Township of Gloucester
Zoning Board of Adjustment
Wednesday, July 13, 2016
7:30 P.M.

Agenda

Salute to the Flag

General Rules
Meeting will start at 7:30 P.M.
No applications will be heard after 10:00 P.M.
All persons testifying before the board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, June 8, 2016

RESOLUTIONS FOR MEMORIALIZATION

#162021C
Thomas W. Tyler, Jr.
Bulk C Variance
Block: 16504 Lot: 13

#162022C
Bruce L. Jones
Bulk C Variance
Block: 16802 Lot: 12

#162025C
Jude & Debra Cohen
Bulk C Variance
Block: 20401 Lot: 1

#162026C
Joseph Massanova
Bulk C Variance
Block: 8801 Lot: 17

APPLICATIONS FOR REVIEW

#162027C
Kristy Koebernik
Bulk C Variance
Zoned: R3
Block: 10703 Lot: 1
Location: 301 South Drive, Blackwood
6’ wood fence w/10’ F 1 & 2; S 1 & 2
<table>
<thead>
<tr>
<th>Permit #</th>
<th>Name</th>
<th>Zoning</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#162030C</td>
<td>John W. Glenmer, Sr.</td>
<td>R3</td>
<td>3 sheds: (1) 10'x20' x8' with 7' setbacks to shed 2; (2) 10'x20'x8' with 7' setback shed 3; (3) 12'x25'x8' with 8' setback shed 2</td>
</tr>
<tr>
<td>#162032C</td>
<td>Lisa Creedon</td>
<td>R3</td>
<td>6' vinyl fence with F2 setback of 17'</td>
</tr>
<tr>
<td>#162033C</td>
<td>Patricia Terramagra</td>
<td>R4</td>
<td>5' vinyl fence w/setback EOP1- 33' – 18' EOP2; Pre-Existing shed 12'x20'x8' with setbacks ROW2 – 49.5; 6' R &amp; 3' Side</td>
</tr>
<tr>
<td>#162034C</td>
<td>Cynthia Beebe</td>
<td>R2</td>
<td>8' dog-eared wood fence w/ R.O.W. setback 20'</td>
</tr>
<tr>
<td>#162038C</td>
<td>Edward Casey, Jr.</td>
<td>R3</td>
<td>6' vinyl fence with 9' setback</td>
</tr>
<tr>
<td>#162039C</td>
<td>John &amp; Maryellen Gallen</td>
<td>R3</td>
<td>7'x11' roof overlay; concrete pad with columns 23' setback</td>
</tr>
</tbody>
</table>
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

Bulk C & Use “D” Variance/Site Plan Waiver
Block: 5505 Lot: 2.01
Location: 20 Hilltop Ave., Blackwood

20’x40’x12’ Pole Barn w/setbacks from R.O.W.1 & 2 – 1’; Property Line 1 – 12’; Property Line 2 – 13’

Bulk & Use D Variance/Prelim&Final Subdiv/Prelim&Final Major Site Plan
Block: 18501 Lots: 2 & 11 (Proposed B/L: 18599/1)
Location: 1035 Sicklerville Rd., Sicklerville

42 townhouse; amend density; mixed multi-phase project

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

Roll Call:

Vice Chairman Simiriglija Present
Mr. Bucceroni Present (7:45)
Mr. Scarduzio Present
Mrs. Chiumento Absent
Mr. Rosati Absent
Mr. Acevedo Present
Mr. Treger Present
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 May 11, 2016.

A motion to approve the above mentioned minutes was made by Vice Chairman Simiriglija and seconded by Mr. Acevedo.

Roll Call:

Vice Chairman Simiriglija Yes
Mr. Acevedo Yes
Chairman McMullin Yes

Minutes Approved.

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

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

Vice Chairman Simiriglia  Yes
Mr. Acevedo  Yes
Chairman McMullin  Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#162021C
Thomas W. Tyler, Jr.
Zoned: R1
Bulk C Variance
Block: 16504 Lot: 13
Location: 1257 Jarvis Rd., Erial
35’ x 34’ x 25’ Pole Barn w/8’ side setback; 15’ rear setback.

Mr. Costa swears in Mr. Tyler Thomas.
Mr. Thomas states he can’t conform to the ordinance because he is on an irregular shaped lot. He needs to store 2 boats that are 34’ long with the trailer and a historic car. The lot is about 1/3 of an acre. The pole barn will have a 20’ to 25’ beam.

Mr. Mellett is concerned with the drainage for the pole barn.
Mr. Tyler states he will be draining the barn onto his property.
Mr. Mellett states the gutters will be drained onto his property.
Mr. Tyler states “yes” and he has sandy soil.
Mr. Mellett suggests a dry well for drainage.
Mr. Tyler states he will build a dry well.
Mr. Mellett suggests making sure the gutters drain onto his own property a condition of approval.
Vice Chairman Simiriglia asks why Mr. Tyler needs 20’ for a boat.
Mr. Tyler states they are 25’ and 27’ along with a height of 13’ which is why the door will be 15’.
Vice Chairman Simiriglia thinks the building is a little industrial looking for a residential neighborhood, the height is on issue and it is placed very for back on the property.

Mr. Tyler states he’s trying to keep some yard in back of the house.
Vice Chairman Simiriglia asks if the trailers with the pipes on them will be staying.
Mr. Tyler states the pipes are going to another job and the trailers will be removed.
Vice Chairman Simiriglia asks which side the driveway will be located.
Mr. Tyler states eventually on the left, hopefully with concrete.
Vice Chairman Simiriglia states the fire truck will have a problem getting back if there is a fire emergency.

Mr. Tyler states there will be asphalt or concrete for the fire truck.
Mr. Bucceroni asks if the pole barn is for personal use.
Mr. Tyler states “yes” it’s just for his 2 boats and ‘67 Camaro.

Mr. Lechner states the application exceeds lot coverage now and to pave the driveway Mr. Tyler will have to return to the Zoning Board for approval; or try to do it now.
Mr. Mellett states the board could require the applicant to build a drywell for the run off from the pole barn.

**CONDITION: 2 drywells - 1 for each side.

Vice Chairman Simiriglia would want to have more information about the base for the future driveway.
Mr. Bucceroni asks if Mr. Tyler’s property is 2 over from the junk yard.
Mr. Tyler states “yes”.
Mr. Bucceroni states there are 2 or 3 other garages up and down that street that are similar to Mr. Tyler’s proposed garage. The Fire Dept. has signed off on them in the past.
Vice Chairman Simiriglia asks if there will be gas in the boats and car. Mr. Tyler states the boats are drained before storage; only the car will have gas in it. Vice Chairman Simiriglia believes the height of the garage is too high for the area and doesn’t fit into a residential area. Also, there has just been a new subdivision approved next door.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

A motion to approve the above mentioned application with the following conditions: came back w/concrete or asphalt driveway w/in 1 year; and 2 drywells for drainage of gutters on garage, was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

<table>
<thead>
<tr>
<th>Vice Chairman Simiriglia</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Bucceroni</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Scarduzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Acevedo</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Treger</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman McMullin</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Application Approved.

#162022C
Bruce L. Jones
Zoned: R3
Bulk C Variance
Block: 16802 Lot: 12
Location: 19 Whalen Ave., Sicklerville
12' x 20' deck w/18' rear setback.

Mr. Costa swears in Mr. Jones. Mr. Jones states his property line is only 30' from his home; the deck is 12' x 20'. He states there are other decks like his in the area.

Mr. Lechner states corner lots always have setback issues.
Mr. Bucceroni asks if the deck will stay in line with the house.
Mr. Jones states “yes”.
Mr. Treger asks what material Mr. Jones will be using.
Mr. Jones states pressure treated wood with vinyl and it will be less than 2 ft. off the ground.

Open to Public:
No Comments:

Open to Professionals:
No Comments:

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

Roll Call:

<table>
<thead>
<tr>
<th>Vice Chairman Simiriglia</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Bucceroni</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Scarduzio</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Mr. Acevedo  Yes
Mr. Treger  Yes
Chairman McMullin  Yes

Application Approved.

#162025C  
Jude & Debra Cohen  
Zoned: R1  
Bulk C Variance  
Block: 20401 Lot: 1  
Location: 2 Laurel Wood Ct., Laurel Springs  
18' x 22' composite deck w/48' rear setback.

Open to Public:  
No Comments:

Open to Professionals:  
No Comments:

Mr. Costa swears in Mr. Jude Cohen.  
Mr. Cohen states he doesn't have 75' to meet the ordinance because of an irregular shaped,  
corner lot with 2 front yards. He would like to build a 18' x 22' deck 3 1/2 feet off  
the ground.

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

Roll Call:  

<table>
<thead>
<tr>
<th>Name</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vice Chairman Simiriglia</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Bucceroni</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Scarduzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Acevedo</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Treger</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman McMullin</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Application Approved.

#162026C  
Joseph Massanova  
Zoned: R3  
Bulk C Variance  
Block: 8801 Lot: 17  
Location: 719 Wyngate Rd., Somerdale  
240 sq. ft. of 6' x 8' tan vinyl fence w/60' front setback & 20' side setback.

