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
<table>
<thead>
<tr>
<th>#202013C</th>
<th>Bulk C Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lindsey Sampolski Siano</td>
<td>Block: 10304 Lot: 1</td>
</tr>
<tr>
<td>Zoned: R3</td>
<td>Location: 439 Good Intent Rd., Blackwood</td>
</tr>
<tr>
<td>Wood Front Porch 5'x16' w/ setbacks</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#202015C</th>
<th>Bulk C Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>John &amp; Jocelyn Villegas</td>
<td>Block: 12407 Lot: 1</td>
</tr>
<tr>
<td>Zoned: R3</td>
<td>Location: 710 Linda Ave., Blackwood</td>
</tr>
<tr>
<td>Oversize wood shed 16' x 20' w/setbacks</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#202016C</th>
<th>Bulk C Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Debbie Bovio</td>
<td>Block: 15821 Lot: 15</td>
</tr>
<tr>
<td>Zoned: SCR</td>
<td>Location: 30 Chrissy Way, Erial</td>
</tr>
<tr>
<td>Deck 32' x2 12' w/setbacks</td>
<td></td>
</tr>
</tbody>
</table>

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

I. INFORMATION SUBMITTED

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

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

II. PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Building Area</th>
<th>Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Story – Self storage</td>
<td>29,150 sf</td>
<td>87,450 sf</td>
</tr>
<tr>
<td>1-Story – Self storage</td>
<td>7,500 sf</td>
<td>7,500 sf</td>
</tr>
<tr>
<td>1-Story – Self storage</td>
<td>7,800 sf</td>
<td>7,800 sf</td>
</tr>
<tr>
<td>1-Story – Self storage</td>
<td>8,100 sf</td>
<td>8,100 sf</td>
</tr>
<tr>
<td>1-Story – Self storage</td>
<td>8,400 sf</td>
<td>8,400 sf</td>
</tr>
<tr>
<td>1-Story – Self storage</td>
<td>3,200 sf</td>
<td>3,200 sf</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>64,150 sf</strong></td>
<td><strong>122,450 sf</strong></td>
</tr>
</tbody>
</table>

III. ZONING REVIEW

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

   a. 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].

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

* = Variance required.

Variance Expiration: The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.
<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed (Lot 1)</th>
<th>Conforms (Retail and Office Use)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>20,000 sf.</td>
<td>1.463 ac.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>80 ft.</td>
<td>193.43 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>200 ft.</td>
<td>361.75 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>25%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>75%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Front yard (min.)</th>
<th>Side yard (min.)</th>
<th>Rear yard (min.)</th>
<th>Maximum Height (max.)</th>
<th>Floor Area Ratio¹</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>20 ft.</td>
<td>10 ft.</td>
<td>25 ft.</td>
<td>35 ft.</td>
<td>0.25</td>
</tr>
<tr>
<td></td>
<td>±75 ft.</td>
<td>25 ft.</td>
<td>30 ft.</td>
<td>38 ft. 4 in.</td>
<td>0.693</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>From any Right of Way (min.)</th>
<th>From side property line (min.)</th>
<th>From rear property line (min.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>25 ft.</td>
<td>±25 ft. / ±35 ft.</td>
<td>30 ft.</td>
</tr>
</tbody>
</table>

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.

### 2. FREE-STANDING SIGNS
   a. The applicant did not provide specifications for the proposed free-standing sign, which would be subject to §426, Signs.

### 3. FACADE SIGNS
   a. The applicant did not provide specifications for proposed facade sign(s), which would be subject to §426, Signs.

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APPLICATION #202018CMPFMS
Garden State Storage, LLC
2530 Sicklerville Road
BLOCK 14701, LOT 1 and 12
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 as per §503.C(3), Monuments.
2. The plans should be revised to provide additional landscaping along the six parking spaces along Sickerville Road 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 parking area.
   b. Entrance from Sickerville 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. 40:55D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required, Estimate of Guarantee.
5. Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.
6. Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.
7. A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.

