Township of Gloucester
Zoning Board of Adjustment
Wednesday, August 10, 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, July 13, 2016

RESOLUTIONS FOR MEMORIALIZATION

#162027C
Kristy Koebernig
Bulk C Variance
Block: 10703 Lot: 1

#162030C
John W. Glemsner, Sr.
Bulk C Variance
Block: 10401 Lot:

#162032C
Lisa Creedon
Bulk C Variance
Block: 18304 Lot: 2

#162033C
Patricia Terramagra
Bulk C Variance
Block: 1208 Lot: 6

#162034C
Cynthia Beebe
Bulk C Variance
Block: 18401 Lot: 9

#162038C
Edward Casey, Jr.
Bulk C Variance
Block: 11606 Lot: 24

#162039C
John & Maryellen Gallen
Bulk C Variance
Block: 8903 Lot: 19
#162013DM
Robert Yost

Use “D” Variance/Minor Subdivision
Block: 1305 Lots: 6 & 7

#162016CDSPW
Harry Lamplugh

Bulk C & Use “D” Variance/Site Plan Waiver
Block: 5505 Lot: 2.01

APPLICATIONS FOR REVIEW

#162040C
Clifford Gano
Zoned: R3

10’x20’x60’ storage shed 4.4’ setback

10’x20’x60’ storage shed 4.4’ setback

#162041C
Vin Gandhi
Zoned: R3

15’x20’ concrete patio with 1.5’ setback

#162042C
Frederick Kilichowski
Zoned: R4

6’vinyl fence with 10.5’ F2 setback; 10’x16’ shed 5’ setback from fence

#162045C
Jennifer Barbagiovanni
Zoned: R3

6’ stockade wood fence w/0’ setback from F property line (Princess Street)

Meeting Adjourned
GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, July 13, 2016

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

Roll Call:

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

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

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday June 8, 2016.

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

Roll Call:

Vice Chairman Simiriglia Yes
Mr. Scarduzio Yes
Mr. Acevedo Yes
Chairman McMullin Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#162021C
Thomas W. Tyler, Jr.
Bulk C Variance
Block: 16804 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

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

Vice Chairman Simiriglia  Yes
Mr. Scarduio  Yes
Mr. Acevedo  Yes
Chairman McMullin  Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#162027C
Kristy Kobernik
Zoned: R3
Bulk C Variance
Block: 10703 Lot: 1
Location: 301 South Drive, Blackwood

Mr. Costa swears in Mr. Tim Kobernik and Mrs. Kristy Kobernik.
Mr. Meiell states the ordinance states the drivers eye must be 20' behind point of travel/330' point of focus; the fence meets this ordinance. Having a fence in place helped figuring the distances. The stop sign is far from the intersection, about 35' to 40' back.
Mr. Kobernik suggested moving the stop sign forward.
Mr. Bucceroni states that issue is already being addressed.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

A motion to approve the above mentioned application was made by Mr. Scarduio and seconded by Mr. Acevedo.

Roll Call:

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

Application Approved.

#162030C
John W. Glemser, Sr.
Zoned: R3
Bulk C Variance
Block: 10401 Lot: 7
Location: 228 Cedar Ave., Blackwood
3 sheds; (1) 10' x 20' x 8' with 7' setbacks to shed 2; (2) 10' x 20' x 8' with 7' setback shed 1/8' setback shed 3; (3) 12' x 25' x 8' setback shed 2.
Mr. Costa swears in Mr. John W. Glemser, Sr.
Mr. Glemser states he already has 3 sheds and they are used for his hobby; racing pigeons. The sheds are Amish sheds that are 6’ or 7’ high, with a textured exterior.

Mr. Mellett asks if there are any drainage issues.
Mr. Glemser states: “No.”
Mr. Bucceroni asks if there are bird coops.
Mr. Glemser states “Yes”.
Vice Chairman Simiritiglia asks if he owns the property.
Mr. Glemser states “Yes”, he is in the process of buying it from the previous owner.
Vice Chairman Simiritiglia asks how long Mr. Glemser has lived in the home.
Mr. Glemser states since April 22nd.
Vice Chairman Simiritiglia asks the applicant about the number of birds.
Mr. Glemser states about 100.
Vice Chairman Simiritiglia asks the applicant how he ended up at the zoning board this evening.
Mr. Glemser states he applied for a permit and he was told he had to come to the zoning board.
Vice Chairman Simiritiglia states the previous owner was told about the shed issues in May. The assumption is the zoning office letter hasn’t caught up to the new owner yet.
Mr. Lechner reviewed the application for 3 sheds not for the hobby of keeping pigeons to race.
Mr. McMullin asks if the applicant keeps the coops clean.
Mr. Glemser states people always comment how his coops are cleaner than their homes; very clean.
Mr. Bucceroni asks where the applicant lived prior to this home.
Mr. Glemser had another home in Gloucester Township.

Public Portion:

Ms. Karen Hamberg (lot 9):
- Inquires about: drainage and questions if the coops are on cement or on dirt.
Mr. Glemser states the coops are on solid blocks.
Mr. Mellett asks the size of the lot.
Mr. Glemser states about 1/3 of an acre.
Ms. Hamberg asks why the sheds are at the 10’ mark, there is plenty of room.
Mr. Lechner wasn’t sure where the 10’ mark came from in the ordinance.
Mr. Glemser states he’ll place the sheds at the 10’ the ordinance states.
Ms. Hamberg is worried about the extra wild life the pigeons will attract; such as hawks and owls.
She is worried the hawks will pick up neighborhood pets.
Mr. Bucceroni asks if the pigeons are in the coops or pens.
Mr. Glemser states the pigeons are not allowed to fly freely everywhere.
Ms. Hamberg states she sees pigeons landing everywhere.
Vice Chairman Simiritiglia asks Mr. Glemser about bird dropping.
Mr. Glemser states the buildings are cleaned and put in the trash. He also has neighbors who ask for the dropping for their tomato plants as the droppings add acid to the ground. His pigeons are trained to land on the platforms only and odds; pigeons don’t defecate as they fly.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

A motion to approve the above mentioned application with the following conditions: will need a building permit for the sheds, larger shed variance; no variance for the 8’ will move to 10; and gutters on sheds; was made by Mr. Rosati and Chairman McMullin.
Roll Call:

Vice Chairman Simiriglia: No
Mr. Bucceroni: Yes
Mr. Scarduino: Yes
Mrs. Chiumento: Yes
Mr. Rosati: Yes
Mr. Acevedo: Yes
Chairman McMullin: Yes

Application Approved.

#162032C
Lisa Creedon
Zoned: R3
Bulk C Variance
Block: 18304 Lot: 2
Location: 57 Gray Pebble Cir, Sicklerville
6' vinyl fence with F2 setback of 17'

Mr. Costa swears in Ms. Lisa Creedon.
Ms. Creedon states she has an existing fence and the ordinance was changed after she put her
fence up. She needs to replace the fence because it was knocked down by the
storm last year.
Mr. Mellett reviewed the application and there are no site issues with the fence but the large bush
on the end does impact the site line.
Ms. Creedon states she'll remove the bush.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

Vice Chairman Simiriglia: Yes
Mr. Bucceroni: Yes
Mr. Scarduino: Yes
Mrs. Chiumento: Yes
Mr. Rosati: Yes
Mr. Acevedo: Yes
Chairman McMullin: Yes

Application Approved.

#162033C
Patricia Terramagra
Zoned: R4
Bulk C Variance
Block: 1206 Lot: 6
Location 125 7th Ave., Glendora
5' vinyl fence w/setback EOP1 - 33' - 18' EOP2; Pre-Existing shed 12' x 20' x 8' with setbacks ROW2 -
49.5; 6' R & 3'side.

Mr. Costa swears in Ms. Terramagra and Mr. James Macintyre.
Mr. MacIntyre states the shed sets on the driveway too much and could be slid to the left. It's an odd lot and the shed will be used to store hobbies.
Mr. Costa states the construction for the shed will have to have a 1 hour fire rating and a permanent floor.

