

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, September 14, 2016  
7:30 P.M.**

**Agenda**

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.

No applications will be heard after 10:00P.M.

All persons testifying before the board must be sworn in.

The Board Chairperson reserves the right to hear applications in any order.

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**MINUTES FOR ADOPTION**

Zoning Board Minutes – *Wednesday, August 24, 2016*

**RESOLUTIONS FOR MEMORIALIZATION**

#162040C Clifford Gano	Bulk C Variance Block: 12806 Lot: 9
#162042C Frederick Kilichowski	Bulk C Variance Block: 1702 Lot: 6
#162045C Jennifer Barbagiovanni	Bulk C Variance Block: 7807 Lot: 8

**APPLICATIONS FOR REVIEW**

#162041C Vin Gandhi Zoned: R3	Bulk C Variance Block: 18310 Lot: 67 Location: 65 Mullen Dr., Sicklerville
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15'x20' concrete patio with 1.5' setback

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#162046C  
Ronald M. Babli  
Zoned: R3

Bulk C Variance  
Block: 7811 Lot: 7  
Location: 324 Keystone Ave., Blackwood

Metal Carport 20'x30'x12' w/5' Rear & Side setbacks

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#162049C  
Mark Sannuti  
Zoned: R3

Bulk C Variance  
Block: 19804 Lot: 9  
Location: 16 Vail Rd., Sicklerville

6' tan vinyl fence w/EOP2 s/b 3'

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, August 24, 2016**

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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	Absent
Mr. Treger	Absent
Ms. Scully	Absent
Chairman McMullin	Present

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday July 27, 2016.

A motion for the above mentioned minutes was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

**Roll Call:**

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes

**Minutes Approved**

Zoning Board Minutes for Wednesday August 10, 2016.

A motion for the above mentioned minutes was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes

**Minutes Approved**

**RESOLUTIONS FOR MEMORIALIZATION**

**#162035CDPFMSPF**

**Ville 2, LLC**

**Bulk & Use D Variance/Prelim & Final Subdiv./Prelim & Final Site Plan**

**Block: 18501 Lots: 2 & 11 (Proposed B/L: 18599/1)**

**Block: 1305 Lots: 6 & 7**

**A motion to approve the above mentioned resolution was made by Mr. Bucceroni and seconded by Mrs. Chimento.**

**Roll Call:**

<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chimento</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>

**Resolution Approved.**

**#162001BDCPMSFMS**

**Brahin Properties, Inc.**

**Bulk C Variance/Prel-Final Major Subdiv.**

**Block: 16504 Lot: 10-11-12**

**A motion to approve the above mentioned resolution was made by Mr. Scarduzio and seconded by Mr. Rosati.**

**Roll Call:**

<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chimento</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>

**Resolution Approved.**

**APPLICATIONS FOR REVIEW**

**#162048C**

**Gerard DiBona/Alexandra Davis**

**Zoned: R4**

**Bulk C Variance**

**Block: 16121 Lot: 3**

**Location: 23 Fairmount Ave., Sicklerville**

**6' White vinyl fence w/16' setback F2.**

Mr. Costa swears in Ms. Alexander Davis and Mr. Gerard DiBona.

Mr. DiBona states they live across from the ball field and have been cleaning up the lot and removing poison ivy and trash. This has made it easier to maintain the other side of the property with landscaping/clean-up and the addition of a fence.

Ms. Davis states it will be more aesthetically pleasing.

Mr. DiBona is trying to save 2 oak trees on the property with the placement of the fence.

Mr. Mellett states the fence is 8' in on the property line and 16' from the cart way.

Mr. DiBona states 3 of his neighbors are now getting new fence to update since he has started his project.

Mr. Mellett states the utility pole is at the intersection/20' behind the street/and the big trees. Mr. Mellett states because the utility pole and trees are on the corner vehicles will have to pull up to see anyway; thus no site implications.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Chairman Simiriglia	Yes

**Application Approved.**

**#162047CD**

**Bimbo Bakeries**

**Zoned: HC**

**Bulk C/Use "D" Variance**

**Block: 13305/13307 Lot: 1-2-3, 5**

**Location: 1320/1340 Blackwood -Clementon Rd., 700 Plaza Dr., Clementon**

Mr. Costa swears in: Mr. Norman Rogers (PE), Mr. Addison Bradley (Planner), Ms. Beth Dickson (Transaction Manager), Mr. John Burns (Director of Real Estate).

Mr. John Wade (Esq.) reviews the application. The applicant is seeking a Use and Bulk Variance:

- existing non-conforming,
- use on rear property for truck maintenance building,
- A formal site plan will be submitted in 30 to 60 days if approved,
- The current site needs to expand and will go where the old Pizza Hut existed,
- The business receives product and sends it out to retail stores which is done at night. The Product has to be in the stores by 8 am.

Mr. Rogers states:

A1 - proposed conditions,

A2 - aerial photo of present conditions; discusses where each building is located in the lots, the Rita's and Pizza Hut will be demolished.

- lots 10 + 5 propose to use for parking,
- the additional 3000 sq. ft. will be for a maintenance building or trucks; solely Entenmanns trucks and trucks owned by Bimbo Bakeries.
- 2418 sq. ft. Entenmann's retail store; 800 sq. ft. Rita's water ice retail space.
- the rest of the space will be used for warehouse distribution.
- 3000 sq. ft. truck maintenance building.
- parking spaces- 27 retail; 21 for distribution center; 47 spaces available for truck maintenance building will be used by employees also. There are an extra 22 spaces available w/ the truck maintenance parking. Existing employees; 18 plus 25 drivers = 43 spaces needed with 47 provided.

Proposed:

- 25 employees,
  - 25 existing trucks,
  - 38 independent truck drivers,
- The trucks to be used will be 30' long box trucks, 6 tractor trailers with 6 to 7 deliveries per day.
- 30' truck backs up and loads staged product, pick up between 2am and 6am.
  - maintenance building will be use far Entenmanns' trucks. Oil/anti freeze and any recyclables will be stored until pick up.
- A1 shades of blue = existing building, dark blue = new addition.

Mr. Mellett proposed use the same? size and scale the only change.

Mr. Rogers states Entenmanns' wants to be able to "stage" the product because it is more efficient.

Mr. Mellett asks about increase in trucks.

Mr. Rogers' states there will be 38 more trucks.

Mr. Mellett 2 - 6 loading at the same time, will there be any noise increase.

Mr. Rogers states the loading is done indoors with the truck backed up closely to the dock, so there is little noise.

Mr. Mellett asks if there will be noise on lot 5 (maintenance building) in the evening.

Mr. Rogers states maintenance will be done only during the day with the doors closed. It won't be loud, they workers will only be changing oil and tires.

Mr. Mellett states there will be noise just starting the truck up; there are truck maneuverability issues but that is really a site plan issue. Another site plan issue will be storm water implications with the new project.

Mr. Rogers states the non-impervious is less with the new project. There will be a small increase with pavement. The existing pavement will be removed and the excess on the east side will be replaced with grass cover. There will be storm water and inlets on site.

Mr. Mellett asked if more than an acre will be disturbed.

Mr. Rogers states: "no".

Mr. Lechner asks if everything is inside of the maintenance building.

Mr. Rogers states "yes".

Mr. Lechner states mowing the new "meadow" twice a year may not be enough.

Mr. Rogers states they could reforest the area.

Mr. Wade states they will consolidate all the lots and meet all the positive and negative criteria.

Vice Chairman Simiriglia checks to make sure everything will be inside the maintenance building because it is close to residential houses now.

Mr. Rogers assures Vice Chairman Simiriglia that everything will be inside the maintenance building.

Mr. Rogers continues with:

A3 existing condition with Entenmanns and Rita's.

A4 depiction of Final Project and rendering of the maintenance building.

Mr. Lechner wants to make sure that the Entenmanns trucks are going to be parked outside for spare parts. Only licensed, usable trucks will be parked outside the facility.

Mr. Rogers states only usable vehicles will be parked there.

Vice Chairman Simiriglia asked if Rita's will still be selling Christmas trees.

Mr. Rogers states No, that will cease.

Mr. Scarduzio asked about lighting.

Mr. Rogers states Yes, the lighting will be updated.

Mr. Costa states we are deciding on the use variance and will address the site plan later.

There is discussion about variances changing with lot consolidation.

Mr. Lechner states he reviewed the application as if it were one lot.