IX. RECOMMENDATIONS
1. The Applicant should address the above underlined comments.
2. Should the Board approve the submitted application, a subsequent preliminary and final major site plan approval is required in accordance with the Township Land Development Ordinance.
I have no further comments regarding this application at this time; however, reserve the right to provide additional comments during the public hearing to advance the planning process.

cc: Garden State Storage, LLC
    John D. Wade, Esq.
    Addison G. Bradley, PP
    Bruce R. McKenna, PE
    George A. Fett, AIA
    Anthony Costa, Esq.
    James Mellett, PE
TOWNSHIP OF GLOUCESTER
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning  (856) 374-3512 Zoning  (856) 232-6229

For Office Use Only

Taxes Paid: Yes/No (Initial)

Fees $450.00 Project # 4059

Submission Date: 202008CM FMS

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

1

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Garden State Storage, LLC
Address: 75 North Haddon Avenue
         Suite 104
City: Haddonfield
State, Zip: New Jersey 08033
Phone: (856) 372-4044 Fax: (856) 429-2026
Email: evangeliisti.inc@gmail.com

2. Owner(s) (List all Owners)

Name(s): JAV of New Jersey, LLC
Address: 419 Mantua Boulevard
City: Mantua
State, Zip: New Jersey 08051
Phone: (856) 228-4848 Fax: (856) __________

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

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

☐ Planned Development
☐ Interpretation
☐ Appeal of Administrative Hearing Decision
☐ Bulk "C" Variance
☐ Use "D" Variance
☐ Site Plan Waiver
☐ Rezoning Request
☐ Redevelopment Agreement

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: John D. Wade, Esq.
Address: 1250 Chews Landing Road, Suite 1
City: Laurel Springs

State, Zip: New Jersey 08021
Phone: (856) 346-2800 Fax: __________
Email: __________

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Monarch Surveying &amp; Engineering, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Addision G. Bradley, PP</td>
<td></td>
</tr>
<tr>
<td>1585 Hider Lane</td>
<td>P.O. Box 177</td>
</tr>
<tr>
<td>Professional Planner</td>
<td>Professional Engineering</td>
</tr>
<tr>
<td>Laurel Springs</td>
<td>Pitman</td>
</tr>
<tr>
<td>New Jersey 08021</td>
<td>New Jersey 08071</td>
</tr>
<tr>
<td>856-228-4848</td>
<td>856-582-8200</td>
</tr>
<tr>
<td>856-228-8507</td>
<td>856-582-8204</td>
</tr>
<tr>
<td><a href="mailto:thefuneralmanor@comcast.net">thefuneralmanor@comcast.net</a></td>
<td><a href="mailto:info@monarcheng.com">info@monarcheng.com</a></td>
</tr>
</tbody>
</table>

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:       | Proposed Minor Subdivision and Proposed Self-Storage Facility |

9. Property:

| Number of Existing Lots: | 2 |
| Number of Proposed Lots: | 2 |

| Are there existing deed restrictions? | □ No □ Yes |
| Are there proposed deed restrictions? | □ No □ Yes |

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

- Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

[Signature]

Date: 6-22-20

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  

JOSEPH VILLARI  
Print Name  

Denise T. Bopton  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES Nov 29, 2024  

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

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

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

[ ] No  [ ] Yes  

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

Signature of Applicant  

Print Name  

Date  

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

State of New Jersey,  
County of Camden:  

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

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

Name of property owner or applicant  
Notary public  

4 of 4
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):

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
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<tr>
<td>5</td>
<td></td>
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<tr>
<td>8</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

*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.

SIGNED & SUBSCRIBED to before me this ____________________________

Day of ____________________________  ____________________________ (year)

______________________________
(Notary)

__________________
SIGNATURE (OFFICER/PARTNER)

__________________
DATE

__________________
TITLE

__________________

Denise T. Bookon
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).

__________________________
Date

__________________________
Signature

__________________________
Print Name

__________________________
Signature

__________________________
Print Name


Complete each of the following sections:

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

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

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

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

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

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

IF YES TO ANY OF THE ABOVE:

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

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

IF YES:

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

__________________________
Signature of Applicant

__________________________
Print Name

__________________________
Date  6-22-20

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.