Mr. Costa swears in Mr. Massanova.  
Mr. Massanova states they are replacing an existing fence that has been there 30 years and they  
had a permit back then.  
Mr. Mellett states there are no site implications for the new fence.  
Mr. Scarduzio asks if the new fence will be exactly where the old fence is located.  
Mr. Massanova states "yes".

Open to Public:  
No Comments:

Open to Professionals:  
No Additional Comments:
A motion to approve the above mentioned application was made by Mr. Scarduzio and seconded by Mr. Treger.

Roll Call:

<table>
<thead>
<tr>
<th>Role</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vice Chairman Simiriglia</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Bucceroni</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Scarduzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Acevedo</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Treger</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman McMullin</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Application Approved.

#162027C
Kristy Koebernik
Zoned: R3
Bulk C Variance
Block: 10703 Lot: 1
Location: 301 South Drive, Blackwood
6’ wood fence w/10’ F 1 & 2; S 1 & 2.

Mr. Costa swears in Ms. Kristy Koebernik and Mr. Tim Koebernik.
Mr. Koebernik states they are putting up a 6’ vinyl fence where the current 4’ fence is located and it is up now.
Mr. Mellett states he didn’t see any site issues.

PUBLIC PORTION:

Mr. Daryl St. John states he believes a 6’ fence was denied 10 years ago because it blocks the view at the stop sign; in his opinion. Currently he is confused as to why they would be allowed to put up the fence now.
Mr. Mellett states the fence is 20’ off the Right of Way and 10’ off the curb line is the Township ordinance. This fence is 20’ from the curb line so the fence is farther away. At the south end it does bend towards the property but it goes the other way. The existing fence meets the town ordinance standard.
Mr. Costa states the 2006 resolution states it was for a 4’ picket fence and a 6’ wooden fence.
Mr. St. John states east of the court can’t see to the left. He lives across the street.
Mr. Mellett states he has a correction; the fence is 10’ from the curta way or the property line?
Mr. Koebernik states it was approved 10 years ago when the fence went from 4’ to 6’ across the front.
Mr. Bucceroni states the stop sign is now 9’.
Mr. St. John presents the Zoning Board with a picture taken sitting at the stop sign.

Mr. Mellett requests a continuance of this application to 7/13/2016.

A motion to continue this application to July 13, 2016 with no re-advertisement was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

<table>
<thead>
<tr>
<th>Role</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vice Chairman Simiriglia</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Bucceroni</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Scarduzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Acevedo</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Treger</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman McMullin</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Application continued to 7/13/2016
#162013
Robert Yost
Zoned: R3
Use "D" Variance/Minor Subdivision
Block: 1305 Lots: 6&7
Location: 711 & 705 Floodgate rd.
Subdivision to relocate boundary line between 2 lots to original position to 1980 position.

Above application postponed until 7/13/2016 no re-advertisement needed.

#162016DCSPW
Harry Lamplugh
Zoned: CR
Bulk C & Use "D" Variance/Site Plan Waiver
Block: 5505 Lot: 2.01
Location: 20 Hilltop Ave., Blackwood
20' x 40' x 12' Pole Barn w/setbacks from R.O.W 1 & 2-1'; Property line 1-12'; Property line 2 - 13'

Above application postponed until 7/13/2016 no re-advertisement needed.

A motion to Adjourn was made by Mr. Scarduzio and seconded by Mr. Acevedo.

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162021C
Thomas Tyler
Block 16504, Lot 13

WHEREAS, Thomas Tyler is the owner of the land and premises located at 1257 Jarvis Road in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a detached garage with building coverage of 20.5% instead of the required 15%, 8 feet from the side property line instead of 10 feet, building height of 25 feet instead of 20 feet and to have a garage 1190 square feet instead of the required 800 square feet for the property located upon Block 16504, Lot 13, as shown on the Official Map of the Township of Gloucester, located in a R-1 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 June 8, 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, Thomas Tyler is the owner of the land and premises located at 1257 Jarvis Road in the Erial section of Gloucester Township, New Jersey, as shown on Block 16504, Lot 13, on the Official Tax Map of the Township of Gloucester, located in an R-1 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 his property is on a 60 degree angle and only part of the garage is 8 feet from the property line. He has 2 Historic cars and a 33’ boat to be stored in the garage. As a condition of approval the applicant agreed to place gutters so the water will run onto his property, he will install a dry well and a concrete driveway or pavement will be installed by June 8, 2017.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a garage with the aforesaid variances, the Board voted five (5) in favor, one (1) 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 8th day of June, 2016, the applicant Thomas Tyler is hereby granted the aforesaid variances for the property located upon Block 16504, Lot 13 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 No
Kevin Bucceroni Yes
Mike Acevedo Yes
Jay McMullin Yes
Ken Treger Yes
Carmen Scarduzzio 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 13th day of July.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162022C
Bruce Jones
Block 16802, Lot 12

WHEREAS, Bruce Jones is the owner of the land and premises located at 19 Whalen Avenue 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 deck 18’ from the rear property line instead of the required 30’ for the property located upon Block 16802, Lot 12, 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 June 8, 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, Bruce Jones is the owner of the land and premises located at 19 Whalen Avenue in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16802, Lot 12, 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 his property is on a corner lot and he wishes to build a 12' x 20' deck and he only has a 30' rear yard.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a deck 18' from the rear property line, the Board voted six (6) in favor, none(0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of June, 2016, the applicant Bruce Jones is hereby granted the aforesaid variance for the property located upon Block 16802, Lot 12 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglio  No
Kevin Bucceroni  Yes
Mike Acevedo     Yes
Jay McMullin     Yes
Ken Treger       Yes
Carmen Scarduzzio 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 13th day of July.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162025C
Jude and Debra Cohen
Block 20401, Lot 1

WHEREAS, Jude and Debra Cohen are the owners of the land and premises located at 2 Laurelwood Court in the Laurel Springs 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 deck 48' from the rear property line instead of the required 75' for the property located upon Block 20401, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-1 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 June 8, 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 applicants, Jude and Debra Cohen are the owners of the land and premises located at 2 Laurelwood Court in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 20401, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-1 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 his property is on a corner lot and the rear is really his side yard and he wishes to build an 18’x 22’ deck on his irregular shaped lot.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a deck 48’ from the rear property line, the Board voted six (6) in favor, none(0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of June, 2016, the applicants Jude and Debra Cohen are hereby granted the aforesaid variance for the property located upon Block 20401, 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  No
Kevin Bucceroni  Yes
Mike Acevedo  Yes
Jay McMullin  Yes
Ken Treger  Yes
Carmen Scarduzzio  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 13th day of July.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162026C
Joseph Massanova
Block 8801, Lot 17

WHEREAS, Joseph Massanova, is the owner of the land and premises located at 719 Wyngate Road in the Somerdale section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' high vinyl fence 20' from the cartway along Wyngate instead of the required 40' for the property located upon Block 8801, Lot 17, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being prose; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 8, 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, Joseph Massanova, is the owner of the land and premises located at 719 Wyngate Road in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 8801, Lot 17, 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 replacing an existing fence in the same location that it has been in for the last 30 years.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a fence 20’ from the cartway, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of June, 2016, the applicant Joseph Massanova is hereby granted the aforesaid variance for the property located upon Block 8801, Lot 17 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  No
Kevin Bucceroni  Yes
Mike Acevedo  Yes
Jay McMullin  Yes
Ken Treger  Yes
Carmen Scarduzio  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 13th day of July.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TO: Zoning Board of Adjustment  
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner 
Dept. of Community Development & Planning  
RE: APPLICATION #162027C  
Kristy Koebnek  
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>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±26.4%¹</td>
<td>yes</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 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.

§505.C.(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 Koebernik
Anthony Costa, Esq.
James Mellet, PE, Churchill Consulting Engineers
For Office Use Only

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

Submission Date: Application No.: #162927C

☐ Planning Board  ☐ Zoning Board of Adjustment

Taxes Paid Yes/No (Initial) Fees: $680.00 Project #: 104/30

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

Escrow 150.00 Escrow #: 104/30

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Kristy Koebernik
Address: 301 South Dr
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 327-4455 Fax:
Email: koebernikk@gmail.com

2. Owner(s) (List all Owners)

Name(s): Timothy Koebernik
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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney:
Address:
City:

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

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

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

7. Location of Property:

| Street Address: | 301 South Dr., Blackwood |
| Block(s): | 1 |
| Tract Area: |  |
| Lot(s): | 7 |

8. Land Use:

| Existing Land Use: | Previously Approved by 2B.Time 4 Picket fence in front yard/for sb |
| Proposed Land Use (Describe Application): | Craft 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:

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

| □ Fee Simple | □ Cooperative |
| □ Condominium | □ Rental |
| □ No | □ Yes (If yes, attach copies) |
| □ 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>Application</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Applications</td>
<td></td>
<td>Fence Application</td>
<td></td>
</tr>
<tr>
<td>Front setback 1</td>
<td>10 ft.</td>
<td>Setback from E.O.P. <strong>1</strong></td>
<td>10 ft.</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>10 ft.</td>
<td>Setback from E.O.P. <strong>2</strong></td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td>yellow</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></td>
<td>6 ft.</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>

**Notes:**
- *E.O.P.* = Edge Of Pavement.
- Setback = Measured from edge of pool apron.

### 14. Parking and Loading Requirements:

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

### 15. Relief Requested:

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

**NOTE:** If any of above are required, attach here 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]

Signature of Applicant

Date: 5/11/10

[Signature]

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).

