Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, June 8, 2016  
7:30 P.M.

Agenda

Salute to the Flag

General Rules
Meeting will start at 7:30P.M.
No applications will be heard after 10:00P.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, May 11, 2016

RESOLUTIONS FOR MEMORIALIZATION

#162017C  
Alexander Crown  
Bulk C Variance  
Block: 13201 Lot: 76

#162018C  
Patrick Countey  
Bulk C Variance  
Block: 15602 Lot: 1

#162020C  
Ken Smith  
Bulk C Variance  
Block: 5001 Lot: 22

APPLICATIONS FOR REVIEW

#162021C  
Thomas W. Tyler, Jr.  
Bulk C Variance  
Block: 16504 Lot: 13
Zoned: R1  
Location: 1257 Jarvis Rd., Erial

35'x34'x25' Pole Barn w/8' side setback; 15' rear setback
<table>
<thead>
<tr>
<th>#162022C</th>
<th>Bulk C Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bruce L. Jones</td>
<td>Block: 16802 Lot: 12</td>
</tr>
<tr>
<td>Zoned: R3</td>
<td>Location: 19 Whalen Ave., Sicklerville</td>
</tr>
<tr>
<td>12'x20' deck w/18' rear setback</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#162025C</th>
<th>Bulk C Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jude &amp; Debra Cohen</td>
<td>Block: 20401 Lot: 1</td>
</tr>
<tr>
<td>Zoned: R1</td>
<td>Location: 2 Laurel Wood Ct., Laurel Springs</td>
</tr>
<tr>
<td>18'x22' composite deck w/48' rear setback</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#162026C</th>
<th>Bulk C Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joseph Massanova</td>
<td>Block: 8801 Lot: 17</td>
</tr>
<tr>
<td>Zoned: R3</td>
<td>Location: 719 Wyngate Rd., Somerdale</td>
</tr>
<tr>
<td>240 sq. ft. of 6'x8' tan vinyl fence w/60' Front setback &amp; 20' Side setback</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#162027C</th>
<th>Bulk C Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kristy Koebernik</td>
<td>Block: 10703 Lot: 1</td>
</tr>
<tr>
<td>Zoned: R3</td>
<td>Location: 301 South Drive, Blackwood</td>
</tr>
<tr>
<td>6' wood fence w/10' F 1 &amp; 2; S 1 &amp;2</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#162013DM</th>
<th>Use “D” Variance/Minor Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Yost</td>
<td>Block: 1305 Lots: 6 &amp; 7</td>
</tr>
<tr>
<td>Zoned: R3</td>
<td>Location: 711 &amp; 705 Floodgate Rd., Glendora</td>
</tr>
<tr>
<td>Subdivision to relocate boundary line between 2 lots to original position to 1980 Subdivision</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#162016CDSPW</th>
<th>Bulk C &amp; Use “D” Variance/Site Plan Waiver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harry Lamplugh</td>
<td>Block: 5505 Lot: 2.01</td>
</tr>
<tr>
<td>Zoned: CR</td>
<td>Location: 20 Hilltop Ave., Blackwood</td>
</tr>
<tr>
<td>20'x40'x12' Pole Barn w/setbacks from R.O.W.1 &amp; 2 – 1'; Property Line 1 – 12'; Property Line 2 – 13'</td>
<td></td>
</tr>
</tbody>
</table>

Meeting Adjourned
GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MAY 11, 2016

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

Roll Call:

Vice Chairman Simiriglia Present
Mr. Bucceroni Absent
Mr. Scarduzio Absent
Mrs. Chiumento Present
Mr. Rosati Present
Mr. Acevedo Present
Mr. Treger Absent
Ms. Scully Absent
Chairman McMullin Present

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

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday April 13, 2016.

A motion to approve the above mentioned minutes was made by Mrs. Chiumento and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Mr. Acevedo Yes
Chairman McMullin Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#152057C
James F. Clark, Jr.
Bulk C Variance
Block: 18301 Lot: 10.01

#162014C
Frederick & Joan Staas
Bulk C Variance
Block: 8102 Lot: 1

#162015CDM
88 Equities, LLC
Bulk C & Use D/Minor Subdivision
Block: 13203 Lot: 5.01

A motion to approve the above mentioned application was made by Vice Chairman Simiriglia and seconded by Mr. Rosati.
Roll Call:

Vice Chairman Simiriglia  Yes
Mrs. Chiumento  Yes
Mr. Rosati  Yes
Mr. Acevedo  Yes
Chairman McMullin  Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#162017C
Alexander Crown
Zoned: RA
Bulk C Variance
Block: 13201  Lot: 76
Location: 1700 Winding Way, Clementon
6' vinyl fence (147 sq. ft.) w/0' s/b & 12' x 12' metal shed n 13' x 13' concrete pad w/1' s/b.

Mr. Costa swears in Mr. Crown.
Mr. Costa asks the applicant why he needs the following variances:
tool shed 1' side variance vs. 5' ordinance & rear s/b 1' vs. 5' ordinance;
6' fence 0' s/b vs. 40' ordinance.
Mr. Crown states he has never had the shed in that space before and it was just a request. The fence is replacing an existing fence and will go in the same spot.
Mr. Lechner reads the Fire Marshall's letter that he has no issue with the fence, the shed is close to dwellings and may create a fire hazard for the neighbors.
Mr. Costa asks if the shed could be moved 5'.
Mr. Crown states its a 12' x 12' wooden shed.
Mr. Costa states there is plenty of room to move the shed.
Mr. Melleti suggests putting the shed on the side closer to the road and closer to the property line.
Mr. Costa suggests moving to the other side and corner, also.
Mr. Crown asks if he can keep it on the Laurel St. side.
Mr. Costa states Mr. Crown must move the shed to the Laurel St. or move it in 5' both ways. If the applicant moves the shed to the Laurel St. side he can keep it closer to the property line but would still need a variance.
Mr. Crown states he will keep the shed 5' side/sb and 5' rear/sb to keep it away from the neighbor.
Mr. Costa states that removes the need for an variance as Mr. Crown will be w/in the ordinance requirements; shed variance withdrawn.
Mr. Rosati wanted to make sure Mr. Crown understood.
Mr. Lechner states he drew a picture on a survey for Mr. Crown as an example.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

Vice Chairman Simiriglia  Yes
Mrs. Chiumento  Yes
Mr. Rosati  Yes
Mr. Acevedo  Yes
Application Approved.

#162018C
Patrick Countey
Zoned: R3
Bulk C Variance
Block: 15602 Lot: 1
Location: 39 Brantley Way
6' wood fence (618 sq. ft.)w/12', 4" s/b

Mr. Costa swears in Mr. Countey.
Mr. Countey states he would like to extend the yard behind him and wasn’t aware of the 40’
setback and is just following the contour of his neighbors’ fence.
Mr. Mellelt asks if the applicant has started the fence posts.
Mr. Countey states “yes”.
Mr. Mellelt states there are no price issues.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

A motion to approve the above application was made by Vice Chairman Simiriglia and seconded
by Mr. Rosati.

Roll Call:

<table>
<thead>
<tr>
<th>Vice Chairman Simiriglia</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mrs. Chiumento</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Rosati</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Acevedo</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman McMullin</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Application Approved.

#162020C
Ken Smith
Zoned: R3
Bulk C Variance
Block: 5001 Lot: 22
Location: 644 Good Intent Rd., Blackwood
30’ x 30’ 15’9” to peak garage 7’ s/b to side and rear.

Mr. Costa swears in Mr. Smith.
Mr. Costa asks for the reason for the following variances:
-detached garage 7’ s/b instead of 10’ s/b;
-900 sq. ft. vs. 800 sq. ft.
-3rd garage where 1 in required.

Mr. Smith states he just moved there and has jet ski’s and equipment to store.
The garage is 30’ x 30’ with 12’ walls and the peak is 15’ 3/4”; 10’ from the rear property line.
Mr. Lechner reiterates the 10’ from rear property line and Mr. Smith states yes.
Mr. Lechner discusses 1 carport and 1 garage is attached, along with a metal shed which will be
removed. Mr. Lechner continues that the survey shows 7’ from easement line. The
sideline shows 7’ plus width which is 17’ and 10’ from rear property line.
Mr. Smith is fine with 10’ from the rear property line.
Mr. Lechner asks about the drive to the garage.
Mr. Smith states they will just drive on the grass.
Mr. Lechner states be sure you get a permit before you pave the drive because you have to check your lot for impervious coverage.
Mr. Mellett states there are quite a few things on the property and asks if there are any drainage issues.
Mr. Smith states there is no water collection at all and we just had quite a bit of rain.
Mr. Mellett states install gutters away from your neighbors and onto your own property.
Mr. Rosati asks if the approach to the garage doors will be dirt.
Mr. Smith states yes.
Vice Chairman Simiriglilza asks if the easement is a cross easement.
Mr. Smith states yes.
Vice Chairman Simiriglilza asks if the people behind him can use it.
Mr. Smith states yes.

**Setback requirements will be met at 10’ and variance has been withdrawn for side and rear S/B.**

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

A motion to approve the above mentioned application was made by Vice Chairman Simiriglilza and seconded by Mrs. Chiumento.

**Roll Call:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vice Chairman Simiriglilza</td>
<td></td>
</tr>
<tr>
<td>Mrs. Chiumento</td>
<td></td>
</tr>
<tr>
<td>Mr. Rosati</td>
<td></td>
</tr>
<tr>
<td>Mr. Acevedo</td>
<td></td>
</tr>
<tr>
<td>Chairman McMullin</td>
<td></td>
</tr>
</tbody>
</table>

Application Approved.

#162013 DM
Robert Yost
Zoned: R3
Use "D" Variance/Minor Subdivision
Block: 1305 Lots: 6 & 7
Location: 711 & 705 Floodgate Rd., Glendora
Subdivision to relocate boundary line between 2 lots to original position to 1980 subdivision.

The above mentioned application was rescheduled until June 8, 2016. No re-notice necessary.
There is no hardship as it is already constructed.

Motion to approve the above was made by Vice Chairman Simiriglilza and seconded by Mr. Rosati.

**Roll Call:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vice Chairman Simiriglilza</td>
<td></td>
</tr>
<tr>
<td>Mrs. Chiumento</td>
<td></td>
</tr>
<tr>
<td>Mr. Rosati</td>
<td></td>
</tr>
<tr>
<td>Mr. Acevedo</td>
<td></td>
</tr>
<tr>
<td>Chairman McMullin</td>
<td></td>
</tr>
</tbody>
</table>

Motion Approved.
A motion to Adjourn was made by Mr. Rosati and seconded by Mr. Acevedo.

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162017C
Alexander Crown
Block 13201, Lot 76

WHEREAS, Alexander Crown is the owner of the land and premises located at 1700 Winding Way in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6 foot vinyl fence 0 feet from the front property line along Laurel Place instead of the required 40 feet for the property located upon Block 13201, Lot 76, as shown on the Official Map of the Township of Gloucester, located in a RA Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 11, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Alexander Crown is the owner of the land and premises located at 1700 Winding Way in the Clementon section of Gloucester Township, New Jersey, as shown on Block 13201, Lot 76, on the Official Tax Map of the Township of Gloucester, located in an R-A Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he is requesting a variance to replace the fence in the exact same location as the old fence. He also withdrew his request for the shed variance and he will conform to the ordinance.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6’ fence, the Board voted five (5) in favor, none(0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 11th day of May, 2016, the applicant Alexander Crown is hereby granted the aforesaid variance for the property located upon Block 13201, Lot 76 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglio    Yes
Andy Rosati    Yes
Mike Acevedo    Yes
Jay McMullin    Yes
Arlene Chiumento    Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin    Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 8th day of June, 2016.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162018C
Patrick Countey
Block 15602, Lot 1

WHEREAS, Patrick Countey is the owner of the land and premises located at 39 Brantley Way in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6 foot wood fence 12.33 feet from the front property line along Peter Cheesman Road Place instead of the required 40 feet for the property located upon Block 15602, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 11, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Patrick Countey is the owner of the land and premises located at 39 Brantley Way in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15602, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he is extending the fence following the existing contour.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6’ fence, the Board voted five (5) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 11th day of May, 2016, the applicant Patrick Countey is hereby granted the aforesaid variance for the property located upon Block 15602, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES:

Frank Simiriglia     Yes
Andy Rosati          Yes
Mike Acevedo         Yes
Jay McMullin         Yes
Arlene Chiumento     Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin   Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 8th day of June, 2016.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162020C
Ken Smith
Block 5001, Lot 22

WHEREAS, Ken Smith is the owner of the land and premises located at 644 Good Intent Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 900 square foot garage instead of the required 800 and to have a third garage instead of the required one for the property located upon Block 5001, Lot 22, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 11, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Ken Smith is the owner of the land and premises located at 644 Good Intent Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5001, Lot 22, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he need the garages for storage of old cars and 48 years of personal possessions. The lot is large enough to accommodate the garages. The applicant also withdrew his request for a rear yard variance for the garage.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 3rd garage 900 square feet, the Board voted five (5) in favor, none(0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 11th day of May, 2016, the applicant Ken Smith is hereby granted the aforesaid variances for the property located upon Block 5001, Lot 22 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia    Yes
Andy Rosati        Yes
Mike Acevedo       Yes
Jay McMullin        Yes
Arlene Chiumento   Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 8TH day of June, 2016.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #162021C
Thomas W. Tyler Jr
1257 Jarvis Road
BLOCK 16504, LOT 139
DATE: May 19, 2016

The above application is to permit a 34' x 35' detached private garage greater than 20' building height within the R-1 Residential district as per the attached sketch.