__________________________
Name of property owner or applicant

__________________________
Notary public
OWNERSHIP DISCLOSURE STATEMENT

NAME OF CORPORATION, PARTNERSHIP, LLC, OR LLP:

Cedar 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):

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1  Joseph Evangelisti</td>
<td>75 N Haddon Ave Haddonfield NJ 08033</td>
</tr>
<tr>
<td>2  Brian Brogan Jr</td>
<td>75 N Haddon Ave Haddonfield NJ 08033</td>
</tr>
<tr>
<td>3  Timothy Beitz</td>
<td>75 N Haddon Ave Haddonfield NJ 08033</td>
</tr>
<tr>
<td>4</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

*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) DATE

__________________________ 6-22-20

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:

<table>
<thead>
<tr>
<th>BULK REQUIREMENTS:</th>
<th>HC DISTRICT (RETAIL/OFFICE)</th>
<th>HC DISTRICT (OTHER USE)</th>
<th>PROPOSED (LOT 12)</th>
<th>PROPOSED (LOT 1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINIMUM TRACT SIZE:</td>
<td>20,000 sf</td>
<td>1 ac.</td>
<td>±176,607 sf</td>
<td>±63,745 sf</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(±4.054 ac.)</td>
<td>(±1.463 ac.)</td>
</tr>
<tr>
<td>MINIMUM LOT SIZE:</td>
<td>20,000 sf</td>
<td>1 ac.</td>
<td>±176,607 sf</td>
<td>±63,745 sf</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(±4.054 ac.)</td>
<td>(±1.463 ac.)</td>
</tr>
<tr>
<td>MINIMUM LOT FRONTAGE:</td>
<td>80 ft.</td>
<td>100 ft.</td>
<td>±580 ft.</td>
<td>±193 ft.</td>
</tr>
<tr>
<td>MINIMUM LOT WIDTH:</td>
<td>n/a</td>
<td>n/a</td>
<td>±580 ft.</td>
<td>±190 ft.</td>
</tr>
<tr>
<td>MAXIMUM LOT DEPTH:</td>
<td>200 ft.</td>
<td>300 ft.</td>
<td>±368 ft.</td>
<td>±368 ft.</td>
</tr>
<tr>
<td>MAXIMUM BUILDING COVERAGE:</td>
<td>25 %</td>
<td>15 %</td>
<td>±36.3 % **</td>
<td>±15 %</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(54,150 sf GFA)</td>
<td>(9500 sf GFA)</td>
</tr>
<tr>
<td>MAXIMUM LOT COVERAGE:</td>
<td>75 %</td>
<td>50 %</td>
<td>68.4 % **</td>
<td>±50 %</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(±120,700 sf)</td>
<td>(±31,875 sf)</td>
</tr>
<tr>
<td>MINIMUM FRONT YARD:</td>
<td>75 ft.</td>
<td>20 ft.</td>
<td>100 ft.</td>
<td>90 ft.</td>
</tr>
<tr>
<td>MINIMUM SIDE YARD:</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td>25 ft.</td>
<td>25 ft.</td>
</tr>
<tr>
<td>MINIMUM REAR YARD:</td>
<td>30 ft.</td>
<td>25 ft.</td>
<td>50 ft.</td>
<td>30 ft.</td>
</tr>
<tr>
<td>MINIMUM USEABLE YARD AREA:</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>MAXIMUM BUILDING HEIGHT:</td>
<td>40 ft.</td>
<td>35 ft.</td>
<td>±38'–4'**</td>
<td>±35 ft</td>
</tr>
<tr>
<td>MAXIMUM FLOOR AREA RATIO (FAR):</td>
<td>0.25</td>
<td>0.25</td>
<td>0.693 **</td>
<td>0.25</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(122,450 sf GFA)</td>
<td>(±15,925 sf)</td>
</tr>
</tbody>
</table>

## ACCESSORY STRUCTURES:

- MIN. FRONT YARD SETBACK: NOT PERM.  
- MIN. SIDE YARD SETBACK: n/a  
- MIN. REAR YARD SETBACK: n/a  
- MIN. DIST. BETWEEN BLDG: n/a  

## PARKING AREA SETBACK:

- FROM FRONT PROPERTY LINE: 25 ft.  
- FROM SIDE PROPERTY LINE: 10 ft.  
- FROM REAR PROPERTY LINE: 10 ft.  

## MAXIMUM GARAGE HEIGHT:

- n/a  

## MAXIMUM OTHER BUILD. HT.

- n/a  

## MINIMUM BUFFER AREA:

- 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 (±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 then other "permitted uses" within the zoning district.

§416.G. - 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 then other "permitted uses" within the zoning district.

