	n/a	n/a
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

¹ = Scaled data.

n/a = Not applicable.

Description	Required	Proposed	Complies
§422.L, RESIDENTIAL TOOL SHED			
Shed area (max.)	168 sf	320 sf	no*
Number (max.)	1	1	yes
Shed height (max.)	12 ft.	12 ft.	yes
Wall height (max.)	9 ft.	8 ft.	yes
Distance between adjacent buildings	10 ft.	36 ft. 5 in.	yes
Front yard (min.)			
Linda Avenue	N.P.	±123 ft. ¹	yes
Barbara Lane	N.P.	18ft. 5 in.	no*
Side yard (min.)	5 ft.	±53 ft. ¹	yes
Rear yard (min.)	5 ft.	5 ft.	yes

¹ = Scaled data.

N.P. = Not Permitted.

* = 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

- Area: (320 sf provided v. 168 maximum allowed).
- Front yard: (18 ft. 5 in. 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:
 - The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
 - Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.L, Residential Tool Shed to permit a three hundred twenty (320) square foot shed (168 sf maximum allowed) and front yard setback eighteen (18) feet and five (5) inches (30 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: John Villegas
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit #13938

TOWNSHIP OF GLOUCESTER

1261 Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

Community Development & Planning: (856) 374-3500 – FAX: (856) 232-6229

For Office Use Only

Submission Date: _____ Application No: #202015C

☐ Planning Board ☒ Zoning Board of Adjustment ☐ Redevelopment Entity

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

Taxes paid YES ☒ NO ☐ (Initial) MB

Fees 160.00 Project # 13941

Escrow 150.00 Escr.# 13941

Fire District # _____

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: John Villegas

Address: 710 Linda Ave

City: Blackwood

State, Zip: NJ 08012

Phone: (856) 227-1643 Fax: () _____

Email: Jocelyn.Villegas@Comcast.Net

2. Owner(s) (List all Owners)

Name(s): John Villegas

Jocelyn Villegas

Address: 710 Linda Ave

City: Blackwood

State, Zip: NJ 08012

Phone: (856) 227-1643 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

☐ Appeal of Administrative Officer's Decision – "A" Variance

☐ Interpretation – "B" Variance ²

☒ Bulk "C" Variance ²

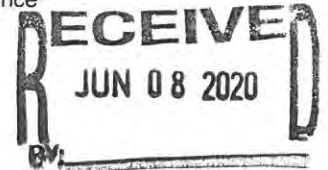
☐ Use "D" Variance ²

☐ Site Plan Waiver

☐ Rezoning Request

☐ Redevelopment Agreement

☐ Other _____



² Applicant shall provide public notice in the official newspaper and to all property owners within 200 feet [Basis N.J.S.A. 40:55D-12].

4. Zoning Districts or Redevelopment Areas (Circle all zones or redevelopment area that apply)

ER	R-1	R-2	<u>R-3</u>	R-4	RA	APT
SCR	GCR	SCR-HC	OR	OF	CR	IA-APT
NC	HC	GI	BP	IN	PR	FP
Blackwood West RDAs		G-RD	M-RD	BW-RD	L-RD	Glen Oaks
New Vision	Interchange	College Drive	Lakeland	DESCO	Moffa's Farm	GEMS

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

Name of Attorney: _____

Firm: _____

Address: _____

City: _____

State, Zip: _____

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

Email: _____

6. Name of Persons Preparing Plans and Reports:Name: American ShedsAddress: 1401 N. Black Horse Pike

Profession: _____

City: Williams townState, Zip: NJ 08094Phone: 856 728-5561 Fax: () -

Email: _____

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: () - Fax: () -

Email: _____

7. Location of Property:Street Address: 710 Linda Ave Blackwood NJ 08012Block(s): 12407, Lot(s): 1**8. Land Use:**Existing Land Use (Describe the Application): SFDProposed Land Use (Describe the Application): 16x20 Wood Shed
with setback**9. Property:**

Number of Existing Lots: _____

Number of Proposed Lots: _____

Proposed Form of Ownership:☐ Fee Simple☐ Cooperative☐ Condominium☐ Rental

Are there any existing deed restrictions?

☐ No☐ Yes**(If yes, attach copies)**

Are there any proposed deed restrictions?

☐ No☐ Yes**10. Utilities:** (Check those that apply.)☐ Public Water☐ Public Sewer☐ Private Well☐ Private Septic System**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning**All Applications (property dimensions)**

Lot frontage 1 _____
Lot frontage 2 (corner lots) _____
Lot depth _____
Lot area _____

Abbreviations/Footnotes

¹ = E.O.P. = Edge of pavement

² = Applies to corner lots.

Fence Application

Setback from roadway E.O.P.¹ _____
Setback from roadway E.O.P.² (corner lots) _____
Fence type (i.e. wood, vinyl, etc.) _____
Fence height _____

Shed Application

Shed area (length x width) 16' x 20'
Shed height 12'
Shed wall height 8'
Setback from front property line 1 100'
Setback from front property line 2² 18' 5"
Setback from side property line 5'
Setback from rear property line 5'
Number of sheds 1
Distance from other building(s) 36' 5"

Garage Application

Garage Area (length x width) _____
Garage height _____
Garage wall height _____
Number of stories _____
Number of garages _____
(Includes attached garages if applicable) _____
Distance from other building(s) _____

Swimming Pool Application

Swimming pool area or diameter _____
Setback* from front property line 1 _____
Setback* from front property line 2² _____
Setback* from side property line _____
Setback* from rear property line _____
Distance** from dwelling _____

* Setback = Distance from pool apron.

**Distance = Distance from edge of water.

14. Relief Requested (Variances, Conditional Use, Waivers, Exceptions):

- ☒ Check here if zoning variances are required.
☐ Check here if a conditional use is required.
☐ Check here if waivers from the Land Development Ordinance's performance and design standards are requested.
☐ 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 from the N.J. Site Improvement Advisory Board].

NOTE: If any of the above are required, attach hereto separate exhibit(s) for each category of relief sought.

15. Signature of Applicant

John Vellos
Signature of Applicant

6-2-2020
Date

John Vellos
Signature of Co-applicant

6-2-2020
Date

Acknowledgment Certificate

State of New Jersey)
) ss

County of Camden,)

On June 2, 2020 before me, Delma McBride, Notary Public in and for said county, personally appeared

John Villegas, (signer/witness) who has/have satisfactorily identified him/her/themselves as the signer(s) or witness(es) to the above referenced document.

(Affix Notary Stamp Here)

Delma McBride
Notary Public Signature

My Commission Expires: 3/10/21



16. 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 documentation authorizing application and officer signature).

6-2-2020
Date

John Villegas
Signature

John Villegas
Print Name

Sworn and Subscribed to before me this
2nd day of June,
2020 (Year).

Delma McBride
Signature

Delma McBride
Print Name

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

Complete each of the following sections (attached names and addresses, if applicable):

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

☒ No ☐ Yes
☒ No ☐ Yes
☒ No ☐ Yes
☒ No ☐ Yes
☒ No ☐ Yes
☒ 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).