Addison Bradley (planner):

There is much discussion about the re-examination report and the redevelopment plan being done.

Land Use Goals:

-direct new development where transportation and environmental capacity exists,

- discover incompatible land use, soft industry w/warehouse and maintenance that has 2am to 6am traffic,
- industrial uses encouraged by regional highway network,
- retail uses for community shopping,
- promote pedestrian connections where feasible, connecting developments; major pedestrian and bicycle connection.

Positives:

- integral part of what is existing,
- street trees added and new landscaping, better environmental statement,
- existing buffer will be expanded out,
- minimum township costs.

Bulk Variances:

Mr. Lechner's report used.

Mr. Bradley states all 4 lots are well under the percentage and once the lots are consolidated it no longer exists. The frontage on Blackwood-Clementon Rd. is 59' will be 54' in the future. 3 front yards exist. Plaza dr. 75' w/9.6' existing. Floor area ratio combine lots;

- parking setback 2.7' now/5' in future,
  - Cherry wood green space 4' now/20' in the future,
  - R.O.W plaza dr. 0' buffer now/4' buffer in the future,
- They can't achieve 25' but all buffers will be increasing.
- lot depth preexisting 147' / supposed to be 300'.
  - Buffer 25' variance request eliminated,

Mr. Mellett suggests a supplement to the buffer such as a substantial wood fence in addition to any landscaping.

Mr. Bradley discusses a fence with slats along the parking lot.

Mr. Bucceroni suggests keeping the fence on the inside of the buffer, otherwise it becomes a billboard for graffiti.

Mr. Lechner states he hasn't had good experiences with slats in a cyclone fence.

Mr. Bradley states during the site plan they will consider the fencing choices.

Mr. Lechner states the black coated chain link or heavy duty board on board fencing.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

**A motion to approve the above mentioned application for use and bulk variances was made by Mr. Bucceroni and seconded by Mr. Rosati.**

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Chairman Simiriglia	Yes

**Application Approved.**

**A motion to Adjourn was made by Mrs. Chiumento and seconded by Mr. Bucceroni.**

**Respectfully Submitted, Jean Gomez, Recording Secretary.**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 162040C**

**Clifford Gano**

**Block 12806, Lot 9**

**WHEREAS**, Clifford Gano is the owner of the land and premises located at 12 Glamis Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 200 square foot instead of the required 168 square feet and 4.4' from the side property line instead of the required 5' for the property located upon Block 12806, Lot 9, 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 August 10, 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, Clifford Gano is the owner of the land and premises located at 12 Glamis Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 12806, Lot 9, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he is placing the new shed on an existing pad that was built 7 years ago.

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 and permit a shed in the front yard, the Board voted four (4) 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 10th day of August, 2016, the applicant Clifford Gano is hereby granted the aforesaid variances for the property located upon Block 12806, 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 conditioned upon the applicant providing a fire rated wall in the shed.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Mike Acevedo	Yes
Kevin Bucceroni	Yes
Carman Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Kevin Bucceroni **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 14<sup>TH</sup> day of September, 2016.

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Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 162042C**

**Frederick Kilichowski**

**Block 1702, Lot 6**

**WHEREAS**, Frederick Kilichowski is the owner of the land and premises located at 300 Station 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 6' privacy fence 10.5 feet from the cartway along Price Avenue instead of the required 40 feet and to permit a 10'x16' shed 5.5 feet within the front for the property located upon Block 1702, 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 August 10, 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, Frederick Kilichowski is the owner of the land and premises located at 300 Station Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1702, 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 he is replacing the new fence in the exact same location as the old fence and he has an irregular lot with 3 front yards.

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 and permit a shed in the front yard, the Board voted four (4) 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 10th day of August, 2016, the applicant Frederick Kilichowski is hereby granted the aforesaid variances for the property located upon Block 1702, 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
Mike Acevedo	Yes
Kevin Bucceroni	Yes
Carman Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Kevin Bucceroni **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 14<sup>TH</sup> day of September, 2016.

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Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 162045C**

**Jennifer Barbagiovanni**

**Block 7807, Lot 8**

**WHEREAS**, Jennifer Barbagiovanni is the owner of the land and premises located at 244 Ridge 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 0 feet from the front property line along Princess Street instead of the required 40 feet for the property located upon Block 7807, Lot 8, 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 August 10, 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, Jennifer Barbagiovanni is the owner of the land and premises located at 244 Ridge Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 7807, Lot 8, 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 the new fence in the exact same location as the old fence and is closing the entire yard.

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 and permit a shed in the front yard, the Board voted four (4) 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 10th day of August, 2016, the applicant Jennifer Barbagiovanni is hereby granted the aforesaid variance for the property located upon Block 7807, Lot 8 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
Mike Acevedo	Yes
Kevin Bucceroni	Yes
Carman Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

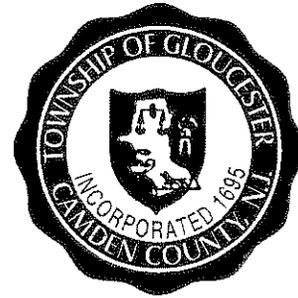
\_\_\_\_\_  
Kevin Bucceroni **Chairperson**

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 14<sup>TH</sup> day of September, 2016.

\_\_\_\_\_  
Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**

**TOWNSHIP OF GLOUCESTER**  
**INTER-OFFICE CORRESPONDENCE**



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #162049C**  
**Mark Sannuti**  
**16 Vail Road**  
**BLOCK 19804, LOT 9**

**DATE:** August 8, 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:**

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	12,414 sf	yes
Minimum lot frontage			
Vail Road	75 ft.	95.71 ft.	yes
Breckenridge Drive	75 ft.	120.71 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard			
Vail Road	30 ft.	34.70 ft.	yes
Breckenridge Drive	30 ft.	35 ft. <sup>1</sup>	yes
Side yard	10 ft.	10.50 ft.	yes
Rear yard	30 ft.	±54 ft. <sup>1</sup>	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

<sup>1</sup> = Scaled data.

\* = Variance required.

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

## II. VARIANCE COMMENTS

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

### **§425.C(3), Fences**

1. To install a six (6) foot high vinyl fence approximately zero (0) feet from the front property line along Breckenridge Drive (40 feet from the cartway is the minimum required).

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

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

#### NEGATIVE CRITERIA

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

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

**From Section 425.C(3) to construct a six (6) foot high vinyl fence approximately zero (0) feet from the front property line along Breckenridge Drive (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: Mark Sannuti  
Anthony Costa, Esq.  
James Mellett, PE,

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

## For Office Use Only

Submission Date<sup>1</sup>: \_\_\_\_\_ Application No.: 162049C

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees 160<sup>00</sup> Project # 10704

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

Escr. 150<sup>00</sup> Escr.# 10704

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Mark Sannuti</u> Address: <u>16 Vail Road</u> City: <u>Sicklerville</u> State, Zip: <u>NJ, 08081</u> Phone: <u>(856) 725-5466</u> Fax: ( ) - Email: <u>Pics1@comcast.net</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Mark and Linda Sannuti</u> Address: <u>16 Vail Road</u> City: <u>Sicklerville</u> State, Zip: <u>NJ, 08081</u> Phone: <u>(856) 725-5466</u> Fax: ( ) -					
<b>3. Type of Application. Check as many as apply:</b>						
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none; vertical-align: top;"> <input type="checkbox"/> Informal Review <sup>2</sup>  <input type="checkbox"/> Minor Subdivision  <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup>  <input type="checkbox"/> Final Major Subdivision  <input type="checkbox"/> Minor Site Plan  <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup>  <input type="checkbox"/> Final Major Site Plan  <input type="checkbox"/> Conditional Use Approval <sup>2</sup>  <input type="checkbox"/> General Development Plan <sup>2</sup> </td> <td style="width:50%; border: none; vertical-align: top;"> <input type="checkbox"/> Planned Development <sup>2</sup>  <input type="checkbox"/> Interpretation <sup>2</sup>  <input type="checkbox"/> Appeal of Administrative Officer's Decision  <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup>  <input type="checkbox"/> Use "D" Variance <sup>2</sup>  <input type="checkbox"/> Site Plan Waiver  <input type="checkbox"/> Rezoning Request  <input type="checkbox"/> Redevelopment Agreement  <input type="checkbox"/> _____         </td> </tr> </table>		<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____			
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<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.						
<b>4. Zoning Districts (Circle all Zones that apply)</b>						
ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>						
Name of Attorney: _____ Address: _____ City: _____				Firm: _____ State, Zip: _____ Phone: ( ) - - Fax: ( ) - Email: _____		

**6. Name of Persons Preparing Plans and Reports:**

Name: Mark Sacanti

Address: 16 Vail Road

Profession: Information Technology

City: Six Klouville

State, Zip: NS, 08081

Phone: (609) 725-5466 Fax: ( ) -

Email: Aics1@comcast.net

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Profession: \_\_\_\_\_

City: \_\_\_\_\_

State, Zip: \_\_\_\_\_

Phone: ( ) - Fax: ( ) -

Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 16 Vail Road

Block(s): 19804

Tract Area: \_\_\_\_\_

Lot(s): 9

**8. Land Use:**

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): Installation of a 6ft Vinyl Fence - No installation up to property line Color is Tan 1 1/2" x 2 1/2" high x 8' wide vinyl gate

**9. Property:**

Number of Existing Lots: 1

Number of Proposed Lots: 1

**Proposed Form of Ownership:**

- Fee Simple
- Condominium
- Cooperative
- Rental

Are there existing deed restrictions?