I. ZONING INFORMATION

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

R-1 Zone Requirements (§403.F):

<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>1 acre</td>
<td>±14,000 sf¹</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>125 ft.</td>
<td>70 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>200 ft.</td>
<td>200 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>15%</td>
<td>±20.5%¹</td>
<td>no*</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>30%</td>
<td>±20.5%¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>50 ft.</td>
<td>25.7 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Side yard</td>
<td>25 ft.</td>
<td>19.15 ft. / 14.5 ft.</td>
<td>enc / enc</td>
</tr>
<tr>
<td>Rear yard</td>
<td>75 ft.</td>
<td>±117 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>N.P.</td>
<td>±148 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 feet</td>
<td>8 ft.¹</td>
<td>no*</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 feet</td>
<td>±21 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>15 feet</td>
<td>15 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum garage height</td>
<td>20 feet</td>
<td>&gt; 20 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Maximum other building height</td>
<td>15 feet</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

¹ = Scaled data.
enc = Existing nonconformance.
= Variance required

**Variance Expiration:** The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.
OFF-STREET PARKING AND PRIVATE GARAGES

<table>
<thead>
<tr>
<th>Maximum area</th>
<th>800 sf</th>
<th>1,190 sf</th>
<th>no*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than area of principal building</td>
<td>&lt; ±1,564 sf(^1)</td>
<td>1,190 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum stories</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum number of garages</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
</tbody>
</table>

\(^1\) = Scaled data.
\(*\) = Variance required.

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

II. VARIANCE COMMENTS

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

§403.F, Area, Yard, Height and Building Coverage
1. Building coverage: (20.5% provided v. 15% max. allowed).
2. Side yard: (8 ft. provided v. 15 ft. minimum required).
3. Building height: (> 20 ft. provided v. 20 ft. max. allowed).

§422.H(4), Off Street Parking and Private Garages
4. Accessory Building – side yard: (6 ft. provided v. 10 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

APPLICATION #162021C
Thomas W. Tyler Jr
1257 Jarvis Road
BLOCK 16504, LOT 13
III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 403.F Area, Yard, Height and Building Coverage to permit a detached private garage with a building coverage of twenty and five tenths (20.5) percent (15% maximum allowed), eight (8) feet from side property line (10 ft. minimum required), building height greater than twenty (20) feet (20 ft. maximum allowed) and from Section 422.H(4), Off-Street Parking and Private Garages a private garage one thousand one hundred ninety (1,190) square feet (800 sf maximum allowed).

cc: Thomas W. Tyler Jr
    Anthony Costa, Esq.
    James Mellett, PE
LAND DEVELOPMENT APPLICATION

1. Applicant
   Name: Thomas W. Tyler Jr
   Address: 1257 Jarvis Rd
   City: Erial
   State, Zip: NJ 08081
   Phone: (856) 816-3937 Fax: (856) 783-9196
   Email: tyler@stateoftheart hvac.com

2. Owner(s) (List all Owners)
   Name(s): Thomas W. Tyler Jr
   Address: 1257 Jarvis Rd
   City: Erial
   State, Zip: NJ 08081
   Phone: (856) 816-3937 Fax: (856) 783-9196

3. Type of Application. Check as many as apply:
   □ Informal Review
   □ Minor Subdivision
   □ Preliminary Major Subdivision
   □ Final Major Subdivision
   □ Minor Site Plan
   □ Preliminary Major Site Plan
   □ Final Major Site Plan
   □ Conditional Use Approval
   □ General Development Plan

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

4. Zoning Districts (Circle all Zones that apply)

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

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

   Name of Attorney: ____________________________
   Address: ____________________________
   City: ____________________________
   Phone: (________) Fax: (________)
   Email: ____________________________

For Office Use Only

Submission Date: Application No.: Fees: Project #:
□ Planning Board □ Zoning Board of Adjustment
Taxes Paid Yes/No (Initial)

Escr. 130 Escr. 10364
6. Name of Persons Preparing Plans and Reports:

Name: Thomas W. Tyler Jr
Address: 1257 Jarvis Rd
Profession: HVACR, Building trades
City: Erial
State, Zip: NJ 08081
Phone: 856.783.9196 Fax: 856.783.9196
Email: tyler@stateofthearthvac.com

7. Location of Property:

Street Address: 1257 Jarvis Rd
Block(s): 16504
Tract Area: 
Lot(s): 13

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): Personal Garage. Pole barn, 34' x 35', metal roof and siding. Will be used to store mainly my 2-boat, and 1-historic car. Need the extra height for lifting boats on blocks, for detailing and bottom painting. 35' x 34' x 7' wall, 7'5" ridge. 9/12 pitch, asphalt 15 old barn, steeps.

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 1

Proposed Form of Ownership:

□ Fee Simple  □ Cooperative
□ Condominium  □ Rental

Are there existing deed restrictions?  □ No  □ Yes (If yes, attach copies)
Are there proposed deed restrictions?  □ No  □ Yes

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P. *1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P. *2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>15</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>8' to 10'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>70'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>200'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>14,000Sq'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>25' to ridge</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

**Garage Application**
- Garage Area: 1190sq'
- Garage height: 25' to ridge
- Number of garages: 1
- (Include attached garage if applicable)
- Number of doors: 1

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

14. Parking and Loading Requirements:
- Number of parking spaces required: N/A
- Number of parking spaces provided:
- Number of loading spaces required: N/A
- Number of loading spaces provided:

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

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

16. Signature of Applicant

[Signature]  4-17-16  

[Signature]  4-17-16  

[Signature]  4-17-16  

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

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

3-2-2016
Date

[Signature]

Thom W Tyler, Jr.
Print Name

Sworn and subscribed to before me this 2nd day of March, 2016

[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?

☑ Yes ☐ No

C. Is this application for approval on a site or sites for commercial purposes?

☑ No ☐ Yes

D. Is the applicant a corporation?

☑ Yes ☐ No

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).

[Signature of Applicant]

Thomas W Tyler, Jr.
Print Name

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

☑ No ☐ Yes

3-2-16
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 16, Lot 13, 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:

[Signature]

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

[Notary Public]

[Signature]

Notary Public

Sworn and subscribed to
On the 2nd day of March, 2017 before the following authority:

EX 9-14-17

4 of 4
Colors will be - white doors, tan/light brown build.
To Whom It May Concern:

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

Name: Thomas W. Tyler Jr.
Address: 1257 Jarvis Rd
Block: 16504 Lot: 13

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

Date

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

Re: Application #162021C  
Thomas W. Tyler, Jr.  
1257 Jarvis Road, Erial, NJ 08081  
Block 16504, Lot 13

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

[Signature]

Raymond J. Carr  
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 21, 2016
APPLICANT: Thomas W. Tyler, Jr.
BLOCK(S): 16504   Lot(S): 13
LOCATION: 1257 Jarvis Rd., Erial, NJ 08081

APPLICATION No. #162021C
PROJECT No. 10364

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

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

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

Please Forward Report by May 1, 2016

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

No Issues - very large + high
for residential.
No Commercial Use...?
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 21, 2016
APPLICANT: Thomas W. Tyler, Jr.
BLOCK(S): 16504 Lot(S): 13
LOCATION: 1257 Jarvis Rd., Erial, NJ 08081

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
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☐ Aqua N.J. Water Co.
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STATUS OF APPLICATION:
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PURPOSE OF TRANSMITTAL:
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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

☐ 4/23/16

Signature
April 18, 2016

Thomas Tyler Jr.
41 Jerome Ave
Sicklerville, NJ 08081

To Whom It May Concern:

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

Name: Thomas Tyler Jr.
Address: 1257 Jarvis Rd.
Block: 16504 Lot: 13

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

Sandra L. Ferguson
Gloucester Township Tax Collector
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #162022C
Bruce L. Jones
19 Whalen Avenue
BLOCK 16802, LOT 12
DATE: May 19, 2016

The above application is to permit a 12’ x 20’ deck in the R-3 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>12,436.5 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Whalen Avenue</td>
<td>75 ft.</td>
<td>120.825 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Spring Valley Road</td>
<td>75 ft.</td>
<td>91.285 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>97.57 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±11% (^1)</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±14% (^1)</td>
<td>yes</td>
</tr>
</tbody>
</table>

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

| Front (dwelling)                      |          |          |          |
| Whalen Avenue                         | 30 ft.   | 30.8 ft. | yes      |
| Spring Valley Road                    | 30 ft.   | 42.42 ft. | yes      |
| Side yard (deck)                      | 15 ft.   | ±108 ft. | yes      |
| Rear yard (deck)                      | 30 ft.   | ±18 ft. | no\(^*\) |
| Minimum Useable Yard Area             | 25%      | ≥ 25%    | yes      |
| Maximum Height                        | 35 ft.   | ≤ 35 ft. | yes      |

\(^1\) = Scaled data.
enc = Existing nonconformance.
\(^*\) = Variance required.

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

The application as submitted requires the following variance:

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

1. Rear yard: (±18 ft. provided v. 30 ft. minimum required).

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

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

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

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

**NEGATIVE CRITERIA**

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

III. **NOTICE REQUIREMENTS**

The applicant must notice for the following variance:

From Section 405.F, Area, Yard, Height and Building Coverage, to permit a deck approximately eighteen (18) feet from the rear lot line (30 feet minimum required).

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

cc: Bruce L. Jones
Anthony Costa, Esq.
James Mellet, PE, Churchill Consulting Engineers
For Office Use Only

Submission Date: __________ Application No.: A1620322C

Taxes Paid Yes/No __________ (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

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

Esq.: __________ Escr. #: __________

LAND DEVELOPMENT APPLICATION

Applicant

Name: Bruce L Jones
Address: 19 Whalen Ave
City: Sicklerville
State, Zip: NJ 08081
Phone: 609.84.7544 Fax: ( )
Email: BJones418@comcast.net

Name(s): Bruce L Jones
Address: 19 Whalen Ave
City: Sicklerville NJ
State, Zip: NJ 08081
Phone: 609.84.7544 Fax: ( )

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

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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<th>LF-1</th>
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<tr>
<td>R3</td>
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<td>OF</td>
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<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
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</table>

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

Name of Attorney: _______________________
Address: _______________________________
City: ____________________________

Firm: ________________________________
State, Zip: __________________________
Phone: ( ) __________ Fax: ( ) __________
Email: _______________________________
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Bruce L Jones</th>
<th>Name: ____________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 19 Whalen Ave</td>
<td>Address: ____________________________</td>
</tr>
<tr>
<td>Profession: Electrician</td>
<td>Profession: ____________________________</td>
</tr>
<tr>
<td>City: Sicklerville</td>
<td>City: ____________________________</td>
</tr>
<tr>
<td>State, Zip: NJ 08081</td>
<td>State, Zip: ____________________________</td>
</tr>
<tr>
<td>Phone: (609) 564-1344</td>
<td>Phone: ____________________________</td>
</tr>
<tr>
<td>Fax: ____________________________</td>
<td>Fax: ____________________________</td>
</tr>
<tr>
<td>Email: B <a href="mailto:Jones418@Comcast.net">Jones418@Comcast.net</a></td>
<td>Email: ____________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 19 Whalen Ave</th>
<th>Block(s): 16802</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 12</td>
</tr>
</tbody>
</table>

8.用途:

| Existing Land Use: SFD Residential | Proposed Land Use (Describe Application): Deck 12' Deep x 20' Wide will only have 18' of variance and not 30' |

9. Property:

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

All setbacks proposed
Front setback 1
Front setback 2
Rear setback 12' x 20'
Side setback 1
Side setback 2
Lot frontage
Lot depth
Lot area
Building height

Fence Application
Setback from E.O.P.*1
Setback from E.O.P.*2
Fence type
Fence height
*E.O.P. = Edge Of Pavement.

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

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

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

14. Parking and Loading Requirements:
Number of parking spaces required: __________________________
Number of parking spaces provided: __________________________
Number of loading spaces required: __________________________
Number of loading spaces provided: __________________________

☐ 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.

15. Signature of Applicant

[Signature]

Date: 4/25/16

16. Signature of Co-applicant

[Signature]

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).

4/25/16
Date

Bruce L. Jones
Signature

Print Name

Sworn and subscribed to before me this ______ day of ______, ______ (Year).

_________________________
Signature

Print Name


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

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

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

Bruce L. Jones
Signature of Applicant

Print Name

4/25/16
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 ______ (if any) shows and discloses the premises in its entirety, described as Block 16802 lot 12, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:
I, Bruce L. Jones of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Bruce L. Jones
Name of property owner or applicant

Sworn and subscribed to on this ______ day of ______, 2016, before the following authority.