☒ No ☐ Yes

John Villegas
Signature of Applicant

John Villegas
Print Name

6-2-2020
Date

18. Survey / sketch plat waiver certification:

As of the date of this application, I hereby certify that the survey / sketch plat 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 / sketch plat with the exception of the structures shown.

State of New Jersey,
County of Camden:

John Villegas 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 2nd day of June,
2020 before the following authority.

John Villegas
Name of property owner or applicant

Delma McBride
Notary public

ZONING PERMIT DENIED

710 LINDA AVE
Block/Lot 12407/1

Applicant

VILLEGAS, JOHN & JOCELYN M
710 LINDA AVENUE
BLACKWOOD, NJ 08012

Real Estate Owner

VILLEGAS, JOHN & JOCELYN M
710 LINDA AVENUE
BLACKWOOD, NJ 08012

*This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard 20'X16' shed.. This application for approval is hereby denied*

Zone

R3

Application is

Denied

Comments on Decision:

Shed is larger than 168sq.ft. A Variance approval is required prior to issuance of permit. A survey must also be submitted showing the proposed location of shed.

Additional permits must be obtained through the Construction Office

Gloucester Township

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

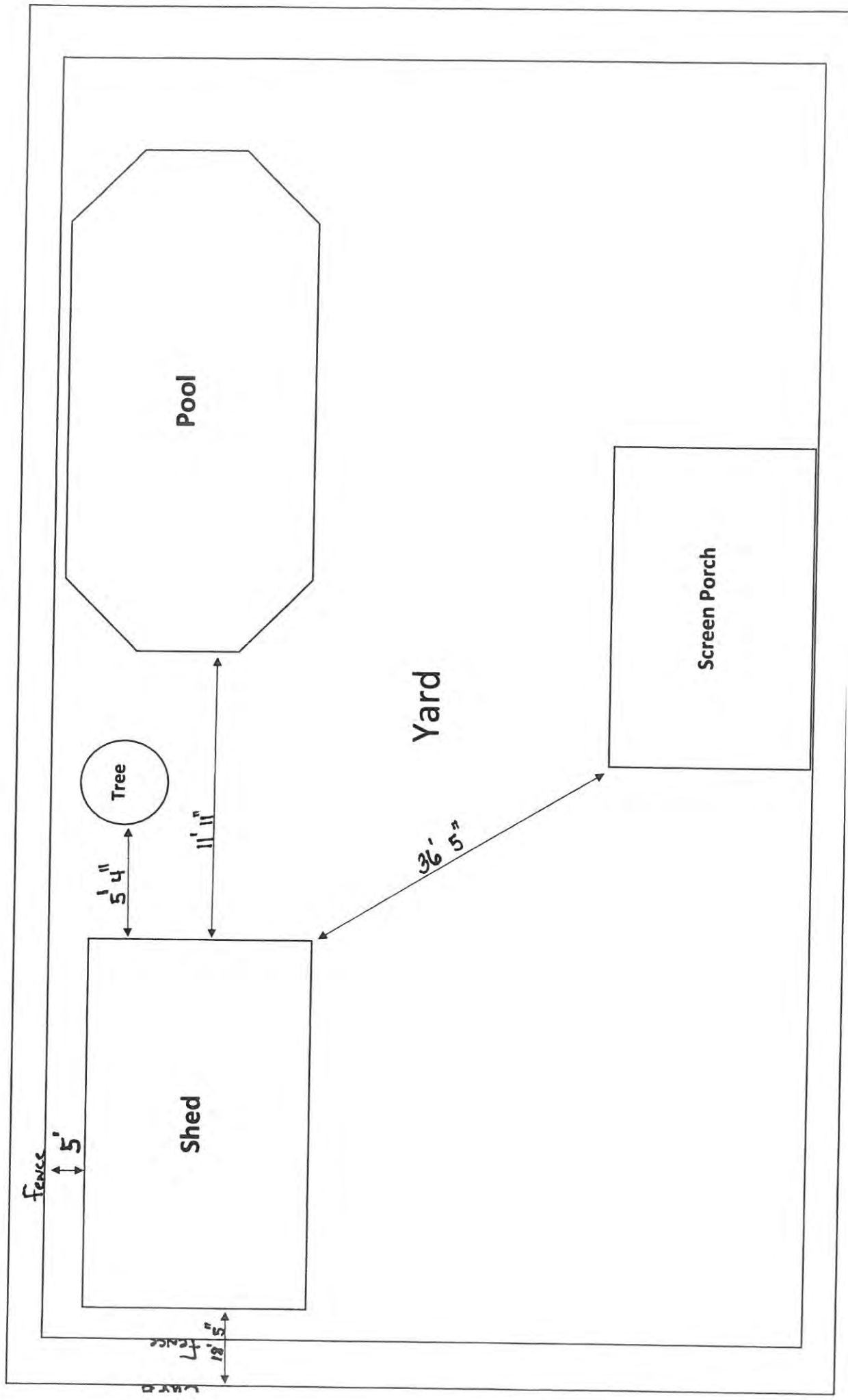
Alisa Ortiz
Zoning Officer
June 3, 2020

Applic No. 13938
8328

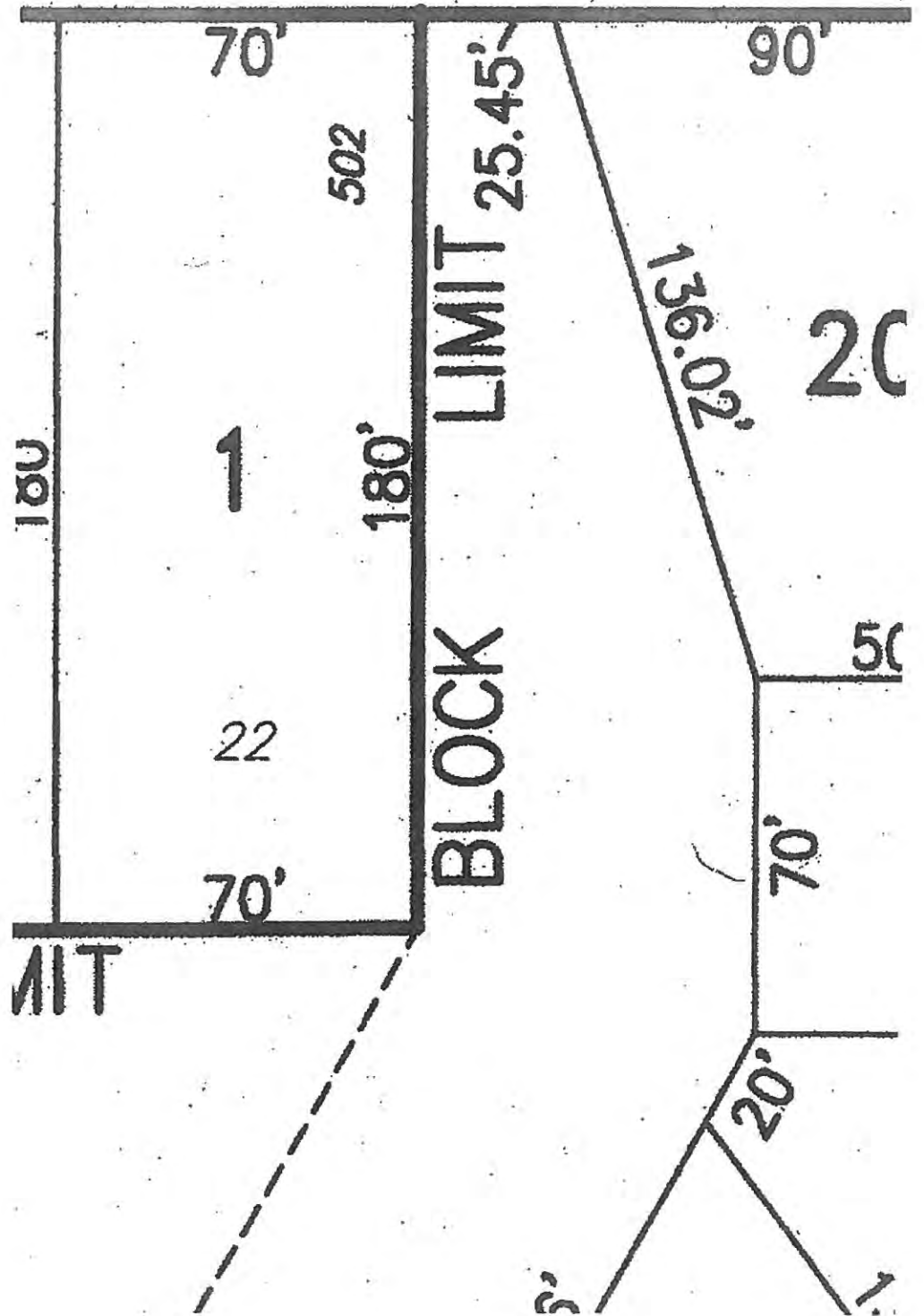
Cut Here

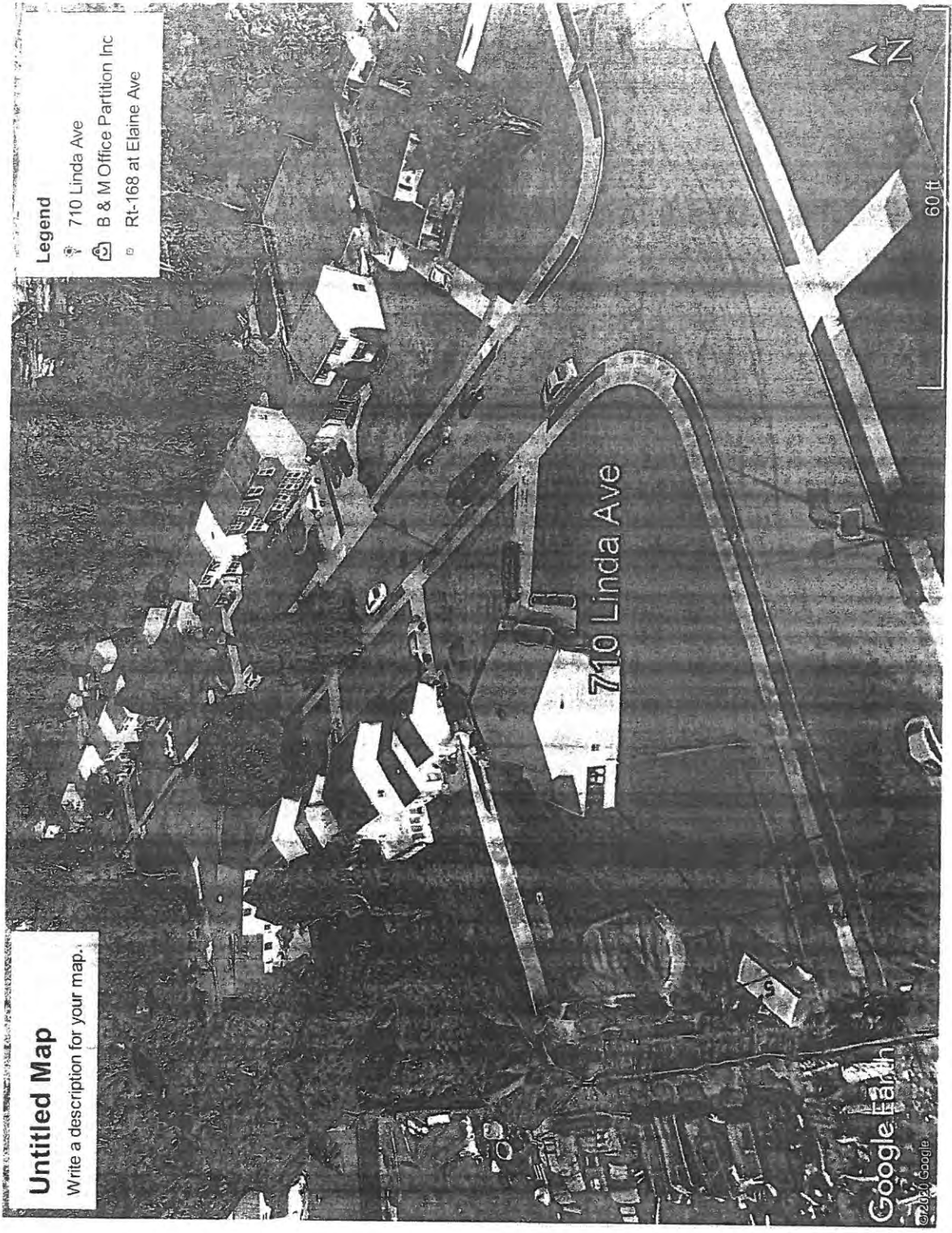
Deliver to...