5/11/16
Date

Kristy Koebernik
Signature

11 day of May
2016 (Year).

Timothy J. Koebernik
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 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 or 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).

Kristy Koebernik
Signature of Applicant

5/11/16
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 5/11/16, shows and discloses the premises in its entirety, described as Block 10703, 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, in full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Kristy Koebernik
Name of property owner or applicant

Daniel P. Pitman
Notary Public
State of New Jersey
My Commission Expires Sep 18, 2020

Sworn and subscribed to
On this 11th day of May
2016, before the following authority.

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

DATE 3/1/06  SCALE 1" = 20'  DRAWN ALBERT N. FLOYD, JR.
CHECKED ALBERT N. FLOYD, JR. NAME 06-0110

New Jersey
Lic. No 21759

ALBERT N. FLOYD, JR.
May 2, 2016

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

Re: new fence installation

Dear Mr. & Mrs. Koebenik:

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,

[Signature]

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 and 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 S. 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 Simitrige    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
Tford, New Jersey 08084
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 12, 2016
APPLICANT: KRISTY KOEBERNIK
BLOCK(S): 10703 Lot(S): 1
LOCATION: 301 SOUTH DRIVE, BLACKWOOD, NJ 08012

TRANSMITTAL TO:
☐ Township Engineer
☐ Zoning Board Planner
☐ Camden County Planning Board
☐ Traffic Officer
☐ N.J. American Water Co.
☐ Aquae N.J. Water Co.
☐ Taxes
☐ 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. 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

PLEASE CHECK

Property owner also has LARGE TRAILER ON SIDE OF PROP FOR 8 MONTHS. NUISANCE TO NEIGHBORHOOD.

Signature

[Signature]

[Date: 5/17/16]
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 12, 2016

APPLICANT: KRISTY KOBERNIK

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 6

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

PURPOSE OF TRANSMITTAL:
☐ For Your Review.
☐ Please Forward Report by May 23, 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 - 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

REVIEWED
DATE: 5/17/16

BY: [Name]
Fire Marshal

WITH COMMENT  D  WITHOUT COMMENT

BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 841
BLACKWOOD, N.J. 08012
May 16, 2016

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

[Signature]
Raymond J. Carr
Executive Director

RJC:mh
TOWNSHIP OF GLOUCESTER
1251 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

FAX: (856) 374-3527
374-3528

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: 10703 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

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

Printed on recycled paper
**Payment Window**

- **Batch Id:** KAB
- **Payment Code:** 001
- **Description:** TAXES
- **Payment Date:** 05/11/16
- **Block:** 10703
- **Lot:** 1
- **Owner:** KOEBERNIK TIMOTHY SR & KRISTI
- **Prop Loc:** 301 SOUTH DRIVE
- **Acct Id:** 00008432
- **Bank Code:** 00660
- **Corelogic**

<table>
<thead>
<tr>
<th>Type</th>
<th>Year</th>
<th>Prd</th>
<th>Prin Bal</th>
<th>Prin Due</th>
<th>Interest</th>
<th>Total Due</th>
<th>Code</th>
<th>Due Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Payment Amt:** .00
- **Payment Descript:**
- **Check 1 Amt:** .00
- **No:**
- **Cash Amt:** .00
- **Check 2 Amt:** .00
- **No:**
- **Credit Amt:** .00
- **Check 3 Amt:** .00
- **No:**
- **Change Due:** .00
- **Subtotal**
- **Interest Date:** 05/11/16
RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT
RE: APPLICATION 80-7-2, ROBERT YOST
PLATE3, BLOCK 53, LOTS 14.01 and 14.02

WHEREAS, Robert Yost has made application (80-7-2) to the
Zoning Board of Adjustment of the Township of Gloucester for a
"e" and use variance pursuant to N.J.S.A. 40:55D-70c and 70d and
minor subdivision classification and approval pursuant to N.J.S.A.
40:55D-76b, to permit the use and construction of a proposed
residential duplex dwelling on a proposed resubdivision of two
lots of the subject premises known as Plate 3, Block 53, Lots 14.01
and 14.02, located on Floodgate Road in the Township of Gloucester
and situated in an "A" Residential District (Ch. 83, Art. IV,
Sec. 83.9, Code of the Township of Gloucester); and

WHEREAS, after due notice and publication, public hearing
on said application was held before the Board on July 23, 1980,
at which hearing the applicant was represented by John DeFalco,
Esq., evidence was presented and filed; and

WHEREAS, after due consideration of the evidence and matters
presented and filed, the Board has made the following Findings of
facts:

1. Applicant Robert Yost is the owner of the subject premises
known as Plate 3, Block 53, Lots 14.01 and 14.02, located on
Floodgate Road in the Township of Gloucester and situate in an
"A" Residential District.

2. The subject premises involves two separate adjoining
lots fronting on Floodgate Road, namely: Lot 14.01 and 14.02.
Lot 14.01 is a vacant lot having a width of 75' feet and a depth
of 125 feet. Located and situate upon Lot 14.02 is a one and
one-half story warehouse building which was constructed about 1935
and which has been utilized by the applicant for and in conjunction with the operation of applicant's vending machine business, a non-conforming use on the subject premises. This latter lot has a width of 95 feet and a depth of 125 feet.

3. Applicant proposes and requests approval for the resubdivision of the two lots as to increase the width of Lot 14.02 by 15 feet, thus allowing applicant additional area for access to the warehouse structure since the existing driveway area to the warehouse is on the northerly side of the structure with only 14 feet distance from the existing property line between said lot and adjoining Lot 14.01. Said existing access does not permit the trucks and vans which make two or three trips a day to readily turn into or out of the loading and unloading area of the garage door of the structure.

4. The result of the proposed minor resubdivision will be to make Lot 14.01, 60' in width by 125' in depth, and Lot 14.02, 110' in width and 125' in depth. Accordingly the applicant also requests the grant of a "c" variance for the creation of the undersized lot.

5. Applicant also proposes and seeks the grant of a use variance for the construction and use of a residential duplex dwelling on the proposed undersized lot 14.01. The proposed duplex will be approximately 30' in width and will otherwise permit compliance with the setback requirements of the "A" Residential District.

6. In the area of lot 14.01 there are residential homes as well as the existing non-conforming business or warehouse use on lot 14.02 and the New Jersey Water Company structure across Floodgate Road from lot 14.01.
WHEREAS, the Board has made the following Conclusions of Law:

1. The minimum required lot size in the "A" Residential District wherein the subject premises of Lots 14.01 and 14.02 are situate is 75' in width and 125' in depth, accordingly, the proposed resubdivision of said existing lots require the grant of a "c" variance for the creation of the proposed undersized lot 14.01 which will be 60' in width and 125' in depth.

2. The applicant's proposed use of the proposed resubdivided lot 14.01 for construction of a residential duplex dwelling is not a permitted use in the "A" Residential District and is otherwise prohibited unless permitted by the grant of a use variance therefore.

3. The business and warehouse use and structure on Lot 14.02 owned by applicant is a pre-existing non-conforming use and structure, and the use layout and location of the warehouse structure as well as the circumstances of size and location of the structure and lot and the use made thereof constitute extraordinary and exceptional situations or conditions as to result in peculiar or exceptional practical difficulties to, or exceptional hardship upon the applicant so as to warrant the grant of the requested "c" variance.

4. The location of the non-conforming business and warehouse use and structure on Lot 14.02 as well as the location of the New Jersey Water Company property would somewhat impair the desirability of existing Lot 14.01 for construction of a single family dwelling such as would be permitted in the "A" Residential District.

5. The use and construction of a residential duplex is a permitted use on a 50' wide by 100' deep lot in the Highway Business
District wherein business uses are permitted.

6. The use and construction of a duplex dwelling is nevertheless a residential use not substantial inconsistent in an area such as the area of the subject premises where there is a mixed use area.

7. Due consideration being given to the nature and character of the area, the proposed subdivision and use of the subject premises as proposed would not be substantially adverse or detrimental to the adjoining, neighboring or area properties.

8. The proposed resubdivision, use and construction of a duplex on Lot 14.01 would afford the applicant relief from the peculiar practical difficulties stated and permit the reasonable utilization of Lot 14.01.

9. Special reason and extraordinary and exceptional circumstances exist to warrant the grant of the requested "c" variance and use variance to permit the minor resubdivision and the construction and use of a duplex on the proposed undersized lot.

10. The relief requested can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Gloucester that the application of Robert Yost for the grant of a use variance to permit the use and construction of a residential duplex on the proposed resubdivided lot 14.01 be and is hereby granted.

BE IT FURTHER RESOLVED that the application for classification and approval of the proposed minor subdivision for Lot 14.01 (60'x125') and Lot 14.02 (110' x 125') be and is hereby granted.
and approved, subject to the Township Engineer's Report of 6-21-80.

AND BE IT FURTHER RESOLVED that the requested "c" variance for the creation of the undersized lot 14.01 (60' x 125') be and is hereby granted and approved.