________________________
Notary public

NIPUL PATEL
ID # 2371079
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires March 13, 2018
Zoning Permit Denial
19 WHALEN AVE
Block/Lot 16802/12

Applicant
JONES BRUCE L
19 WHALEN AVE
ERIAL, NJ 08081

Real Estate Owner
JONES BRUCE L
19 WHALEN AVE
ERIAL, NJ 08081

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard attached frame 12"x20' deck located approximately 18' from rear property
line. This application for approval is hereby denied

Comments on Decision:
Deck must maintain a minimum of 30' from 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 21, 2016
Appic No. 10360
5378

Deliver to...

JONES BRUCE L
19 WHALEN AVE
ERIAL, NJ 08081
DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 12, BLOCK 16802 ON THE OFFICIAL TAX MAP, #A/K/A LOT 12, BLOCK 16802 ON PLAN OF LOTS, SECTION III-A, EAGLE RIDGE, FILED 8/18/1995 AS MAP #827-7.

AREA = 12,486.5 ± S.F.

TO: SURETY TITLE CORPORATION
SUN COAST MORTGAGE CORP.,
ITS SUCCESSORS AND/OR ASSIGNS,
AS THEIR INTEREST MAY APPEAR.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 28, 2016
APPLICANT: Bruce L. Jones
BLOCK(S): 16802 Lot(S): 12
LOCATION: 19 Whalen Ave., Sicklerville, NJ 08081

APPLICATION No. #162022C
PROJECT No. 10393

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.W.U.A.
□ Fire District 1 2 3

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

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

Please Forward Report by May 10, 2016

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

Reviewed without Comment
GLOU. TWP. FIRE DIST.
FIRE MARSHALL
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 28, 2016
APPLICANT: Bruce L. Jones
BLOCK(S): 16802  Lot(S): 12
LOCATION: 19 Whalen Ave., Sicklerville, NJ 08081

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

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- 1 Copy - Preliminary Site Plan
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- 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

[Stamp: May 11 2016]
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012  

Re: Application #162022C  
Bruce L. Jones  
19 Whalen Avenue, Sicklerville, NJ 08081  
Block 16802, Lot 12  

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY  

Raymond J. Carr  
Executive Director

RJC:mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 28, 2016
APPLICATION No. #162022C
APPLICANT: Bruce L. Jones
PROJECT No. 10393
BLOCK(S): 16802 Lot(S): 12
LOCATION: 19 Whalen Ave., Sicklerville, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☐ New Application - Bulk C
☒ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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- For Your Files.

Please Forward Report by May 10, 2016

ENCLOSED:

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- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
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- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
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- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

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

Signature

Apr 28 2016

No Issues
TOWNSHIP OF GLOUCESTER
1261 Chevs Landing-Clementon Rd., at Ritter Lane
P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)

To whom it may concern:

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

Name  BRUCE L JOHNS
Address  19 Whalen Ave
Block 16802 Lot 12

4-21-16

Asst. Gloucester Township Tax Collector


dated April 28, 2016

CINDY RAL-HATT
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DUCSIE
Township Clerk
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Dept. of Community Development & Planning
RE: APPLICATION #162025C
       Jude and Debra Cohen
       2 Laurel Wood Court
       BLOCK 20401, LOT 1
DATE: May 19, 2016

The above application is to permit an 18’ x 22’ deck in the R-1 ~ Residential District
as per the submitted sketch.

I. ZONING INFORMATION

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

<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>1 ac.</td>
<td>1 ac.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laurel Wood Court</td>
<td>125 ft.</td>
<td>329.36 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Kelly Driver Road</td>
<td>125 ft.</td>
<td>101.77 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>104.90 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>15%</td>
<td>±6%(^1)</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>30%</td>
<td>±10.2%(^1)</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Front (dwelling)</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Laurel Wood Court</td>
<td>50 ft.</td>
<td>50.5 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Kelly Driver Road</td>
<td>50 ft.</td>
<td>±218 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (deck)</td>
<td>25 ft.</td>
<td>±108 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (deck)</td>
<td>75 ft.</td>
<td>±47 ft.</td>
<td>no(^*)</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>≤ 35 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

\(^{1}\) = Scaled data.
enc = Existing nonconformance.
\(^*\) = Variance required.

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

The application as submitted requires the following variance:

§403.F – R-1 – Residential District, Area, Yard, Height and Building Coverage

1. Rear yard: (±47 ft. provided v. 75 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 403.F, Area, Yard, Height and Building Coverage, to permit a deck approximately forty seven (47) feet from the rear lot line (75 feet minimum required).

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

cc: Jude and Debra Cohen
    Anthony Costa, Esq.
    James Mellet, PE, Churchill Consulting Engineers

K:\ZBA Reviews\Year 2016\Decks\Cohen-R1-162025\Rpt\R_162025C-R1-Jude and Debra Cohen.docx

APPLICATION #162025C
Jude and Debra Cohen
2 Laurel Wood Court
BLOCK 20401, LOT 1
TOWNSHIP OF GLOUCESTER
Chew's Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only
Submission Date: Application No.: #163025C Taxes Paid Yes/No: (Initial)
Planning Board Zoning Board of Adjustment Fees: $600.00 Project #: 10629

Upon receipt of all fees, documents, plans, etc.
Exct. 1/20 Exct. # 10/29

LAND DEVELOPMENT APPLICATION

1. Applicant
Name: Phenician Construction (Jay Youssef) 
Address: 7 E. Tumapa Ave
City: Cherry Hill
Phone: (609) 514-6996 Fax: 
Email: phenicianconstructionllc@yahoo.com

2. Owner(s) (List all Owners)
Name(s): Jude Cohen 
Address: 2 Laurel Wood Ct.
City: Laurel Springs
Phone: (856) 341-4644 Fax: 

3. Type of Application. Check as many as apply:
☐ Informal Review
☐ Minor Subdivision
☐ Preliminary Major Subdivision
☐ Final Major Subdivision
☐ Minor Site Plan
☐ Preliminary Major Site Plan
☐ Final Major Site Plan
☐ Conditional Use Approval
☐ General Development Plan
☐ Planned Development
☐ Interpretation
☐ Appeal of Administrative Officer's Decision
☐ Bulk "C" Variances
☐ Use "D" Variances
☐ Site Plan Waiver
☐ Rezoning Request
☐ Redevelopment Agreement
☐

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

4. Zoning Districts (Circle all Zones that apply)
<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>SCR</th>
<th>CR</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
</tr>
</tbody>
</table>
| B | G-RD | LP-
| P | M-RD | NVBP
| | | |

5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership
Name of Attorney:
Address:
City:
State, Zip:
Phone: Fax:

Firm:

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

<table>
<thead>
<tr>
<th>Name: Jude Cohen</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 2 Laurel Wood Ct.</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession: Sales Manager</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Laurel Springs</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: NJ, 08012</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: 908-341-4001 Fax(____)</td>
<td>Phone(<strong><strong>) Fax</strong></strong></td>
</tr>
<tr>
<td>Email: <a href="mailto:JCohen@trajectail.com">JCohen@trajectail.com</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 2 Laurel Wood Ct.</th>
<th>Block(s): 20401</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: 43,560 sq.</td>
<td>Lot(s): 203</td>
</tr>
</tbody>
</table>

8. Land Use:

- Existing Land Use: residential
- Proposed Land Use (Describe Application): Build new deck. Materials: pressure treated wood framing, posts, composite deck boards, vinyl rails/spindles, galvanized/coated bolts, screws, fasteners, appropriate brackets, post hangers, hurricane ties. See drawings/plans for additional info including spacing.

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 1</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: 1</td>
<td>Fee Simple (X)</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>No (X) Yes ( )</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>No (X) Yes ( )</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

- [X] Public Water
- [X] 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>0'</td>
<td>Setback from E.O.P.1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td>4'8'</td>
<td>Setback from E.O.P.2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>2'3'</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>2'8'</td>
<td>Fence height</td>
<td></td>
</tr>
</tbody>
</table>
| Side setback 2   | 2'8'     | "E.O.P. = Edge Of Pavement."
| Lot frontage     | 1'4"     |                    |
| Lot depth        | 16'3 4/5"|                    |
| Lot area         | 43.560 5/6"|                |
| Building height  |          |                   |

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td></td>
</tr>
<tr>
<td>Garage height</td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
<td></td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:

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

### 15. Relief Requested:

- [X] 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 exhibits for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

### 16. Signature of Applicant

[Signature of Applicant]  
5/10/16  
[Date]

[Signature of Co-applicant]  
[Date]
17. Consent of Owner(s):

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

5-10-16
Date

Debra Cohen
Signature

Debra Cohen
Print Name


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

IF YES TO ANY OF THE ABOVE:

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

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

IF YES:

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

Jay Yousef
Signature of Applicant

Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 5/10/16, shows and discloses the premises in its entirety, described as Block 20401 Lot 1 as 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:
Michele Lyn Tregre, full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Debra Cohen
Name of property owner or applicant

Michele Lyn Tregre
Notary public

Michele Lyn Tregre
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018
2 - 2"x12" Girders span 7' 1/2"

Existing Cement pad
Hand Rails 32"-34" above nose of steps

2x12" Framing
Joists resting on girders spread 16" o.c. span 10'

2x12" (House) Ledger, galvanized lag bolts spread and staggered 16" o.c.
doors

Lateral Load Connectors

5/4x6" Composite Deck boards

Vinyl sleeve over 4x4" post

Railing / spindles are Vinyl Ready Panels
Zoning Permit Denial

Applicant
COHEN JUDE & DEBRA
2 LAUREL WOOD COURT
LAUREL SPRINGS, NJ 08012

Real Estate Owner
COHEN JUDE & DEBRA
2 LAUREL WOOD COURT
LAUREL SPRINGS, NJ 08012

Zone
R1

Application is
Denied

This is to certify that the above-named applied for a permit to/authorization for.

a proposed side yard attached frame deck. This application for approval is hereby denied

Comments on Decision:

Deck is to maintain a minimum of 75" from 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)232-9229

Alise Ortiz
Zoning Officer
May 3, 2016
Applic No. 10404

Cut Here

Deliver to...

COHEN JUDE & DEBRA
2 LAUREL WOOD COURT
LAUREL SPRINGS, NJ 08012
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 11, 2016

APPLICANT: Jude Cohen

BLOCK(S): 20401 Lot(S): 1.13

LOCATION: 2 Laurel Wood Ct., Laurel Springs, NJ 08021

TRANSMITTAL TO:

☐ Township Engineer
☐ Zoning Board Planner
☐ Tax Assessor
☐ Camden County Planning Board
☐ Traffic Officer
☐ C.F.M.D.A.
☐ N.J. American Water Co.
☐ Aquas N.J. Water Co.
☐ Fire District: Yes 4 5 6
☐ Taxes
☐ 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 May 21, 2016

ENCLOSED:

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

May 19, 2016
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 11, 2016
APPLICATION No. #162025C
APPLICANT: Jude Cohen
PROJECT No. 10422
BLOCK(S): 20401 Lot(S): 1.13
LOCATION: 2 Laurel Wood Ct., Laurel Springs, NJ 08021

TRANSMITTAL TO:
☐ Township Engineer
☐ Zoning Board Planner
☐ Tax Assessor
☐ Camden County Planning Board
☐ Traffic Officer
☐ G.T.M.U.A.
☐ N.J. American Water Co.
☐ Aqua N.J. Water Co.
☐ Fire District 1 2 3 4 5 6
☐ 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 May 21, 2016

ENCLOSED:

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

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

Signature

No Issues. Prop built on lot with little rear yard. All yards on side of home.
LOT 1, not 1.13.
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #162025C  
Jude Cohen  
2 Laurel Wood Court, Laurel Springs, NJ 08021  
Block 20401, Lot 1.13

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

[Signature]

Raymond J. Carr  
Executive Director

RJC: mh
To Whom It May Concern:

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

Name: Jude & Debra Cohen

Address: 2 Laurel Wood Ct

Block: 20401 Lot: 1

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

Date 5/19/16

Gloucester Township Tax Collector
TO: Zoning Board of Adjustment

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

RE: APPLICATION #162026C
Joseph Massanova
719 Wyngate Road
BLOCK 8801, LOT 17

DATE: May 19, 2016

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

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>3,484.7 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wyngate Road</td>
<td>75 ft.</td>
<td>120.71 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Wyngate Place</td>
<td>75 ft.</td>
<td>97.55 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>101.84 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wyngate Road</td>
<td>30 ft.</td>
<td>30.05 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Wyngate Place</td>
<td>30 ft.</td>
<td>33.35 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>±25 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>±47 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>&gt; 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

¹ = Scaled data.
enc = Existing nonconformance.
² = Variance required.

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

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

§425.C(3), Fences
1. To install a six (6) foot high vinyl fence approximately twenty (20) feet from the cartway along Whalen Place (40 feet from the cartway is the 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 setback variance:
   a. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
   b. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detrments (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 variance:

From Section 425.C(3) to construct a six (6) foot high vinyl fence approximately twenty (20) feet from the cartway along Wyigate Place (40 feet from the cartway is the minimum required).