VILLEGAS, JOHN & JOCELYN M
710 LINDA AVENUE
BLACKWOOD, NJ 08012



Township Maps



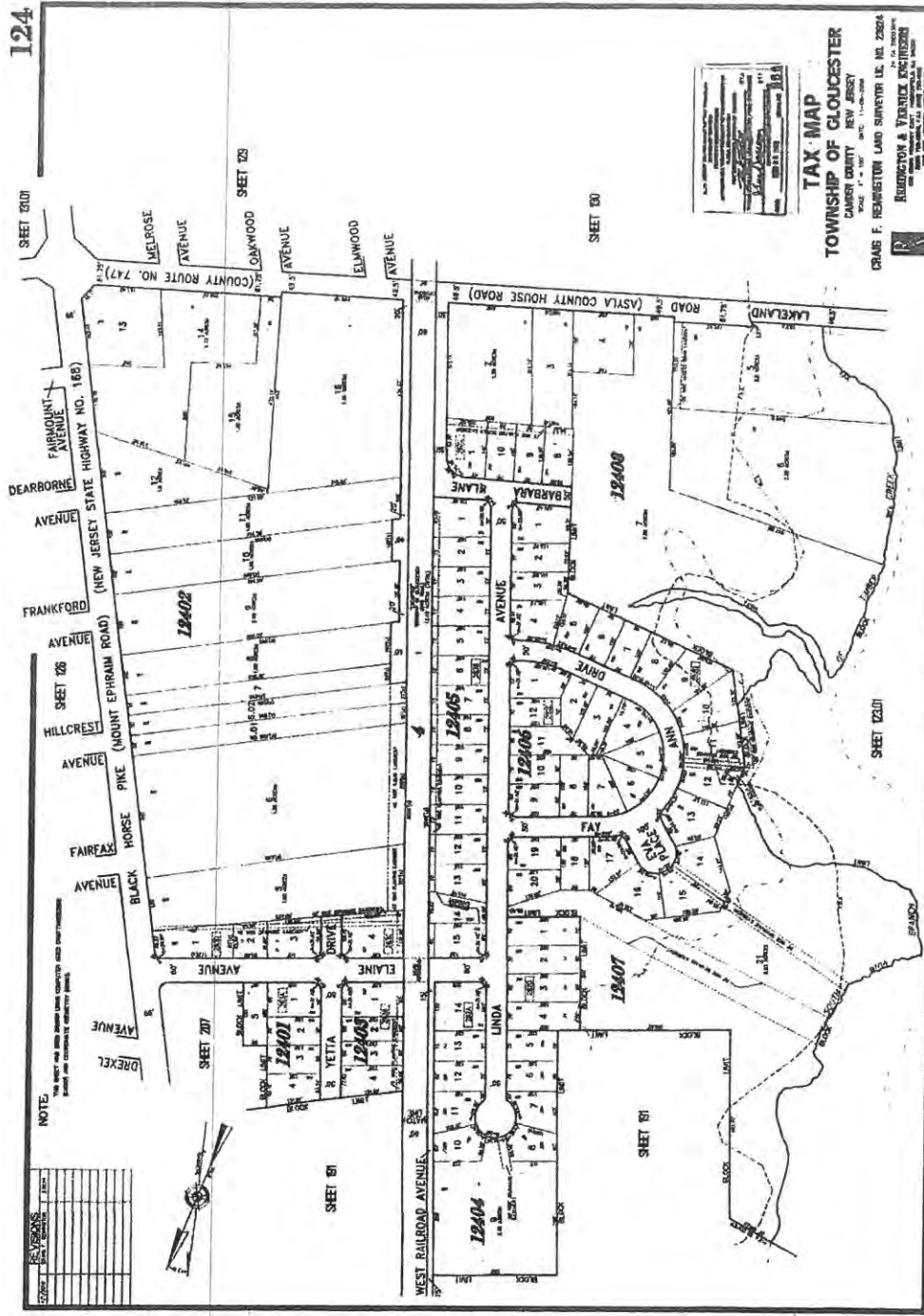


Untitled Map

Write a description for your map.

Legend

- 710 Linda Ave
- B & M Office Partition Inc
- Rt-168 at Elaine Ave





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 John & Jocelyn Villegas

Address 710 Linda Ave. Blackwood, NJ 08012

Block 12407 Lot 1

6-8-20
Date

Maryann Buss
Asst. Gloucester Township Tax Collector



**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**

DATE: June 8, 2020

APPLICATION No. #202015C

APPLICANT: JOHN & JOCELYN VILLEGAS

PROJECT No. 13947

BLOCK(S): 12407

LOT(S): 1

LOCATION: 710 LINDA AVE., BLACKWOOD

TRANSMITTAL TO:

四四四

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

4444

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

☒ T
☐ G
☐ F

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 JUNE 22, 2020

ATTACHED: APPLICATION, SURVEY & DRAWINGS

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

James J. Assen
6/10/20

Height at 12' seems ok for
Residential; prop backs
to commercial.

No Issues..



Signature

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Frank Schmidt
Ken Garbowski
Dorothy Bradley
Alisa Smith
Frank Dintino



Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Christopher F. Long, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668
June 11, 2020

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

Re: Application #202015C
John & Jocelyn Villegas
710 Linda Avenue, Blackwood, NJ 08012
Block 12407, Lot 1



Gentlemen:

In response to your transmittal regarding the above application, sewer is not available.

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

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: **APPLICATION #202016C**
Debbie Bovio
30 Chrissy Way
BLOCK 15821, LOT 15

DATE: June 29, 2020

The above application is to permit a 12' x 32' deck within the SCR – Senior Citizen Residential District, specifically, the Reserves at Forest Meadows.

I. ZONING INFORMATION

1. Zone: SCR ~ Senior Citizen Residential District [§409].

SCR ~ Senior Citizen Residential District [Reserves at Forest Meadows¹]:

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	4,250 sf	6,655 sf	yes
Minimum lot frontage	50 ft.	64.57 ft.	enc
Minimum lot depth	85 ft.	85 ft.	yes
Maximum lot coverage	55%	±40.6%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	20 ft.	20.5 ft.	yes
Side yard (deck)	4 ft.	25 ft. / 29 ft.	yes
Side yard (Aggregate)	15 ft.	54 ft.	yes
Rear yard	10 ft.	2.6 ft.	no*
Maximum Height	35 ft.	≤ 35 ft.	yes

¹ = Zoning schedule applies to the Reserves at Forest Meadows approval.

* = 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:

DECK §409.F – SCR – Senior Citizen Residential District, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval.

1. Rear yard (deck): (2.6 ft. provided v. 10 ft. minimum required).

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

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

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

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 409.F, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval to permit a deck two and six tenths (2.6) feet from the rear property line (10 feet minimum required).

cc: Debbie Bovio
Anthony Costa, Esq.
James Mellett, PE

Update Permit 13839

TOWNSHIP OF GLOUCESTER

1261 Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
Community Development & Planning: (856) 374-3500 – FAX: (856) 232-6229

For Office Use Only

Submission Date¹: _____ Application No.: 202016C

☐ Planning Board ☒ Zoning Board of Adjustment ☐ Redevelopment Entity

Taxes paid ☒ YES ☐ NO (Initial)

Fees 1600.00 Project # 13981

Escrow 150.00 Escr.# 13981

Fire District # _____

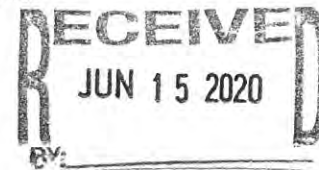
¹ Upon receipt of all fees, documents, plans, taxes paid, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: <u>Debbie Bovio</u>	Name(s): <u>Same</u>
Address: <u>30 Chrissy Way</u>	Address: _____
City: <u>Erial</u>	City: _____
State, Zip: <u>NJ 0</u> , <u>08081</u>	State, Zip: _____
Phone: <u>(609) 685-9156</u> Fax: <u>()</u>	Phone: () - - Fax: () - -
Email: <u>gramho221@gmail.com</u>	

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
☐ Appeal of Administrative Officer's Decision – "A" Variance
☐ Interpretation – "B" Variance ²
☒ Bulk "C" Variance ²
☐ Use "D" Variance ²
☐ Site Plan Waiver
☐ Rezoning Request
☐ Redevelopment Agreement
☐ Other _____ |
|---|---|



² Applicant shall provide public notice in the official newspaper and to all property owners within 200 feet [Basis N.J.S.A. 40:55D-12].