- No
- Yes

(If yes, attach copies)

Are there proposed deed restrictions?

- No
- Yes

**10. Utilities: (Check those that apply.)**

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

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

**13. Zoning**

**All Applications**

	Proposed
Front setback 1	45 Ft
Front setback 2	40 Ft
Rear setback	0 Ft
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

**Fence Application**

	Proposed
Setback from E.O.P.*1	20 Ft
Setback from E.O.P.*2 ✓	3 Ft
Fence type	Vinyl
Fence height	6 Ft.

**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 of Applicant

7-20-16  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Signature of Co-applicant

7-20-16  
 \_\_\_\_\_  
 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).

7-31-16

Date

Signature

Mark Sannuti

Print Name

Mark Sannuti

Sworn and Subscribed to before me this

31st day of July

2016 (Year).

Signature

Linda Sannuti

Print Name

Linda Sannuti

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

Complete each of the following sections:

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

- No  Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No  Yes

Mark Sannuti  
Signature of Applicant

Mark Sannuti  
Print Name

7-31-16  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of \_\_\_\_\_, shows and discloses the premises in its entirety, described as Block \_\_\_\_\_ 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:

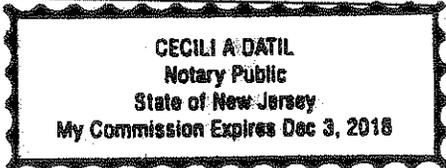
Mark Sannuti of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to

On this 31st day of July 20 16 before the following authority.

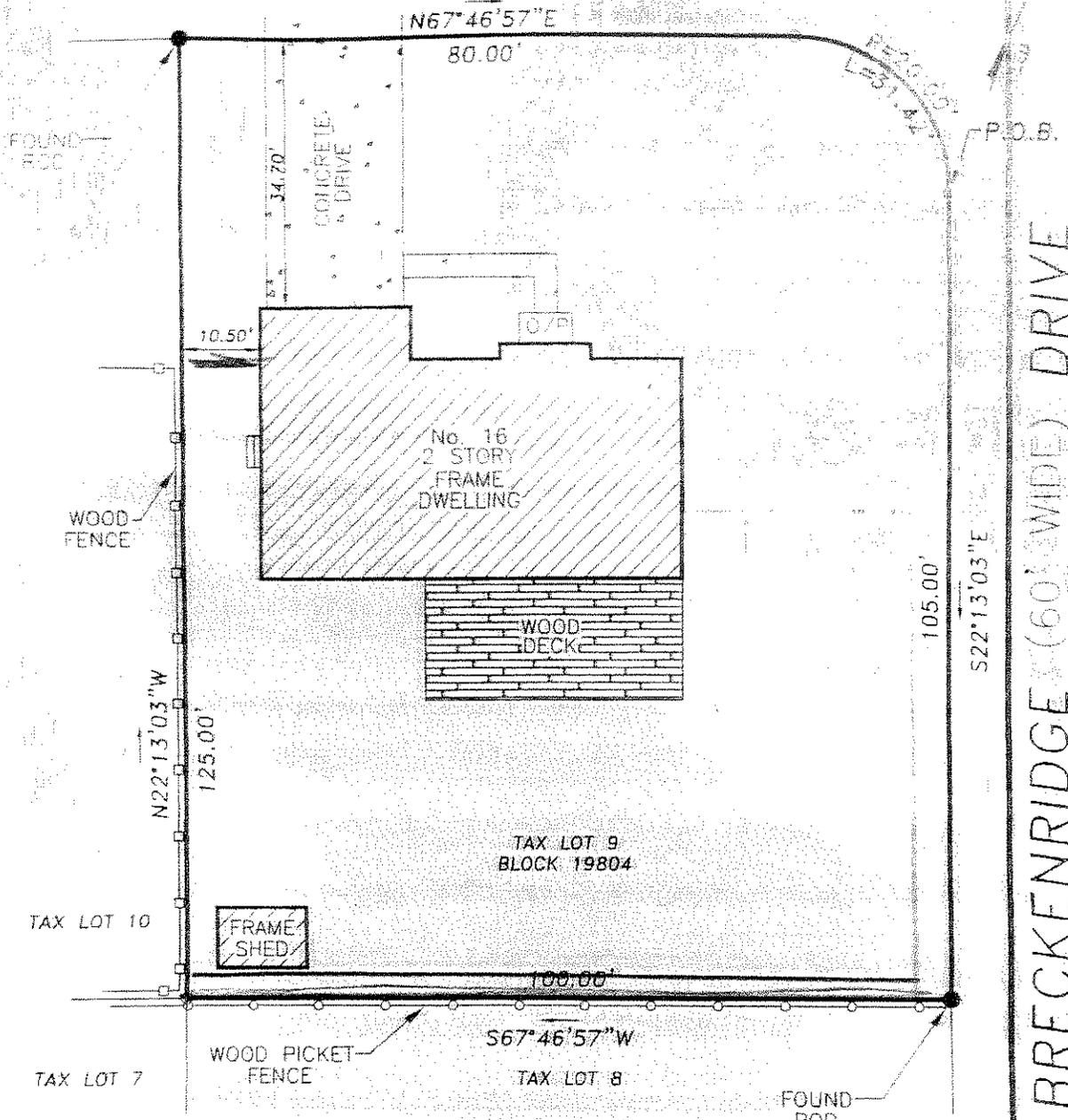
Mark Sannuti  
Name of property owner or applicant

Cecilia Datil  
Notary public





# VAIL (50' WIDE) ROAD



GROSS AREA = 12,414 S.F./0.28 ACRES

DESCRIPTION:  
 BEING LOT 9, BLOCK 19804, ON THE TOWNSHIP OF GLOUCESTER TAX MAP,  
 BEING LOT 9, BLOCK 19804, FINAL PLAT, SECTION 8, BRECKENRIDGE, FILED 02/10/93 AS  
 MAP #800-3.

THE UNDERSIGNED LICENSED SURVEYOR (L.S.) HEREBY DECLARES  
 IT, AND SOLELY FOR THE BENEFIT OF,  
 MARK SANNUIT & LINDA SANNUIT,  
 NORTH AMERICAN TITLE AGENCY, 2008-6005BIPE;  
 ATLANTIC PACIFIC MORTGAGE CORP.,  
 ITS SUCCESSORS AND/OR ASSIGNS  
 AS THEIR INTEREST MAY APPEAR.

THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE  
 PREMISES SHOWING, AS OF THE DATE OF THIS CERTIFICATE, THE  
 LOCATION OF ALL BUILDINGS, EASEMENTS, OR SERVITUDES APPARENT  
 FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN IS  
 NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON  
 BY ANYONE OTHER THAN THE ABOVE NAMED PERSON OR PERSONS FOR  
 WHOSE BENEFIT IT HAS BEEN PREPARED AND EMBOSSED WITH AN  
 IMPRESSION SEAL. COPIES OF THIS PLAN WITHOUT IMPRESSION SEAL  
 AND SIGNATURE IN RED INK ARE FOR MERE CONVENIENCE OF  
 REFERENCE ONLY.