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

cc: Joseph Massanova
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
<table>
<thead>
<tr>
<th>1. Applicant</th>
<th>2. Owner(s) (List all Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Joseph Massavia</td>
<td></td>
</tr>
<tr>
<td>Address: 719 Wyw Cave Road</td>
<td></td>
</tr>
<tr>
<td>City: Somerdale</td>
<td></td>
</tr>
<tr>
<td>State, Zip: NJ 08083</td>
<td></td>
</tr>
<tr>
<td>Phone: 609-220-2834</td>
<td></td>
</tr>
<tr>
<td>Email: <a href="mailto:JMassavia@community.net">JMassavia@community.net</a></td>
<td></td>
</tr>
<tr>
<td>Name(s): Same</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>Email:</td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>RA</th>
<th>SCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R1</td>
<td>APT</td>
<td>OF</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R1</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCP Overlay</td>
</tr>
</tbody>
</table>

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

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

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

<table>
<thead>
<tr>
<th>Name: Joe Massandra</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: Home Owner.</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession:</td>
<td>Profession:</td>
</tr>
<tr>
<td>City:</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: ( )  Fax: ( )</td>
<td>Phone: ( )  Fax: ( )</td>
</tr>
<tr>
<td>Email:</td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 719 Wynlante Road</th>
<th>Block(s): 8801</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 17</td>
</tr>
</tbody>
</table>

8. Land Use:

- Existing Land Use: Residential
- Proposed Land Use (Describe Application): Replace Existing Fence. A fence that has been in place for 30 years will be in the same location, replacing with same style fence. 240 sq ft. Set back 60 ft. front 20 ft. side.

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     □ Cooperative</td>
</tr>
<tr>
<td></td>
<td>□ Condominium    □ Rental</td>
</tr>
</tbody>
</table>

- Are there existing deed restrictions? □ No □ Yes (If yes, attach copies)
- Are there proposed deed restrictions? □ No □ Yes

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td>250 FT</td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td>60 FT</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>&quot;E.O.P. = Edge Of Pavement.&quot;</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Pool Requirements:**
- Setback from R.O.W.1
- Setback from R.O.W.2
- Setback from property line 1
- Setback from property line 2
- Distance from dwelling
  - Distance = measured from edge of water.
- R.O.W. = Right-of-way
- Setback = measured from edge of pool area.

### 14. Parking and Loading Requirements:

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

### 15. Relief Requested:

- [ ] Check here if zoning variances are required.
- [ ] Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 46:55D-51).
- [ ] Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- [ ] Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

### 16. Signature of Applicant

- Signature of Applicant: __________  
- Date: __________

- 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 to the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach a resolution authorizing application and officer signature).

[Signature]

Date:

[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

[Signature of Applicant]

[Print Name]

[Signature]

Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

[Name of property owner or applicant] of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

[Signature]

[Print Name]

Sworn and subscribed to on this _______ day of _______ before the following authority:

[Signature]

[Print Name]

JUDITH A CALABRESE

ID # 2293353
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 24, 2017
Incomplete Application
719 WYNGATE RD
Block/Lot 8801/17

Applicant
MASSANOVA, JOSEPH J & JACQUELI
719 WYNGATE ROAD
SOMERDALE, NJ 08083

Real Estate Owner
MASSANOVA, JOSEPH J & JACQUELINE
719 WYNGATE ROAD
SOMERDALE, NJ 08083

This is to certify that the above-named applied for a permit to/authorization for.
a proposed rear yard 8' vinyl fence.

Comments on Decision:
Survey does not indicate the proposed location of the fence.

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

Alisa Ortiz
Zoning Officer
April 27, 2016
Applic No. 10392

Cut Here

Deliver to...

MASSANOVA, JOSEPH J & JACQUELI
719 WYNGATE ROAD
SOMERDALE, NJ 08083
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 12, 2016
APPLICANT: Joseph Massanova
APPLICATION No. #162026C
BLOCK(S): 8801 Lot(S): 17
LOCATION: 719 Wyngate Rd., Somerdale, NJ 0808
PROJECT No. 10429

TRANSMITTAL TO:

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

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

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

Please Forward Report by May 23, 2016

ENCLOSED:

☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Minor Site Plan
☐ 1 Copy - Minor Subdivision Plat
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☐ 1 Copy - E.I.S.
☐ Recycling Report
☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

[Signature]
May 16, 2016

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

Re: Application #162026C
Joseph Massanova
719 Wyngate Road, Somerdale, NJ 08083
Block 8801, Lot 17

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

[Signature]

Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 12, 2016

APPLICANT: Joseph Massanova

BLOCK(S): 8801   Lot(S): 17

LOCATION: 719 Wyngate Rd., Somerdale, NJ 0808

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

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

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

Please Forward Report by May 23, 2016

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

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

Signature: [Signature]
Date: 5/16/16

Fence: No Issues.
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #162027C
Kristy Koebernik
301 South Drive
BLOCK 10703 LOT 1

DATE: May 19, 2016

The Applicant requests variance approval to install a six (6) foot high wood fence ten (10) feet from the cartway within the second front yard of the dwelling as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>10,606.8 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Drive</td>
<td>75 ft.</td>
<td>113.56 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>East Court</td>
<td>75 ft.</td>
<td>83.56 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>90 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±14.8% ¹</td>
<td></td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±26.4% ¹</td>
<td></td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (dwelling)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Drive</td>
<td>30 ft.</td>
<td>25.10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>East Court</td>
<td>30 ft.</td>
<td>±32 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (dwelling)</td>
<td>10 ft.</td>
<td>38.60 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (dwelling)</td>
<td>30 ft.</td>
<td>10.3 ft. ¹</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>&gt; 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

¹ Scaled data.

n/a not applicable.

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

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

§505C.(3), Fences

1. To construct a six (6) foot high wood fence ten (10) feet from the cartway along South Drive (40 feet from the cartway is the 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 setback variance:

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

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

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 variance:

From Section 425.C(3) to permit a six (6) foot high wood fence ten (10) feet from the cartway along South Drive (40 feet from cartway minimum required).

IV. RECOMMENDATIONS

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

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

**For Office Use Only**

Submission Date:  Application No. 4/20/27C  Taxes Paid Yes/No (Initial)

- Planning Board
- Zoning Board of Adjustment

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

**LAND DEVELOPMENT APPLICATION**

1. **Applicant**
   - **Name:** Kristy Kohebenik
   - **Address:** 301 South Dr
   - **City:** Blackwood
   - **State, Zip:** NJ 08012
   - **Phone:** 856-387-7244
   - **Email:** kohebenikks@gmail.com

2. **Owner(s) (List all Owners)**
   - **Name(s):** Timothy Kohebenik
   - **Address:** Same Address
   - **City:**
   - **State, Zip:**
   - **Phone:**
   - **Fax:**

3. **Type of Application. Check as many as apply:**
   - Informal Review
   - Minor Subdivision
   - Preliminary Major Subdivision
   - Final Major Subdivision
   - Minor Site Plan
   - Preliminary Major Site Plan
   - Final Major Site Plan
   - Conditional Use Approval
   - General Development Plan

   - Planned Development
   - Interpretation
   - Appeal of Administrative Officer's Decision
   - Bulk "C" Variance
   - Use "D" Variance
   - Site Plan Waiver
   - Rezoning Request
   - Redevelopment Agreement

   *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>UP-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>NVBF</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>EP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
<tr>
<td>IR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

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

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 301 South Dr. Blackwood</th>
<th>Block(s): 10703</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: ____________________________</td>
<td>Lot(s): ________</td>
</tr>
</tbody>
</table>

8. Land Use:

| Existing Land Use: Previously Approved by ZB fox 4 Picket Fence in front of 10/16/2016 |
| Proposed Land Use (Describe Application): Wood fence on both sides to replace worn and loose 4ft Picket fence. This is to ensure safety for my pets and create privacy for my children in my backyard. The line of sight has not changed. |

9. Property:

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>10 ft.</td>
<td>Setback from E.O.P.</td>
<td>10 ft.</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>10 ft.</td>
<td>Setback from E.O.P.</td>
<td>10 ft.</td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>10 ft.</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>10 ft.</td>
<td>&quot;E.O.P. = Edge Of Pavement.&quot;</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td>Setback from R.O.W.</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td>Setback from R.O.W.</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool apron.</td>
<td></td>
</tr>
</tbody>
</table>

### Garage Application

<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.</td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td>Setback from R.O.W.</td>
</tr>
<tr>
<td>Number of stones</td>
<td>Setback from property line 1</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 2</td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:

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

### 15. Relief Requested:

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55C-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 here to 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

```plaintext
Signature of Applicant: ____________________________ Date: 5/11/10
```

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

Date

Signature
Kristy Koebernik

Print Name
Timothy J. Koebernik

Complete each of the following sections:
A. Is this application to subdivide a parcel of land into six or more lots?
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
C. Is this application for approval on a site or sites for commercial purposes?
D. Is the applicant a corporation?
E. Is the applicant a limited liability corporation?
F. Is the applicant a partnership?
IF YES TO ANY OF THE ABOVE:
1. List the names and addresses of all stockholders or individual partners owning at least
10 percent of its stock 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
partner, 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
Kristy Koebernik

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
5/11/16, shows and discloses the premises in its entirety, described as Block 10763 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 with the exception of the structures shown.

State of New Jersey,
County of Camden;

Kristy Koebernik
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 11th day of May
2016 before the following authority.

Notary public
TO: WEICHERT TITLE AGENCY  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
OAK MORTGAGE COMPANY, LLC,  
ITS SUCCESSORS AND/OR ASSIGNS,  
AS THEIR INTEREST MAY APPEAR

TO THE OWNER:  
TIMOTHY KOBERNIK & KRISTI KOBERNIK

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

SURVEY OF PREMISES  
NO. 301 SOUTH DRIVE  
SITUATE  
TOWNSHIP OF GLOUCESTER  
CAMDEN COUNTY, NEW JERSEY

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

DATE: 3/1/06  SCALE: 1" = 20'  DRAWN BY: ALBERT N. FLOYD  
CHECKED BY: ALBERT N. FLOYD  
NUMBER: 06-0110

New Jersey  
Lic. No 21759
May 2, 2016

Mr. & Mrs. Timothy Koebenek
301 South Dr.
Glendora, NJ 08029

Re: new fence installation

Dear Mr. & Mrs. Koebenek:

It has come to my attention that you recently installed a new fence on your property causing some line of sight issues. Please be aware that you will require a Variance approval from the Gloucester Township Zoning Board of Adjustment, due to the fact that the installation of the new fence is a 6' high wooden fence within the front yard. It is my understanding that you applied and received a Variance approval back in 2006 for a 4' front yard picket fence, however since changing the height of the fence, you would require approval for this newly installed fence.

If Gloucester Township permits have been issued for this fence, please contact me and provide me with the permit numbers. If permits and approvals were never obtained for this fence, please take immediate steps to obtain the necessary permits to deem this fence legal.

Please do not hesitate to contact me if you have any questions. I can be reached at (856) 374-3512 between the hours of 8:00 a.m. until 5:45 p.m., Monday through Thursday.

Very truly yours,

Alisa Ortiz
Zoning Officer
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 062097C
KRISTY KOEBERNIK
Block 10703 Lot 1

WHEREAS, KRISTY KOEBERNIK, is the record owner of the property located at 301 South Drive in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 4 foot high picket wood fence and a 6 foot privacy wood fence 10 feet from the cartway within the second front yard of the dwelling instead of the required 40 feet for the property located upon Block 10703 Lot 1, as shown on the Official Map of the Township of Gloucester, located in an R3 Zone, said application being presented pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 28, 2006, as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon:

1. The applicant, KRISTY KOEBERNIK, is the record owner of property located at 301 South Drive in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10703, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified that she was seeking a "C" variance to permit a 4 foot high picket wood fence and a 6 foot privacy wood fence 10 feet from the cartway within the second front yard of the dwelling instead of the required 40 feet.

5. The applicant submitted a survey prepared by Albert & Floyd, Dated March 1, 2006 showing the location of the existing structures on the property as well as the proposed fence was admitted into evidence as Exhibit "A".

6. The applicant testified that she bought the house in March and that the fence was existing. She indicated because of the size of the lot they do not have much back yard.

7. The applicant testified that there is an old dilapidated chain fence and they wish to replace it with a 4 foot and 6 foot wood fence. The applicant indicated that this would not interfere with her neighbor.

8. Upon questioning from the Board, the applicant agreed to move the fence along South Drive in 10 feet from the property line.

9. There were no objections to the request for the variance presented at the hearing.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 4 foot high picket wood fence and a 6 foot privacy wood fence 10 feet from the cartway within the second front yard instead of 40 feet is hereby granted on the condition that the applicant along South Drive place the fence 10 feet from the property line. The Board voted seven (7) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the
Township of Gloucester on this 28th Day of September, 2006 that the applicant, Kristy
Koebernik, is hereby granted the aforesaid variance for the property located upon Block 10703,
Lot 1, as shown on the Official Tax Map of the Township of Gloucester, consistent with the
testimony, application and exhibits, same of which are incorporated herein and made a part
hereof.
ROLL CALL:

LIST NAMES

Harry Landis   Yes
Joseph Lorada  Yes
Frank Simrigle Yes
George Marks   Yes
Ken Fabricus  Yes
Robert Richards Yes
John Fuscellaro Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

[Signature]
Chairperson

I, Ed Sayers, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on October 12, 2006.