4. Zoning Districts or Redevelopment Areas (Circle all zones or redevelopment area that apply)

ER	R-1	R-2	R-3	R-4	RA	APT
SCR	GCR	SCR-HC	OR	OF	CR	IA-APT
NC	HC	GI	BP	IN	PR	FP
Blackwood West RDAs		G-RD	M-RD	BW-RD	L-RD	Glen Oaks
New Vision	Interchange	College Drive	Lakeland	DESCO	Moffa's Farm	GEMS

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Debbie Bovio
Address: 30 Chrissy Way
Profession: _____
City: Erial
State, Zip: NJ 08081
Phone: (609) 685-9156 Fax: () - -
Email: grambo221@gmail.com

Name: _____
Address: _____
Profession: _____
City: _____
State, Zip: _____
Phone: () - - Fax: () - -
Email: _____

7. Location of Property:

Street Address: 30 Chrissy Way
Block(s): 15871, Lot(s): 15

8. Land Use:

Existing Land Use (Describe the Application): single family home (senior) w/ deck
Proposed Land Use (Describe the Application): replace existing deck & enlarge
32' x 12' w/ 26' R setback

9. Property:

Number of Existing Lots: <u>1</u>	Proposed Form of Ownership:	
Number of Proposed Lots: _____	☐ Fee Simple	☐ Cooperative
	☐ Condominium	☐ Rental
Are there any existing deed restrictions?	☒ No ☐ Yes	(If yes, attach copies)
Are there any proposed deed restrictions?	☒ No ☐ Yes	

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications (property dimensions)

Lot frontage 1

64.57'

Lot frontage 2 (corner lots)

Lot depth

85'

Lot area

6655SF

Abbreviations/Footnotes

¹ = E.O.P. = Edge of pavement

² = Applies to corner lots.

Fence Application

Setback from roadway E.O.P.¹

Setback from roadway E.O.P.² (corner lots)

Fence type (i.e. wood, vinyl, etc.)

Fence height

Shed Application

Shed area (length x width)

Shed height

Shed wall height

Setback from front property line 1

Setback from front property line 2²

Setback from side property line

Setback from rear property line

Number of sheds

Distance from other building(s)

Garage Application

Garage Area (length x width)

Garage height

Garage wall height

Number of stories

Number of garages

(Includes attached garages if applicable)

Distance from other building(s)

Swimming Pool Application

Swimming pool area or diameter

Setback* from front property line 1

Setback* from front property line 2²

Setback* from side property line

Setback* from rear property line

Distance** from dwelling

* Setback = Distance from pool apron.

**Distance = Distance from edge of water.

14. Relief Requested (Variances, Conditional Use, Waivers, Exceptions):

☒ Check here if zoning variances are required.

☐ Check here if a conditional use is required.

☐ Check here if waivers from the Land Development Ordinance's performance and design standards are requested.

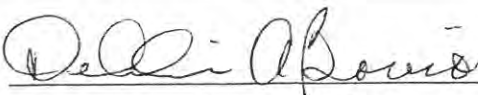
☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ 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 from the N.J. Site Improvement Advisory Board].

NOTE: If any of the above are required, attach hereto separate exhibit(s) for each category of relief sought.

15. Signature of Applicant



Signature of Applicant

6/8/2020

Date

Signature of Co-applicant

Date

16. 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 documentation authorizing application and officer signature).**

6/11/2020
Date

Debbie A. Bovio
Signature

Debbie A. Bovio
Print Name

Sworn and Subscribed to before me this

11 day of June,

2020 (Year).

Signature

Print Name

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

Complete each of the following sections (attached names and addresses, if applicable):

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

☒ No ☐ Yes

☒ No ☐ Yes

☒ No ☐ Yes

☒ No ☐ Yes

☒ No ☐ Yes

☒ 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).

☐ No ☐ Yes

Debbie A. Bovio
Signature of Applicant

Date

Print Name

18. Survey / sketch plat waiver certification:

As of the date of this application, I hereby certify that the survey / sketch plat submitted with this application, under the date of 2/22/2019, shows and discloses the premises in its entirety, described as Block 15821 Lot 15; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey / sketch plat with the exception of the structures shown.

State of New Jersey,
County of Camden:

Sworn and subscribed to

On this 11 day of June,
2020 before the following authority.

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

Debbie A. Bovio
Name of property owner or applicant

Claire L. Meighan
Notary public

CLAIRE L. MEIGHAN
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2416549
My Commission Expires 1/25/2021

* BEING KNOWN AS BLOCK 15921, LOT 15 AS SHOWN ON A PLAN ENTITLED "SECTION 1 FINAL PLAN OF LOTS, THE RESERVE AT FOREST MEADOWS" GLOUCESTER TOWNSHIP, NJ AS PREPARED BY G.S. WINTERS & ASSOCIATES AND FILED IN THE CAMDEN COUNTY CLERK'S OFFICE ON NOVEMBER 15, 2000 AS MAP #446-7

1. THIS PLAN IS NOT INTENDED TO GUARANTEE OWNERSHIP. DOCUMENTS OF RECORD WHICH HAVE BEEN REVIEWED AND CONSIDERED AS PART OF THIS PLAN OF SURVEY ARE NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON HAVE BEEN OBTAINED BY CONSULTING ENGINEER SERVICES. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

2. ONLY COPIES FROM THE ORIGINAL OF THIS PLAN CLEARLY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED A VALID COPY.
3. BLOCK AND LOT NUMBERS AS SHOWN HEREON ARE BASED UPON THE TAX MAP OF THE GLOUCESTER TOWNSHIP, CAMDEN COUNTY, AS REVISED TO DATE.
4. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, WHICH MAY OR MAY NOT BE RECORDED OF THE PUBLIC RECORD, WHICH MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE AT THE TIME OF SURVEY.
5. THIS PLAN WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING INFORMATION OBTAINED BY CONSULTING ENGINEER SERVICES:
 - FOUND LOCAL MONUMENTATION AT THE TIME OF THE FIELD SURVEY.
 - EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED ON 2/19/19.
 - "SURVEY OF PREMISES", 30 CHRISSY WAY, AS PREPARED BY DONOVAN SURVEYORS DATED 6/27/12.
 - "SECTION 1 FINAL PLAN OF LOTS, THE RESERVE AT FOREST MEADOWS" GLOUCESTER TOWNSHIP, NJ AS PREPARED BY G.S. WINTERS & ASSOCIATES AND FILED IN THE CAMDEN COUNTY CLERK'S OFFICE ON NOVEMBER 15, 2000 AS MAP #446-7