§416.H. - 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 then 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/leasers will be informed of such conditions at the time of agreement for occupancy and will be son notified in writing to that effect. The tenants/leasers 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

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

Date: 6-29-20

Asst. Tax Collector: [Signature]
Gloucester Township Tax Collector
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  

[Signature]  
Raymond J. Carr  
Executive Director  

RJC:mh
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
DATE: June 30, 2020

APPLICANT: GARDEN STATE STORAGE, LLC

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

LOCATION: 2530 SICKLERVILLE RD., SICKLERVILLE

TRANSMITTAL TO:

☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 123456
☐ 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

ALL OK. No new lot #'s needed. Lot #14-12 Stay. Addresses to be finalized when const. starts.

Signature

2/1/20
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, GTFD5

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
☐ S.T.M.U.A.
☐ N.J. American Water Co.
☐ Aqua N.J. Water Co.
☐ Fire District 1 2 3 4
☐ Taxes
☐ Construction
☐ GTEMS

STATUS OF APPLICATION:
☒ New Application - Bulk C/Minor Subdivision/Preliminary & Final Major Site Plan
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☒ Bulk C Variance(s) ☒ Prelim & Final Major Site Plan ☒ Minor Subdivision

Signature

D.A. Donato
GTFDS Fire Marshal
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):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>±17,481 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>112.06 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Good Intent Road</td>
<td>75 ft.</td>
<td>156.00 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Clementon Avenue</td>
<td>125 ft.</td>
<td>156.00 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>156.00 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±16.33%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±46.48%</td>
<td>enc</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

| Front yard (porch)             | 30 ft.   | 17 ft.   | no*      |
| Good Intent Road               |          |          |          |
| Clementon Avenue               | 30 ft.   | ±32 ft.  | yes      |
| Side yard (porch)              | 10 ft.   | ±69 ft.  | yes      |
| Rear yard (dwelling)           | 30 ft.   | ±63 ft.  | yes      |
| Minimum Useable Yard Area      | 25%      | ≥ 25%    | yes      |
| Maximum Height                 | 35 ft.   | n/a      | n/a      |

1 = Scaled data.
* = Variance required.

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

II.  VARIANCE COMMENTS

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

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

1.  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
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.: #202013C
Planning Board □ Zoning Board of Adjustment □ Redevelopment Entity
Taxes paid: YES NO (Initial)
Fees $160 Project #13909
Escrow $100 Escr. #13909
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: Siao, Lindsey@gmail.com

2. Owner(s) (List all Owners)
Name(s): Lindsey Sampolski, Ken Siao
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
- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Minor Site Plan
- Preliminary Major Site Plan
- Final Major Site Plan
- Conditional Use Approval
- General Development Plan
- Planned Development
- Appeal of Administrative Officer's Decision – “A” Variance
- Interpretation – “B” Variance
- Bulk “C” Variance
- Use “D” Variance
- Site Plan Waiver
- Rezone Request
- Redevelopment Agreement
- Other

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)

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

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

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

| Name: Eric Kinosh                              | Name: Ken Siano             |
| Address: Evergreen Road                       | Address: 439 Good Intent Road |
| Profession: Kinosh Construction               | Profession: Teacher / Homeowner (above address) |
| City: Millville                               | City: Blackwood             |
| State, Zip: NJ 08332                          | State, Zip: NJ 08012         |
| Phone: (556) 421 - 3545 Fax: ( )             | Phone: (609) 859. 1874 Fax: ( ) |
| Email: barbra.kinosh.construction@grail.net   | Email: siano.ken@gmail.com   |

7. Location of Property:

| Street Address: 439 Good Intent Road Blackwood NJ 08012 |
| Block(s): 10304, Lot(s): 1 |

8. Land Use:

Existing Land Use (Describe the Application): Single Family Dwelling

Proposed Land Use (Describe the Application):
- Front Porch 8' x 16' Wood Deck
- Front set back 17'

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots:</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td></td>
<td>□ Condominium</td>
</tr>
<tr>
<td></td>
<td>□ Cooperative</td>
</tr>
<tr>
<td></td>
<td>□ Rental</td>
</tr>
</tbody>
</table>

Are there any existing deed restrictions? □ No □ Yes
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

<table>
<thead>
<tr>
<th>All Applications (property dimensions)</th>
<th>Abbreviations/Footnotes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot frontage 1</td>
<td>1 = E.O.P = Edge of pavement</td>
</tr>
<tr>
<td>Lot frontage 2 (corner lots)</td>
<td>2 = Applies to corner lots.</td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
</tr>
</tbody>
</table>

**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 2
- 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\(^1\) from front property line 1
- Setback\(^1\) from front property line 2
- Setback\(^2\) from side property line
- Setback\(^2\) from rear property line
- Distance\(^2\) 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 requested.
- [ ] 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.
  - 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]

5/15/60

---

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

Lindy Sampolski  
Signature

Lindy Sampolski  
Print Name

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

Signature

Print Name

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

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

   List names and addresses.
   No  Yes

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

   List names and addresses of stockholders or individual partners.