Mr. MacIntyre states they will move the shed so no fire rating will be needed which will leave just the fence on the application.
Mr. Mellett states the fence has no site implications.
Mr. MacIntyre states the fence will be 26' from 7th Avenues' curb line; 18' from Glendora Ave.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

A motion to approve the above mentioned application with the following condition: the shed will be moved to meet the ordinance and the fence will be approved at the stated location: was made by Mr. Scarduzio and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglja  Yes
Mr. Bucceroni  Yes
Mr. Scarduzio  Yes
Mrs. Chiumento  Yes
Mr. Rosati  Yes
Mr. Acevedo  Yes
Chairman McMullin  Yes

Application Approved.

#162034C
Cynthia Beebe
Zoned: R2
Bulk C Variance
Block: 18401 Lot: 9
Location: 992 Sicklerville Rd., Sicklerville
6' dog-eared wood fence w/R.O.W setback 20'

Mr. Costa swears in Ms. Beebe.
Ms. Beebe took pictures and the fence will be almost exactly where her neighbors' is located.
Mr. Lechner explains the dog eared fence is a wider fence with the corners are cut at a 45 degree angle.
Mr. Mellett states there are no site issues at the corner.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

Vice Chairman Simiriglja  Yes
Mr. Bucceroni  Yes
Mr. Scarduzio  Yes
Application Approved.

#162038C
Edward Casey, Jr.
Zoned: R3
Bulk C Variance
Block: 11606 Lot: 24
Location: 321 Pine Ave., Blackwood
6' Vinyl fence with 9' setback.

Mr. Costa swears in Mr. Casey asks why he can't conform to the 40' ordinance.
Mr. Casey states the new fence will go exactly where the old fence was located.
Mr. Lechner asks exactly where that is.
Mr. Casey states on the property line.
Mr. Mellett states there are no site implications but he doesn't believe the fence is 9' from the road.

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. Bucceroni.

Roll Call:

Vice Chairman Simiriglio
Mr. Bucceroni
Mr. Scarduzio
Mrs. Chiumento
Mr. Rosati
Mr. Acevedo
Chairman McMullin

Application Approved.

#162039C
John & Maryellen Gallien
Zoned: R3
Bulk C Variance
Block: 8903 Lot: 19
Location: 212 Burleigh Dr., Somerdale
7' x 11' roof overlay; concrete pad with columns 23' setback.

Mr. Costa swears in Mr. John Gallien.
Mr. Gallien states his home is exactly 30' from the front curb which is why he can not conform to the ordinance. They are covering an existing concrete pad w/ small additions.
Mr. Bucceroni states it is a common addition in the area.

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. Rosati.

Roll Call:

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

Application Approved.

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

Mr. Costa swears in Mr. Robert Yost (owner) and Mr. Robert Scott Smith (planner/surveyor).
Mr. Smith discusses the applicants desire to combine the 2 lots like they were in 1978. A use variance separated lots 6 & 7 so Mr. Yosts father could operate a vending machine repair business, which he did for 30 years. The property to the north is the home where Mr. Robert Yost lives presently. Mr. Yost would like to move the lot line back from the subdivision, so lot #7 will be reduced and that would make the use more intense. The use would now be storage with no commercial use intended. Mr. Yost is agreeable to the property not having the variance once he sells the property. The storage is free standing and would have much different bulk requirements. It is a stand alone use in a residential area.

Mr. Costa asks when the business closed.
Mr. Yost answers about 15 years ago.
Mr. Costa asks if the business was there first.
Mr. Yost states "Yes, it was a roofing business and the garage storage started about 15 years ago.
Mr. Costa asks if there will be any change to the building.
Mr. Yost states there will be no change to the building.
Mr. Costa states the Use Variance is for storage.
Mr. Yost states there is still a lot of furniture from the estate being stored there and many tool boxes. Lot #7 is his home.
Mr. Smith wanted to move the lot line to allow easier access to his own back yard.
Mr. Yost states he just wants to return it to what it originally was for access to his backyard.
Mr. Lechner discusses the clarification of the Use Accessory building as this is not usually allowed in the Township.
Mr. Costa discusses when the property is sold the variance will go away.
Mr. Lechner asks why we can't do away with the variance for the vending business now.
Mr. Smith states they will make that a deed restriction.
Mr. Costa discusses if the use was abandoned when the business ended.
Mr. Lechner asked for clarification in the resolution.

-when property is sold: abandoned commercial use for storage and convert to residential when sold/no commercial use or storage allowed.

Mrs. Chiumento asks the dimensions of the home being used for storage.
Mr. Smith states 1500 sq. ft.
Mrs. Chiumento asks if there have been additions to the property.
Mr. Smith states there has been a bump out to the back and a garage with 6’ on rear of the home.
Mr. Bucceroni discusses with Mr. Costa the rules of abandonment of Use.
Vice Chairman Simiritiglia this is not a pre-existing non-conforming use, variances are removed by
the town only not by abandonment.
Mr. Mellett discusses the overhead door on the storage home.
Mr. Smith states the 20’ turn isn’t enough space to turn.
Mr. Mellett states when you move the property line it will make the situation worse and inquires a
cross access easement; but since it won’t be used as a garage it won’t be
needed.

Public Portion:

Mr. Anthony Rankowsky:
- is satisfied with the plan as long as the commercial use is removed.

Mr. Richard Donofrio:
- concerned with the commercial use,
- he thought they came to appeal the commercial use,
- has lived in Glendora for 44 years and doesn’t want his place or peace and quiet disturbed.
Mr. Mellett states it will be a residential use so there will be no noise or issues.
Mr. Donofrio just wants assurances this won’t happen again (commercial use).
Mr. McMullin assures Mr. Donofrio it won’t be a commercial use again.

5 minute break:

Roll Call:

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<td>Mr. Anthony Costa</td>
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<td>Mr. James Mellett</td>
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<td>Mr. Ken Lechner</td>
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Open to Public:
No Comments:

Open to Professionals:
No Comments:

A motion to approve the above mentioned application with the following conditions for the
subdivision: abandon personal storage and commercial use when the home is
sold: strictly residential use, was made by Mr. Bucceroni and seconded by Mr.
Scarduzio.

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Application Approved.
#162016CDSPW

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’, property line 1 - 12; Property line 2 - 13’

Mr. Costa swears in Ms. Kristine Bryant and Mr. Harry Lamplugh.

Ms. Bryant discusses the 20’ x 40’ pole barn that will be for storage. Mr. Lamplugh owns a tire business and will store the tires inside the pole barn. This will cut down on theft of the rims and water collecting inside the tires. The tires will be removed by a pick up service and if there are a lot of tires Mr. Lamplugh can bring them to the dump sight himself. He has no water drainage issues. Mr. Lamplugh has no issues with Mr. Mellelt and Mr. Lechner’s letters.

Mr. Lechner states the construction office states the building has fire code issues, please contact an architect.

- fire district needs current fire code for storage,
- clean up yard.

Mr. Lechner states he will need signed and sealed plans for the building.

Ms. Bryant states that will be no problem.

Mr. Lechner asks if all the tires will be inside the new building.

Mr. Lamplugh states “Yes, he sells wholesale/retail tires and repairs tires.

Mr. Lechner asks where the tires will be for storage.

Mr. Lamplugh states all tires will be inside.

Mr. Mellelt asks for hours for loading tires.

Mr. Lamplugh states his hours are 9am to 5pm.

Mr. Mellelt continues discussing: lighting on the building; won’t generate a lot of parking, so a lot of parking spaces aren’t needed (5 spaces per bay) and states 7 spaces are adequate; no known drainage issues; the new building will need gutters that drain onto Mr. Lamplugh’s property.

Vice Chairman Simiriglia states Mr. Lamplugh’s bays are full of stuff and his employees are changing tires in the driveway. They are using outside as a work zone and it’s a mixed zone with residential housing close by. The noise could be annoying to the neighbors. Mr. Lamplugh needs to use the bays for work and operations. Using a floor jack on asphalt isn’t stable, just make sure all operations are inside.

Ms. Bryant states with the new building Mr. Lamplugh will be able to work inside because the bays will be empty.

Mr. Lamplugh states the bays aren’t really designed to pull cars in and out because it used to be a roofing company.

Vice Chairman Simiriglia states there is a signage issue too.