11/03/08

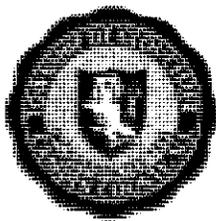
LICENSED LAND SURVEYOR No. 22714  
**STEVEN R. KELLY, P.L.S.**  
 COPYRIGHT © 1993, 1994 & 1995 by STEVEN R. KELLY, P.L.S. ALL RIGHTS RESERVED.

NOTES: 1. NOT TO BE USED FOR CONSTRUCTION.  
 2. NOT TO BE USED WITH A SURVEY AFFIDAVIT

**KELLY** STEVEN R. KELLY, PROFESSIONAL LAND SURVEYOR  
 P.O. BOX 51, HADDONFIELD, N.J. 08033  
 PHONE (800) 433-0384

MAP SHOWING SURVEY SITUATE IN  
 TOWNSHIP OF GLOUCESTER  
 COUNTY OF CAMDEN, N.J.  
 No. 16 VAIL ROAD

DATE	SCALE	DRAWN	CHECK	JOB NO.
10/31/08	1"=20'	CK	SK	20080802



## 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: Mack + Linda Sannuti  
Address: 16 Vail Rd  
Block: 19804 Lot: 9

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

Date

8/9/16

Maria Sannuti  
Gloucester Township Tax Collector

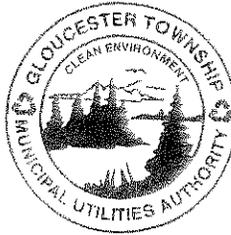


Printed on recycled paper

Commissioners  
Richard P. Calabrese  
Chairman

Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara  
Joseph Pillo  
Glen Bianchini  
Dorothy Bradley  
Ken Garbowski



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

August 8, 2016

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

AUG 08 2016

Re: Application #162049C  
Mark Sannuti  
16 Vail Road, Sicklerville, NJ 08081  
Block 19804, 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**

A handwritten signature in black ink, appearing to read "RJ Carr", written over the typed name.

Raymond J. Carr  
Executive Director

RJC:mh

AUG 13 2016

**TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL**

DATE: August 3, 2016

APPLICATION No. #162049C

APPLICANT: MARK SANNUZI

PROJECT No. 10704

BLOCK(S): 19804 Lot(S): 9

LOCATION: 16 VAIL RD., SICKLERVILLE, NJ 08081

**TRANSMITTAL TO:**

- |                          |                              |                          |                      |                                     |                           |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/> | Zoning Board Planner | <input checked="" type="checkbox"/> | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer      | <input type="checkbox"/>            | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/> | Aqua N.J. Water Co.  | <input type="checkbox"/>            | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input type="checkbox"/> | Construction         |                                     |                           |

**STATUS OF APPLICATION:**

- New Application - Bulk C       Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review.      ***Please Forward Report by AUGUST 15, 2016***  
 For Your Files.

**ENCLOSED:**

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

- Variance Plan       Bulk (C) Variance       Use (D) Variance

Signature

*Mark Sannuzi*  
*Assessor*  
8/3/16

*No Issues.*



Township Of Gloucester  
Construction Department  
1261 Chews Landing Road, Blackwood, NJ 08012  
(856) 374-3500  
Fax (856) 232-6229

Date: August 10, 2016

To: Ken Lechner

From: Jim Gallagher

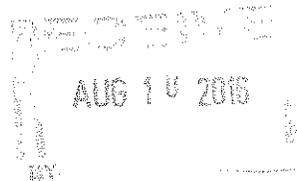
Re: Site Plan Review

Applicant: Mark Sannuti

Site: 16 Vail Rd

Block: 19804 Lot: 9

Application #: 162049C



1. Note: also requires building permit if the fence protects an existing or proposed swimming pool.

Thank you,

Jim Gallagher  
Building SubCode Official

But 62  
B

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: August 3, 2016

APPLICATION No. #162049C

APPLICANT: MARK SANNUTI

PROJECT No. 10704

BLOCK(S): 19804 Lot(S): 9

LOCATION: 16 VAIL RD., SICKLERVILLE, NJ 08081

### TRANSMITTAL TO:

- |                          |                              |                                     |                      |                          |                           |
|--------------------------|------------------------------|-------------------------------------|----------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/>            | Zoning Board Planner | <input type="checkbox"/> | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/>            | Traffic Officer      | <input type="checkbox"/> | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/>            | Aqua N.J. Water Co.  | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input checked="" type="checkbox"/> | Construction         |                          |                           |

### STATUS OF APPLICATION:

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

- Variance Plan       Bulk (C) Variance       Use (D) Variance

REC'D  
AUG 10 2016

OK 8-3-16 JTW Bids - Note: Also requires building permit if the fence protects an existing or proposed swimming pool.

\_\_\_\_\_  
Signature

Jeanne - Please type  
Note of Ken

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: August 3, 2016

APPLICATION No. #162049C

APPLICANT: MARK SANNUTI

PROJECT No. 10704

BLOCK(S): 19804 Lot(S): 9

LOCATION: 16 VAIL RD., SICKLERVILLE, NJ 08081

**TRANSMITTAL TO:**

- |                          |                              |                          |                      |                                     |                           |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/> | Zoning Board Planner | <input type="checkbox"/>            | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer      | <input type="checkbox"/>            | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/> | Aqua N.J. Water Co.  | <input checked="" type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input type="checkbox"/> | Construction         |                                     |                           |

**STATUS OF APPLICATION:**

- New Application - Bulk C                       Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review.                      ***Please Forward Report by AUGUST 15, 2016***  
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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

Signature \_\_\_\_\_

APPROVED

DATE: 8-9-16

BY: [Signature]

Bureau of Fire Prevention  
Fire District 5  
1781 Sicklerville Rd.  
Sicklerville, NJ 08081

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #162046C**  
**Ronald M. Babli**  
**324 Keystone Avenue**  
**BLOCK 7811, LOT 7**

**DATE:** July 28, 2016

The above application is to permit a 20' x 30' detached private garage within the R-3 Residential district as per the attached sketch.

### I. ZONING INFORMATION

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

#### R-3 Zone Requirements (§405.F):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	6,000 sf <sup>1</sup>	enc
Minimum lot frontage	75 ft.	50 ft.	enc
Minimum lot depth	125 ft.	120 ft.	enc
<b>Maximum building coverage</b>	<b>20%</b>	<b>±26.5%<sup>1</sup></b>	<b>no*</b>
Maximum lot coverage	40%	±33.4% <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard	30 ft.	30 ft.	yes
Side yard	10 ft.	9.9 ft. / 10.0 ft.	yes / yes
Rear yard	30 ft.	±50 ft. <sup>1</sup>	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a
<b>ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard	N.P.	85 ft.	yes
<b>Side yard</b>	<b>10 feet</b>	<b>5 ft.</b>	<b>no*</b>
Side yard	10 feet	25 ft.	yes
<b>Rear yard</b>	<b>10 feet</b>	<b>5 ft.</b>	<b>no*</b>
Maximum garage height	20 feet	12 ft.	yes
Maximum other building height	15 feet	n/a	n/a

<sup>1</sup> = Scaled data.      enc = Existing nonconformance.  
 n/a = Not Applicable.  
 \* = Variance required

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

OFF-STREET PARKING AND PRIVATE GARAGES			
Maximum area	800 sf	600 sf	yes
Less than area of principal building	< ±750 sf <sup>1</sup>	600 sf	yes
Maximum stories	1	1	yes
Maximum number of garages	1	1	yes

<sup>1</sup> = Scaled data.

## II. VARIANCE COMMENTS

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

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

1. Building coverage: (26.5% provided v. 20% maximum allowed).
2. Accessory Building – side yard: (5 ft. provided v. 10 ft. minimum required).
3. Accessory Building – rear yard: (5 ft. provided v. 10 ft. minimum required).