ADOPTED ON:

[Signature]

CHARLES FILIPPO, CHAIRMAN
Mr. Green made a motion to approve the Use Variance for application #80-7-4, Seconded by Mr. Giordano

ROLL CALL: Mr. Green yes, Mr. Brown yes, Mr. Giordano yes, Mr. Musilli yes, Mr. McGinniss yes, Mr. Wolf yes
Chairman Filippo yes

ALL IN FAVOR, MOTION CARRIED

ROBERT YOST #80-7-2 MINOR SUBDIVISION & USE VARIANCE

LOCATION: FLOODGATE ROAD
PLATE 3, BLOCK 53, LOTS 14.01 & 14.02
INTENDED USE: CONSTRUCT DUPLEX ON UNDESIZED LOT IN A-RESIDENTIAL REDIVISION TO ADD 15' TO EXISTING LOT
ZONED: A RESIDENTIAL
Chairman Filippo called for a recess
Chairman Filippo called meeting back to order
ROLL CALL: ALL PRESENT

Mr. Sbar stated this application also includes a C-Variance because as proposed the lot would be undersized

Mr. John DeFalco representing the applicant
Mr. Robert Yost, 317 7th Avenue Glendora was sworn in and addressed the Board
Mr. DeFalco asked how long have you been a resident of Gloucester Township

0831
Mr. Yost stated 40 years
Mr. DeFalco asked are you the owner of the property depicted on the plot plan that I hold in front of me
Mr. Yost stated yes
Mr. DeFalco asked is that divided into three lots
Mr. Yost stated yes
Mr. DeFalco asked is that lot 14.01 & 14.02 that we are here about tonight
Mr. Yost stated yes
Mr. DeFalco asked on lot 14.02 is there an existing dwelling or warehouse
Mr. Yost stated yes
Mr. DeFalco asked can you describe what is on that lot
Mr. Yost stated originally it was built as a rancher the prior person that owned it, when he built it, he built it in mind that if some day he wanted to change it over he could, but, it is a rancher it has a garage door on each side and in the near future I am going to black top the front
Mr. DeFalco asked is your application tonight to add an additional 15' onto lot 14.02
Mr. Yost stated yes

0842
Mr. DeFalco asked what is the need for the additional 15'
Mr. Yost stated on the side that we are talking about for the extra 15' I only have 14.67' I have an entrance on that side for trucks or vans and it doesn't allow me enough to come in back in or to get supplies
Mr. DeFalco stated so, the need for the 15' is the hardship presently that you are under going with the vans and the trucks and their being unable to come in turn around and back in
Mr. Yost stated yes we have two phases of our business one is on the amusements which is on one side and the right side is cigarettes, candy, etc.,
Mr. DeFalco asked how often is it necessary for a truck to have to do this
Mr. Yost stated at least two or three times a day, every day
Mr. DeFalco asked and by adding 15' onto lot 14.02 are you then reducing lot 14.02 to a lot of approximately 60' x 125'
Mr. Yost stated yes
Mr. DeFalco asked is it your application tonight to if approved put a dwelling on that lot of 60' x 125'
Mr. Yost stated yes
Mr. DeFalco asked by the reduction of the 15' you then have an undersized lot
Mr. Yost stated yes
Mr. DeFalco asked the proposed dwelling that you are going to put on this lot will it be a single family dwelling.
Mr. Yost stated no, a duplex
Mr. Palumbo asked how long has the warehouse been there
Mr. Yost stated since 1945
Mr. Giordano asked whose trucks are these that come in there
Mr. Yost stated they are our own trucks
Mr. DeFalco asked do you also own the lot to the left of lot 14.02, lot 14.03
Mr. Yost stated no, I did own it and I sold it, there is now a home on that lot
Mr. Brown asked about the dimensions for the proposed dwelling
Mr. Yost stated the proposed dwelling is approximately 30' across and at least 20' clearance on the other side
Mr. Brown asked 20' side yard setback on the north side
Mr. Yost stated yes
Mr. Palumbo asked will you be able to comply with the sideyard set backs
Mr. Yost stated yes
Mr. McGinniss asked have you seen the Engineers' Report
Mr. DeFalco stated yes, we don't want to ask for a waiver for the sidewalks, we just want to inform the Board that there are no sidewalks in that area at all if you want us to put a sidewalk we will
Mr. Riebel stated there are sidewalks across Floodgate Road, the reason that they are suggesting sidewalks be required is that Floodgate Road is an access, Floodgate Road is probably going to be used as an access to the recreation area
Mr. DeFalco stated then we will withdraw our request to waive sidewalks
Mr. Brown asked is there a house on lot 5
Mr. Yost stated yes, there is a house that sits way over in the corner

OPEN PUBLIC PORTION

CLOSE PUBLIC PORTION

Mr. Wolf made a motion to grant the Use Variance for the Duplex, Seconded by Mr. Giordano
ROLL CALL: Mr. Green yes, Mr. Brown yes, Mr. Giordano yes
Mr. Musilli disqualify, Mr. McGinniss yes, Mr. Wolf yes
Chairman Filippo yes

MOTION CARRIED

Mr. Giordano made a motion to grant the C-Variance, Seconded by Mr. Wolf
ROLL CALL: Mr. Green yes, Mr. Brown yes, Mr. Giordano yes
Mr. Musilli disqualify, Mr. McGinniss yes, Mr. Wolf yes,
Chairman Filippo yes

MOTION CARRIED

Mr. Wolf made a motion to classify this as a minor subdivision and approval of same, Seconded by Mr. Green
ROLL CALL: Mr. Green yes, Mr. Brown yes, Mr. Giordano yes
Mr. Musilli disqualify, Mr. McGinniss yes, Mr. Wolf yes
Chairman Filippo yes

MOTION CARRIED

There being no further business on the Agenda, meeting adjourned at approximately 9:45

Respectfully submitted,

[Signature]
PATTY MARCHESI, RECORDING SECRETARY

[Signature]
JOSEPH M. LATHAM, SECRETARY
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 surveyors 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

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
Department of Community Development & Planning
RE: APPLICATION #162030C
John W. Glemser Sr.
228 Cedar Avenue
BLOCK 10401, LOT 7
DATE: June 14, 2016

The Applicant requests approval for three (3) sheds: two (2) 10' x 20' sheds and one (1)
12' x 25' shed within the R-3 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>12,500 sf(^1)</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>50 ft.(^1)</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>250 ft.(^1)</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±16.4%(^2)</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±21.4%(^2)</td>
<td>yes</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>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

\(^1\) = Tax map data.
\(^2\) = Scaled data.
<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum shed area</td>
<td>168 sf</td>
<td>200 sf</td>
<td>no*</td>
</tr>
<tr>
<td>Maximum shed area</td>
<td>168 sf</td>
<td>200 sf</td>
<td>no*</td>
</tr>
<tr>
<td>Maximum shed area</td>
<td>168 sf</td>
<td>300 sf</td>
<td>no*</td>
</tr>
<tr>
<td>Number (max.)</td>
<td>1</td>
<td>3</td>
<td>no*</td>
</tr>
<tr>
<td>Maximum shed height (max.)</td>
<td>12 ft.</td>
<td>8 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft.</td>
<td>7 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft.</td>
<td>8 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Front yard</td>
<td>N.P.</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>5 ft.</td>
<td>14 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>5 ft.</td>
<td>≥ 24 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

N.P. = Not Permitted.

* = Variance required.

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

II. VARIANCE COMMENTS

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

§401.E. Distance between adjacent buildings
1. Distance between buildings: (7 ft. provided v. 10 minimum required).
2. Distance between buildings: (8 ft. provided v. 10 minimum required).

§422.L. Residential Tool Shed
3. Area (Shed 1): (200 sf provided v. 168 sf maximum allowed).
4. Area (Shed 2): (200 sf provided v. 168 sf maximum allowed).
5. Area (Shed 3): (300 sf provided v. 168 sf maximum allowed).
6. Number: (3 provided v. 1 maximum allowed).

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

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

APPLICATION #162030C
John W. Glemsen Sr.
228 Cedar Avenue
BLOCK 10401, LOT 7
III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 401.E, Distance between adjacent buildings to permit seven (7) feet and eight (8) feet between sheds (10 ft. minimum required) and from Section 422.L, Residential Tool Shed to permit two (2) sheds two hundred (200) square feet and one (1) shed three hundred (300) square feet in area (168 sf maximum allowed) and to permit three (3) sheds (1 maximum allowed).