Mr. Costa states they can make that a condition: all work done inside the building.

Mr. Bucceroni states John’s Auto body has been there for 30 years and this is a very similar situation, along with Bill’s tires in Blackwood where work is done outside and he is in a residential area. Mr. Bucceroni feels there are oddities throughout the Township in Glendora and Blenheim. He doesn’t feel the board should make special rules just for Mr. Lamplugh.

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 Mrs. Chiumento.

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Application Approved.

#162035CDPPFMSPF
Ville2, LLC
Zoned: BF/SCR-HC Overlay
Bulk & Use Variance/Prelim & Final Subdiv./ Prelim & Final Site Plan
Block: 18501 Lots: 2 & 11 (proposed B/L: 18599/1
Location: 1035 Sicklerville Rd., Sicklerville
42 townhouses; amend density, mixed multi-phase project.

Mr. Costa swears in Mr. David Shropshire, PE/Traffic Engineer, Mr. Harvey Sternberg, Principal/Applicant, and Mr. Steve Bach, PE Applicants Engineer.

Mr. Mintz Esq. introduces the application.

Mr. Bach (PE):
Remainder of lots in Phase IV will be comprised of 44 additional homes (townhouses):
A1- existing condition with Phase 1
A2- open space lots
A3- color rendition and overlay, Phase IV of the townhomes and Shoppes at Cross Keys. There will be no changes to setbacks; all variances will remain the same; just adding 42 townhome lots.
A4- color rendition of site plan and blow up of corner proposed (58.4 acre tract).
- 55 & over removed
- 10 acres commercial originally proposed/ 31 commercial actual,
- 48 residential originally / 25 actual,
- new phase will be the same in appearance, the same Ryan built homes.
- Phase IV no bulk Variance,
- Relief for density is needed,
- design variances requested for upgraded lights and cross walks.

Relief Density: 6,35 units on 5 acres,
A5- coloring rendering of Phase IV with the following: 3 Design waivers:
1. setback 2' vs. 4'
2. allow 3 story roofline vs. staggered/won't vary between 2 and 3 story
3. allow ornamental lighting for street lighting.
The existing pedestrian path from Phase III to Phase IV with Shoppe of Cross Keys to connect with easement.
The new homes will be consistent with previous phases: New HOA will be required to work with the current HOA, they will share in use of roadways, common open space.
All easements will be provided to professionals.
Mr. Mintz discusses the first 3 phases easements for water drainage.

Mr. Bach continues: Phase IV HOA will have restrictions on fencing in the rear yards. A blanket access easement in the rear of the property,
- the township and MUA size garbage/recycle containers
- drainage basin serviced
They have met with the fire official of district #10 who has requested the following changes:
- design the front boulevard entrance to accommodate the fire trucks by building curbs with a 2” reveal vs. a 6” reveal/outside a 4” reveal. Request top paving be done in 90 days.
  Also, it was requested by the fire official that the secondary entrance be made wider; 4” concrete pavers will be added to the 6’ to 8’ asphalt path to support a fire equipment.

Mr. Shropshire: PE traffic engineer discusses traffic improvements.
Discussion about the impact 42 units and the density will have on surrounding roads.
A6- traffic improvement plan for existing Sicklerville Rd.
- with an extra 42 units a traffic signal will be needed
- will exceed minimum volume standard,
Mr. Shropshire give specifics of the traffic signal to be submitted to the town and county.
- there will be no widening of side streets

Mr. Lechner's Report:
- location of transit facilities
- location of bus routes and stops
- location of cross walks and pathways with ADA ramping
- reduce auto trips
- site distance analysis.

Mr. Costa asks if the light is definitely going to be installed.
Mr. Shropshire states it is warranted and the county will put it there.
Mr. Bach states they are at the traffic signal threshold and continues with:
A7- Landscape Plan:
- the original buffer around the development has been planted.
- all landscaping in place for the bond.

DS Variance:
- townhouse permitted 5 vs. 6.35 per acre requested,
- the question is: will the increase in density cause a significant detriment to the zoning plan/ordinance.
Proofs: MLUL: municipal land use law
- coordinated design commercial to residential
- no negative criteria: no bulk variance needed and the units fit.
In Mr. Bach's opinion there is no substantial detriment and this development is exactly the same as the rest of the development.
Expert Reports: agree with all of Mr. Lechner reports.

Mr. Mellett's report clarification:
Pg. 7 of 10 #12 - consideration to enhanced connection to Shoppes of Cross Keys.
Pg. 8 of 10 #9 - facing drainage and remediation
basin scarifying and performance bonds.
Mr. Mellett states he will work out the details with Mr. Bach.

Mr. Mellett:
- pg. 4 of 10 comment 4: clarify the lane naming conflict..
- Village Square (exists)
- Green lane (exists)
- Village Circle? for the new road?
- The roads have to be clarified for emergency vehicle access point/ will have to come up with a new name that is acceptable.
Mr. Mellett asks if the garages are deed restricted.
Mr. Bach responds "yes".
Mr. Mellett discusses the basin and some technical issues which can be worked out if the application is approved.
Mr. Bach states the density relief is consistent with the master plan with no deviation of goals.
5 minute recess:

Roll Call:

Vice Chairman Simiriglio Present
Mr. Bucceroni Present
Mr. Scarduzio Present
Mrs. Chiumento Present
Mr. Rosati Present
Mr. Acevedo Present
Chairman McMullin Present
Mr. Anthony Costa Present
Mr. James Mellett Present
Mr. Ken Lechner Present

Mr. Lechner discusses the separate HOA with Mr. Bach.
Mr. Bach states there is a separate HOA but it will work with the current HOA.
Mr. Mintz states there isn’t much for the HOA to do just help underwrite costs with the other HOA.
Mr. Lechner asks how the units are selling/sales rate/are they successful.
Mr. Dillon Sinclair (Ryan homes):
- 24 sales thru June
- 84 units to sell/should be finished in the next 22 to 24 months.
- sale price 230,000 & up/starting at 179,900
Vice Chairman Simiriglio asks if there is occupancy yet?
Mr. Sinclair states “yes, around 40 homes”.

Mr. Lechner questions secondary emergency access:
Mr. Bach states the 2” and 4” additions will be done within 90 days/grade changes to asphalt path.
Mr. Lechner asks if the sales will follow in line (phase I, II, III, IV) or can you buy in phase IV before the other phases are sold out? Discussion of the homes being built and the roads not getting their finished pavement.
Mr. Bach states the mechanism is the performance guarantee and a reasonable time of inactivity to final pavement.
Mr. Lechner asks if the top pavement won’t be done until the building is done.
Mr. Bach states “yes, at the end of construction.”
- If phase I gets complete no construction vehicles use the roads, the bond will be released and they will finish the paving.
Mr. Sternberg states the paving will be finished when the construction is done.
Mr. Lechner asks if this information is in the sales literature.
Mr. Dillon states “no, not really, but it’s verbally presented.”

Mr. Bucceroni to Mr. Steinberg:
Your development tortures me: please keep it plowed and salted! Hire someone to do it for you.
Request you make sure your storm boxes are storm water inlets are ramps.
Mr. Bach states they will check all inlets and storm boxes.
Mr. Steinberg states he didn’t realize that these issues, with snow removal had occurred in the last snow storm. They have a local guy in Sicklerville who plows and their development is supposed to be a priority for him.
Mr. Bach and Mr. Mellett will arrange a meeting with Mr. Bucceroni and the landscaper to make sure it gets done correctly.

Mr. Lechner states the evergreens on the Atlantic City Expressway are in distress.
Mr. Steinberg states they have already ordered new evergreens.

Public Portion:

Mr. Costa swears in Mr. Robert Palermo:
- asks what was the original acreage,
- what provisions for added people and their safety,
- feels they are putting too much bulk in a small area.
- feels less homes would lead to better living conditions.
- speed bumps would help, open ground with nothing on it/should add a lot lot.
- solid community but opposed to new homes.
- value of homes compromised with so many in a small area,
- in his mind it doesn't fit
- he sits on his deck and all he sees are construction vehicles - is this fair to the residents?