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

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

4. 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)).
5. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

### NEGATIVE CRITERIA

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

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

**From Section 405.F Area, Yard, Height and Building Coverage to permit a detached garage with a lot coverage of twenty six and five tenths (26.5) percent (20% maximum allowed) and setback from the rear property line and side property line five (5) feet (10 ft. minimum required).**

cc: Ronald M. Babli  
Anthony Costa, Esq.  
James Mellett, PE

# TOWNSHIP OF GLOUCESTER

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

## For Office Use Only

Submission Date<sup>1</sup>: \_\_\_\_\_ Application No.: # 1162046C

Taxes Paid Yes/No Y (Initial)

Planning Board  Zoning Board of Adjustment

Fees 1600.00 Project # 10660

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

Escr. 150.00 Escr.# 10660

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>RONALD M. BABLI</u> Address: <u>324 KEYSTONE AVE</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 227-5893</u> Fax: ( ) - Email: <u>ronb116@comcast.net</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>RONALD M. &amp; PAMELA A. BABLI</u> Address: <u>324 KEYSTONE AVE</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 227-5893</u> Fax: ( ) -																																			
<b>3. Type of Application. Check as many as apply:</b> <span style="float: right;"><u>856 397-1460</u></span>																																				
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"> <input type="checkbox"/> Informal Review<sup>2</sup>  <input type="checkbox"/> Minor Subdivision  <input type="checkbox"/> Preliminary Major Subdivision<sup>2</sup>  <input type="checkbox"/> Final Major Subdivision  <input type="checkbox"/> Minor Site Plan  <input type="checkbox"/> Preliminary Major Site Plan<sup>2</sup>  <input type="checkbox"/> Final Major Site Plan  <input type="checkbox"/> Conditional Use Approval<sup>2</sup>  <input type="checkbox"/> General Development Plan<sup>2</sup> </td> <td style="width:50%; border: none;"> <input type="checkbox"/> Planned Development<sup>2</sup>  <input type="checkbox"/> Interpretation<sup>2</sup>  <input type="checkbox"/> Appeal of Administrative Officer's Decision  <input checked="" type="checkbox"/> Bulk "C" Variance<sup>2</sup>  <input type="checkbox"/> Use "D" Variance<sup>2</sup>  <input type="checkbox"/> Site Plan Waiver  <input type="checkbox"/> Rezoning Request  <input type="checkbox"/> Redevelopment Agreement  <input type="checkbox"/> _____                 </td> </tr> </table>		<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____																																	
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<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.																																				
<b>4. Zoning Districts (Circle all Zones that apply)</b>																																				
<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td>ER</td> <td>R4</td> <td>GCR</td> <td>CR</td> <td>BP</td> <td>G-RD</td> <td>LP-1</td> </tr> <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><u>R3</u></td> <td>SCR</td> <td>OF</td> <td>GI</td> <td>FP</td> <td>L-RD</td> <td>NVSCR Overlay</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>IR</td> </tr> </table>		ER	R4	GCR	CR	BP	G-RD	LP-1	R1	RA	BWD	NC	IN	M-RD	NVBP	R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay							IR
ER	R4	GCR	CR	BP	G-RD	LP-1																														
R1	RA	BWD	NC	IN	M-RD	NVBP																														
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay																														
<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay																														
						IR																														
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>																																				
Name of Attorney: _____ Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: ( ) - - Fax: ( ) - - Email: _____																																			

**6. Name of Persons Preparing Plans and Reports:**

Name: RONALD M. BABLI

Address: 324 KEYSTONE AVE

Profession: LETTER CARRIER

City: BLACKWOOD

State, Zip: NJ 08012

Phone: (856) 227-5893 Fax: ( ) -

Email: \_\_\_\_\_

Name: FRANK A. INTRESSIMONI

Address: 169 S. WHITE HORSE PIKE

Profession: SURVEYOR

City: BERLIN

State, Zip: NJ 08009

Phone: (856) 767-8162 Fax: (856) 767-6106

Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 324 KEYSTONE AVE. Block(s): 7811

Tract Area: \_\_\_\_\_ Lot(s): 7

**8. Land Use:**

Existing Land Use: BACK YARD OF SFD.

Proposed Land Use (Describe Application): ERECTION OF A METAL ENCLOSED CAR PORT TO STORE & PROTECT MY 2 CLASSIC CARS 20' X 30' X 12' WITH A 5' REAR & SIDE SETBACK

**9. Property:**

Number of Existing Lots: 1

Number of Proposed Lots: NA

**Proposed Form of Ownership:**

Fee Simple  Cooperative

Condominium  Rental

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

Are there proposed deed restrictions?  No  Yes

**10. Utilities:** (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

**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).

7/20/2016  
Date

Ronald M. Babli  
Signature

RONALD M. BABLI  
Print Name

Sworn and Subscribed to before me this

20th day of JULY  
2016 (Year).

CRISTAL A AYBAR  
Notary Public  
State of New Jersey  
My Commission Expires Aug 5, 2020

Crystal A. Babli  
Signature  
Pamela A. Babli  
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No  Yes

Ronald M. Babli  
Signature of Applicant

7/20/16  
Date

RONALD M. BABLI  
Print Name

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 5/20/16, shows and discloses the premises in its entirety, described as Block 7811 Lot 7; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,

County of Camden:

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

Sworn and subscribed to  
On this 20th day of JULY  
2016 before the following authority:

RONALD M. BABLI  
Name of property owner or applicant

Crystal A. Babli  
Notary public

AYBAR  
Public  
New Jersey  
My Commission Expires Aug 5, 2020

NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 8/5/2020

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	<u>5'</u>	Fence type	_____
Side setback 1	<u>5'</u>	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	<u>12'</u>	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.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	<u>20 X 30</u>	Shed area	_____
Garage height	<u>12'</u>	Shed height	_____
Number of garages	<u>1</u>	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	<u>1</u>	Setback from property line 1	_____
		Setback from property line 2	_____

**14. Parking and Loading Requirements:**

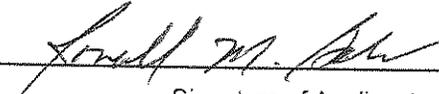
Number of parking spaces required: <u>NA</u>	Number of parking spaces provided: <u>NA</u>
Number of loading spaces required: <u>NA</u>	Number of loading spaces provided: <u>NA</u>

**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

7/20/16  
Date

  
Signature of Co-applicant

07/20/16  
Date

# Zoning Permit Denial

324 KEYSTONE AVE  
Block/Lot 7811/7

Applicant

BABLI RONALD M & PAMELA A  
324 KEYSTONE AVENUE  
BLACKWOOD, N J 08012

Real Estate Owner

BABLI RONALD M & PAMELA A  
324 KEYSTONE AVENUE  
BLACKWOOD, N J 08012

*This is to certify that the above-named applied for a permit to/authorization for a proposed 30'X20' detached enclosed carport located 5' from side property line and 5' from rear property line.. This application for approval is hereby denied*

Zone  
R3  
Application is

**Denied**

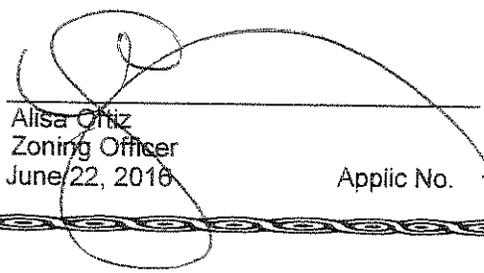
**Comments on Decision:**

Carport is to maintain a minimum of 10' from each property line. A Variance is required prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