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: John W. Glemser Sr.
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
For Office Use Only

Submission Date:  #162030C □ Planning Board  ☑ Zoning Board of Adjustment

Taxes Paid Yes/No (Initial)
Fees:  □  Project # 10457
Esc. 1/07  Esc. # 10457

1. Applicant

Name:  John W. Glensker Sr.
Address:  288 Cedar Ave.
City:  Blackwood
State, Zip:  NJ, 08012
Phone:  (856) 491-4976 Fax: ( ) -
Email:  jglensker505@comcast.net

2. Owner(s) (List all Owners)

Name(s):  John W. Glensker Sr.
Address:  288 Cedar Ave.
City:  Blackwood
State, Zip:  NJ, 08012
Phone:  (856) 491-4976 Fax: ( ) -

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

- Informal Review 2
- Minor Subdivision
- Preliminary Major Subdivision 2
- Final Major Subdivision
- Minor Site Plan
- Preliminary Major Site Plan 2
- Final Major Site Plan
- Conditional Use Approval 2
- General Development Plan 2
- Planned Development 2
- Interpretation 1
- Appeal of Administrative Officer's Decision
- Bulk "C" Variance 2
- Use "D" Variance 1
- Site Plan Waiver
- Rezoning Request
- Redevelopment Agreement
- __________________________

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R3</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>B3</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

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: John W. Clemser Sr.</th>
<th>Name: ____________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 288 Cedar Ave.</td>
<td>Address: __________________________</td>
</tr>
<tr>
<td>Profession: Retired truck driver</td>
<td>Profession: ________________________</td>
</tr>
<tr>
<td>City: Arlington</td>
<td>City: ____________________________</td>
</tr>
<tr>
<td>State, Zip: NJ 08012</td>
<td>State, Zip: ________________________</td>
</tr>
<tr>
<td>Phone: 856-481-4876 Fax: ()</td>
<td>Phone: () Fax: ()</td>
</tr>
<tr>
<td>Email: <a href="mailto:jahmser@comcast.net">jahmser@comcast.net</a></td>
<td>Email: ____________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 288 Cedar Ave</th>
<th>Block(s): 16 461</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 7</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: Single family home

Proposed Land Use (Describe Application): Aviary, utility shed, extra for hobby, raising pigeons. I have had these 2 birds with the birds since I moved to Gloucester Township in 1987.

9. Property:

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

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></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Garage Application</th>
<th></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>

<table>
<thead>
<tr>
<th>Shed Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed area 0</td>
<td>805sf.</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>14 19</td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td>30 77</td>
</tr>
</tbody>
</table>

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

- [ ] Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

[Signature of Applicant]

5-19-16

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).

5/19/16
Date

Signature
John W. Glemser, Sr.

Print Name

Sworn and Subscribed to before me this
19 day of May,
2016 (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? □ No □ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? □ No □ Yes
C. Is this application for approval on a site or sites for commercial purposes? □ No □ Yes
D. Is the applicant a corporation? □ No □ Yes
E. Is the applicant a limited liability corporation? □ No □ Yes
F. Is the applicant a partnership? □ No □ Yes

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

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

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).

5/19/16
Date

Signature of Applicant
John W. Glemser, Sr.

Print Name

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of
5/19/16, shows and discloses the premises in its entirety, described as Block 10401 Lot 7 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located
on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:
John W. Glemser
of full age, being duly sworn to
law, on oath and says that all of the above statement
hereinafter true.

Sworn and subscribed to:
On this 19 day of May
2016 before the following authority.

Name of property owner or applicant
Notary public

4 of 4
CALLER: [Name]
ADDRESS:

ADDRESS OF COMPLAINT: 287 Cedar Ave

VIOLATION: (3每人) pig in crop storage

5/15/16 - HC came to variance app.

CHAPTER#

OWNER OF PROPERTY: Melissa Cristaldi
ADDRESS: Jane 07032

PHONE:

Message Taken By:
May 5, 2016

Cristaldi, Melissa
228 Cedar Ave.
Blackwood, NJ 08012

Re: 3 sheds.
Block/Lot: 9903/16

Dear Ms. Cristaldi:

It has come to my attention that you currently have three large sheds in the rear yard of your property. Please be aware that the ordinance allows for one shed per residential lot and also requires a Zoning Permit approval. Also be aware that having more than one shed requires a variance approval by the Gloucester Township Zoning Board of Adjustment prior to issuance of permits. Should any of the sheds be larger than 100 sq.ft., a Construction Permit is also required and should the sheds be over 168 sq.ft, a Variance is also required, as 168sq.ft is the maximum size permitted. Please take immediate action to rectify this situation.

If Gloucester Township approvals have been issued for these sheds, please contact me and provide me with the permit numbers.

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
From: John Glemsen
Date: 7/10/05 8:52:03 AM
Subject:

JULY 10, 2005

Dear Mr. Sayers,

RE: 509 Good Intent Road, Blenheim, N.J. 08012

The purpose of this letter is to confirm the fact that I do not rent or lease any of my property to anyone. The building in question sits on the property line of my house and John Glemsen's house.

Sincerely,

Edward De Santis

John Glemsen
johnglemsen@earthlink.net
Why Wait? Move to EarthLink.
July 5, 2005

We, the undersigned, do not have any problems or complaints with the racing pigeons that are kept at 508 Good Intent Rd., Blenheim, N.J. 08012 and are owned by John Giemser. Keeping them there is not causing any nuisance.

1. Catherine Rotta 508 Good Intent Rd. 215-123-5312
2. Edward A. Doan 389 Good Intent Rd.
4. Gertrude Lacoste 500 Good Intent Rd.
5. John Williams 258 Clementon Ave.
6. Cheryl Johnson 515 Good Intent Rd.

John Giemser
johngiemser@earthlink.net
Why Wait? Move to EarthLink.
My name is John Glemser. I have been successfully racing pigeons since 1973 (32 years). I have over 100 1st place wins and countless average speed and futurity wins. Some highlights include IF champion loft, Patterson Sprint Futurity and Newark Futurity winner (400 mile young bird race). I also bred the 2001 young bird LFM Futurity winner and 1st auction bird. Winner of the South Jersey Futurity 3 times including 2004, also 1st, 2nd, and 4th auction birds. I have won countless champion loft places and numerous champion bird awards. I flew from 2 lofts in 2004 (TCB loft with Mark Gargon), and won a couple 1st plus average speed in the South Jersey club. I am known as the "Babe Ruth" of pigeon flying to my closer friends. Allow me to bring out the best in your birds.
To Whom It May Concern:

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

Name: Melissa ACristaldi
Address: 228 Cedar Ave
Block: 107/01 Lot: 7

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

Date 5/14/10

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County
To Whom It May Concern:

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

Name: Melissa A. Cristaldi
Address: 228 Cedar Ave
Block: 10401 Lot: 7

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

Re: Application #162030C  
John W. Gemser, Sr.  
228 Cedar Avenue, Blackwood, NJ 08012  
Block 10401, Lot 7

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

[Signature]
Raymond J. Carr  
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 23, 2016
APPLICANT: John W. Glebser, Sr

BLOCK(S): 10401 Lot(S): 7
LOCATION: 228 Cedar Ave., 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:
☐ New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☐ For Your Review
☐ For Your Files
☐ Please Forward Report by June 6, 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
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 23, 2016
APPLICATION No. #162030C
PROJECT No. 10457

APPLICANT: John W. Glemser, Sr
BLOCK(S): 10401 Lot(S): 7
LOCATION: 228 Cedar Ave., Blackwood, NJ 08012

TRANSMITTAL TO:
□ Township Engineer
□ Tax Assessor
□ Camden County Planning Board
□ G.T.M.U.A.
□ N.J. American Water Co.
□ Fire District 123456
□ Traffic Officer
□ Construction
□ Aqua N.J. Water Co.

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 June 6, 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

Signature
Assessor 5/23/16

* Concern: How is he "racing pigeons". Says it's a "hobby". Is there any possible Commercial use?
More details needed.
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>13,206 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grey Pebble Circle</td>
<td>75 ft.</td>
<td>92,245 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Grey Pebble Circle</td>
<td>75 ft.</td>
<td>154,855 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grey Pebble Circle</td>
<td>30 ft.</td>
<td>30.09 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Grey Pebble Circle</td>
<td>30 ft.</td>
<td>30.4 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>10.4 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>±60 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.  
\(^*\) = 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 seventeen (17) feet from the cartway along Grey Prebble Circle (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 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 construct a six (6) foot high vinyl fence approximately seventeen (17) feet from the cartway along Grey Prebble Circle (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: Lisa Creedon
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
**TOWNSHIP OF GLOUCESTER**

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

**For Office Use Only**

Submission Date:  
Application No:  
Taxes Paid:  
Fees:  
Project #:  
Escrow:  

**1. Applicant**

Name:  
Address:  
City:  
State, Zip:  
Phone:  
Email:  

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

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

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

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

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>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSR 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:  
Phone:  
Fax:  
Email:  

Firm:  
State, Zip:  
Phone:  
Fax:  
Email:  

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

Name: All Vinyl Fencing
Name:
Address: 453 Middle Rd
Address:
Profession: Fence Installer
Profession:
City: Hammonton, NJ, 08037
City:
State, Zip:
State, Zip:
Phone: (609) 402-8296 Fax ( )
Phone:
Email: BYALD7QOOL.COM
Email:

7. Location of Property:

Street Address: 57 Grapevine Circle
Tract Area:
Block(s): 18304
Lot(s):

8. Land Use:

Existing Land Use: Residential
Proposed Land Use (Describe Application): Install 6' High Vinyl Fence

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>70' 9&quot;</td>
<td>Setback from E.O.P. &quot;1&quot;</td>
<td>Approx. 1'</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>80' 9&quot;</td>
<td>Setback from E.O.P. &quot;2&quot;</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td>VINYL</td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td>6'</td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>&quot;E.O.P.&quot; = Edge Of Pavement</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: measured from edge of property
- Distance = measured from edge of property
- R.O.W. = Right-of-way
- Setback = Measured from edge of pool apron

#### Garage Application
- Garage Area
- Garage height
- Number of garages
- (Include attached garage if applicable)
- Number of stones

#### 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: [ ]

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

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

### 16. Signature of Applicant

[Signature]

[Date]

[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).