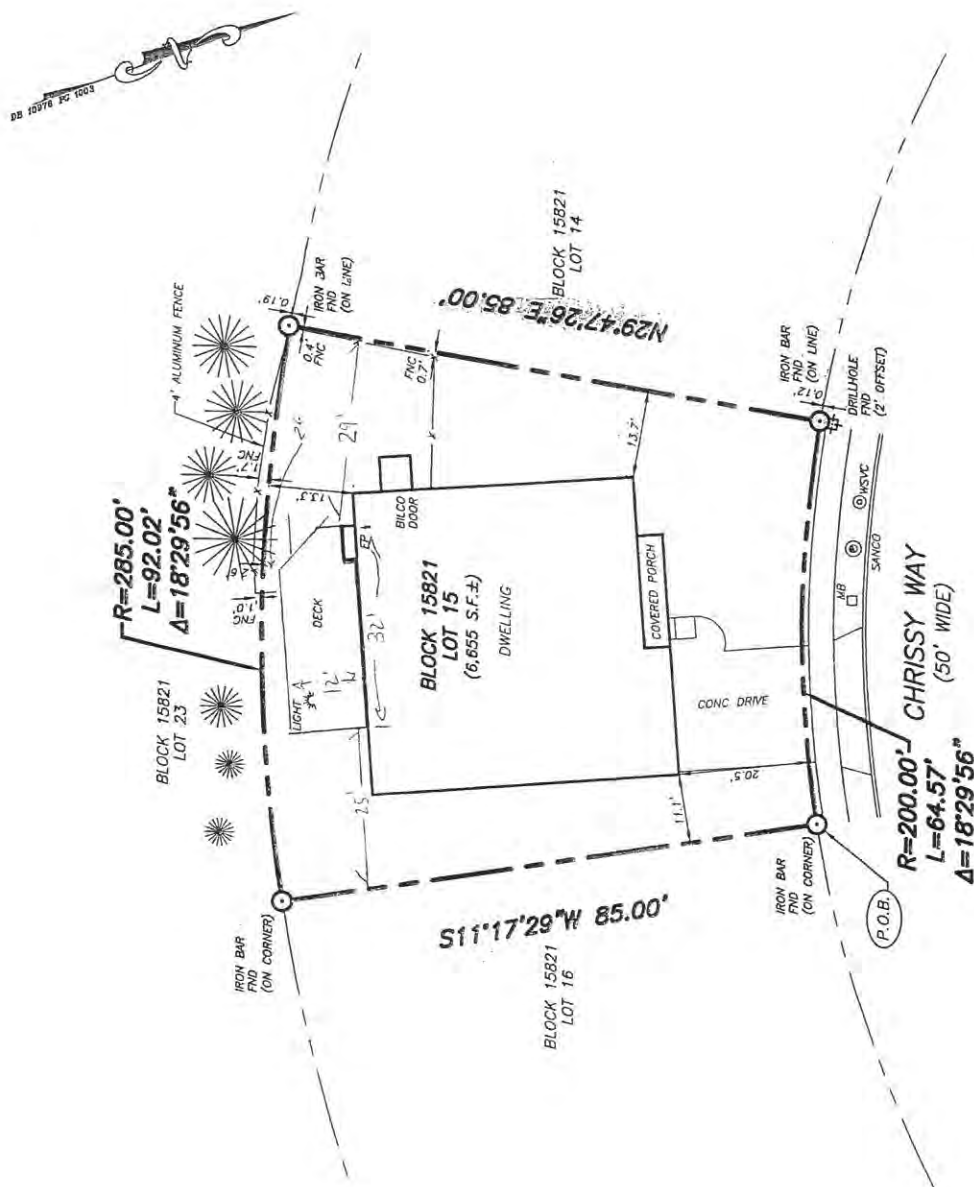
30 CHRISSY WAY
PLATE 158.04, BLOCK 15821, LOT 15
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

ADAM R. GRANT
02/22/19
DATE

PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC. NO. 24GS04335700

PREPARED BY
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
645 BERLIN-CROSS KEYS ROAD, SUITE 1, SICKLEVILLE, NJ 07076
PHONE (856) 228-2200 — FAX (856) 232-2346 — EMAIL design@cesnj.com
NJ CERTIFICATE OF AUTHORIZATION No. 24427983760

SHT NO 1 OF 1 DATE 2/21/19 SCALE 1"= 20' CES NO 141-2289 DRAWN BY WTS
FILE NO 141-2289

[illegible]

THIS PLAN IS A REPRODUCTION OF THE ORIGINAL PLAN ISSUED BY THE RATED BOND OR THE LICENSED PROFESSIONAL RESPONSIBLE FOR THE PLAN. IT SHALL NOT BE CONSIDERED AN AUTHORIZED DOCUMENT, AND RELIANCE WITHOUT WRITTEN AUTHORIZATION OR ADAPTATION BY GCS FOR THE SPECIFIC PURPOSE.

Four Seasons at Forest Meadows
c/o Associa Mid-Atlantic

August 28, 2019

Debbie Bovio
30 Chrissy Way
Sicklerville, NJ 08081

Re: 30 Chrissy Way

Dear Debbie:

Thank you for your cooperation in submitting an ARB application for property improvements/modifications to your home in Four Seasons at Forest Meadows. Please be advised that the Four Seasons at Forest Meadows Architectural Review Board (ARB) has reviewed and **conditionally approved** your request for the following:

Two approval needed
Replace existing deck and extension as per plot plan
Replacing railing with PVC
deck and railing materials approved as per submitted plans

A copy of the signed application is attached hereto. The work is to begin within six (6) months of approval. If work is not started within the six (6) month period, this approved application will be *null and void*.

All guidelines & stipulations as stated in Four Seasons at Forest Meadows *First Amended & Restated Declaration of Covenants, Conditions & Restrictions* shall apply, as do those of the local municipality.

Certain alterations may require additional approval by the County and/or Township. In such cases, all County/Township approvals must be secured before any work is undertaken. However, the County/Township will not give approval until the ARB gives its approval. It is the sole responsibility of the homeowner to determine if such County and/or Township approvals are required and if so, to *provide a copy of the approval to the Community Manager before work begins*.

REMINDER: Gloucester Township approval is required for all construction.

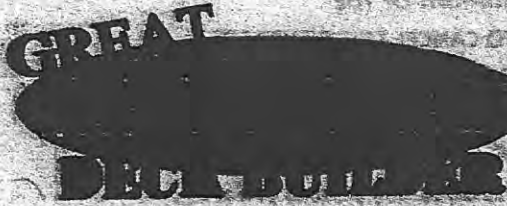
The Project Completion Form must be returned to the office once the work is completed. Final Inspection will be required to confirm that the installation, as well as, product and dimensions are in compliance with the submitted application.

If I may provide you with assistance in this or any other *FSFM* related matter, please do not hesitate to contact the *Four Seasons at Forest Meadows* management office.

Sincerely,


Four Seasons at Forest Meadows
By its agent – Associa Mid-Atlantic

Approval by the ARC relates only to the conformity of plans and specification to general architectural and landscaping plans for the area. Such plans, drawings, and specifications are not approved for engineering design or architectural competence. By approving such plans, the ARC does not assume liability for any defect in any structure constructed from such plans.