**Gloucester Township**

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

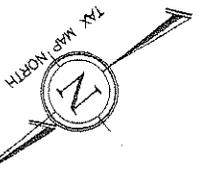
  
\_\_\_\_\_  
Alisa Ortiz  
Zoning Officer  
June 22, 2016

Applic No. 10566  
5540

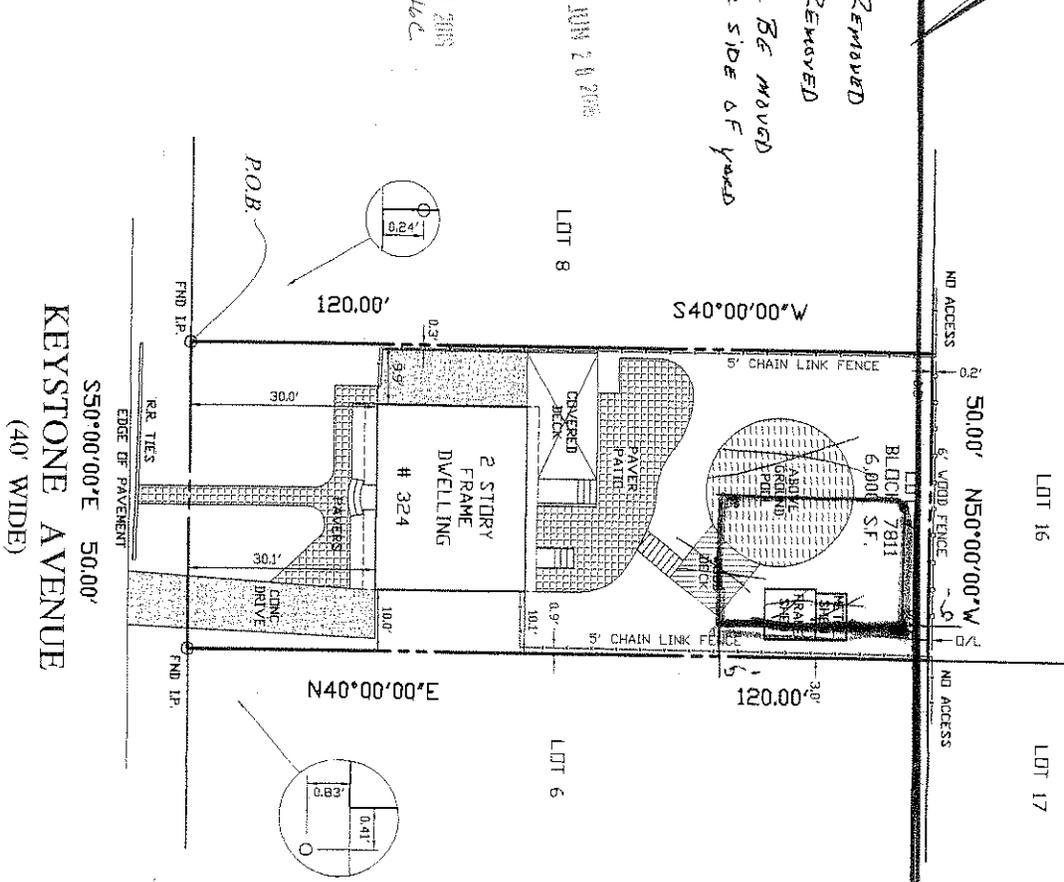
Cut Here

**Deliver to...**

BABLI RONALD M & PAMELA A  
324 KEYSTONE AVENUE  
BLACKWOOD, N J 08012



Pool Removed  
Deck Removed  
SKED will BE MOVED  
TO OTHER SIDE OF yard



KEYSTONE AVENUE  
(40' WIDE)  
50.00' E  
50.00' W

JUL 21 2006  
#162066

JUN 20 2006

JUN 20 2006

**GENERAL NOTES**

1. IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY (IF NO FEE IS PAID THIS SURVEY IS VOID) I HEREBY DECLARE TO ITS ACCURACY BASED ON THE RECORD INFORMATION FURNISHED. EXCEPT SUCH EASEMENTS OR STRUCTURES IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE. THIS SURVEY IS ISSUED SOLELY TO THE HEREIN NAMED PARTIES AND IS NOT VALID FOR ANY OTHER PURPOSE. THE SURVEYOR FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE, RESALE OF PROPERTY, PERMIT APPLICATIONS OR ANY OTHER PERSON EITHER DIRECTLY OR INDIRECTLY, COPIES MUST BEAR THE PROFESSIONAL'S EMBOSSED SEAL TO BE CONSIDERED VALID.
2. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS PLAN SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
3. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A TITLE REPORT.
4. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. PURPOSE.
5. FIELD WORK COMPLETED ON: 5/18/16
6. ISSUED TO:  
RONALD M. BABU & PAMELA A. BABU

REVISION	DATE	REVISION DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY

**SURVEY OF PROPERTY**  
FOR  
**BLOCK: 7811, LOT: 7**

TOWNSHIP OF GLoucester  
COUNTY OF CAMDEN  
STATE OF NEW JERSEY

**V & I Associates**  
LAND SURVEYING & LAND PLANNING

69 SOUTH WHITE HORSE PIKE, SUITE 101, BERLIN, NEW JERSEY, 08009  
TELEPHONE: (856) 767-8162 FAX: (856) 767-6106

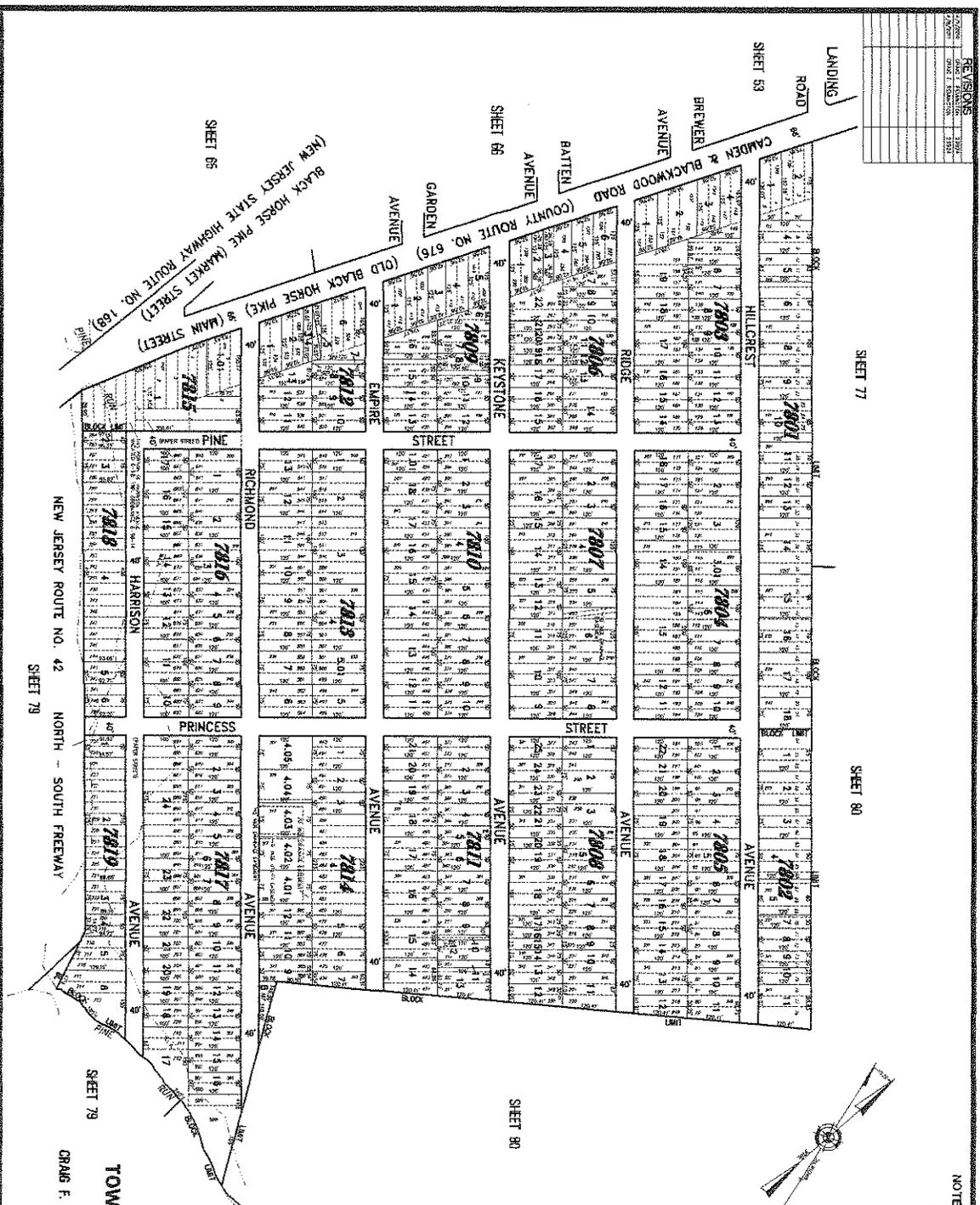
CERT. OF AUTH. #246A28041100  
**FRANK A. INTCESSIMONI**

P.L.S. LICENSE NO. 31656  
P.P. LICENSE NO. 3493

*Frank A. Intcessimoni*  
N.J. PROFESSIONAL LAND SURVEYOR  
N.J. PROFESSIONAL PLANNER

DATE	5/20/16
SCALE	1" = 20'
DRAWN BY	CHL
CHECKED BY	FAI
SHEET	1 OF 1
DRAWING NO.	18816

NO.	DATE	BY	REVISIONS
1	01/15/2008	MS	ISSUE FOR PERMITTING
2	01/15/2008	MS	ISSUE FOR PERMITTING
3	01/15/2008	MS	ISSUE FOR PERMITTING
4	01/15/2008	MS	ISSUE FOR PERMITTING
5	01/15/2008	MS	ISSUE FOR PERMITTING
6	01/15/2008	MS	ISSUE FOR PERMITTING
7	01/15/2008	MS	ISSUE FOR PERMITTING
8	01/15/2008	MS	ISSUE FOR PERMITTING
9	01/15/2008	MS	ISSUE FOR PERMITTING
10	01/15/2008	MS	ISSUE FOR PERMITTING

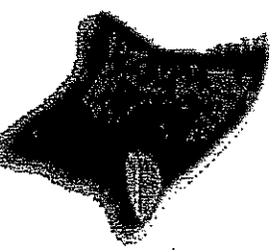


NOTE:  
THIS MAP HAS BEEN DRAWN FROM CURRENT LAND OWNERSHIP RECORDS AND CURRENT ZONING ORDINANCES.