[Signature]

Date: 6-16-6

Sworn and Subscribed to before me this [Signature]

[Print Name]: 9isa Creedon


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 multi-family dwelling of 25 or more family units?

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

D. Is the applicant a corporation?

E. Is the applicant a limited liability corporation?

F. Is the applicant a partnership?

IF YES TO ANY OF THE ABOVE:

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

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

IF YES:

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

[Signature of Applicant]

Date: 6-16-6

[Print Name]: 9isa CReedon

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 [Signature]

shows and discloses the premises in its entirety, described as Block [Signature] Lot [Signature].

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

[Signature]

Sworn and subscribed to

On this [Signature] day of June 2016 before the following authority

Michele Lyn Treger

Name of property owner or applicant

MICHELE LYN TREGER
ID # 2438109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018
THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

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

June 8, 2016

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

Re: Application #162032C
Lisa Creedon
57 Graypebble Circle, Sicklerville, NJ 08081
Block 18304, Lot 2

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: June 2, 2016
APPLICANT: LISA CREEDON
APPLICATION No. #162032C
BLOCK(S): 18304 Lot(S): 2
LOCATION: 57 GRAYPEBBLE CIR., SICLERGEVILLE, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☐ New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☐ For Your Review,
☐ For Your Files.

Please Forward Report by JUNE 13, 2016

ENCLOSED:

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

Fence - no issues

6/2/16
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 2, 2016
APPLICANT: LISA CREEDON
APPLICATION No. #162032C
PROJECT No. 10488
BLOCK(S): 18304 Lot(S): 2
LOCATION: 57 GRAYPEBBLE CIR., 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:
X New Application - Bulk C
☐ Revision to Prior Application

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

Please Forward Report by JUNE 13, 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

Signature
TOWNSHIP OF GLOUCESTER
1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000
FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name:        Kevin P & Lisa A Creedon
Address:     51 Grapenibble Circle
Block:       18304       Lot:       2

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

Date       6/7/16

Gloucester Township Tax Collector

RECEIVED
JUN 06 2013

Printed on recycled paper
**BLQ: 18304. Creeden, Kevin P & Lisa A**

**Property Location: 57 Graypebble Circle**

**Tax Year: 2015 to 2016**

<table>
<thead>
<tr>
<th>Date</th>
<th>Qtr</th>
<th>Code</th>
<th>Check No</th>
<th>Mthd</th>
<th>Reference</th>
<th>Batch Id</th>
<th>Principal</th>
<th>Interest</th>
<th>2015 Prin Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>02/03/16</td>
<td>1</td>
<td>CK</td>
<td>9341</td>
<td>2044</td>
<td>Wells</td>
<td></td>
<td>2,674.39</td>
<td>0.00</td>
<td>5,348.78</td>
</tr>
<tr>
<td>03/21/16</td>
<td>2</td>
<td>HR</td>
<td>9619</td>
<td>5316</td>
<td>Homestea</td>
<td></td>
<td>900.05</td>
<td>0.00</td>
<td>2,774.39</td>
</tr>
<tr>
<td>05/02/16</td>
<td>2</td>
<td>CK</td>
<td>9838</td>
<td>2018</td>
<td>Wells</td>
<td></td>
<td>1,774.34</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

**Total Principal Balance for Tax Years in Range:** 0.00
TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Department of Community Development & Planning
RE: APPLICATION #162033C
    Patricia Terramagra
    125 7th Avenue
    BLOCK 1208, LOT 6
DATE: June 21, 2016

The Applicant requests approval to construct a 10’ x 24’ Residential Tool shed within the R-4 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>6,250 sf</td>
<td>6,000 sf</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7th Avenue</td>
<td>50 ft.</td>
<td>60 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Glendora Avenue</td>
<td>50 ft.</td>
<td>100 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>100 ft.</td>
<td>100 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>35%</td>
<td>±20.7%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>65%</td>
<td>±36.7%</td>
<td>yes</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

| Front yard                      |          |          |          |
| 7th Avenue                      | 20 ft.   | n/a      | n/a      |
| Glendora Avenue                 | 20 ft.   | n/a      | n/a      |
| Side yard                       | 10 ft.   | n/a      | n/a      |
| Rear yard                       | 20 ft.   | n/a      | n/a      |
| Minimum Useable Yard Area       | 25%      | n/a      | n/a      |
| Maximum Height                  | 35 ft.   | n/a      | n/a      |

1 = tax map data.
2 = scaled data.
enc = Existing nonconformance.
N.P. = Not Permitted.
RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Maximum shed area</th>
<th>168 sf</th>
<th>240 sf</th>
<th>no*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum shed height</td>
<td>12 ft.</td>
<td>8 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft.</td>
<td>≥ 10 ft.²</td>
<td>yes</td>
</tr>
<tr>
<td>Front yard</td>
<td>N.P.</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>5 ft.</td>
<td>3 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Rear yard</td>
<td>5 ft.</td>
<td>6 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

¹ = tax map data. ² = scaled data. N.P. = Not Permitted.
* = Variance required.

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

II. VARIANCE COMMENTS

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

§422.L, Residential Tool Shed

1. Area: (240 sf provided v. 168 sf maximum allowed).
2. Side yard: (3 ft. provided v. 5 ft. minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.L, Residential Tool Shed to construct a shed two hundred forty (240) square feet (168 sf maximum allowed) and three (3) feet from side property line (5 ft. minimum required).
IV. RECOMMENDATIONS

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

cc: Patricia Terramagra
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
**Township of Gloucester**

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

---

**For Office Use Only**

Submission Date:  
Application #:  
Taxes Paid: Yes/No (Initial)

Fees:  
Project #:  
Escrow #:

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

---

**Land Development Application**

1. **Applicant**

   **Name:** Patricia Terramagna  
   **Address:** 125 7th Ave.

   **City:** Gloucester  
   **State, Zip:** NJ 08030

   **Phone:** (609) 476-2657  
   **Fax:** ( )

   **Email:** Terramagna@comcast.net

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

   **Name(s):** Jarme

   **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

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

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

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

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

   **Name of Attorney:**
   **Firm:**

   **State, Zip:**

   **Address:**

   **Phone:** ( )  
   **Fax:** ( )

   **Email:**

---

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

<table>
<thead>
<tr>
<th>Name:</th>
<th>Patricia Trever</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>125 7TH AVE ELYRIA</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession:</td>
<td></td>
<td>Profession:</td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip:</td>
<td></td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
<td>Phone:</td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
<td>Fax:</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address:</th>
<th>125 7TH AVE ELYRIA</th>
<th>Block(s):</th>
<th>1208</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td></td>
<td>Lot(s):</td>
<td>6</td>
</tr>
</tbody>
</table>

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use:</th>
<th>RESIDENTIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Land Use (Describe Application):</td>
<td>(size WxLxH) 9/16 in</td>
</tr>
<tr>
<td></td>
<td>(12W x 20L x 4H in)</td>
</tr>
<tr>
<td></td>
<td>(height - 5FT) 5FT VINYL WITH LATTICE TOP WITH ONE STILE GATE</td>
</tr>
</tbody>
</table>

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots:</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Fee Simple</td>
</tr>
<tr>
<td></td>
<td>Cooperative</td>
</tr>
<tr>
<td></td>
<td>Condominium</td>
</tr>
<tr>
<td></td>
<td>Rental</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>No</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>No</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

<table>
<thead>
<tr>
<th>Public Water</th>
<th>Public Sewer</th>
<th>Private Well</th>
<th>Private Septic System</th>
</tr>
</thead>
</table>

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>18 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>5 ft</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>

<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>12 x 20</td>
</tr>
<tr>
<td>Number of garages</td>
<td>Shed height</td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td>8 ft</td>
</tr>
<tr>
<td>Number of stories</td>
<td>Setback from R.O.W. 1</td>
</tr>
<tr>
<td></td>
<td>49 ft</td>
</tr>
<tr>
<td></td>
<td>Setback from R.O.W. 2</td>
</tr>
<tr>
<td></td>
<td>6 ft</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 1</td>
</tr>
<tr>
<td></td>
<td>6 ft</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 2</td>
</tr>
<tr>
<td></td>
<td>3 ft</td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:

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

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

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

[Signature]

Date: 5/31/2016

---

Signature of Co-applicant

Date: [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).

[Signature]
Date

Sworn and Subscribed to before me this

1 day of JUNE
2016 (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).

[Signature]
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 6/1/16, shows and discloses the premises in its entirety, described as Block 1208, Lot 6, 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]
Declares to the best of my knowledge, that the above statement is true.

[Print Name]
Sworn and subscribed to:
On this 1 day of JUNE
2016 before the following authority.

Michele Lyn Tregger
ID # 2439109
Notary Public

Name of property owner or applicant:

State of New Jersey
My Commission Expires October 1, 2018

4 of 4
ESTIMATE/CONTRACT

TO: TIM McINTYRE
125 SEVENTH AVENUE
GLENDOORA, NJ 08029
856-534-8774

Estimate submitted for: 12x20 Shed A-frame (WOOD)
Prepared by: _Keith A._

- 2x4 16" O.C. construction walls and roof joists and floor joists 12" O.C.
- ¾" plywood floor
- ½" OSB roof
- Wood siding, T-11 smart siding
- 30 year dimensional roof shingles

12x20 shed(Wood) $3,600.00

tax 0
TOTAL cash price $3,600.00

***Payment schedule:
$1,800.00 due upon acceptance of said estimate.
$1,800.00 due after shed is completed.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practice, and comes with a _2 Year_ guarantee. Any alteration or deviation from above specifications involving extra costs will be executed only upon written confirmation and will become an extra charge over and above the original estimate.