   List names and addresses.
   No  Yes

   5/15/20  
Date

Lindy Sampolski  
Signature of Applicant

Lindy Sampolski  
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 5/15/20 , shows and discloses the premises in its entirety, described as Block 10-304 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:

Sworn and subscribed to  
On this 15th day of May, 2020 before the following authority.

Lindy Sampolski  
Name of property owner or applicant

Jill Amy Parks  
Notary Public Of New Jersey  
My Commission Expires Nov. 1 2024
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

Zone
R3

Application is
Denied

This is to certify that the above-named applied for a permit to/authorization for an 8' x 16' deck in the front yard as per the submitted sketch can not be approved as submitted.

Comments on Decision:
A variance from the front yard setback is required from the Zoning Board of Adjustment. (±17 ft. provided vs. 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
0193

Cut Here

Deliver to...

SAMPOLSKI LINDSEY
439 GOOD INTENT ROAD
BLACKWOOD NJ 08012
To Whom It May Concern:

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

Name: 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
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

[Signature]
Raymond J. Carr  
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 26, 2020

APPLICANT: LINDSEY SAMPOLSKI (SIANO)  APPLICATION No. #202013C

BLOCK(S): 10304  LOT(S): 1

LOCATION:  439 GOOD INTENT RD., BLACKWOOD

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 12 3 06 6

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review.  Please Forward Report by JUNE 8, 2020
☒ For Your Files.  ATTACHED: APPLICATION, SURVEY & DRAWINGS

ENCLOSED:
☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
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☐ Recycling Report

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

Signature
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 26, 2020
APPLICANT: LINDSEY SAMPOLSKI (SIANO)
APPLICATION No. #202013C
PROJECT No. 13909

BLOCK(S): 10304
LOT(S): 1
LOCATION: 439 GOOD INTENT RD., BLACKWOOD

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
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☐ Recycling Report
☐ Variance Plan
☒ Bulk (C) Variance
☐ Use (D) Variance

Signature

[Signature]
5/27/20

No Issues.
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:
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☒ 1 Copy - Drainage Calculations
☒ 1 Copy - E.I.S.
☒ Recycling Report

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

Signature

OK 6/8/20 J.W. Blay
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**

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>9,375 sf</td>
<td>±13,591 sf(^1)</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Linda Avenue</td>
<td>75 ft.</td>
<td>96.325 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Barbara Lane</td>
<td>75 ft.</td>
<td>140.755 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>125 ft.</td>
<td>143.42 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>±15.2%(^1)</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>40%</td>
<td>±23.3%(^1)</td>
<td>yes</td>
</tr>
</tbody>
</table>

**Principal Building Minimum Yard Depths and Height Limitations**

<table>
<thead>
<tr>
<th>Description</th>
<th>Front Yard (min.)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Linda Avenue</td>
<td>30 ft.</td>
<td>n/a</td>
</tr>
<tr>
<td>Barbara Lane</td>
<td>30 ft.</td>
<td>n/a</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>n/a</td>
</tr>
<tr>
<td>Useable Yard Area (min.)</td>
<td>25%</td>
<td>≥ 25%</td>
</tr>
<tr>
<td>Height (max.)</td>
<td>35 ft.</td>
<td>n/a</td>
</tr>
</tbody>
</table>

\(^1\) Scaled data.  
n/a Not applicable.
<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>§422.L. RESIDENTIAL TOOL SHED</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shed area (max.)</td>
<td>168 sf</td>
<td>320 sf</td>
<td>no*</td>
</tr>
<tr>
<td>Number (max.)</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
<tr>
<td>Shed height (max.)</td>
<td>12 ft.</td>
<td>12 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Wall height (max.)</td>
<td>9 ft.</td>
<td>8 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft.</td>
<td>36 ft. 5 in.</td>
<td>yes</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Linda Avenue</td>
<td>N.P.</td>
<td>±123 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Barbara Lane</td>
<td>N.P.</td>
<td>18 ft. 5 in.</td>
<td>no*</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>5 ft.</td>
<td>±53 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>5 ft.</td>
<td>5 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

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
1. Area: (320 sf provided v. 168 maximum allowed).
2. Front yard: (18 ft. 5 in. provided v. 30 ft. minimum required).