Mr. Bucceroni asks Mr. Palumbo when he bought his home/
Mr. Palumbo states there were 24 homes.
Mr. Bucceroni states the original plan had more homes.
Mr. Palumbo feels these additional homes were an after though.
Mr. Lechner states the new lots are the same size as Mr. Palumbo's lot.
Vice Chairman Simiriglia states the density increased in your area but because they didn't need a basin.
Mr. Palumbo states it's a lot of added people,
Vice Chairman Simiriglia states Mr. Palumbo could have prevented the development by buying the property.
Mr. Bucceroni states Valley Brook is very similar and has multiple HOA's with no issues; it works and they don't seem to have problems.
Mr. Palumbo states the HOA is going to wear 2 hats and he is worried they will want to do different things.
Mr. Bucceroni state majority rules and they share the maintenance burden.
Mr. Palumbo guarantees the 2 HOA's won't have structure.
Mr. Bucceroni states speed bumps aren't allowed in the township; fire and police say no to speed bumps,
Mr. Bach states the originally it was going to be 126 townhomes on 21.7 acres / with 8.7 open acres planned.
3.6 acres put on land use approval that was called future development and it is not restricted. No basin; 1/2 road construction done/ 42 units w/land.
Mr. Palumbo and Mr. Mintz continue discussing the original 126 homes, density, and parking.

Mr. Costa swears in Ms. Marcalina Lopez:
- lives across from Mr. Palumbo
- small community and residents,
- extra homes not a benefit,
- she did a lot of research for her children before she bought there,
- doesn't plan on moving,
- doesn't see any benefit to the additional townhomes/thought the corn field was nice,
- parking is a huge concern,
- not in favor of the new homes.

Mr. Bucceroni discusses the objection by residents to the homes these people live in right now; how nice the corn fields were then. It was always going to be developed.
Mr. Acevedo asks if Phase IV was on the plan.
Mr. Rick Costi (land acquisition) answers: Shopped at Cross Keys plus the density of 126 townhomes was the original approval. They have a right to 50 additional units but has only requested 42 additional units. The proposed townhomes were always there but it wasn't on the sales brochure.
Mr. Steinberg: Disclosure to home owners of Phase I, II and III / #7 exemptions: of additional 50 units w/separate HOA and basin storm water.

Mr. Costa swears in Ms. Eva Fantanko (atty/esq.): represents Ryan homes and sits on the current HOA. Disclosure - 126 homes consistent with this community. Requirement in disclosure but it was not on the site plan because it wasn't part of the original 126 homes. It was given to all residents at contract time.
Mr. Mintz (Esq.) summarizes; if the original community had been built the density would have been significantly higher.
Mr. Costa clarifies conditions and board vote:

- amended preliminary/final density
- HOA works with other HOA's
- easements
- fire concerns remedied in 90 days.

A motion to approve the above mentioned application with the following conditions: HOA's work together, easements, fire concerns remedied in 90 days, amended prelim/final density was made by Mr. Bucceroni and seconded by Mr. Rosati.

Roll Call:

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<td>Vice Chairman Simiriglia</td>
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<td>Mr. Acevedo</td>
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<td>Chairman McMullin</td>
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Application Approved.

A motion to Adjourn was made by Mr. Rosati and seconded by Mr. McMullin.

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162027C
Kristy Koebernik
Block 10703, Lot 1

WHEREAS, Kristy Koebernik is the owner of the land and premises 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 construct a 6 foot wood fence 10 feet from the cartway along South Drive 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 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 July 13, 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, Kristy Koebernik is the owner of the land and premises 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 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 she previously received a variance to construct a 4’ picket fence and now wants to replace it with a 6’ wooden fence. This is to ensure safety for her pets and children and the site line has not changed. The Board Engineer said it meets the ordinance and there is no sight problem.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6’ fence, the Board voted seven (7) 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 13th day of July, 2016, 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.
ROLL CALL:

LIST NAMES

Frank Simiriglia       Yes
Andy Rosati            Yes
Mike Acevedo           Yes
Jay McMullin           Yes
Arlene Chiumento       Yes
Kevin Bucceroni        Yes
Carman 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 10th day of August.

__________________________
Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162030C
John Glemser
Block 10401, Lot 7

WHEREAS, John Glemser is the owner of the land and premises located at 228 Cedar Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct 2 sheds 200 square feet and one shed 300 square feet instead of the required 168 square feet and to have 3 sheds instead of the required 1 for the property located upon Block 10401, Lot 7, 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 July 13, 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, John Glemser is the owner of the land and premises located at 228 Cedar Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10401, Lot 7, 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 he has 2/3 acre of ground and he has been raising racing pigeons down the street for 30 years as a hobby. He stated there are no drainage issues and as a condition of approval he would install rain gutters on the shed.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of July, 2016, the applicant John Glemser is hereby granted the aforesaid variances for the property located upon Block 10401, Lot 7 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
Andy Rosati        Yes
Mike Acevedo       Yes
Jay McMullin       Yes
Arlene Chiumento   No
Kevin Bucceroni    Yes
Carman Scarduzzio  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

__________________________  Chairperson
Jay McMullin

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 10TH day of August.

__________________________
Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162032C
Lisa Creedon
Block 18304, Lot 2

WHEREAS, Lisa Creedon is the owner of the land and premises located at 57 Grey Pebble Circle in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' vinyl fence 17 feet from the cartway along Grey Pebble Circle instead of the required 40 feet for the property located upon Block 18304, Lot 2, 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 July 13, 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, Lisa Creedon is the owner of the land and premises located at 57 Grey Pebble Circle in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18304, Lot 2, 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 she is replacing this new fence in the exact same location as the old one that was destroyed by a storm. She also agreed as a condition of approval she would remove the bush on the corner.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6’ fence, the Board voted seven (7) 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 13th day of July, 2016, the applicant Lisa Creedon is hereby granted the aforesaid variance for the property located upon Block 18304, Lot 2 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia    Yes
Andy Rosati         Yes
Mike Acevedo        Yes
Jay McMullin        Yes
Arlene Chiumento    Yes
Kevin Bucceroni     Yes
Carman 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 10th day of August.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162033C
Patricia Terramagra
Block 1208, Lot 6

WHEREAS, Patricia Terramagra is the owner of the land and premises located at 125 7th Avenue in the Glendora 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 shed 240 square feet instead of the required 168 square feet for the property located upon Block 1208, Lot 6, as shown on the Official Map of the Township of Gloucester, located in a R-4 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 July 13, 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, Patricia Terramagra is the owner of the land and premises located at 125 7th Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1208, Lot 6, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified she needs the shed for personal storage and hobbies.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the variance, the Board voted seven (7) 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 13th day of July, 2016, the applicant John Glemser is hereby granted the aforesaid variance for the property located upon Block 1208, Lot 6 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia Yes
Andy Rosati Yes
Mike Acevedo Yes
Jay McMullin Yes
Arlene Chiumento Yes
Kevin Buccerini Yes
Carman 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 10TH day of August.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162034C
Cynthia Beebe
Block 18401, Lot 9

WHEREAS, Cynthia Beebe is the owner of the land and premises located at 922 Sicklerville Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6’ privacy fence 20 feet from the cartway along Sicklerville Road instead of the required 40 feet for the property located upon Block 18401, Lot 9, as shown on the Official Map of the Township of Gloucester, located in a R-2 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 July 13, 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, Cynthia Beebe is the owner of the land and premises located at 922 Sicklerville Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18401, Lot 9, on the Official Tax Map of the Township of Gloucester, located in an R-2 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified she was unaware of the ordinance requirement but her fence lines up with her neighbor.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6’ fence, the Board voted seven (7) 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 13th day of July, 2016, the applicant Cynthia Beebe is hereby granted the aforesaid variance for the property located upon Block 18401, Lot 9 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia    Yes
Andy Rosati        Yes
Mike Acevedo       Yes
Jay McMullin       Yes
Arlene Chiumento   Yes
Kevin Bucceroni    Yes
Carman 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 10TH day of August.