[Signature]
Ed Sayers, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
Warwick Road
South, New Jersey 08084
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 12, 2016

APPLICANT: KRISTY KOEBERNIK

APPLICATION No. #162027C

PROJECT No. 10430

BLOCK(S): 10703  Lot(S): 1

LOCATION: 301 SOUTH DRIVE, BLACKWOOD, NJ 08012

TRANSMITTAL TO:

☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction

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

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

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

Please Forward Report by May 23, 2016

ENCLOSED:

☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
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☐ 1 Copy - Minor Subdivision Plat
☐ 3 Copies - Preliminary Site Plan, 2 County Apps and 1 Twp. App.
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☐ 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  5/17/16

PLEASE CHECK

Property owner also has
LARGE TRAILER ON
SIDE OF PROP FOR
8 MONTHS. NUISANCE TO NEIGHBORHOOD.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 12, 2016
APPLICANT: KRISTY KOEBERNIK
APPLICATION No. #162027C
BLOCK(S): 10703 Lot(S): 1
PROJECT No. 10430
LOCATION: 301 SOUTH DRIVE, BLACKWOOD, NJ 08012

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

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

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

Please Forward Report by May 23, 2016

ENCLOSED:

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

REVIEWED
DATE: 5/12/16
BY: Fire Marshal
WITH COMMENT ☐
WITHOUT COMMENT ☒
Bureau of Fire Prevention
Fire District No. 4
Blackwood Fire Company
P.O. Box 641
Blackwood, N.J. 08012
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #162027C  
Kristy Koebernik  
301 South Drive, Blackwood, NJ 08012  
Block 10703, Lot 1

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
To Whom It May Concern:

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

Name: Timothy Sr & Kristi Koebernik
Address: 301 South Dr, Blackwood, NJ
Block: 10763 Lot: 1

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

Date 5/11/16

Gloucester Township Tax Collector
May 9, 2016

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Department of Community Planning and Development
Gloucester Township
Chews Landing Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012

Re: Mr. Robert W. Yost, Jr.
Use D Variance and Minor Subdivision
705-711 Floodgate Road
Block 1305, Lots 6 & 7
Gloucester Township, Camden County, NJ
Application No. 162013DM
Our File No. GX16005-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. Township of Gloucester Zoning Board Transmittal dated March 9, 2016;

B. Copy of Township of Gloucester Land Development Application;

C. A copy of the Township of Gloucester Land Development Submission Checklist;

D. A copy of the Township of Gloucester Tax Map Sheet 13;

E. A copy of "Zoning and Use Variance Narrative, prepared by Key Engineers dated February 26, 2016;

F. A copy of a sketch plat and deeds to Lots 14.04 & 14.02 of Block 53 prepared in 1980;

We offer the following comments with regard to the referenced application:

I. Project Description

1. The project site is located on the west side of Floodgate Road at Lenny's Lane, opposite North Otter Branch Drive.

2. The site is known as Block 1305, Lots 6 and 7.

3. Lot 6 is currently 7,499.72 sq. ft. (0.17 acres), Lot 7 is currently 13,748.98 sq. ft. (0.31 acres).

4. The site is located within the R-4 Single Family Detached zoning district.

5. Block 1305, Lot 6 contains a two-story frame single family dwelling, which serves as the applicant's residence, according to the application.

6. Block 1305, Lot 7 contains a detached single-story garage with three overhead doors. According to the application, the existing garage is currently used by the applicant for storage.

7. The applicant is proposing a lot line adjustment (Minor Subdivision) to add 15' foot of frontage to Lot 6.

8. The applicant is seeking a Use "D" Variance and Minor Subdivision approval.

II. Land Use / Zoning

1. The project site is located in the R-4 Single Family Residential zoning district.

2. The purpose of the R-4 Single Family Residential zoning district is intended for single family detached uses at a density of four units per acre.

3. The applicant is proposing a lot line adjustment (Minor Subdivision) to add 15' foot of frontage to Block 1305, Lot 6 containing the single family residence.
4. The applicant indicates that existing detached single story garage located on Block 1305, Lot 7 has had several different uses through the years and is currently being used as storage by the owner.

5. The applicant indicates that the Township of Gloucester approved an application put forth by Mr. Robert W. Yost Sr. for a Use Variance, Bulk Variance and Minor Subdivision on July 23 1980 resulting in the current lot configuration of the two lots in question.

6. Detached garages are not listed as a permitted use in the R-4 Residential district therefore a Use “D” Variance will be required.

7. As a result of the lot line adjustment (Minor Subdivision) of Block 1305, Lots 6 & 7, setback variances will also be created.

8. The applicant must demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D70 in order for the Board to consider Use Variance.

9. The applicant must demonstrate that such relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and the Gloucester Township Zoning Ordinance.

10. Our office defers review of conformance with the area, yard and bulk requirements of the Ordinance to your office.

III. Minor Subdivision

1. The following information should be added to the plans in accordance with the Title Recordation Act:

   a. All property corners should be labeled “set” or add a note as described in Section 46:26B-2(13c).

   b. In accordance with 46:26B-2b(8), three outbound corners of the entire tract should be labeled with coordinate values.

   c. In accordance with 46:26B-2b(12), the surveyor’s certification should be added to the plan.

   d. In accordance with 46:26B-2b(14), the municipal engineer’s certification should be added to the plan.
e. In accordance with 46:26B-3b(2), monuments should be set at the 
outbound corners of the whole tract where it intersects the existing 
right-of-way (ROW) of Floodgate Road.

f. In accordance with 46:26B-3b(10), a monument should be set at 
the corner formed by the new lot line where it intersects the 
existing ROW of Floodgate Road;

g. A dimension should be added to detail the distance from the 
centerline of Floodgate Road to the existing ROW line.

2. It should be indicated if the applicant intends to file the Minor 
Subdivision by deed or plan. If the subdivision is to be filed by deed, 
legal descriptions should be submitted in addition to the plan.

3. The applicant should indicate if any easements, protective covenants 
or deed restrictions are proposed. Access easements should be 
discussed.

4. Legal descriptions should be submitted to our office for any proposed 
easements, covenants or restrictions.

5. The applicant should indicate if there are any protective covenants or 
deed restrictions applicable to the property currently. If none, an 
appropriate note should be added to the plan.

6. The plans should be revised to show existing features such as 
surrounding buildings as well as the surrounding uses.

7. The applicant should indicate the reasons for the lot line adjustment 
(Minor Subdivision) and if any additional site improvements or 
alterations are proposed.

8. The proposed property line will be located within the existing paved 
area, between the existing dwelling (Lot 6) and the existing detached 
garage (Lot 7). This paved area provides access to the overhead doors 
located on the north side of the detached garage.

a. The applicant should address access and the pavement 
encroachment being created by the lot line adjustment (Minor 
Subdivision).

b. The location of the new lot line may require cross-access 
easements. This should be addressed.
9. The applicant is seeking a waiver of providing existing elevations and contour lines based on United States Geological Survey (U.S.G.S.) Datum.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to Camden County Planning Board, Camden County Conservation District, Gloucester Township Municipal Utilities Authority, Aqua New Jersey, Inc./New Jersey American Water, etc.

If you have any questions or require additional information, please contact our office.

Very truly yours,

Churchill Consulting Engineers

[Signature]

James J. Mellett, P.E.
Associate

JIM:tb

C: Gloucester Township Zoning Board Chairman and Members (via email)
   Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)
   Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)
   Mr. Robert Scott Smith, P.L.S., P.P. (via email)
   Mr. Robert W. Yost, Jr, Applicant (via mail & email)
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director / Planner
       Dept. of Community Development & Planning
RE: APPLICATION #162013DM Escrow #10223
    Robert W. Yost Jr.
    711 Floodgate Road
    BLOCK 1305, LOTS 6 & 7
DATE: March 30, 2016

The Applicant requests minor subdivision and use variance approval for an expansion of
a nonconforming use for a garage that has been previously utilized for a “workshop to
fabricate metal gutters, “repair and storage of vending machines,” and more recently
“storage of personal belongings” within the R-4 – Residential District. The project is
located on the west side of Floodgate Road east of Seventh Avenue.

Applicant/Owner: Robert W. Yost Jr., 711 Floodgate Road, Glendora, NJ 08029
(telephone #267-784-9704).

Surveyor: Robert K. Smith, PLS, PP, Key Engineers, Inc., 80 S. White Pike, Berlin,
NJ 08009 (telephone #856-767-6111).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 3/08/16.
2. Sketch Plat, as prepared by Ferdinand F. DiRosa.
3. Deed for part of Block 53, Lot 14A dated August 14, 1980 – Deed Book 3757
   Pages 439&c.
4. Deed for part of Block 53, Lot 14A dated August 14, 1980 – Deed Book 3758
   Pages 187&c.
5. Zoning and Use Variance Narrative, as prepared by Key Engineers, Inc.
   dated 02/26/16.
6. Plan of Survey and Minor Subdivision Plat as prepared by Key Engineers,
   Inc. comprising one (1) sheet dated 10/22/13, last revised 02/22/16.
II. ZONING REVIEW

ZONE: R-4 – Residential District [§406].

Section 406.F. R-4 - Residential District

<table>
<thead>
<tr>
<th>Description</th>
<th>Single family detached</th>
<th>Proposed Lot 6</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>6,250 sf</td>
<td>9,374.65 sf</td>
<td>yes</td>
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<tr>
<td>Lot frontage (min.)</td>
<td>50 ft.</td>
<td>75 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>100 ft.</td>
<td>125 ft.</td>
<td>enc</td>
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<tr>
<td>Building coverage (max.)</td>
<td>35%</td>
<td>19%</td>
<td>yes</td>
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<tr>
<td>Lot Coverage (max.)</td>
<td>65%</td>
<td>34%</td>
<td>yes</td>
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<tr>
<td>Front yard (min.)</td>
<td>20 ft.</td>
<td>30.8 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>10 ft. / 9.7 ft.</td>
<td>yes / enc</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>20 ft.</td>
<td>47.8 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
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</table>

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<thead>
<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed Lot 7</th>
<th>Complies</th>
</tr>
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<tbody>
<tr>
<td>Lot size (min.)</td>
<td>2 acres</td>
<td>0.27</td>
<td>no*</td>
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<tr>
<td>Lot frontage (min.)</td>
<td>200 ft.</td>
<td>95 ft.</td>
<td>no*</td>
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<tr>
<td>Lot depth (min.)</td>
<td>400 ft.</td>
<td>125 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>5%</td>
<td>18%</td>
<td>yes</td>
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<tr>
<td>Lot Coverage (max.)</td>
<td>15%</td>
<td>46</td>
<td>yes</td>
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<tr>
<td>Front yard (min.) – garage</td>
<td>100 ft.</td>
<td>48.94 ft.</td>
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<tr>
<td>Side yard (min.)</td>
<td>30 ft.</td>
<td>9.46 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>30 ft.</td>
<td>14.7 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>75 ft.</td>
<td>±40 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

1  =  Scaled data.
enc  =  Existing nonconformance.
*  =  Variance required.

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

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817. Submission Checklist for minor subdivision and variance requirements. The Applicant has provided most of the checklist items or has requested a waiver.

The Applicant must provide the following omitted checklist requirements:

_We do not recommend waiving underlined checklist items._

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
   a. However, in lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation the applicant may provide a certification from an appropriate professional on presence/absence of freshwater wetlands and transition areas as it applies to the project area based on a field investigation.

2. A key map with north arrow showing the entire development and its relation to surrounding areas at a scale of not less than 1" = 2000' [Checklist #32].

3. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
   a. The plan must be revised to relocate the signature blocks to an outside fold.

4. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].

5. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].

III. VARIANCE COMMENTS

The Application requires the following variances from the R-3 - Residential District:

§405.B, Permitted Uses (“D1” – use variance)

“D2” TYPE VARIANCES

1. The subdivision of land occupied by a nonconforming use, in this case, a former "workshop to fabricate metal gutters and a "repair and storage of vending machines," and more recently "storage of personal belongings" is an expansion of the nonconformity requiring a use variance [basis Razberry's Inc. v. Kingwood Tp.).

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

2. Lot size (Lot 7): (0.27 acres provided v. 2 acres min. required).
3. Lot frontage (Lot 7): (95 ft. provided v. 200 ft. min. required).
4. Side yard (lot 7): (14.7 ft. provided v. 30 ft. min. required)
POSITIVE CRITERIA ("C1" and "C2" variances)

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

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

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

POSITIVE CRITERIA ("D2" use variance)

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested "D2" variance:

7. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).

8. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis Medici v. BPR Co., 107 N.J. 1 (1987)).

a. The Applicant must identify and provide an analysis of those special reasons of zoning that are applicable to the application.

i. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.

ii. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

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).

IV. SUBDIVISION REVIEW COMMENTS

1. The plan must be revised providing a concrete monument between proposed Block 1305, Lot 6 and Lot 7 along the Floodgate Road.