POSITIVE CRITERIA ("C1" and "C2" variances)
3. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested variance:
   a. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
   b. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

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

<table>
<thead>
<tr>
<th>Submission Date:</th>
<th>Application No.:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>#202015C</td>
</tr>
</tbody>
</table>

- Planning Board
- Zoning Board of Adjustment
- Redevelopment Entity

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

**For Office Use Only**

<table>
<thead>
<tr>
<th>Taxes paid:</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fees:</th>
<th>Escrow:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1600</td>
<td>150</td>
</tr>
<tr>
<td>Escr. #:</td>
<td>13941</td>
</tr>
</tbody>
</table>

**Fire District #:**

---

**LAND DEVELOPMENT APPLICATION**

### 1. Applicant

<table>
<thead>
<tr>
<th>Name:</th>
<th>John Villegas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>710 Linda Ave</td>
</tr>
<tr>
<td>City:</td>
<td>Blackwood</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 08012</td>
</tr>
<tr>
<td>Phone:</td>
<td>(856) 227-1643</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:Jocelyn.Villegas@Comcast.Net">Jocelyn.Villegas@Comcast.Net</a></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>John Villegas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>710 Linda Ave</td>
</tr>
<tr>
<td>City:</td>
<td>Blackwood</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 08012</td>
</tr>
<tr>
<td>Phone:</td>
<td>(856) 227-1643</td>
</tr>
</tbody>
</table>

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

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

2 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)

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

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

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

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

<table>
<thead>
<tr>
<th>Name: American Sheds</th>
<th>Name: __________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 1401 N. Black Horse Pike</td>
<td>Address: ________________________</td>
</tr>
<tr>
<td>Profession: __________</td>
<td>Profession: _____________________</td>
</tr>
<tr>
<td>City: Williams Tacony</td>
<td>City: ___________________________</td>
</tr>
<tr>
<td>State, Zip: NJ 08094</td>
<td>State, Zip: _____________________</td>
</tr>
<tr>
<td>Phone: (856)728.5561</td>
<td>Phone: (<strong><strong>) Fax: (</strong></strong>)</td>
</tr>
<tr>
<td>Fax: (____)</td>
<td>Email: _________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

Street Address: 710 Lindale Ave Blackwood NJ 08012
Block(s): 12407, Lot(s): 1

8. Land Use:

Existing Land Use (Describe the Application): SFD
Proposed Land Use (Describe the Application): 12x20 Wood Shed with Setback

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots:</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td></td>
<td>□ Condominium</td>
</tr>
<tr>
<td></td>
<td>□ Cooperative</td>
</tr>
<tr>
<td></td>
<td>□ Rental</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>All Applications (property dimensions)</th>
<th>Abbreviations/Footnotes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot frontage 1</td>
<td>1 = E.O.P  = Edge of pavement</td>
</tr>
<tr>
<td>Lot frontage 2 (corner lots)</td>
<td>2 = Applies to corner lots.</td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
</tr>
</tbody>
</table>

#### Fence Application

<table>
<thead>
<tr>
<th>Setback from roadway E.O.P. 1</th>
<th>Shed Application</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from roadway E.O.P. 2 (corner lots)</td>
<td>16' x 20'</td>
</tr>
<tr>
<td>Fence type (i.e. wood, vinyl, etc.)</td>
<td></td>
</tr>
<tr>
<td>Fence height</td>
<td>Shed area (length x width)</td>
</tr>
<tr>
<td></td>
<td>12'</td>
</tr>
<tr>
<td></td>
<td>Shed height</td>
</tr>
<tr>
<td></td>
<td>8'</td>
</tr>
<tr>
<td></td>
<td>Shed wall height</td>
</tr>
<tr>
<td></td>
<td>100'</td>
</tr>
<tr>
<td></td>
<td>Setback from front property line 1</td>
</tr>
<tr>
<td></td>
<td>18'5&quot;</td>
</tr>
<tr>
<td></td>
<td>Setback from front property line 2</td>
</tr>
<tr>
<td></td>
<td>5'</td>
</tr>
<tr>
<td></td>
<td>Setback from side property line</td>
</tr>
<tr>
<td></td>
<td>5'</td>
</tr>
<tr>
<td></td>
<td>Setback from rear property line</td>
</tr>
<tr>
<td></td>
<td>Number of sheds</td>
</tr>
<tr>
<td></td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Distance from other building(s)</td>
</tr>
<tr>
<td></td>
<td>36'5&quot;</td>
</tr>
</tbody>
</table>