__________________________________________
Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162038C
Edward Casey
Block 11606, Lot 24

WHEREAS, Edward Casey is the owner of the land and premises located at 321 Pine Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6’ privacy fence 9 feet from the cartway along Pine Avenue instead of the required 40 feet for the property located upon Block 11606, Lot 24, 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 July 13, 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, Edward Casey is the owner of the land and premises located at 321 Pine Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11606, Lot 24, on the Official Tax Map of the Township of Gloucester, located in an R-2 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 the new fence in the exact same location as the old fence.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6' fence, the Board voted seven (7) 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 13th day of July, 2016, the applicant Edward Casey is hereby granted the aforesaid variance for the property located upon Block 11606, Lot 24 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia  Yes
Andy Rosati  Yes
Mike Acevedo  Yes
Jay McMullin  Yes
Arlene Chiumento  Yes
Kevin Bucceroni  Yes
Carman 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 10th day of August.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162039C
John and Maryellen Gallen
Block 8903, Lot 19

WHEREAS, John and Maryellen Gallen are the owners of the land and premises located at 212 Burleigh Dr. 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 permit a concrete porch with roof overhang addition with a building of 23% instead of the required 20% and to be 24’ from the front property line instead of the required 30’ feet for the property located upon Block 8903, Lot 19, 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 July 13, 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, John and Maryellen Gallen are the owners of the land and premises located at 212 Burleigh Dr. in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 8903, Lot 19, 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 only has 30’ to the house and he is using the existing landing. The roof will provide shelter from the weather.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6’ fence, the Board voted seven (7) 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 13th day of July, 2016, the applicants John and Maryellen Gallen are hereby granted the aforesaid variance for the property located upon Block 8903, Lot 19 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia    Yes
Andy Rosati        Yes
Mike Acevedo       Yes
Jay McMullin       Yes
Arlene Chiumento   Yes
Kevin Bucceroni    Yes
Carman 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 10th day of August.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162013DM
Robert Yost Jr.
Block 1305, Lots 6 & 7

WHEREAS, Robert Yost Jr. is the owner of the land and premises located at 705 & 711 Floodgate Road in the Glendora 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 use variance and minor subdivision for expansion of a non-conforming use for a garage that has been previously used as a workshop to fabricate metal gutters and repair and storage of vending machines and more recently storage of personal belongings within the R-4 Zone where said use is not permitted for the property located upon Block 1305, Lots 6 & 7, 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 July 13, 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, Robert Yost Jr. is the owner of the land and premises located at 705 & 711 Floodgate Road in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1305, Lots 6&7, 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 in the 1970’s the property received a use variance and minor subdivision for storage and repair of vending machines. About 15 years ago the business ceased to exist and he used the garage for personal storage since he lives on the adjoining lot. He now wishes to move the lot lines back to where they were in 1970. This will now enable him to gain access to his back yard. The applicant agreed that as a condition of approval that upon sale of the lot on which the garage is located it would revert back to a residential and any commercial activity would be prohibited. The applicant also agreed to comply with the reports of the Board Planner and Engineer.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to use the garage for personal storage and minor subdivision, the Board voted seven (7) 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 13th day of July, 2016, the applicant Robert Yost Jr. is hereby granted the aforesaid use variance and minor subdivision for the property located upon Block 1305, Lots 6& 7 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia        Yes
Andy Rosati             Yes
Mike Acevedo            Yes
Jay McMullin            Yes
Arlene Chiumento        Yes
Kevin Buccerone         Yes
Carman 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 10TH day of August.

__________________________________________
Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162016CDSPW
Harry Lamplugh
Block 5505, Lot 2.01

WHEREAS, Harry Lamplugh is the owner of the land and premises located at 617 Blackhorse Pike 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 use variance and site plan waiver for expansion of a non-conforming use to construct a 20x40x12' pole barn within the CR Zone for the property located upon Block 5505, Lot 2.01, as shown on the Official Map of the Township of Gloucester, located in a CR Zone, said application being represented by Kristin Bryant; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on July 13, 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, Harry Lamplugh is the owner of the land and premises located at 617 Blackhorse Pike in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5505, Lot 2.01, on the Official Tax Map of the Township of Gloucester, located in a CR-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 the 20x40 pole barn would be used for storage of his materials only and all tires are removed by a company. This barn will enable him to clean up the property and nothing will be stored outside. There are no oil issues since his business is tire sales and repair. He agreed with the recommendations of the Board Planner and Engineer.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a pole barn and site plan waiver, 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 13th day of July, 2016, the applicant Harry Lampaugh is hereby granted the aforesaid use variance and site plan waiver for the property located upon Block 5505, Lot 2.01 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
Andy Rosati Yes
Mike Acevedo Yes
Jay McMullin Yes
Arlene Chiumento Yes
Kevin Bucceroni Yes
Carman 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 10th day of August.

______________________________________________
Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Department of Community Development & Planning
RE: APPLICATION #162040C
    Clifford Gano
    12 Glamis Road
    BLOCK 12806 LOT 9
DATE: July 21, 2016

The Applicant requests approval to construct a 10’ x 20’ Residential Tool 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>15,918.8 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Glamis Road</td>
<td>75 ft.</td>
<td>75 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Erial Road</td>
<td>75 ft.</td>
<td>75 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>212.25 ft</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±10.4%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±21.9%</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>±150.0 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>11.3 ft. / 10.5 ft</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>±150.0 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>
RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Maximum shed area</th>
<th>168 sf</th>
<th>200 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>10 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft</td>
<td>+117 ft</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>4.4 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Rear yard</td>
<td>5 ft.</td>
<td>22.3 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 (survey) provided by the Applicant.

§422.L, Residential Tool Shed
1. Area: (240 sf provided v. 168 sf maximum allowed).
2. Side yard: (4.4 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 (200) square feet (168 sf maximum allowed) and four and four tenths (4.4) feet from the 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: Clifford Gano
    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: **JAN 16 2016**
- Application No.: **10541**
- Taxes Paid: Yes/No: **Y** (Initial)
- Fees: **15** Project #: **10541**

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

**LAND DEVELOPMENT APPLICATION**

<table>
<thead>
<tr>
<th>1. Applicant</th>
<th>2. Owner(s) (List all Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: <strong>Clifford Gano</strong></td>
<td>Name(s): <strong>Clifford Gano</strong></td>
</tr>
<tr>
<td>Address: <strong>12 Glamis Road</strong></td>
<td>Address: <strong>12 Glamis Road</strong></td>
</tr>
<tr>
<td>City: <strong>Blackwood</strong></td>
<td>City: <strong>Blackwood</strong></td>
</tr>
<tr>
<td>State, Zip: <strong>NJ 08012</strong></td>
<td>State, Zip: <strong>NJ 08012</strong></td>
</tr>
<tr>
<td>Phone: (856) 721-8322 Fax: (_)</td>
<td>Phone: (856) 721-8322 Fax: (_)</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

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

<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>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>NVSCR Overlay</td>
</tr>
<tr>
<td>IR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<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: (<em>) Fax: (</em>)</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>
6. Name of Persons Preparing Plans and Reports:

Name: C. J. S. Coon
Address: 12 Glen's Road
Profession: Engineer
City: Blackwood
State, Zip: NJ, 08012
Phone:(609) 701-1222 Fax:( )
Email:

Name: ___________________________
Address: _________________________
Profession: _______________________
City: _____________________________
State, Zip: _________________________
Phone: ( ) ________________________ Fax: ( ) _______________________
Email: ___________________________

7. Location of Property:

Street Address: 12 Glen's Road Blackwood, NJ Block(s): 12 8060
Tract Area: ________________________ Lot(s): ______

8. Land Use:

Existing Land Use: Empty area of backyard

Proposed Land Use (Describe Application): Use of building a 10 x 18 ft. storage shed
4.4' from property line instead of 5'

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: Land Survey

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel: None

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>&quot;E.O.P. = Edge Of Pavement.&quot;</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool apron.</td>
<td></td>
</tr>
</tbody>
</table>

### 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>
<tr>
<td>Number of loading spaces required:</td>
<td>Number of loading spaces provided:</td>
</tr>
<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: [Signature]

Date: 5/24/2016

Signature of Co-applicant: [Signature]

Date: 6/14/2016
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 day of (Year).