2. The Zoning Table must be revised to provide the bulk requirements for "Other Use" for proposed Lot 7.
V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

The Applicant must address the positive criteria including special reasons, the standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

1. Zoning
   a. Consistency of expansion of the nonconforming use with the R-4 - Residential District and character of the built environment.

2. Nonconforming Use
   a. The Applicant must provide testimony addressing proposed use of the garage as either a private "residential" garage as a principal use on a lot or as a business use.

VI. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

Approval of a re-subdivision and variances from Section 405.B, expansion of a nonconforming use, namely, a garage as a commercial use (Not Permitted) and from Section 406.F for Block 1305, Lot 7 for “Other Use” classification a lot are of twenty seven hundredths (0.27) acres (2 acres minimum required), lot frontage of ninety five (95) feet (200 ft. minimum required, and a side yard of fourteen and seven tenths (14.7) feet (30 ft. minimum required).

VI. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

We 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: Robert W. Yost Jr.
    Robert K. Smith, PLS, PP
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers

K:ZBA Reviews\Year 2015\Use\Yost-R4-162013DM\Rpt\R_162013DM-R4-Robert W. Yost Jr.docx

APPLICATION #162013DM
Robert W. Yost Jr.
BLOCK 1305,LOTS 6 and 7
For Office Use Only

<table>
<thead>
<tr>
<th>Submission Date</th>
<th>Application No.</th>
<th>Taxes Paid</th>
<th>Fees</th>
<th>Project #</th>
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<tbody>
<tr>
<td></td>
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<td>Yes/No</td>
<td>550</td>
<td>10223</td>
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Planning Board ☐  Zoning Board of Adjustment ☒

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

Esor # 10223

LAND DEVELOPMENT APPLICATION

1. Applicant

<table>
<thead>
<tr>
<th>Name</th>
<th>ROBERT W. YOST JR.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>711 FLOORSDATE ROAD</td>
</tr>
<tr>
<td>City</td>
<td>GLENDALE</td>
</tr>
<tr>
<td>State, Zip</td>
<td>NJ, 08029</td>
</tr>
<tr>
<td>Phone</td>
<td>(267) 784-9704</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:bynetwork185@gmail.com">bynetwork185@gmail.com</a></td>
</tr>
</tbody>
</table>

2. Owner(s) (List all Owners)

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>(SAME AS APPLICANT) AND LEEANN YOST (WIFE)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>711 FLOORSDATE ROAD</td>
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<tr>
<td>City</td>
<td>GLENDALE</td>
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<tr>
<td>State, Zip</td>
<td>NJ, 08029</td>
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<tr>
<td>Phone</td>
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<tr>
<td>Email</td>
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3. Type of Application. Check as many as apply:

☐ Informal Review

☒ Minor Subdivision

☐ Preliminary Major Subdivision

☐ Final Major Subdivision

☐ Minor Site Plan

☐ Preliminary Major Site Plan

☐ Final Major Site Plan

☐ Conditional Use Approval

☐ General Development Plan

☐ Planned Development

☐ Interpretation

☐ Appeal of Administrative Officer's Decision

☐ Bulk "C" Variance

☒ Use "D" Variance

☐ Site Plan Waiver

☐ Rezoning Request

☐ Redevelopment Agreement

☐

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

4. Zoning Districts (Circle all Zones that apply)

<table>
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<tr>
<th>ER</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
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5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership

Name of Attorney: ________________________________
Address: ______________________________________
City: _________________________________________

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

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

Name: Robert Scott Smith, PLS, PP
Address: 80 S. White Horse Pike
Profession: Land Surveyor/Planner
City: Berlin
State, Zip: NJ, 08009
Phone: (856) 767-6111, Fax: (856) 753-1091
Email: rsmith@keyengineers.com

7. Location of Property:

Street Address: 711 & 705 Floodgate Road
Tract Area: 21,249 SF / 0.488 AC.
Block(s): 1305
Lot(s): 6 & 7

8. Land Use:

Existing Land Use: Single Family Dwelling on Lot 6, Garage on Lot 7
Proposed Land Use (Describe Application): A minor subdivision is proposed to relocate the boundary line between the two lots 15' to the south. The line will be relocated to its original position that existed prior to a 1980 subdivision.

9. Property:

Number of Existing Lots: 2
Number of Proposed Lots: 2
Proposed Form of Ownership:
- Fee Simple
- Condominium
- Cooperative
- Rental

Are there existing deed restrictions? No
Are there proposed deed restrictions? No

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet. PLANS, CHECKLIST, FEES

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>LOT 6 30'8</td>
<td>Setback from E.O.P. *1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td>LOT 7 49'63</td>
<td>Setback from E.O.P. *2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>LOT 6 47'8'</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>LOT 6 9'7'</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>LOT 6 9'46</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>LOT 6 75'00'</td>
<td>LOT 7 95'00'</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>LOT 6 125'00'</td>
<td>BOTH</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>LOT 6 35' MAX.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Garage Application

<table>
<thead>
<tr>
<th>Garage Area</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage height</td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Shed Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed area</td>
<td></td>
</tr>
<tr>
<td>Shed height</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W. 1</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W. 2</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
</tr>
</tbody>
</table>

14. Parking and Loading Requirements: LOT 7 HAS NO CURRENT DEFINED USE

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

15. Relief Requested: TO PERMIT EXISTING CONDITIONS TO PERSIST WITH NEW LOT AREAS

☐ Check here if zoning variances are required. USE VARIANCE REQUIRED SINCE LOT 7 AREA IS BEING REDUCED.

☐ 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. (SEE ATTACHED)

16. Signature of Applicant

[Signature]

Signature of Applicant ROBERT W. YOST JR.

[Signature]

Signature of Co-applicant LEEANN YOST

[Signature]

[Signature]
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

212/14/16

Signature

Robert W. Yost Jr.

Print Name

ROBERT W. YOST JR.

Signature

LeeAnn Yost

Print Name

LEEANN YOST (WIFE)


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?

C. Is this application for approval on a site or sites for commercial purposes?

D. Is the applicant a corporation?

E. Is the applicant a limited liability corporation?

F. Is the applicant a partnership?

IF YES TO ANY OF THE ABOVE:

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

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

IF YES:

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

Signature of Applicant

Robert W. Yost Jr. / LeeAnn Yost

Print Name

Robert W. Yost Jr. LEE ANN YOST

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 10/22/13, shows and discloses the premises in its entirety, described as Block 1305 Lot 647, 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.

X Robert W. Yost Jr.

Name of property owner or applicant:

Robert W. Yost Jr.

LeeAnn Yost

Sworn and subscribed to

On this 212/14/16 day of February,

20 16 before the following authority.

Notary Public:

Jacquelynn Joyce Banchi

Commission # 2320225
Notary Public - State of New Jersey
My Commission Expires
October 14, 2019

4 of 4
~Celebrating Over 41 Years of Excellence~

ZONING AND USE VARIANCE NARRATIVE

Proposed Minor Subdivision and Use Variance

Block 1305, Lots 6 and 7

Township of Gloucester
Camden County, New Jersey

Applicants/Owners: Robert and Leeann Yost, Jr.

Prepared by: Robert Scott Smith, P.L.S., P.P.
N.J.P.P. License No. 4944

(KEI #1431DR0913)

February 26, 2016

This application to the Zoning Board of Adjustment proposes a Minor Subdivision (Redivision) of two (2) existing lots in the Township’s R-4 Zoning District.

Block 1305, Lot 6 contains an existing two-story single-family home serving as the applicant’s place of residence. The home was constructed in 1986 according to the applicant and Municipal tax records also indicate a 1986 construction date.

Block 1305, Lot 7 contains a detached, one-story wood frame constructed garage. Municipal records indicate the date of construction as 1960. A review of historic aerial photographs corroborates this date. According to the applicant, Robert W. Yost, Jr., the garage was owned by a person by the name of John McNamee at that time and was utilized as a workshop to fabricate metal gutters. The area of the adjoining Lot 6 was utilized as a storage area for building materials including lumber and shingles.

Around 1978 Robert W. Yost, Sr. purchased the garage structure and all of the land area of what is now Lot 6. At that time Lot 6 was vacant land. On March 16, 1978, the Gloucester Township Planning Board approved a Minor Subdivision recorded in Deed Book 3552, p. 350 resulting in Lot 7 (then Block 53, Lot 14.02) having 95.00 feet of frontage and Lot 6 (then Block 53, Lot 14.01) having frontage of 75.00 feet (see Deed Book 3552, p. 346). Exhibit A contains copies of the referenced deeds. On July 23, 1980, the Township of Gloucester approved an application put forth by Robert W. Yost, Sr. for a Use Variance, Bulk Variance and Minor Subdivision resulting in the present lot configuration. These Deeds are recorded in Deed Book 3758, p. 187 and Deed Book 3757, p. 349. Exhibit B contains copies of the referenced deeds.
The 1980 subdivision relocated the line between Lots 6 and 7 15.00 feet to the north. This provided 60.00 feet of frontage for Lot 6 and 110.00 feet of frontage for Lot 7. In 1986 Mr. Yost, Jr. constructed his home on Lot 6. The current application being submitted will return the properties to their pre-1980 configuration (Lot 7 will have 95.00 feet of frontage and Lot 6 will have 75.00 feet of frontage).

During the tenure of Mr. Yost, Sr.'s ownership, he operated a vending machine business from the garage structure known as Blackwood Vending. The garage was utilized for the repair and storage of vending machines. Approximately 10 years ago, Mr. Yost, Sr. closed Blackwood Vending and then utilized the garage for storage of personal belongings until passing away in 2013. It is important to note that the 1980 municipal approval included the Use Variance for the garage structure.

In 2014 Mr. Yost, Jr. purchased the property from the Estate of his late Father.

Since purchasing the garage on Lot 7, Mr. Yost, Jr. has utilized the structure for storage of his own personal belongings.

The application being presented proposes to relocate the common line between Lots 6 and 7 15.00 feet to the south to its exact pre-1980 location. This relocation will result in eliminating a current non-conforming side yard on Lot 6 of 6.2 feet by making it 21.2 feet. Other existing non-conforming side yards of 9.46 feet on Lot 7 and 9.7 feet on Lot 6 will not be affected by the redivision.

The need for a Use Variance is caused by the reduction in the land area of Lot 7. This reduction technically causes the garage use on Lot 7 to be considered more intense. Although permitted now by the 1980 variance, the reduction of the land area will effectively render the garage use to be viewed as an expansion of a non-conforming use.

From a practical standpoint, there will be no change in usage or intensity of usage on either Lot 6 or Lot 7. The relocation of the lot line to its pre-1980 location will result in a conforming side yard on the southerly side of Lot 6. This will in turn provide the current and future owners of Lot 6 practical, physical access to their rear yard area. The current 6.2 feet side yard is severely restrictive and does not allow a vehicle to pass alongside of the home.

From the perspective of land use, it is my professional opinion as a Licensed Professional Planner, that the Use Variance could be granted without substantial detriment to the public good. This is in conformance with the criteria found at N.J.S.A. 40:55D-70d. The non-residential use on Lot 7 has existed for 56 years without issue. The proposed subdivision is merely restoring the boundary configuration that existed prior to the 1980 Subdivision and Use Variance approval. This proposal facilitates a more practical configuration on Lot 6, eliminates a non-conforming side yard (6.2') while still providing a conforming side yard on the northerly side of Lot 7.
The Zoning Ordinance designates the area in question as "R-4 Single-Family Detached." In this Zone, the Ordinance permits houses of worship, public parks and recreation, municipal uses and single-family detached dwellings. Conditional uses permitted in the R-4 also include major home occupations. The prior commercial use that was permitted during Mr. Yost, Sr.'s tenure operated similarly to a major home occupation. The structure itself is residential in character and the structure and property are not large enough to accommodate any large scale non-residential uses. In my professional opinion, the prior permitted use allowed by the 1980 Use Variance and the conditions that would be created by the minor alterations in boundary configuration proposed by this subdivision will not substantially impair the intent and purpose of the zone plan and zoning ordinance. This point also complies with the conditions found at N.J.S.A. 40:55D-70d.

The negative criteria associated with the granting of the use variance for a technical expansion of the non-conforming use on Lot 7 would be the perpetuation of a non-residential use in a residential neighborhood and zone. The usual negative points of increased traffic and noise associated with a non-residential use are attenuated by the small scale of the building and property that is exhibited on Lot 7. This negative point is also tempered by the positive change in providing a compliant side yard for Lot 6, thus improving circulation along the southerly side of the home on Lot 6. The 6.2 feet side yard will be expanded to 21.2 feet after subdivision. The side yard on the north side of the building on Lot 7 remains compliant after subdivision.

Lastly, we are unaware of any formal complaints or other issues associated with the 56 year history of non-residential use of Lot 7. It is important to note that for the last 36 of those years, the non-residential use on Lot 7 has been officially recognized by the Township.

The relocation of the common line between Lot 6 and Lot 7, although technically viewed as an expansion of a non-conforming use because of the incidental reduction in lot area, will not create any negative impacts for the neighboring residents. Furthermore, as outlined herein, the Board has authority to grant this variance under the criteria of N.J.S.A. 40:55D-70d because there is no substantial detriment to the public good and the variance will not substantially impair the intent or purpose of the Zone Plan or Zoning Ordinance of the Township of Gloucester.