#### Garage Application

<table>
<thead>
<tr>
<th>Garage Area (length x width)</th>
<th>Swimming Pool Application</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage height</td>
<td>Swimming pool area or diameter</td>
</tr>
<tr>
<td>Garage wall height</td>
<td>Setback' from front property line 1</td>
</tr>
<tr>
<td>Number of stories</td>
<td>Setback' from front property line 2</td>
</tr>
<tr>
<td>Number of garages</td>
<td>Setback' from side property line</td>
</tr>
<tr>
<td>(Includes attached garages if applicable)</td>
<td>Setback' from rear property line</td>
</tr>
<tr>
<td>Distance from other building(s)</td>
<td>Distance&quot; from dwelling</td>
</tr>
</tbody>
</table>

#### 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]  
  6-2-2020

- [Signature of Co-applicant]  
  6-2-2020
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).

[Signature]
Date: 6-2-2020

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

[Signature]

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?

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

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

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

[Signature]
Date: 6-2-2020

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.

Name of property owner or applicant

Sworn and subscribed to:
On this 2nd day of June, 2020 before the following authority.

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 168 sq. 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

Appic No. 13938

Deliver to...

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

Date: 6-8-20

Maryann Linn
Asst. Gloucester Township Tax Collector

RECEIVED
JUN 08 2020
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 8, 2020
APPLICANT: JOHN & JOCelyn VILLEGAS

APPLICATION No. #202015C

PROJECT No. 13947

BLOCK(S): 12407
LOT(S): 1
LOCATION: 710 LINDA AVE., BLACKWOOD

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

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 Subdivision - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
☐ 1 Copy - Traffic Report
☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report
☐ Variance Plan ☑ Bulk (C) Variance
☐ Use (D) Variance

Signature

Height at 12' seems ok for residential; prop backs to commercial.
No Issues.

6/10/20
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:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aquas N.J. Water Co.
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 12407

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

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

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

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

Signature
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
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]:

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>4,250 sf</td>
<td>6,655 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>50 ft.</td>
<td>64.57 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>85 ft.</td>
<td>85 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>55%</td>
<td>±40.6%</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (dwelling)</td>
<td>20 ft.</td>
<td>20.5 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (deck)</td>
<td>4 ft.</td>
<td>25 ft. / 29 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (Aggregate)</td>
<td>15 ft.</td>
<td>54 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>10 ft.</td>
<td>2.6 ft.</td>
<td>no¹</td>
</tr>
</tbody>
</table>

Maximum Height

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>35 ft.</td>
<td>± 35 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

¹ = Zoning schedule applies to the Reserves at Forest Meadows approval.
¹ = 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
**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.: 2021-14

☐ Planning Board ☑ Zoning Board of Adjustment ☐ Redevelopment Entity

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

Taxes paid ☑ NO (Initial)

Fees (_____ Project # 1987

Escrow: 150 Escr.# 1987

Fire District #

---

**LAND DEVELOPMENT APPLICATION**

1. Applicant

<table>
<thead>
<tr>
<th>Name:</th>
<th>Debbie Provo</th>
<th>Address: 30 Chrissy Way</th>
</tr>
</thead>
<tbody>
<tr>
<td>City:</td>
<td>Email:</td>
<td></td>
</tr>
<tr>
<td>State, Zip:</td>
<td>08081</td>
<td></td>
</tr>
<tr>
<td>Phone: (609) 685-9156 Fax: (___)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email: <a href="mailto:grambo531@gmail.com">grambo531@gmail.com</a></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Owner(s) (List all Owners)

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>Same</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
</tr>
<tr>
<td>State, Zip:</td>
<td></td>
</tr>
<tr>
<td>Phone: (<em><strong>) Fax: (</strong></em>)</td>
<td></td>
</tr>
</tbody>
</table>

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

- ☐ Informal Review
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval
- ☐ General Development Plan
- ☐ Planned Development
- ☐ Appeal of Administrative Officer’s Decision – “A” Variance
- ☐ Interpretation – “B” Variance
- ☐ Bulk “C” Variance
- ☐ Use “D” Variance
- ☐ 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)