[Signature]

Print Name


Complete each of the following sections:

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

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

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

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

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

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

IF YES TO ANY OF THE ABOVE:

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

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

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]

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 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown:

State of New Jersey,
County of Camden:

Sworn and subscribed to by the following authority:

[Signature]

Notary public

STATE OF NEW JERSEY
My Commission Expires April 1, 2018
Date: July 6, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Clifford Gano

Site: 12 Glamis Rd

Block: 12806 Lot: 9

Application #: 162040C

1. Shed must be 5' from property line, otherwise code requires a 1 hour exterior rated wall (rated from both inside & outside).

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 22, 2016
APPLICANT: CLIFFORD GANO

APPLICATION No. #162040C
PROJECT No. 10541

BLOCK(S): 12806 Lot(S): 9
LOCATION: 12 GLAMIS RD., 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:
☒ Please Forward Report by JULY 8, 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

@ 7.5% Sheds must be 5' from property line. Otherwise Code requires a (Rated exterior rated well)
Code requires a (-rated from both inside & outside)

Signature

[Handwritten Note: Jeanine, please type note]
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 22, 2016

APPLICANT: CLIFFORD GANO

APPLICATION No. #162046C

PROJECT No. 10541

BLOCK(S): 12806
Lot(S): 9

LOCATION: 12 GLAMIS RD., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ 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.
☐ For Your Files.

Please Forward Report by JULY 8, 2016

ENCLOSED:

☒ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
☒ 1 Copy - Minor Site Plan
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☒ 3 Copies - Preliminary Site Plan, 2 County Apps and 1 Twp. App.
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☒ 1 Copy - Drainage Calculations
☒ 1 Copy - E.I.S.

☐ Recycling Report

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

[Signature]

REVIEWED
DELT 6/27/16
Fire Marshal

WITH COMMENT

BUREAU OF FIRE PREVENTION
FIRE DISTRICT No. 4
BLACKWOOD FIRE COMPANY
O. Box 641
BLACKWOOD, N.J. 08012

[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: Clifford L. Cazo
Address: 12 Clamis Rd
Block: 12806 Lot: 9

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

Date 6/16/16

[Signature]
Gloucester Township Tax Collector
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 22, 2016

APPLICANT: CLIFFORD GANO

APPLICATION No. #162040C

PROJECT No. 10541

BLOCK(S): 12806 Lot(S): 9

LOCATION: 12 GLAMIS RD., 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 123456

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

PURPOSE OF TRANSMITTAL:
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☐ Variance Plan ☑ Bulk (C) Variance ☐ Use (D) Variance

Signature

JUN 27 2016

No Issues.
6/27/16
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #162040C  
Clifford Gano  
12 Glamis Road, Blackwood, NJ 08012  
Block 12806, 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

[Signature]

Raymond J. Carr  
Executive Director

RJC:mh
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Dept. of Community Development & Planning
RE: APPLICATION #162041C
    Vin Gandhi
    65 Mullen Drive
    BLOCK 18310, LOT 67
DATE: July 21, 2016

The above application is to permit three 15’ x 20’ concrete patio one and one-half feet from the side property line in the R-3—Residential District as per the submitted sketch.

I. ZONING INFORMATION
   1. Zone: R-3—Residential District [§405].

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>±20,738.50 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>100 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>204.37 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±10.97%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±15.90%</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

| Front (dwelling) | 30 ft. | 30.98 ft. | yes      |
| Side yard (dwelling) | 10 ft. | 18.52 ft. / 23.07 ft. | yes / yes |
| Rear yard (dwelling) | 30 ft. | ±127 ft. | yes      |
| Minimum Useable Yard Area | 25% | ≥ 25% | yes |
| Maximum Height | 35 ft. | ≤ 35 ft. | yes |

1 = Scaled data.
2 = Approved by Zoning Board of Adjustment Resolution #092051C.
3 = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

§401.1, Special Minimum Setback Requirements
1. Setback: (1.5 ft. provided v. 3 ft. minimum required).

POSITIVE CRITERIA (“C1” and “C2” variances)

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 401.1, Special Minimum Setback Requirements to permit a 15' x 20' concrete patio one and five tenths (1.5) feet from the side property line (3 feet minimum required).

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

cc: Vin Gandhi
    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.: 4/20/10
☐ Planning Board  ☑ Zoning Board of Adjustment
Taxes Paid Yes/No ______ (Initial)
Fees $160.00  Project # 10574
Escr. #10574

LAND DEVELOPMENT APPLICATION

Applicant

Name: VIN GANDHI
Address: 65 Mllenra Dr
City: Sicklerville
State, Zip: NJ 08081
Phone: (609) 922-3314 Fax: ____________________
Email: DRGANDHI@GMAIL.COM

Owner(s) (List all Owners)

Name(s): VIN GANDHI
Address: 65 Mllenra Dr
City: Sicklerville
State, Zip: NJ 08081
Phone: (609) 922-3314 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>R1</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>R4</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OF</td>
<td>GI</td>
<td></td>
<td></td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</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:

Name: Ewing Associates
Address: 900 B N Delsea Dr, POCO 145
Profession: 
City: Clifton NJ 07012
State, Zip: NJ 07012
Phone: 973.831.4931 Fax: ( )
Email: 

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

7. Location of Property:

Street Address: 65 Mullen Dr, Sicklerville, NJ
Block(s): 18310
Lot(s): 67

8. Land Use:

Existing Land Use: Single Family Dwelling

Proposed Land Use (Describe Application): Installed new 15' x 20' concrete patio - 5 ft. setback from the property line.

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: ________________________________
Are there existing deed restrictions? □ No □ Yes
Are there proposed deed restrictions? □ No □ Yes

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

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

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

#### 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]

[Date] 6/16/16

[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).

[Signature]

Date

Sworn and Subscribed to before me this ______________ day of ____________________________, (Year).

[Signature]

Print Name


Complete each of the following sections:

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

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

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

D. Is the applicant a corporation?
   - Yes ☐ No ☒

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

F. Is the applicant a partnership?
   - Yes ☐ 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 the 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?
   - Yes ☐ No ☒

[Signature of Applicant]

Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

I, in full age, being duly sworn, do affirm, swear, and say that all of the above statement herein is true.

[Signature]

Name of property owner or applicant: Vin Gandhi

Sworn and subscribed to: 10th day of June, 2016 before the following authority.

MARIANNE TOTH
ID # 2367615
NOTARY PUBLIC
Zoning Permit Denial
65 MULLEN DR
Block/Lot 18310/67

Applicant:
GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard 20'x15' concrete patio located one foot from property line. This application
for approval is hereby denied.

Comments on Decision:
Concrete patio is required to maintain a minimum of 3' from the property line. A Variance approval is required
prior to issuance of permit.

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

Aila Ortiz
Zoning Officer
June 7, 2016

Deliver to...

GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081
Zoning Permit Approval
65 MULLEN DR
Block/Lot 18310/67

Applicant:
GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081

Real Estate Owner:
GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for
a proposed 2'6" high retaining wall as per survey submitted, which is a use permitted by
ordinance

Comments on Decision:
Retaining wall cannot exceed 6' in height and cannot impede the flow of ground water. Retaining wall can not
extend on or beyond property line.

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

Alisa Ortiz Zoning Officer
June 7, 2018
Applic No. 10493

Deliver to...

GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081
May 25, 2016

Mr. Vin Gandhi
65 Mullen Dr.
Sicklerville, NJ 08081

Dear Mr. Gandhi:

You were previously advised on May 19, 2016 that it has come to my attention that you recently installed a new 15'X20' concrete patio as well as a 5' high wall along your property line that is leaning onto your neighbor’s fence. Fences, hedges and walls are allowed to be up to but not on your property line as well as a concrete patio having to maintain a minimum of 3' from your property line. Also, be aware that any wall higher than 3’ requires a Construction Permit. If you cannot comply with the Zoning Ordinance a Variance approval by the Zoning Board of Adjustment is required as well as permit approvals. Please submit permit applications within seven days of receipt of this letter. **THIS IS YOUR FINAL NOTICE!**

Please do not hesitate to contact me if you are in need of additional information or have any questions. I can be reached Monday through Thursday between the hours of 8:00a.m. and 5:45 p.m. at 374-3512.