1809 N. Black Horse Pike, Suite 1
Williamstown, NJ 08094
(856) 292-8404
info@njdeckbuilder.com
www.njdeckbuilder.com
NJHIC # 13VHO6880400

Proposal Date:

4-9-2020

Erin Grambo 221@gmail.com

Name:

Debbie Boulo

Address:

30 Chrissy Way, Evin, NJ 08081 (Sickleville)

Phone:

609-685-9156

Material Selections:

Decking:

Veka Cayenne

Railing:

White Vinyl railing - black round balusters

Steps (specify width and number):

2 sets 4' wide stairs - approx 6 steps each

Skirt (Describe):

White lattice framed in Cayenne (white risers)

Lighting (Describe):

None

(1) 4' security gate

Project Description: (include sketch with dimensions as accurately as possible)

12' Deep x 32' wide 8' C.F. Post Corner

Dismantle & haul away Existing deck

Concrete footings per code. P.T. support posts, beams, joists 16" centers

White Vinyl railings with black round balusters

Veka Cayenne decking - Veka Perimeter fascia board deck & stair treads

2 sets 4' wide stairs - white Riser's - handrail cap rail left going down

(1) 4' security gate w/ black round balusters

Cayenne rock tail railing - perimeter railing - no stairs

Cleanup all job related debris

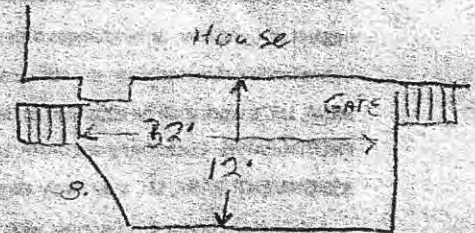
White lattice Skirting - framed in Cayenne -

Paver landing at bottom of stairs (2)

Total Deposit: 1,000 Ck # 165

75% balance on footing dig

Balance on completion



PROJECT TOTAL

\$ 20,643

Monthly payment option:

\$

/Month for 60 months

Permit cost to be added to total contract price as part of 2nd payment when determined: \$

Ck # 165

Schedule of payments:

1 1,000

2 14,732

3 4,911

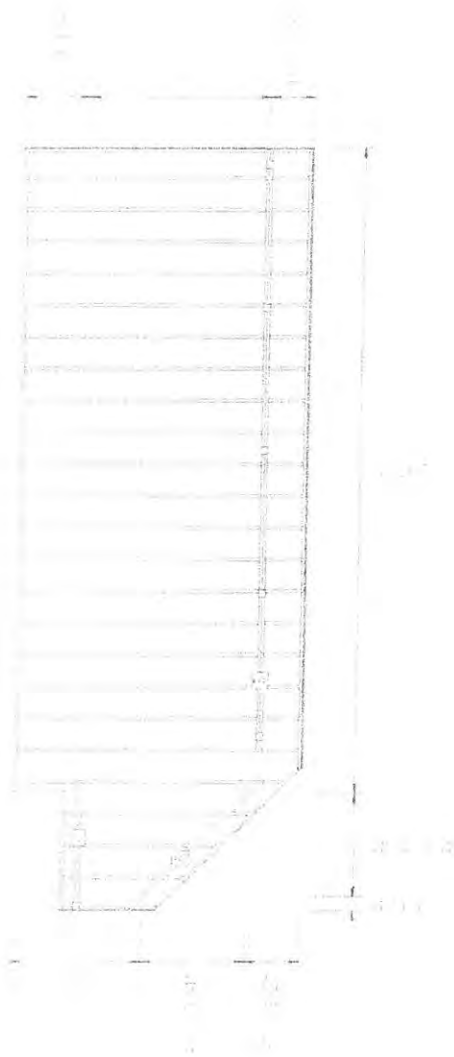
SIGNATURE:

+ Debbie Boulo

Date:

(Customer agrees to all terms and conditions outlined on both the front and back of this contract)

gRVerfall



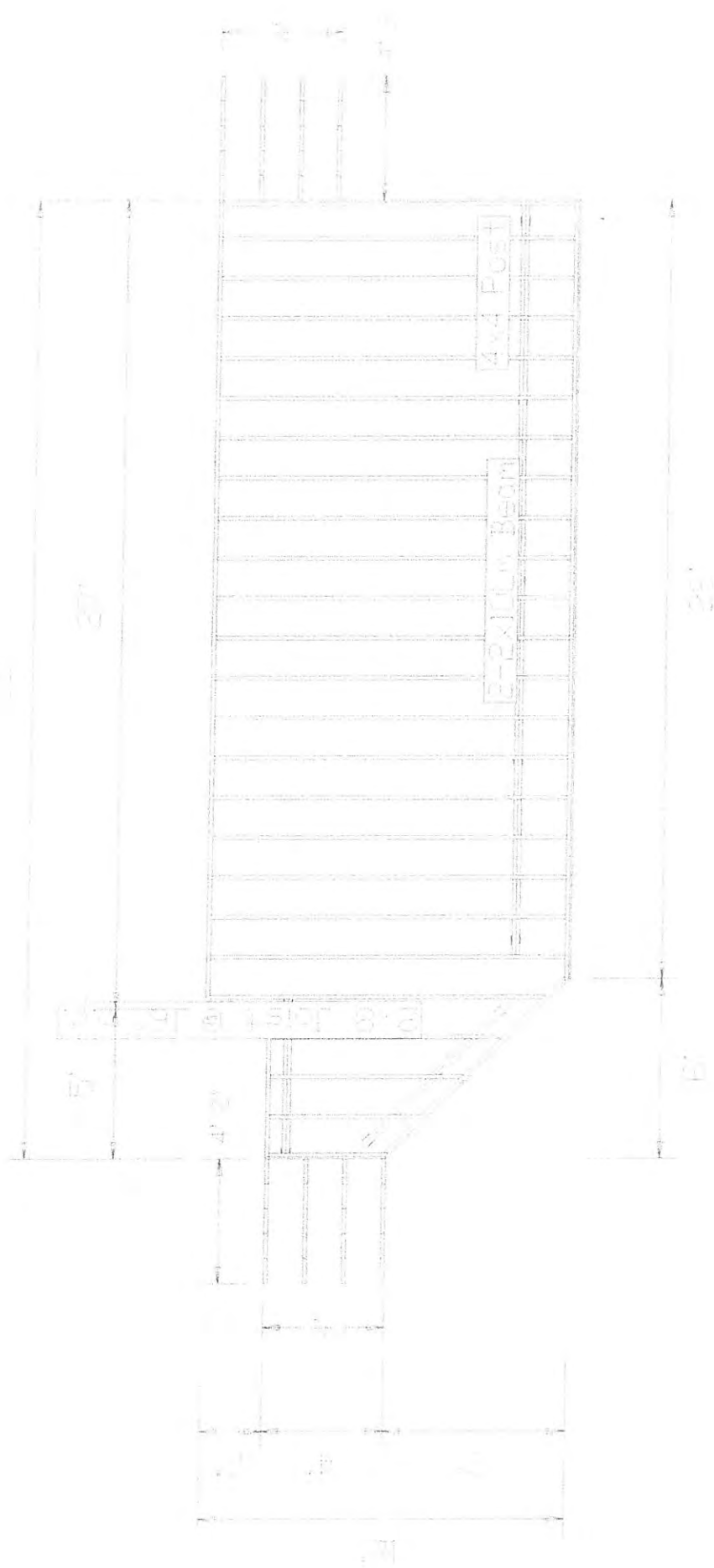
BEAM LABEL	BEAM LENGTH	POST COUNT	POST SPACING
A	7' 10 1/2"	2	6' 1"
B	25' 3 1/4"	5	6'
C	5' 4 3/4"	2	5' 1 1/4"

Post spacing is measured center-to-center.