3/2/16

Robert Scott Smith, P.L.S., P.P.
N.J.P.P. License No. 4944

Signatures
EXHIBIT A

Deeds Memorializing Approval of March 16, 1978 Minor Subdivision

- Deed Book 3552, Page 346
- Deed Book 3552, Page 350
This Indenture, MADE THE
twenty-ninth day of March in the year
of our Lord one thousand nine hundred and seventy-eight.

Between

ROBERT W. YOST AND CATHERINE, his Wife

of the first part, and

ROBERT W. YOST and CATHERINE, HIS WIFE
317 Seventh Avenue
Glenora, New Jersey

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of
the sum of ONE ($1.00) DOLLAR----------------------------------------

lawful money of the United States of America

well and truly paid by the said
party of the second part to the said party of the first part, at and before the en-
sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
granted, bargained, sold, aliened, enfeoffed, released, conveyed
and confirmed, and by these presents
grant, bargain, sell, alien, enfeoff,
release, convey and confirm, unto the said party of the second part,
heirs and assigns, ALL THAT CERTAIN tract or parcel of land and premises situate
in the Township of Gloucester, County of Camden and State of New Jersey more
particularly described as follows:

Beginning at a point in the Westerly line of Floodgate Road (66 feet wide)
said point being North 08 degrees 30 minutes 06 seconds East a distance of
175.00 feet from the intersection of the Northerly line of Seventh Avenue (50 feet
wide) with the said Westerly line of Floodgate Road (66 feet wide); thence

(1) North 81 degrees 00 minutes 00 seconds West a distance of 125.00 feet
to a point; thence

(2) North 08 degrees 30 minutes 06 seconds East a distance of 75.00 feet
to a point; thence

(3) South 81 degrees 00 minutes 00 seconds East a distance of 125.00 feet
to the aforementioned Westerly line of Floodgate Road; thence

(4) South 08 degrees 30 minutes 06 seconds West along said Westerly line
of Floodgate Road a distance of 75.00 feet to the point and place of beginning.
Being part of Lot 14AB, Block 51, Plate 3 of the Official Tax Maps of the Township of Gloucester.

Containing: 9,375 square feet. - 75 80' 90'

Approved by the Gloucester Township Planning Board on March 16, 1978

[Signature]

SECRETARY PLANNING BOARD

Dated: 3/31/78

[Signature]
This Indenture, MADE THE
twenty-ninth day of March in the year
of our Lord one thousand nine hundred and seventy-eight.
Between
ROBERT W. YOST and CATHERINE, his Wife
of the first part, and
ROBERT W. YOST and CATHERINE, his Wife
317 Seventh Avenue
Glendora, New Jersey
of the second part:
Witnesseth, That the said party of the first part, for and in consideration of
the sum of ONE ($1.00) DOLLAR--
lawful money of the United States of America
well and truly paid by the said
party of the second part to the said party of the first part, at and before the en-
sealing and delivery of these presents, the receipt whereof is hereby acknowledged, grant, bargain, sell, alien, enfeoffed, released, conveyed and confirmed, and by these presents grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part,
heirs and assigns, ALL THAT CERTAIN tract of parcel of land and premises situate in the Township of Gloucester, County of Camden and State of New Jersey more particularly described as follows:
Beginning at a point in the Westerly line of Floodgate Road (66 feet wide) said point being North 08 degrees 30 minutes 06 seconds East a distance of 80.00 feet from the intersection of the Northerly line of Seventh Avenue (50 feet wide) with the said Westerly line of Floodgate Road (66 feet wide); thence
(1) North 81 degrees 00 minutes 00 seconds West a distance of 125.00 feet to a point; thence
(2) North 08 degrees 30 minutes 06 seconds East a distance of 95.00 feet to a point; thence
(3) South 81 degrees 00 minutes 00 seconds East a distance of 125.00 feet to the aforementioned Westerly line of Floodgate Road; thence
(4) South 08 degrees 30 minutes 06 seconds West along said Westerly line of Floodgate Road a distance of 95.00 feet to the point and place of beginning.
Being part of Lot 14AB, Block 53, Plate 3 of the Official Tax Maps of the Township of Gloucester.

Containing: 11,875 square feet.

Approved by the Gloucester Township Planning Board on March 16, 1978

Ann Mazzeo 3/16/78
SECRETARY

Fred Brown
CHAIRMAN

\[
\begin{align*}
\frac{16,875}{1875} &= 9.00 \\
13,750 &
\end{align*}
\]
EXHIBIT B

Deeds Memorializing
July 23, 1980 Minor Subdivision

- Deed Book 3757, Page 439
- Deed Book 3758, Page 187
This Indenture, MADE THE

Fourteenth day of August in the year
of our Lord one thousand nine hundred and eighty.

Between

ROBERT W. YOST and CATHERINE, his Wife

of the first part, and

ROBERT W. YOST and CATHERINE, his Wife
317 Seventh Avenue
Glandora, New Jersey

of the second part:

Witnesseth. That the said party of the first part, for and in consideration of

the sum of ONE ($1.00) DOLLAR---------------------------

lawful money of the United States of America

well and truly paid by the said

party of the second part to the said party of the first part, at and before the en-
sealing and delivery of these presents, the receipt whereof is hereby acknowledged,

granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part,

heirs and assigns, ALL THAT CERTAIN tract or parcel of land and premises situate
in the Township of Gloucester, County of Camden and State of New Jersey more
particularly described as follows:

Beginning at a point in the Westerly line of Floodgate Road (66 feet wide) said point being North 08 degrees 30 minutes 06 seconds East a distance of 190.00 feet from the intersection of the Northerly line of Seventh Avenue (50 feet wide) with the said Westerly line of Floodgate Road (66 feet wide); thence

(1) North 01 degrees 00 minutes 00 seconds West a distance of 125.00 feet
to a point; thence

(2) North 08 degrees 30 minutes 06 seconds East a distance of 60.00 feet
to a point; thence

(3) South 01 degrees 00 minutes 00 seconds East a distance of 125.00 feet
to the aforesaid Westerly line of Floodgate Road; thence

(4) South 08 degrees 30 minutes 06 seconds West along said Westerly line
of Floodgate Road a distance of 60.00 feet to the point and place of beginning.
Being part of Lot 14AB, Block 53, Plate 3 of the official Tax Maps of the Township of Gloucester.

Containing: 7,500 square feet.

Approved C Variance, Use Variance and Minor Subdivision Classification by the Gloucester Township Zoning Board of Adjustment, July 23, 1990.

[Signatures]

CHAIRMAN

SECRETARY
This Indenture, MADE THE
fourteenth day of August in the year
of our Lord one thousand nine hundred and eighty.

Between

ROBERT W. YOST and CATHERINE, his Wife

of the first part, and

ROBERT W. YOST and CATHERINE, his wife
317 Seventh Avenue
Glendora, New Jersey

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of

the sum of ONE ($1.00) DOLLARS------------------------------

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the en- sealing and delivery of these presents, the receipt whereof is hereby acknowledged,

granted, bargain, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents

grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part,

heirs and assigns, ALL THAT CERTAIN tract or parcel of land and premises situate

in the Township of Gloucester, County of Camden and State of New Jersey more

particularly described as follows:

Beginning at a point in the Westerly line of Floodgate Road (66 feet wide)
said point being North 09 degrees 30 minutes 06 seconds East a distance of 80.00
feet from the intersection of the Northerly line of Seventh Avenue (50 feet wide)
with the said Westerly line of Floodgate Road (66 feet wide); thence

(1) North 81 degrees 00 minutes 00 seconds West a distance of 125.00 feet
to a point; thence

(2) North 08 degrees 30 minutes 06 seconds East a distance of 110.00 feet
to a point; thence

(3) South 81 degrees 00 minutes 00 seconds East a distance of 125.00 feet
to the aforementioned Westerly line of Floodgate Road; thence

(4) South 08 degrees 30 minutes 06 seconds West along said Westerly line
of Floodgate Road a distance of 110.00 feet to the point of beginning; and

with all and singular the appurtenances thereunto belonging.
Being part of Lot 14AB, Block 53, Plate 3 of the Official Tax Maps of the Township of Gloucester.

Containing: 13,750 square feet.

Approved C Variance, Use Variance and Minor Subdivision Classification by the Gloucester Township Zoning Board of Adjustment, July 23, 1980

[Signatures]

CHAIRMAN

SECRETARY
March 18, 2016

Robert Scott Smith, PLS, PP
80 S. White Horse Pike
Berlin, NJ 08009

RE: 711 & 705 Floodgate Road
Plan Type: Minor Subdivision
Block(s): 1305
Lot(s): 6 & 7

Dear Applicant/Agent:

Due to the nature of this specific application, a staff review concluded that the proposed activity will have no effect on any County facility and therefore will not need a Camden County Planning Board vote.

All fees regarding this matter have been paid in full. This letter may be considered a waiver of further review.

Thank you for the opportunity to be of service regarding this matter.

Sincerely,

Andrew Levecchia, PP/AICP
Planning Director

The Camden County Planning Board and/or Camden County Engineering Department retains the right to re-evaluate this determination if the approved plan submitted to such Department was modified or revised in any such way that would impact the project referenced above. If any revisions are made to said project after approval granted, said applicant must resubmit to Board for approval.

M-15-4-16
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 9, 2016
APPLICATION No. #162013DM
APPLICANT: Robert Yost
LOCATION: 711 & 705 Floodgate Rd., Glendora, NJ 08029

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

STATUS OF APPLICATION:
☒ New Application – Use “D” Variance & Minor Subdivision
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by March 21, 2016
☐ 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 – Prelim. Site Plan, 2 County Apps and 1 Twp. App.
☐ 3 Copies – Major Subdivision – Prelim. Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy – Major Subdivision – Prelim. 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 ☒ Use (D) Variance ☒ Minor Subdivision

ISSUES

1. Moving lot line – no new lot no need.
2. What is purpose of this S/D?
3. Is Gar on lot 7 used for commercial purposes or will it be?
   Gar is VERY LARGE (2100SF) to be on a separate lot. Old comm.
   use now vacated
4. Purpose & official use of lot 7
   Garage needs to be defined why it is separate if
   auxiliary use to house on lot 6.
   Is it rented to separate party?
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 9, 2016
APPLICATION No. #162013DM
APPLICANT: Robert Yost
LOCATION: 711 & 705 Floodgate Rd., Glendora, NJ 08029
PROJECT No. #10223
BLOCK(S): 1305 Lot(S): 6 & 7

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

STATUS OF APPLICATION:
☒ New Application – Use "D" Variance & Minor Subdivision
☐ Revision to Prior Application.

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by March 21, 2016
☐ 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 - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Prelimin. 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
☒ Use (D) Variance
☒ Minor Subdivision

Reviewed
☐ Approved ☐ Not Approved
Gloucester Twp. Fire Dist. 1
Fire Official: [Signature]
Date: 3/9/16

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

Re: Application #162013DM  
Robert Yost  
711 & 705 Floodgate Road, Glendora, NJ 08029  
Block 1305, Lots 6 & 7  

Gentlemen:  

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

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

Very truly yours,  

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY  

[Signature]  
Raymond J. Carr  
Executive Director  

RJC: mh
March 10, 2016

To Whom It May Concern:

Our records indicate that the below referenced properties are current on taxes as of today.

Name: Robert & Leeann Yost Jr.
Address: 705 & 711 Floodgate Rd, Glendora, NJ
Block 1305, Lots: 6 & 7

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

Sandra L. Ferguson
Gloucester Township Tax Collector
Township of Gloucester  
Community Development  
PO Box 8  
Blackwood, NJ 08012

March 14, 2016

RE: Application # 162013DM

To the Zoning Board:

We have reviewed the application submittals for the proposed 711 & 705 Floodgate Road, Glendora, NJ 08029. We have no concerns, comments or issues related to EMS Operations on this submittal.

If you have any questions or concerns please feel free to contact me.

Respectfully,

Francis W, Pagurek  
Chief Director of EMS Operations
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 9, 2016

APPLICATION No. #162013DM

APPLICANT: Robert Yost

LOCATION: 711 & 705 Floodgate Rd., Glendora, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

□ New Application – Use “D” Variance & Minor Subdivision
□ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

□ For Your Review. Please Forward Report by March 21, 2016
□ 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 - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps, 1 Twp. App.
1 Copy - Major Subdivision - Prelimin. 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.
Rehabilitation Report

☐ Variance Plan   ☑ Use (D) Variance   ☑ Minor Subdivision

_ Signature_
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: APPLICATION #162016CDSPW Escrow #10332
Harry Lamplugh
BLOCK 5505, LOT 2.01

DATE: May 24, 2016

The Applicant requests use variance approval and site plan waiver for expansion of a nonconforming use to construct a 20’ x 40’ x 12’ pole barn for “storage and weather protection for extra equipment/supplies” within the CR – Commercial Residential District. The project is located on the southwest side of Hilltop Avenue northeast of the Black Horse Pike.

I. ZONING REVIEW

ZONE: An auto service facility is not a listed permitted use in the CR – Commercial Residential District [§414.B].