Very truly yours,

Alisa Ortiz
Zoning Officer

WALL IS ONLY RETAINING
WALL NOT HIGHER THAN 3'
Height of Retaining Wall is
only 2'1/2ft.
May 19, 2015

Mr. Vin Gandhi
65 Mullen Dr.
Sicklerville, NJ 08081

Dear Mr. Gandhi:

It has come to my attention that you recently installed a newer rear yard 15‘X20‘ concrete patio as well as a 5‘ high wall along your property line that is leaning onto your neighbor’s fence. Fences, hedges and walls are allowed to be up to but not on the property line. Please be aware that a Zoning Permit is required for this work. At this time I ask that you apply for permits for this work, also include a copy of your survey indicating the location of the wall and patio as well as the $25.00 payment in order to deem this work legal. Please note that any wall higher than 3‘ will also require a Construction Permit as well.

Please do not hesitate to contact me if you are in need of additional information or have any questions. I can be reached Monday through Thursday between the hours of 8:00a.m. and 5:45 p.m. at 374-3512.

Very truly yours,

Alisa Ortiz
Zoning Officer
15' wide landscape buffer east of lake as shown being 15' from the water edge. No accessory buildings, fences or grading permitted within 15' to be used.

FILED TO
ANDHI
NT LAND TRANSFER COMPANY OF JERSEY L.P.
NT MORTGAGE COMPANY, L.P., IT'S HEIRS AND OR Assignees as their interest may appear.

DECLARATION OF THE FEE FOR MAKING THIS SURVEY: I certify to the accuracy herein set out. Despite if any error, fault or the substitution of the land or of the areas of error to include this plat, the surveyor for such error or fault. The information in the land records matter and intent are for which it is being used.

Bruce A. Ewing
Land Surveyor

NOTES:
Being known as Lot 87 in Block 8310 as shown on Plan of Lots Conibit-Rake. Section 10, filed October 1, 2005 as File 9002. Map #20. A.R.A.
Lot 87 in block 8310 on the Township of Gloucester Tax Maps.

SURVEY OF F
65 MULLEN
SITUATEI
COUNTY OF CAMDEN
TOWNSHIP OF G

Ewing
By F.B.G. Date 9/10

Ewing
Land Survey
9801 VELA DRIVE P.O. BOX 1
Phone (201) 375-3535
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 22, 2016

APPLICANT: VIN GANDHI

APPLICATION No. #162041C

PROJECT No. 10574

BLOCK(S): 18310 Lot(S): 67

LOCATION: 65 MULLEN DR., 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:
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☑ Bulk (C) Variance
□ Use (D) Variance

Signature

7-5-16

JUL 8 2016
June 27, 2016

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

Re: Application #162041C
Vin Gandhi
65 Mullen Drive, Sicklerville, NJ 08081
Block 18310, Lot 67

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 22, 2016

APPLICANT: VIN GANDHI

APPLICATION No. #162041C

PROJECT No. 10574

BLOCK(S): 18310    Lot(S): 67

LOCATION: 65 MULLEN DR., SICKLERVILLE, 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

☐ Taxes
☐ Construction

STATUS OF APPLICATION:

☒ New Application - Bulk C
☐ Revision to Prior Application

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☒ For Your Review.  Please Forward Report by JULY 8, 2016

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☐ Recycling Report

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

Signature

APPROVED

DATE: 6/20/16

BY: [Signature]

Bureau of Fire Prevention
Fire District 5
1781 Sicklerville Rd.
Sicklerville, NJ 08081
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 22, 2016

APPLICANT: VIN GANDHI

APPLICATION No. #162041C

PROJECT No. 16574

BLOCK(S): 18310 Lot(S): 67

LOCATION: 65 MULLEN DR., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:

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□ 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 JULY 8, 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 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.

[Signature] 6/27/16
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: Vin Gandhi
Address: 65 Mullen Dr, Sicklerville, NJ
Block: 183/0 Lot: 67

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

Date: 6/25/16

[Signature]
Gloucester Township Tax Collector

[Stamp: RECEIVED JUN 23 2016]
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Department of Community Development & Planning
RE: APPLICATION #162042C
    Frederick Kilichowski
    300 Station Avenue
    BLOCK 1702, LOT 6
DATE: July 21, 2016

The Applicant requests approval to install a six (6) foot high vinyl fence and 10' x 16' 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>11,292.46 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Station Avenue</td>
<td>75 ft.</td>
<td>49.50 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Ridge Avenue</td>
<td>75 ft.</td>
<td>90.00 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Price Avenue</td>
<td>75 ft.</td>
<td>125.25 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>Station Avenue</td>
<td>30 ft.</td>
<td>50.90 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Ridge Avenue</td>
<td>30 ft.</td>
<td>18.21 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Price Avenue</td>
<td>30 ft.</td>
<td>24.47 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>17.88 ft.</td>
<td>yes</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>&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>
### RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Maximum shed area</th>
<th>168 sf</th>
<th>160 sf</th>
<th>yes</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>10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft.</td>
<td>±12 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Front yard</td>
<td>N.P.</td>
<td>5.5 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Side yard</td>
<td>5 ft.</td>
<td>±17 ft. / ±88 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>5 ft.</td>
<td>±50 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

1 = Scaled data.
* = Variance required.

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

### II. VARIANCE COMMENTS

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

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

1. Front Yard: (5.5 ft. provided v. Not Permitted).

**§425.C(3), Fences**

2. To install a six (6) foot high vinyl fence approximately ten and five tenths (10.5) feet from the cartway along Price 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 405.F, Area, Yard, Height, and Building Coverage to permit a 10' x 16' shed approximately five and five tenths (5.5) feet within the front yard of Price Avenue (Not Permitted) and from Section 425.C(3) to construct a six (6) foot high vinyl fence approximately ten and five tenths (10.5) feet from the cartway along Price 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: Frederick Kilichowski
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers
# LAND DEVELOPMENT APPLICATION

## 1. Applicant

<table>
<thead>
<tr>
<th>Name:</th>
<th>Frederick Wilczak</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>300 Station Ave</td>
</tr>
<tr>
<td>City:</td>
<td>Glendora</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 08029</td>
</tr>
<tr>
<td>Phone:</td>
<td>(856) 287-5478</td>
</tr>
<tr>
<td>Fax:</td>
<td>( )</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

- [ ] Informal Review
- [x] Planned Development
- [ ] Interpretation
- [ ] Appeal of Administrative Officer's Decision
- [ ] Bulk "C" Variance
- [ ] Use "D" Variance
- [ ] Site Plan Waiver
- [ ] Rezoning Request
- [ ] Redevelopment Agreement
- [ ] 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>R1</th>
<th>RA</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R2</td>
<td></td>
<td>BWD</td>
<td>NC</td>
<td></td>
<td>IN</td>
<td>M-RD</td>
<td>NV6P</td>
</tr>
<tr>
<td>R3</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
<tr>
<td></td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</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

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

<table>
<thead>
<tr>
<th>Name: Frederick Wilchowski</th>
<th>Name: __________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 300 Station Ave</td>
<td>Address: ________________________</td>
</tr>
<tr>
<td>Profession:</td>
<td>Profession: ____________________</td>
</tr>
<tr>
<td>City: Glendora</td>
<td>City: __________________________</td>
</tr>
<tr>
<td>State, Zip: NJ 08029</td>
<td>State, Zip: ____________________</td>
</tr>
<tr>
<td>Phone: (201) 547-5864 Fax:</td>
<td>Phone: (<strong><strong>) - ______ Fax: (</strong></strong>) -</td>
</tr>
<tr>
<td>Email:</td>
<td>Email: _________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 300 Station Ave Glendora</th>
<th>Block(s): 1702</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 60</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: ____________________________

Proposed Land Use (Describe Application):
White Vinyl fence 10.5 ft from F 2 E 00

Shed 10x16 5' from fence F 3 12 ft from house

9. Property:

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

All Applications

Front setback 1
Front setback 2
Rear setback
Side setback 1
Side setback 2
Lot frontage
Lot depth
Lot area
Building height

Proposed

Fence Application
Setback from E.O.P.
Setback from E.O.P.
Fence type
Fence height

Proposed

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

Pool Requirements

Setback from R.O.W.1
Setback from R.O.W.2
Setback from property line 1
Setback from property line 2
Distance from dwelling

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

Garage Application

Garage Area
Garage height
Number of garages
(Number 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]

Date: 6-21-16

Signature of Co-applicant

[Signature]

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).