30 Chrissy Way
 Erie, NJ 08081

Beam Layout
 Bovio
 04/10/20
 Ref: Deck20101
 Scale: 1/8" = 1'

Store Name
 123 Street Rd.
 City, ST
 (800) 555 1212

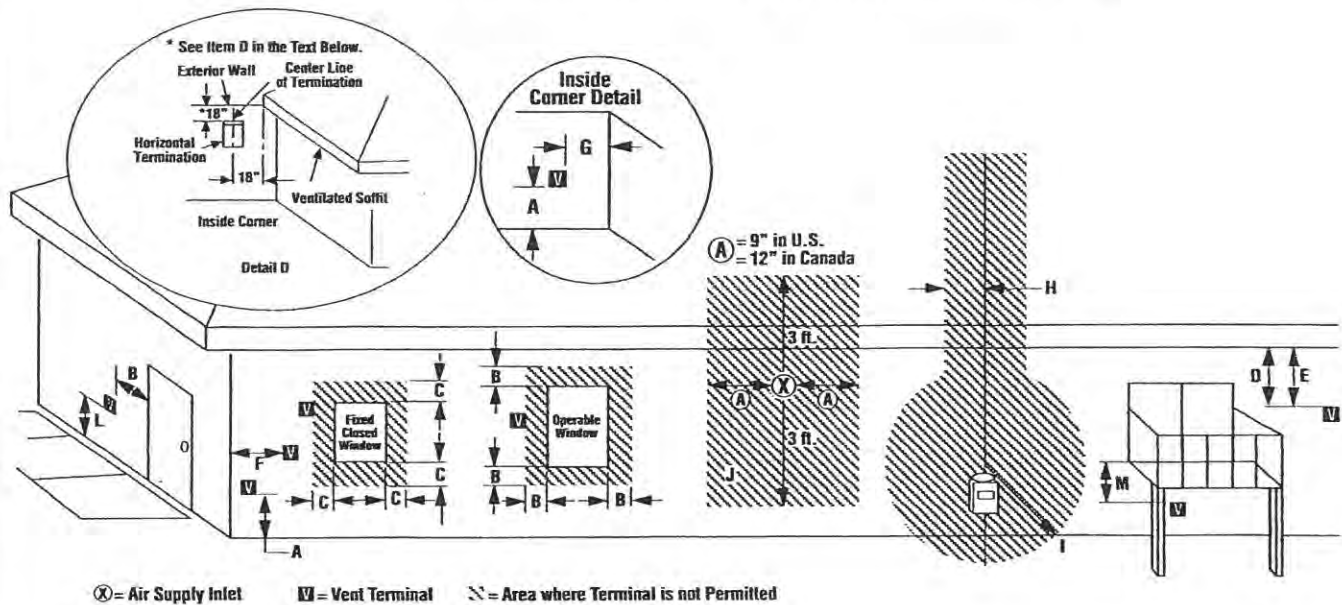


Plan View
 Bovio
 04/10/20
 Ref: Deck20101
 Scale: 3/16" = 1'

30 Chrissy Way
 Erie, NJ 08091

Store Name
 123 Street Rd.
 City, ST
 (800) 555 1212

EXTERIOR HORIZONTAL VENT TERMINATION CLEARANCE REQUIREMENTS



A = clearance above grade, veranda, porch, deck, or balcony
12 inches (30.5 cm) minimum

B = clearance to window or door that may be opened
12 inches (30.5 cm) minimum

C = clearance to permanently closed window - recommended
to prevent condensation on window
U.S. - 9 inches (22.8 cm) minimum
Canada - 12 inches (30.5 cm) minimum

D = vertical clearance to ventilated soffit located above the
terminal (if any part of the soffit is within a horizontal
distance of 18 in. (45.7 cm) from the center line of the
terminal) - see detail D above
18 inches (45.7 cm) minimum for all materials
except vinyl clad soffit;
24 inches (61.0 cm) minimum for vinyl clad soffit.

E = vertical clearance to unventilated soffit
12 inches (30.5 cm) minimum for all materials
except vinyl clad soffit;
18 inches (45.7 cm) minimum for vinyl clad soffit.

F = clearance to outside corner
5 inches (12.7 cm) minimum

G = clearance to inside corner
6 inches (15.2 cm) minimum

H = not be installed above a gas service meter/regulator
assembly within 3 feet (91.4 cm) horizontally from the
center line of the gas service regulator.

I = clearance to gas service regulator vent outlet
3 feet (91.4 cm) minimum

J = non-mechanical inlet (includes combustion air intake for
a direct vent appliance or any other inlet not providing
ventilation air for living spaces):

- vent termination (V) may not be located in an area
bounded by lines drawn 9 inches to the left and
right of the non-mechanical inlet (X) cap sides
(12 inches in Canada) and extending 3 feet above
and below the termination

Note: Clearances are measured from the nearest
adjacent vent point where exhaust gases exit the
flue (vent side to vent side).

K = clearance to mechanical air supply (outside air inlet used
to provide ventilation air to living spaces within the
structure):
at least 3 ft. (91.4 cm) above inlet when vent within 10 ft.
of inlet - U.S.
at least 6 ft. (182.8 cm) - Canada

L = clearance above paved sidewalk or paved driveway located
on public property
7 feet (2.1 m) minimum

Note: A vent shall not terminate directly above a sidewalk
or paved driveway which is located between two (2) single
family dwellings and serves both dwellings.

M = clearance under veranda, porch, deck, or balcony where
fully open on a minimum of two (2) sides beneath the floor
12 inches (30.5 cm) minimum

Note: Always Check local codes or regulations for variations.
For SI units: 1 foot = 0.305 m

Figure 8

NOTE: DIAGRAMS & ILLUSTRATIONS NOT TO SCALE.

ZONING PERMIT DENIED

30 CHRISSY WAY
Block/Lot 15821/15

Applicant

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

Real Estate Owner

BOVIO DEBBIE ANN
30 CHRISSY WAY
SICKLERVILLE NJ 08081

*This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard 32'X12' attached frame deck located 2.6' from rear property line.. This
application for approval is hereby denied*

Zone
SCR
Application is
Denied

Comments on Decision:

Deck is to maintain a minimum of 10' 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
April 28, 2020

Applic No. 13839
8240

Cut Here

Deliver to...

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



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 Debbie Ann Bovio

Address 30 Chrissy Way Sicklerville, NJ 08081

Block 15821 Lot 15

6-8-20
Date

Maryann Busa
Asst. Gloucester Township Tax Collector

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**

DATE: June 15, 2020

APPLICATION No. #202016C

APPLICANT: DEBBIE BOVIO

PROJECT No. 13987

BLOCK(S): 15821

LOT(S): 15

LOCATION: 30 CHRISSY WAY, ERIAL

TRANSMITTAL TO:

四四四

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

4444

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

☒ Ta
☐ G.
☐ Fin

☒ 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 JUNE 29, 2020

ATTACHED: APPLICATION, SURVEY & DRAWINGS

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

J. R. Salas Jr.
Assent *6/16/20*

Prop already has existing deck
12x16.
Not sure why it has to be
enlarged → already to close to line
at 2.5'. Will take up most of rear yard.



Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Frank Schmidt
Ken Garbowski
Dorothy Bradley
Alisa Smith
Frank Dintino



Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Christopher F. Long, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668
June 18, 2020

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

Re: Application #202016C
Debbie Bovio
30 Chrissy Way, Erial, NJ 08081
Block 15821, Lot 15



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr
Executive Director

RJC:mh