Section 414.F, CR – Commercial Residential District

<table>
<thead>
<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>1 acre</td>
<td>0.20 acres</td>
<td>enc</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>100 ft.</td>
<td>71.36 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>300 ft.</td>
<td>122.19 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>15%</td>
<td>34.4%¹</td>
<td>no*</td>
</tr>
<tr>
<td>Lot Coverage (max.)</td>
<td>50%</td>
<td>62.9%¹</td>
<td>no*</td>
</tr>
<tr>
<td>Buffer (min.)²</td>
<td>25 ft.</td>
<td>25 ft.²</td>
<td>enc</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.) – existing building</td>
<td>20 ft.</td>
<td>9.95 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>14.3 ft. / ±34 ft.¹</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>25 ft.</td>
<td>12.98 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>35 ft.</td>
<td>12 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Floor Area Ratio (max.)</td>
<td>0.25</td>
<td>0.344</td>
<td>no*</td>
</tr>
</tbody>
</table>

Parking spaces
5 spaces/service bay

¹ Scaled data. enc = Existing non-conformance. n/p = Not provided.
* Variance required.

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

The Application as submitted requires the following variances from the CR - Commercial Residential District:

§414.B, Expansion of a nonconforming use ("D2" – use variance)
1. Expansion of an auto service facility, which is not a listed permitted use in the CR - Commercial Residential District [§414.B].

§414.E, Floor Area Ratio Limitation
2. Floor Area Ratio: (0.344 provided v. 0.25 maximum allowed).

§414.F, Area, Yard, Height and Building Coverage
3. Building Coverage: (34.4% provided v. 15% maximum allowed).
4. Lot Coverage: (62.9% provided v. 50% maximum allowed).
5. Rear Yard: (12.98 ft provided v. 25' minimum required).
6. Parking: (15 spaces required).
   a. A variance may be required for parking depending on the number of garage bays and proposed parking spaces.

**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:

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)).

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

**POSITIVE CRITERIA ("D2" use variance)**

9. The Board has the power to grant an expansion of a nonconforming use (basis N.J.S.A. 40:55-70d(2)).
   a. The Applicant should provide testimony addressing one or more of purposes of zoning that are advanced by the instant application for an expansion of a nonconforming use [basis Burbridge v. Mine Hill Township, 117 N.J. 376, 568 A.2d 527 (1990)].
NEGATIVE CRITERIA

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

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

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

III. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

The Applicant must address the positive criteria including special reasons, standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

1. Master Plan

   a. Consistency of the proposed 20' x 40' x 12' pole barn for “storage and weather protection for extra equipment/supplies” with the criteria of the following Mixed Business/Residential (B-1) land use classification of the master plan.

   “The Mixed Business/Residential/Professional Office land use category is intended for intermixed areas of residences and businesses at residential scales. This is proposed for a number of the older, mainly commercial, sections of the Township along the Black Horse Pike (Rt. 168). Because of the general lack of parking, this land use category is not proposed for auto-oriented commercial uses with high parking demand, nor uses that required frequent delivery or delivery by tractor trailer. The prototypical uses would be for furniture or carpet stores or other retail stores with a low customer turnover, business establishments that offer products or services off-premises to customers, and similar low traffic volume uses. A floor area ratio for business uses of between .15 and .25 is proposed primarily because many buildings in this category occupy large proportions of their lot.”

2. Zoning

   a. Consistency of the proposed 20' x 40' x 12' pole barn for “storage and weather protection for extra equipment/supplies” with the CR - Commercial Residential District and character of the built environment.

3. Use Variance

   a. The Applicant shall provide testimony addressing the 20' x 40' x 12' pole barn for “storage and weather protection for extra
equipment/supplies" use including but not necessarily limited to the following:

i. A description of proposed business operations such as number of employees, hours of operation, etc.

ii. The number and location of any outdoor vehicle spaces.

iii. Type of auto and body repair services conducted on the premises, if applicable.

iv. Location and measures for trash disposal and recycling including waste oil, anti-freeze, tires, batteries, etc.

4. Site Plan Waiver:

   The Applicant requests a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

   a. "The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."

IV. 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.
V. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

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: Harry Lamphugh
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
**TOWNSEND OF GLOUCESTER**

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

**For Office Use Only**

<table>
<thead>
<tr>
<th>Submission Date</th>
<th>Application No.</th>
<th>Initial</th>
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<tbody>
<tr>
<td>01/01/2016</td>
<td>103016</td>
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<table>
<thead>
<tr>
<th>Planning Board</th>
<th>Zoning Board of Adjustment</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

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

**LAND DEVELOPMENT APPLICATION**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harry Lampuch</td>
<td>Same</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State, Zip</th>
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<tbody>
<tr>
<td>817 S. Black Horse Pkwy</td>
<td>Blackwood</td>
<td>NJ 08012</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Phone</th>
<th>Fax</th>
</tr>
</thead>
<tbody>
<tr>
<td>856 477 494</td>
<td>-</td>
</tr>
</tbody>
</table>

| Email | |
|-------||
| harrylampuch@comcast.com | |

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

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

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

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

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

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

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

| Address | |
|---------||
|         | |

| City | |
|------||
|      | |

<table>
<thead>
<tr>
<th>State, Zip</th>
<th>Phone</th>
<th>Fax</th>
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<tbody>
<tr>
<td></td>
<td>(    )</td>
<td>(    )</td>
</tr>
</tbody>
</table>

| Email | |
|-------||
|       | |
6. Name of Persons Preparing Plans and Reports:

Name: SHIRK
Address: 807 READING RD
Profession: POLE BUILDING
City: EAST EAR
State, Zip: PA, 17519
Phone: 717-495-2868
Fax: (___) ___-____
Email:                      

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

7. Location of Property:

Street Address: 20 HILLTOP AVE
Tract Area:                      
Block(s):   55 05
Lot(s):    2.01

8. Land Use:

Existing Land Use: EMPTY LOT
Proposed Land Use (Describe Application): FOR STORAGE AND WEATHER PROTECTION FOR EXTRA EQUIPMENT SUPPLIES. ALSO TO TRY AND CLEAN UP AREA RATHER THAN EQUIPMENT AND SCRAP LYING AROUND THE YARD.

9. Property:

Number of Existing Lots:                      
Number of Proposed Lots:                      

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. *1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P. *2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td><em>E.O.P. = Edge Of Pavement.</em></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>

**Garage Application**

<table>
<thead>
<tr>
<th>Garage Area</th>
<th>800</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage height</td>
<td>12</td>
</tr>
<tr>
<td>Number of garages</td>
<td>1</td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
<td>1</td>
</tr>
</tbody>
</table>

**Shed Requirements**

<table>
<thead>
<tr>
<th>Shed area</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed height</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W. 1</td>
<td>1</td>
</tr>
<tr>
<td>Setback from R.O.W. 2</td>
<td>12</td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td>13</td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:

Number of parking spaces required: 0
Number of loading spaces required: 0
Number of parking spaces provided: 0
Number of loading spaces provided: 0

### 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

_Harry Darpleigh_  
4/13/16  
Date

**Signature of Co-applicant**  
Date

---

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

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

Date

Signature

Harry Lamplugh

Print Name

Sworn and Subscribed to before me this 30 day of March 2016 (Year).

Print Name


Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Harry Lamplugh

Signature of Applicant

Print Name

19. Survey waiver certification:

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

State of New Jersey, County of Camden:

Name of property owner or applicant

__________________________

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

Harry Lamplugh

Sworn and subscribed to On this 30 day of March 2016 before the following authority.

__________________________

Marilyn Bragazon

NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 14, 2018
# NEW BUILDING QUOTE

<table>
<thead>
<tr>
<th><strong>NAME:</strong></th>
<th>JOHN LAMPLUGH</th>
<th><strong>DATE:</strong></th>
<th>3/8/16</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>STREET:</strong></td>
<td>30 CEDARBROOK AVENUE</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOWN:</strong></td>
<td>BRIDGETON, NJ 08302</td>
<td><strong>BUILDING SITE:</strong></td>
<td>BLACKWOOD, NJ</td>
</tr>
<tr>
<td><strong>PHONE:</strong></td>
<td>856-534-0726</td>
<td><strong>EMAIL:</strong></td>
<td></td>
</tr>
</tbody>
</table>

## NEW BUILDING SPECIFICATIONS

- **SIZE:** 24' WIDE X 40' LONG X 12'4" POST & FRAME BUILDING
- **EAVES:** FLUSH EAVES W/PAINTED TRIM & 2" ROOF OVERHANG
- **GABLES:** FLUSH GABLE WITH 6" X 6" RAKE TRIM
- **ROOF:** 4/12 PITCH PRE-ENGINEERED ROOF TRUSSES 4' OC.
- **ROOFING:** VALSEPAR 28 GAUGE G-100 40 YEAR PAINTED STEEL PANELS
- **SIDING:** VALSEPAR 28 GAUGE G-100 40 YEAR PAINTED STEEL PANELS
- **TRIM:** VALSEPAR 28 GAUGE 40 YEAR PAINTED STEEL
- **DOORS:** 1-3' X 6'8" WHITE 6 PANEL VINYL & FIBERGLASS ENTRY DOOR
- **DOORS:** 1-10' X 10' WHITE COMM. UN-INSULATED OVERHEAD DOOR IN GABLE END
- **DOOR TRIM:** SQUARE CORNERS ON OVERHEAD DOOR OPENINGS
- **RIDGEVENT:** 40' OF CONTINUOUS LOW PROFILE COBRAVENT

## TOTAL PRICE

$10,750.00 (PRICE INCLUDES MATERIALS, LABOR AND DELIVERY)

- **OPTION #1:** 12" ROOF OVERHANG ON BOTH 40' EAVE SIDES $600.00
- **OPTION #2:** 12" ROOF OVERHANG ON BOTH 24' GABLE ENDS $475.00
- **OPTION #3:** NEW JERSEY ENGINEER SEALED DRAWINGS $450.00
- **OPTION #4:** 1-3'X3' PAINTED STEEL CUPOLA W/WEATHERVANE $775.00
- **OPTION #5:** 4"-4000PSI CONCRETE FLOOR W/ FIBER RE-INFORCING $3,650.00

**TOTAL PRICE WITH ALL OPTIONS** $16,700.00

30 DAY QUOTE TRASH REMOVAL, STONE BASE AND SITE LEVELING NOT INCLUDED

**COMMERCIAL - AGRICULTURAL - RESIDENTIAL**
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 4, 2016
APPLICANT: Harry Lamplugh
BLOCK(S): 5505    Lot(S): 2.01
LOCATION: 20 Hilltop Ave., Blackwood, NJ 08012

APPLICATION No. #162016CDSPW
PROJECT No. 10332

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

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

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

Please Forward Report by _______

May 14, 2016

ENCLOSED:
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☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report

☒ Site Plan Waiver
☒ Bulk (C) Variance
☒ Use (D) Variance

This project is faced with several Building Code
issues that the Applicant may be unaware of.

Signature
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 14, 2016
APPLICANT: Harry Lamplugh
APPLICATION No. #162016C
BLOCK(S): 5505 Lot(S): 2.01
LOCATION: 20 Hilltop Ave., Blackwood, NJ 08012
PROJECT No. 10332

TRANSMITTAL TO:
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☐ Camden County Planning Board
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☒ Variance Plan ☐ Bulk (C) Variance ☐ Use (D) Variance

OK JT 550 4.27.16

Signature
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 4, 2016

APPLICANT: Harry Lamplugh

BLOCK(S): 5505 Lot(S): 2.01

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- Construction
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- G.T.M.U.A.
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- [x] Site Plan Waiver
- [x] Bulk (C) Variance
- [x] Use (D) Variance

* All storage is and around Proposed Building shall meet current PFZ International Fire Codes Regarding Storage.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 14, 2016
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APPLICATION No. #162016C
PROJECT No. 10332
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LOCATION: 20 Hilltop Ave., Blackwood, NJ 08012

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

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

Signature

w/ Comment see Attachment Code/Order

FIRE Chief
CERTIFIED
2-27-16
TOWNSHIP OF GLOUCESTER
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☒ Use (D) Variance

Signature

OK - Clean up yard.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 14, 2016
APPLICATION No. #162016C
APPLICANT: Harry Lamplugh
PROJECT No. 10332
BLOCK(S): 5505 Lot(S): 2.01
LOCATION: 20 Hilltop Ave., Blackwood, NJ 08012

TRANSMITTAL TO:
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☐ Variance Plan ☒ Bulk (C) Variance
☐ Use (D) Variance

Signature: [Signature]
4/18/16

OK - good idea to clean up yard. Well be for Commercial use.
THE GLOUCESTER TOWNSHIP 
MUNICIPAL UTILITIES AUTHORITY

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

Re: Application #162016C
Harry Lamplugh
20 Hilltop Avenue, Blackwood, NJ 08012
Block 5505, Lot 2.01

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
To Whom It May Concern:

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

Name: Jolene Zuber
Address: 20 Helltop Ave
Block: 5505 Lot: 201

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

Date ____________________________

[Signature]
Gloucester Township Tax Collector