THIS TAX MAP WAS PREPARED BY THE TOWNSHIP ENGINEER IN ACCORDANCE WITH THE PROVISIONS OF THE TAX MAP ACT, N.J.A.C. 17:27. THE TOWNSHIP ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND THAT THE INFORMATION PROVIDED HEREON IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE TOWNSHIP ENGINEER HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND THAT THE INFORMATION PROVIDED HEREON IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

**TAX MAP**  
**TOWNSHIP OF CLOISTER**  
CAMDEN COUNTY NEW JERSEY  
DATE: 1-15-2008  
CRAIG F. BERNHARTEN, LAND SURVEYOR, L.C. NO. 23974  
BERNINGTON & VERRILL ENGINEERS  
24 ST. JOSEPH'S  
PO BOX 1000  
MILLSBORO, DE 19966  
TEL: 302.391.1000  
FAX: 302.391.1001  
WWW.BVENGINEERS.COM

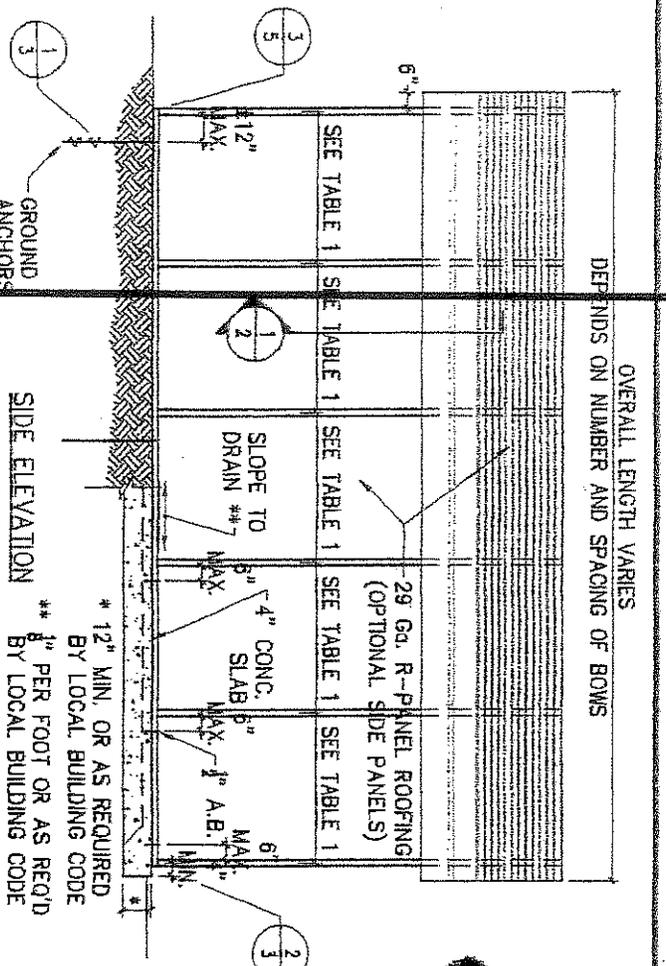
JUN 21 2006



**CAROLINA CARPORTS INC.**  
 P.O. BOX 1263  
 DOBSON, NC 27017  
 TOLL FREE 1-800-670-4262  
 LOCAL 336-367-6400  
 FAX 336-367-6410

NOTES:  
 ALL STEEL TUBING SHALL BE 60KSI STEEL OR BETTER.  
 FASTEN METAL ROOF PANELS TO BOW FRAME WITH 1/2"x1" SELF DRILLING FASTENERS AT 8" O.C. MAX. FASTENERS FOR ROOF REQUIRE RUBBER WASHERS.  
 ALL FIELD CONNECTIONS SHALL BE 1/2"x1" SELF DRILLING SCREWS, UNLESS NOTED OTHERWISE.  
 ALL SHOP CONNECTIONS SHALL BE WELDED.  
 THE OWNER IS RESPONSIBLE FOR COMPLYING WITH LOCAL BUILDING CODE REQUIREMENTS.

RECEIVED  
 JUL 21 2006  
 4/16/2006



NOTE:  
 THIS STRUCTURE IS IN COMPLIANCE WITH THE 2009 INTERNATIONAL BUILDING CODE. LOADS ARE IN ACCORDANCE WITH ASCE/SEI 7-05.  
 (SEE SHEET 3)

WIND SPEED	130 MPH	
IMPORTANCE FACTOR	0.77	
BUILDING CATEGORY	WIND	0.8
	SEISMIC	1.0
EXPOSURE	I	
INTERNAL PRESSURE COEFFICIENT	0	
COMPONENT AND CLADDING PRESSURE	+37.6/-47.5 PSF	
STRUCTURE TYPE	+25.6/-76.8 PSF	
ROOF LIVE LOAD	ENCLOSED	
GROUND SNOW LOAD	20 PSF	
SITE CLASS	30/40/60/80 PSF	
SEISMIC DESIGN CATEGORY	D	
	D2	

TABLE 1 -- TS 2 1/2 x 2 1/2 STEEL TUBING

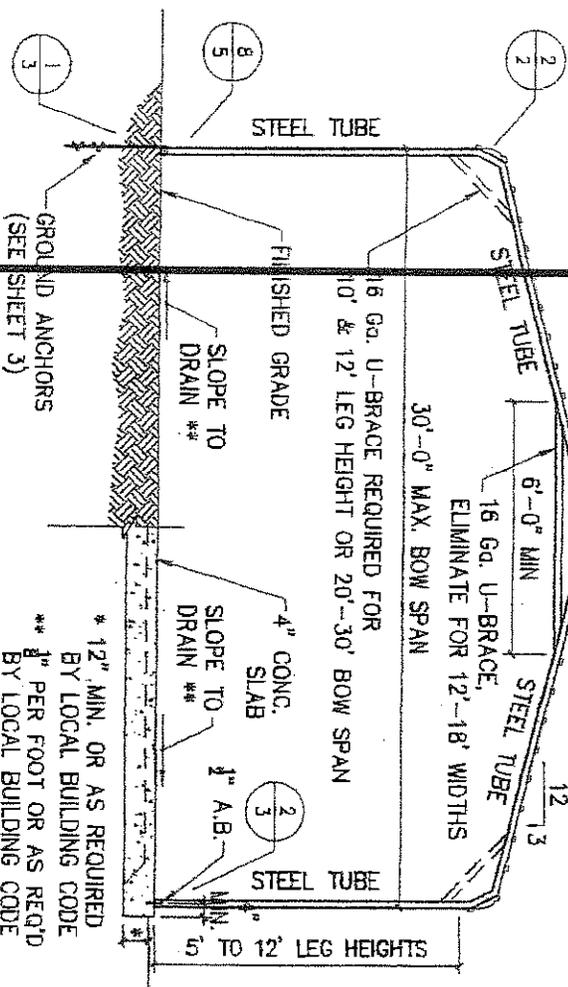
BOW SPAN	POST HEIGHT	130 / 30		130 / 40		130 / 50		130 / 60	
		GAGE	SPACING	GAGE	SPACING	GAGE	SPACING	GAGE	SPACING
12'	8'-0"	14		14		14		14	
12'	12'-0"	12		12		12		12	
18'	8'-0"	14		14		14		14	
18'	12'-0"	12		12		12		12	
18'	8'-0"	14	4'-6"	14	4'-0"	14	3'-6"	14	3'-0"
18'	12'-0"	12		12		12		12	
20'	8'-0"	14		14		14		14	
20'	12'-0"	12		12		12		12	
22'	8'-0"	14		14		14		14	
22'	12'-0"	12		12		12		12	
24'	8'-0"	14	4'-0"	14	3'-6"	14	3'-0"	14	2'-6"
24'	12'-0"	12		12		12		12	
26'	8'-0"	14		14		14		14	
26'	12'-0"	12		12		12		12	
28'	8'-0"	14	3'-6"	14	3'-0"	14	2'-6"	14	2'-3"
28'	12'-0"	12		12		12		12	
30'	8'-0"	14	3'-0"	14	2'-6"	14	2'-0"	14	1'-9"
30'	12'-0"	12		12		12		12	