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

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

| Name of Attorney: | |
|-------------------| |
| Firm:             | |
| Address:          | |

City: _____________________
State, Zip: ____________
Phone: (___) Fax: (___) 
Email: ____________________

---

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

<table>
<thead>
<tr>
<th>Name:</th>
<th>Debbie Bovio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>30 Chrissy Way</td>
</tr>
<tr>
<td>Profession:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td>Erial</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 08081</td>
</tr>
<tr>
<td>Phone:</td>
<td>(609) 185-9156</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:grambo23@gmail.com">grambo23@gmail.com</a></td>
</tr>
</tbody>
</table>

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

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address:</th>
<th>30 Chrissy Way</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block(s):</td>
<td>158.91</td>
</tr>
<tr>
<td>Lot(s):</td>
<td>15</td>
</tr>
</tbody>
</table>

8. Land Use:

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

9. Property:

| Number of Existing Lots: | 1 |
| Number of Proposed Lots: |               |
| Are there any existing deed restrictions? | ☑ No ☐ Yes |
| Are there any proposed deed restrictions? | ☑ No ☐ Yes |

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

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
Lot area 645.58'

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 2
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 2
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]
[Date 6/8/2020]

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).

Date

Signature

Debbie A. Bovio

Print Name

Signature

Debbie A. Bovio

Print Name

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?

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

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

Signature of Applicant

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 7/3/2020, shows and discloses the premises in its entirety, described as Block 15831 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:

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

Name of property owner or applicant

Sworn and subscribed to
On this 11 day of June 2020 before the following authority.

Notary public

CLAUDE L. MEIGHAN
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2416549
My Commission Expires 1/25/2023

4 of 4
DEED DESCRIPTION:

* BEING KNOWN AS BLOCK 15821, 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

NOTES:

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 HEREIN. ONLY THE DOCUMENTS NOTED
HEREIN 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 HEREIN 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
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 HEREIN ARE BASED ON A FIELD SURVEY
     PERFORMED ON 2/19/19.
   - "SURVEY OF PREMISES", 30 CHRISSY WAY, AS PREPARED BY DONOVAN
     SURVEYORS DATED 6/7/12.
   - "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

GRAPHIC SCALE

0'  20'  40'  60'

SCALE: 1" = 20'
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:

- Twp 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,

[Signature]

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.
Proposal Date: 4-9-2020

Name: Debbie Burd
Address: 30 Cherry St Way, Flemington, NJ 08822
Phone: 609-688-8746

Material Selections:
Decking: Veca Cayenne
Railing: White Vinyl railings, black round balusters
Steps (specify width and number): 3 sets 4 x 8" stairs - approx 6 steps each
Skirt (Describe): White lattice framed in Cayenne (white Risers)
Lighting (Describe): None

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

- Dispose of old deck
- New deck - 18' deep x 52' wide & 8' triangular corner

- Concealed footings per code. P.T. support posts, beams, joists, etc.
- White Vinyl railings with black round balusters
- Veca Cayenne decking - Veca Perimeter fascia board deck & stair treads
- 2 sets 4 x 8" stairs - white Risers - hand top cap red oak going down
- 6' security gate at deck & round balusters
- Cayenne rock, tail, railing, perimeter railing, no stairs
- Cleanup all job related debris
- White lattice Skirting - Framed in Cayenne
- Power landing at bottom of stairs

Total Deposit: $1,000 $6,165
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: $ 

Schedule of payments:
1  1,000
2  14,732
3  4,911

Signature: [Signature]
Date:

(Customer agrees to all terms and conditions outlined on both the front and back of this contract)
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 may not be located in an area bounded by lines drawn 9 inches to the left and right of the non-mechanical inlet (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 Build
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

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

Cut Here

Deliver to...

Bana T/A Great American Deck Build
973 Monroeville Rd
Mullica Hill, NJ 08062
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 Bisa  
Asst. Gloucester Township Tax Collector
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 15, 2020

APPLICANT: DEBBIE BOVIO

APPLICATION No. #202016C

PROJECT No. 13987

BLOCK(S): 15821 LOT(S): 15

LOCATION: 30 CHRISSY WAY, ERIAL

TRANSMITTAL TO:

☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
☐ Tax Assessor
☐ G.T.M.I.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

Prop already has existing deck
12×16.
Not sure why it has to be
enlarged to already to close to line
at 2.5'. Will take up most of reayrd.
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