06/21/2016
Date

Signature

Frederick J. Kilichowski
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).

6/21/16
Date

Signature of Applicant

Frederick Kilichowski
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 6/21/2016, shows and discloses the premises in its entirety, described as Block 11C, Lot 56, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

Name of property owner or applicant

Sworn and subscribed to
On this 21ST day of JUNE
2016 before the following authority.

Jillian K. Cavanaugh
Notary Public
State of New Jersey
My Commission Expires Aug 12, 2019
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 27, 2016

APPLICANT: FREDERICK KILICHOWSKI

BLOCK(S): 1702 Lot(S): 6

LOCATION: 300 STATION AVE., GLENDORA, NJ 08029

APPLICANT No. #162042C

PROJECT No. 10576

TRANSIMMITAL TO:

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

[ ] 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 JULY 12, 2016

ENCLOSED:

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1 Copy - Development Plan
1 Copy - Drainage Calculations
1 Copy - E.I.S.
Recycling Report

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

Reviewed
[ ] Approved
[ ] Not Approved

Gloucester Twp. Fire Dist.
Fire Official: [Signature]
Date: 7/5/16
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 27, 2016
APPLICATION No. #162042C

APPLICANT: FREDERICK KILICHOWSKI
PROJECT No. 10576

BLOCK(S): 1702 
Lot(S): 6

LOCATION: 300 STATION AVE., GLENDORA, NJ 08029

TRANSMITTAL TO:

☐ Township Engineer
☐ Zoning Board Planner
☐ Tax Assessor

☐ Camden County Planning Board
☐ Traffic Officer
☐ G.T.M.U.A.

☐ N.J. American Water Co.
☐ Aqua N.J. Water Co.
☐ Fire District 1 2 3 4 5 6

Taxes
Construction

STATUS OF APPLICATION:

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☐ Recycling Report

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

OK Traffic - Require construction permits for
Shed & Pool Fence - JIG Bldg

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

Re: Application #162042C
Frederick Kilichowski
300 Station Avenue, Glendora, NJ 08029
Block 1702, Lot 6

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
To Whom It May Concern:

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

Name: Frederick Kubicowski
Address: 300 Station Ave, Blackwood, NJ
Block: 1702 Lot: 6

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

Date 6/21/16

Gloucester Township Tax Collector
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 27, 2016
APPLICATION No. #162042C

APPLICANT: FREDERICK KILICHOWSKI
PROJECT No. 10576

BLOCK(S): 1702  Lot(S): 6
LOCATION: 300 STATION 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

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PURPOSE OF TRANSMITTAL:

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☐ 1 Copy - E.I.S.
☐ Recycling Report

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

Signature

[Signature]

6/27/16

No Issues.
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #162045C
Jennifer Barbagiovanni
244 Ridge Avenue
BLOCK 7807, LOT 8
DATE: July 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>6,000 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ridge Avenue</td>
<td>75 ft.</td>
<td>50 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Princess Street</td>
<td>75 ft.</td>
<td>120 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>120 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

| Front yard                         |          |          |          |
| Ridge Avenue                       | 30 ft.   | 29.80 ft.| enc      |
| Princess Street                    | 30 ft.   | 10.23 ft.| enc      |
| Side yard                          | 10 ft.   | 9.58 ft. | yes      |
| Rear yard                          | 30 ft.   | ±66 ft.  | yes      |
| Minimum Usable Yard Area           | 25%      | > 25%    | yes      |
| Maximum Height                     | 35 ft.   | n/a      | n/a      |

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

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

The application 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 zero (0) feet from the front property line along Princess Street (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 zero (0) feet from the front property line along Princess Street (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: Jennifer Barbagiovanni
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: 4/6/2015
Application No.: 10632
Taxes Paid Yes/No: Yes
Fees: $0.00
Project #: 10632
Expt: 1/5/05
Expt #: 10632

---

**LAND DEVELOPMENT APPLICATION**

1. **Applicant**
   - Name: Jennifer Barbagiovanii
   - Address: 244 Ridge Ave
   - City: Blackwood
   - State, Zip: NJ 08012
   - Phone: 609-797-9597 Fax: 609-797-9597
   - Email: jbarbagiovanii@yahoo.com

2. **Owner(s) (List all Owners)**
   - Name(s): Jennifer Barbagiovanii
   - Address: 244 Ridge Ave
   - City: Blackwood
   - State, Zip: NJ 08012
   - Phone: 609-797-9597 Fax: 609-797-9597

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>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>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td></td>
<td></td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>CR</td>
<td>HC</td>
<td></td>
<td></td>
<td>PR</td>
<td>BM-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td></td>
<td></td>
<td>FF</td>
<td>L-RD</td>
<td>NVSCC 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: ( )

   Firm:
   Email:
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Walter H. Macnamara</th>
<th>Name:</th>
<th>Profession: Survey of premises</th>
<th>Profession:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 813 Haddon Ave.</td>
<td>Address:</td>
<td>City: Collingswood N.J.</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: 68108</td>
<td>State, Zip:</td>
<td>Phone: ( ) - Fax: ( ) -</td>
<td>Phone: ( ) - Fax: ( ) -</td>
</tr>
<tr>
<td>Email:</td>
<td>Email:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address: 244 Ridge Ave | Block(s): 7807 |
| Tract Area:                   | Lot(s): 8     |

8. Land Use:

Existing Land Use: Single Family Dwelling

Proposed Land Use (Describe Application):
- Take out existing chain link and replace with wood fence
- close off gap in the back and add a gate in the front to close off that part too.

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>
</tbody>
</table>

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:
List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:
List all applications on a separate sheet.
13. Zoning

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

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

14. Parking and Loading Requirements:

Number of parking spaces required: ____________  Number of parking spaces provided: ____________

Number of loading spaces required: ____________  Number of loading spaces provided: ____________

15. Relief Requested:

☐ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 46:55D-51).

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

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

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

16. Signature of Applicant

Jennifer Badagavis
Signature of Applicant

5/16/14
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).

Date: 5.24.14

Signature: Jan Balbojouvani

Sworn and Subscribed to before me this
24 day of May
2014 (Year).

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

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

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

Signature of Applicant: Jan Balbojouvani

Date: 5/6/14

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
6/19/15, shows and discloses the premises in its entirety, described as Block 7480, Lot 8, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located
on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Name of property owner or applicant

Sworn and subscribed to
On this 24th day of May
2014 before the following authority.

Notary Public

CINDY A DAVITT
ID # 2163727
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires March 23, 2018
Zoning Permit Denial

Applicant
BARBAGIOVANNI, JENNIFER
244 RIDGE AVENUE
BLACKWOOD NJ 08012

Real Estate Owner
BARBAGIOVANNI, JENNIFER
244 RIDGE AVENUE
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 6' fence. 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 is required prior to issuance of permit.

Alisa Ortiz
Zoning/Officer
April 27, 2016
Applic No. 10391

Deliver to...

BARBAGIOVANNI, JENNIFER
244 RIDGE AVENUE
BLACKWOOD NJ 08012
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 14, 2016

APPLICANT: Jennifer Barbagiovanni

BLOCK(S): 7807 Lot(S): 8

LOCATION: 244 Ridge 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 JULY 27, 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.

JUL 13 2016

7/19/16
To Whom It May Concern:

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

Name: Jennifer C. Barbagiovanni
Address: 244 Ridge Ave
Block: 2807 Lot: 8

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

Date 01/09/14  
Gloucester Township Tax Collector
TOWNSHIP OF GLOUCESTER
1251 Chews Landing-Clementon Rd., at Hilder Lane
P.O. Box B, 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: Jennifer C. Barbogiovanni
Address: 247 Ridge Ave, Blackwood, NJ
Block: 2807 Lot: A

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

Date 7/1/16

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

[Seal]

Tax Collector
Gloucester Township
Camden County

[Stamp] JUL 14 200

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