Acceptance of Estimate - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorization ___________________  Date ___________________

TERMS AND CONDITIONS: We are entering your property upon your request, therefore we will not accept responsibility for any damage to underground pipes, sewers, trees, etc. We must have direct access to the prepared site. Pathway must be clear of overhead obstructions and any hazards. There will be any additional charges of $50.00 an hour for any fence removal or tree limbs that need to be cut. Customer is responsible for any building permits and proper site preparation. Any unauthorized orders are subject to a 10% restocking fee. There will be a $50.00 return deposit fee which will be in addition to any fee incurred by your financial institution. We will not be responsible for any injuries or accidents which may occur during delivery or while being used by customer, family members or children. Usage and operation of shed is at sole option and risk of customer and additional parties as stated above.
To Whom It May Concern:

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

Name: Bayview Loan Servicing LLC
Address: 125 Seventh Ave
Block: 1208 Lot: 6

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

Date 01/14/20

[Signature]
Gloucester Township Tax Collector

[Seal: OFFICIAL VERIFICATION]

[Seal: Tax Collector, Gloucester Township, Camden County]

Printed on recycled paper
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 2, 2016
APPLICATION No. #162033C
APPLICANT: PATRICIA TERRAMAGRA
PROJECT No. 10489
BLOCK(S): 1208 Lot(S): 2
LOCATION: 125 7TH AVE., GLENDORA, NJ 08029

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

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

PURPOSE OF TRANSMITTAL:
☑ Please Forward Report by JUNE 13, 2016
☐ For Your Review
☐ For Your Files

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

Structure this size requires a permanent foundation. Exterior wall less than 5' from property line requires 1 hr fire rated exterior wall - rated flash bottom. Interior + exterior. Structure this size requires - Sealed Construction Plans
Date: June 13, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Patricia Terramagra

Block: 1208       Lot: 2

Application #: 162017C

Note to applicant:

1. Structure this size requires a permanent foundation.
2. Exterior wall less than 5' from property line requires one hour fire rated exterior wall-rated from both interior and exterior.

Thank you.

Jim Gallagher
Building SubCode Official
June 8, 2016

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

Re: Application #162033C
Patricia Terramagra
125 7th Avenue, Glendora, NJ 08029
Block 1208, Lot 2

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: June 2, 2016
APPLICANT: PATRICIA TERRAMAGRA

BLOCK(S): 1208  Lot(S): 2
LOCATION: 125 7th AVE., GLENDORA, NJ 08029

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 123 456

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

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

Please Forward Report by JUNE 13, 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: [Signature Date]
TOWNSHIP OF GLOUCESTER
1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000
FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: Bayview Loan Servicing LLC
Address: 125 Seventh Ave
Block: 1208 Lot: 6

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

Date 6/3/16

[Signature]
Gloucester Township Tax Collector
TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #62034C
Cynthia Beebe
992 Sicklerville Road
BLOCK 18401, LOT 9
DATE: June 21, 2016

The Applicant requests approval to install a six (6) foot high privacy fence within the R-2 - 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>20,000 sf</td>
<td>±4.48 ac.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>100 ft.</td>
<td>240 ft. ¹</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>200 ft.</td>
<td>813.35 ft. ²</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>30%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>50 ft.</td>
<td>35 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Side yard</td>
<td>15 ft.</td>
<td>52.5 ft. / ±142 ft. ²</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>40 ft.</td>
<td>±748 ft. ²</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 = Tax map data.
² = 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 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 privacy fence "20' from fence to street" along Sicklerville Road (40 feet from the cartway or setback of dwelling 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 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 construct a six (6) foot high privacy fence approximately twenty (20) feet from street along Sicklelville Road (40 feet from the curtail or setback of dwelling 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: Cynthia Beebe
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

APPLICATION #162034C
Cynthia Beebe
992 Sicklelville Road
BLOCK 18401, LOT 9
# Township of Gloucester

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

**For Office Use Only**

<table>
<thead>
<tr>
<th>Submission Date:</th>
<th>Application No.: #162034C</th>
<th>Taxes Paid Yes/No: (Initial)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Board</td>
<td>Zoning Board of Adjustment</td>
<td></td>
</tr>
<tr>
<td>Fees: 160.00</td>
<td>Project #: 10490</td>
<td></td>
</tr>
</tbody>
</table>

1. **Applicant**

<table>
<thead>
<tr>
<th>Name: Cynthia Beebe</th>
<th>Address: 992 Sicklerville Rd.</th>
</tr>
</thead>
<tbody>
<tr>
<td>City: Sicklerville</td>
<td>State, Zip: NJ, 08081</td>
</tr>
<tr>
<td>Phone: (609) 220-8492</td>
<td>Fax: (609) 220-8492</td>
</tr>
<tr>
<td>Email: Cb2a959e0a01.com</td>
<td></td>
</tr>
</tbody>
</table>

2. **Owners**: List all Owners

<table>
<thead>
<tr>
<th>Name: Cynthia Beebe</th>
<th>Address: 992 Sicklerville Rd.</th>
</tr>
</thead>
<tbody>
<tr>
<td>City: Sicklerville</td>
<td>State, Zip: NJ, 08081</td>
</tr>
<tr>
<td>Phone: (609) 220-8492</td>
<td>Fax: (609) 220-8492</td>
</tr>
</tbody>
</table>

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

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

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

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

<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>H C</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>GL</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>IR</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name of Attorney:</th>
<th>Firm:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>City:</td>
<td>Phone: (  ) - Fax: (  )</td>
</tr>
<tr>
<td></td>
<td>Email:</td>
</tr>
</tbody>
</table>
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name</th>
<th>Name: ____________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>992 Sicklerville Rd</td>
</tr>
<tr>
<td>Profession</td>
<td>Housewife</td>
</tr>
<tr>
<td>City</td>
<td>Sicklerville NJ</td>
</tr>
<tr>
<td>State, Zip</td>
<td>N.J. 08081</td>
</tr>
<tr>
<td>Phone</td>
<td>(856) 220 8492</td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:CB248319@ao1.com">CB248319@ao1.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name: ____________________________</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: ____________________________</td>
<td>Phone: ____________________________</td>
</tr>
<tr>
<td>Fax: ____________________________</td>
<td>Fax: ____________________________</td>
</tr>
<tr>
<td>Email: ____________________________</td>
<td>Email: ____________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 992 Sicklerville Rd</th>
<th>Block(s): 18401</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 9</td>
</tr>
</tbody>
</table>

8. Land Use:

| Existing Land Use: Residential    | Proposed Land Use (Describe Application): 8 foot dog eared wood privacy fence along lot at side of house 960 feet length at front driveway side 24' neighbor side 12', 20' from fence to street. |

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>□ Cooperative</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>□ Condominium</td>
</tr>
<tr>
<td></td>
<td>□ Rental</td>
</tr>
<tr>
<td></td>
<td>(If yes, attach copies)</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.</td>
<td>20 feet</td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.</td>
<td>20 feet</td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td>Wood</td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td>Privacy</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         |          |                   |          |
|                          |          |                   |          |
|                          |          |                   |          |

| 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 |      |                   |          |
| Distance from dwelling   |          |                   |          |
| Distance = measured from edge of water. |      |                   |          |
| R.O.W. = Right-of-way.   |          |                   |          |
| Setback = measured from edge of pool apron. |   |                   |          |

14. Parking and Loading Requirements: N/A

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

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

NOTE: If any of above are required, attach here 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

Cynthia Beebe

Signature of Applicant

6-2-2016

Date

Signature of Co-applicant

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

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

6-2-2016
Date

Signature
Cynthia M. Beebe
Print Name

Sworn and Subscribed to before me this 2 day of JUNE
2016 (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? □ No □ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? □ No □ Yes
C. Is this application for approval on a site or sites for commercial purposes? □ No □ Yes
D. Is the applicant a corporation? □ No □ Yes
E. Is the applicant a limited liability corporation? □ No □ Yes
F. Is the applicant a partnership? □ No □ Yes

If yes to any of the above:

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

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

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).

6-2-16
Date

Signature of Applicant
Cynthia Beebe
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 18401 Lot 9 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 Tregers full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Signature
Cynthia Beebe
Print Name

Sworn and subscribed to
On this 20 day of JUNE
2016 before the following authority.

MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018
Township of Gloucester
Dept. of Community Development
P.O. Box 8
Blackwood, New Jersey 08012

Re: Application #162034C
Cynthia Beebe
992 Sicklerville Road, Sicklerville, NJ 08081
Block 18401, Lot 9

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: June 2, 2016

APPLICANT: CYNTHIA BEEBEE

APPLICATION No. #162034C

PROJECT No. 10490

BLOCK(S): 18401  Lot(S): 9

LOCATION: 992 SIKLERVILLE RD., SIKLERVILLE, NJ 08081

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

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

PURPOSE OF TRANSMITTAL:
- For Your Review
- For Your Files

Please Forward Report by JUNE 13, 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: 6/2/16

Remarks: Fence - no issue.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 2, 2016
APPLICANT: CYNTHIA BEEBE
APPLICATION No. #162034C
PROJECT No. 10490
BLOCK(S): 18401   Lot(S): 9
LOCATION: 992 SICKLERVILLE RD., 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:
☐ Please Forward Report by JUNE 13, 2016
☐ For Your Review.
☐ For Your Files.

ENCLOSED:

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

OK - O.K. Coll. Bldg - Note: 3' Fence Required
Construction permit in addition to
Zoning

Signature
To Whom It May Concern:

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

Name: Cynthia M. Beebe
Address: 992 Sicklerville Rd
Block: 15401 Lot: 9

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

[Signature]
Date: 6/1/16

Gloucester Township Tax Collector
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Department of Community Development & Planning
RE: APPLICATION #162038C
       Edward Casey Jr
       321 Pine Avenue
       BLOCK 11606, LOT 24
DATE: June 21, 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>±8,947 sf</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pine Avenue</td>
<td>75 ft.</td>
<td>152.78 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Marshall Avenue</td>
<td>75 ft.</td>
<td>69.48 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>130 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pine Avenue</td>
<td>30 ft.</td>
<td>24.15 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Marshall Avenue</td>
<td>30 ft.</td>
<td>19.84 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>16.76 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>±75 ft.</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

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 nine (9) feet from the cartway along Pine Avenue (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 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 construct a six (6) foot high vinyl fence nine (9) feet from the cartway along Pine Avenue (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: Edward Casey Jr.
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
**TOWNSHIP OF GLOUCESTER**
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning  (856) 374-3512 Zoning  (856) 232-6229

**LAND DEVELOPMENT APPLICATION**

1. Applicant

<table>
<thead>
<tr>
<th>Name: Edward Casey Jr.</th>
<th>Name(s): Edward Casey Jr.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 321 Pine Ave</td>
<td>Address: 321 Pine Ave</td>
</tr>
<tr>
<td>City: BLACKWOOD</td>
<td>City: BLACKWOOD</td>
</tr>
<tr>
<td>State, Zip: N.J. 08012</td>
<td>State, Zip: N.J. 08012</td>
</tr>
<tr>
<td>Phone: (609)362-3436 Fax: ( )</td>
<td>Phone: (609)362-3436 Fax: ( )</td>
</tr>
<tr>
<td>Email: <a href="mailto:edwardcasey123@yahoo.com">edwardcasey123@yahoo.com</a></td>
<td></td>
</tr>
</tbody>
</table>

2. Owner(s) (List all Owners)

<table>
<thead>
<tr>
<th>Name: Suzanne Casey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 321 Pine Ave</td>
</tr>
<tr>
<td>City: BLACKWOOD</td>
</tr>
<tr>
<td>State, Zip: N.J. 08012</td>
</tr>
<tr>
<td>Phone: (609)362-3436 Fax: ( )</td>
</tr>
<tr>
<td>Email:</td>
</tr>
</tbody>
</table>

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

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


**For Office Use Only**

Submission Date: Application #: 162038C

Taxes Paid Yes/No (Initial)

Planned Board Zoning Board of Adjustment

Esc. 150 Escr. 10538
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Edward Casey Jr.</th>
<th>Name: ____________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 321 Pine Ave</td>
<td>Address: __________________________</td>
</tr>
<tr>
<td>Profession:</td>
<td>Profession: _______________________</td>
</tr>
<tr>
<td>City: Blackwood</td>
<td>City: ______________________________</td>
</tr>
<tr>
<td>State, Zip: NJ 08012</td>
<td>State, Zip: ________________________</td>
</tr>
<tr>
<td>Phone: (609) 353-3426 Fax: ( )</td>
<td>Phone: ( ) Fax: ( )</td>
</tr>
<tr>
<td>Email: <a href="mailto:edwardcasey123@yahoo.com">edwardcasey123@yahoo.com</a></td>
<td>Email: _________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 321 Pine Ave</th>
<th>Block(s): 11404</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: Blackwood</td>
<td>Lot(s): 24</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): 6' High Vinyl Privacy Fence
9' from cartway

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>No □ Yes □</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>No □ Yes □</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.1</td>
<td></td>
</tr>
</tbody>
</table>
| Front setback 2  |          | Setback from E.O.P.2  | 9' 6"
| Rear setback     |          | Fence type         |          |
| Side setback 1   |          | Fence height       |          |
| Side setback 2   |          | E.O.P. = Edge Of Pavement |    |
| Lot frontage     |          |                   |          |
| Lot depth        |          |                   |          |
| Lot area         |          |                   |          |
| Building height  |          |                   |          |

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

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: __________

15. Relief Requested:

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

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

16. Signature of Applicant

Signature of Applicant: ____________________________ Date: 6-9-2016

Signature of Co-applicant: __________________________ Date: __________

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

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

Signatures

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

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

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

D. Is the applicant a corporation?
   - No

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

F. Is the applicant a partnership?
   - No

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

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).

Signatures

Date

Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 3-21-73, shows and discloses the premises in its entirety, described as Block 11606, Lot 24, 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.

Sworn and subscribed to

State of New Jersey,

County of Camden:

On this 4-11-73 day of June, 1973 before the following authority:

Name of property owner or applicant

Notary public

KAREN A. BONELLI

NOTARY PUBLIC OF NEW JERSEY

My Commission Expires 3/25/2021
Zoning Permit Denial

321 PINE AVE
Block/Lot 11606/24

Applicant:
CASEY, EDWARD JR.
321 PINE AVENUE
BLACKWOOD, N J 08012

Real Estate Owner:
CASEY, EDWARD JR
321 PINE AVENUE
BLACKWOOD, N J 08012

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

a proposed rear yard 6' vinyl fence as per survey submitted. This application for approval is
hereby denied

Zone
R3

Application is
Denied

Comments on Decision:

Any fencing along a corner property shall have a setback equal to the existing front yard setback of the
principal structure, or forty feet perpendicular from the edge of the cartway or pavement, whichever is greater.
Sect. 505,par. 3. A Variance approval by the Zoning Board of Adjustment is required prior to issuance of permit.

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

Atissa Ortiz
Zoning Officer
May 24, 2016
Applic No. 10461

Deliver to...

CASEY, EDWARD JR
321 PINE AVENUE
BLACKWOOD, N J 08012
To Whom It May Concern:

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

Name: Edward Casey Jr
Address: 331 Pine Ave.
Block: 11600 Lot: 24

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

[Signature]
Date 6/9/16
Gloucester Township Tax Collector
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 15, 2016
APPLICANT: EDWARD CASEY
APPLICATION No. #162038C
BLOCK(S): 11606 Lot(S): 24
PROJECT No. 10538
LOCATION: 321 PINE AVE., BLACKWOOD, NJ 08012

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

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

PURPOSE OF TRANSMITTAL:
[ ] For Your Review.
[ ] Please Forward Report by JUNE 25, 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 - Preliminary Site Plan, 2 County Apps and 1 Twp. App.
[ ] 3 Copies - Major Subdivision - Preliminary Plat, 2 County Apps. 1 Twp. App.
[ ] 1 Copy - Major Subdivision - Preliminary Plat
[ ] 1 Copy - Preliminary Site Plan
[ ] 1 Copy - Major Subdivision - Final Plat
[ ] 1 Copy - Final Site Plan
[ ] 3 Copies - Major Subdivision - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
[ ] 1 Copy - Amended Site Plan
[ ] 1 Copy - Major Subdivision - Amended Plat
[ ] 1 Copy - Traffic Report
[ ] 1 Copy - Development Plan
[ ] 1 Copy - Drainage Calculations
[ ] 1 Copy - E.I.S.
[ ] Recycling Report

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

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

Re: Application #162038C  
Edward Casey  
321 Pine Avenue, Blackwood, NJ 08012  
Block 11606, Lot 24  

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:mb
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 15, 2016
APPLICANT: EDWARD CASEY

BLOCK(S): 11606    Lot(S): 24
LOCATION: 321 PINE AVE., BLACKWOOD, NJ 08012

APPLICANT:

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 5 6

STATUS OF APPLICATION:

□ New Application - Bulk C
□ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

□ For Your Review.
□ Please Forward Report by JUNE 25, 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 Plat
□ 1 Copy - Major Subdivision - Final Plat
□ 1 Copy - Final Site Plat
□ 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

Reviewed

DATE: 6/17/16
BY: [Signature]

BUREAU OF FIRE PREVENTION
DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
BOX 841
BLACKWOOD, N.J. 08012

WITH COMMENT

NO COMMENT

Signature
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 15, 2016
APPLICANT: EDWARD CASEY

APPLICATION No. #162038C
PROJECT No. 10536

BLOCK(S): 11606 Lot(S): 24
LOCATION: 321 PINE AVE., 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:

[ ] New Application - Bulk C
[ ] Revision to Prior Application

PURPOSE OF TRANSMITTAL:

[ ] For Your Review.
[ ] For Your Files.

Please Forward Report by JUNE 25, 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

Signature

No Issues

JUN 20 2016

Assessor 6/20/16