NOTE: CORNER BRACE REQUIRED FOR ALL 10' & 12' POSTS AND FOR ALL 20'-30' SPANS  
 \* USE ROOF TRUSS WITH CORNER BRACE, SEE SHEET 6

*New Jersey Prints*  
*3-23-11*  
 SHEET 1 OF 6

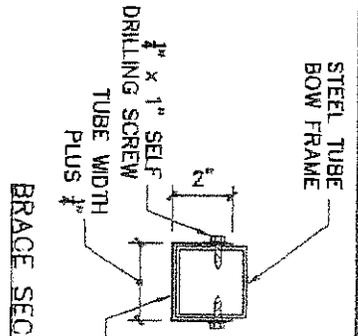
29 Gd. GALV. METAL ROOF PANELS FASTENED TO BOWS WITH  $\frac{1}{2}$ " x 1" SDF's @ 8" O.C.

NOTE: SEE TABLE 1 FOR SIZE & SPACING OF STEEL TUBE FRAME



1 TYPICAL BOW SECTION

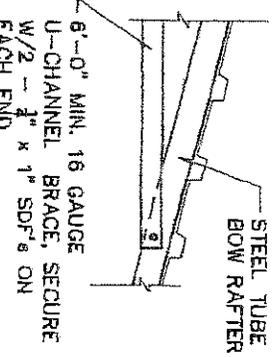
\* 12" MIN. OR AS REQUIRED BY LOCAL BUILDING CODE  
 \*\*  $\frac{1}{2}$ " PER FOOT OR AS REQ'D BY LOCAL BUILDING CODE



BRACE SECTION

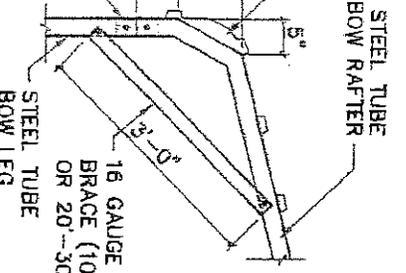
NOTE: POSITION 38" LONG U-BRACE AT A 45° ANGLE BETWEEN BOW LEG AND RAFTER. POSITION 6'-0" LONG U-BRACE LEVEL BETWEEN BOW RAFTERS, CENTERED UNDER RIDGE.

3 RIDGE BRACE DETAIL



NO SCREWS REQUIRED IN BOW BEND

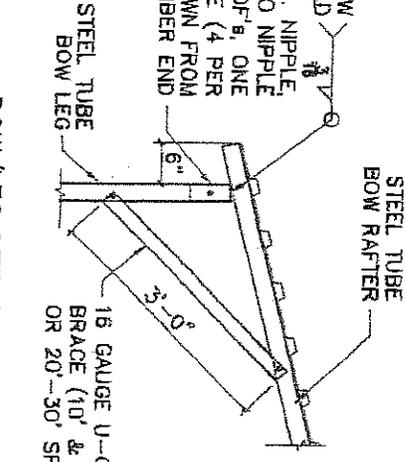
6" LONG 12 Gd. NIPPLE, SECURE TO BOW AND LEG TO NIPPLE W/2 -  $\frac{1}{4}$ " x 1" SDF's ON EACH SIDE (4 PER SPLICE)



2 BOW/LEG DETAIL

NIPPLE TO BOW RAFTER WELD

6" LONG 12 Gd. NIPPLE, SECURE LEG TO NIPPLE W/4 -  $\frac{1}{4}$ " x 1" SDF's, ONE ON EACH SIDE (4 PER SPLICE) AT 3" DOWN FROM MEMBER END



2 BOW/LEG DETAIL (OPTIONAL BOXED EAVE)

*Handwritten signature and date: 3-23-11*

DRILL 3/4" HOLE THROUGH THE BASE RAIL AND SECURE TO ANCHOR EYE WITH 1/2" DIAMETER THROUGH BOLT

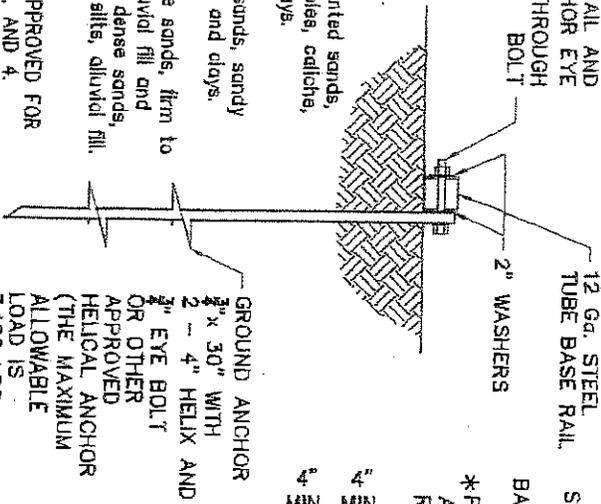
12 Ga. STEEL TUBE BASE RAIL  
2" WASHERS

**SOIL CLASSIFICATIONS \***  
SOIL CLASS SOIL DESCRIPTION

- 2 Very dense &/or cemented sands, coarse gravel and cobbles, caliche, preloaded silts, and clays.
- 3 Medium dense coarse sands, sandy gravels, very stiff silts, and clays.
- 4 Loose to medium dense sands, firm to stiff clays and silts, alluvial fill and VERY loose to medium dense sands, firm to stiff clays and silts, alluvial fill.

THE HELICAL ANCHOR SHALL BE APPROVED FOR USE IN SOIL CLASSIFICATIONS 2, 3, AND 4.  
\* Taken from HUD "Standard for Installation of Mobile Homes"

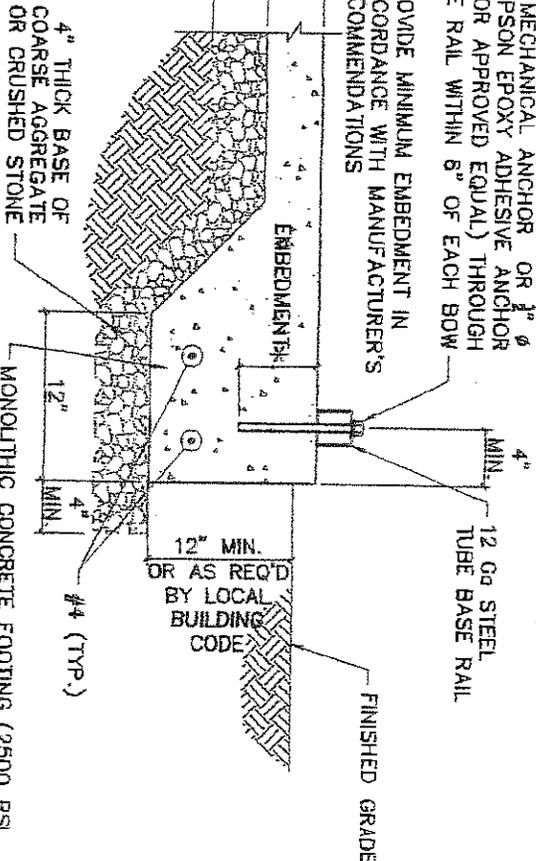
**1 SOIL BASE RAIL ANCHOR DETAIL**



INSTALL 1/2" Ø ITM/RAMSET REDHEAD MECHANICAL ANCHOR OR 1/2" Ø SIMPSON EPOXY ADHESIVE ANCHOR (OR APPROVED EQUAL) THROUGH BASE RAIL WITHIN 8" OF EACH BOW

\* PROVIDE MINIMUM EMBEDMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

**2 CONCRETE BASE RAIL ANCHORAGE**



CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) OF 2500 PSI AT 28 DAYS

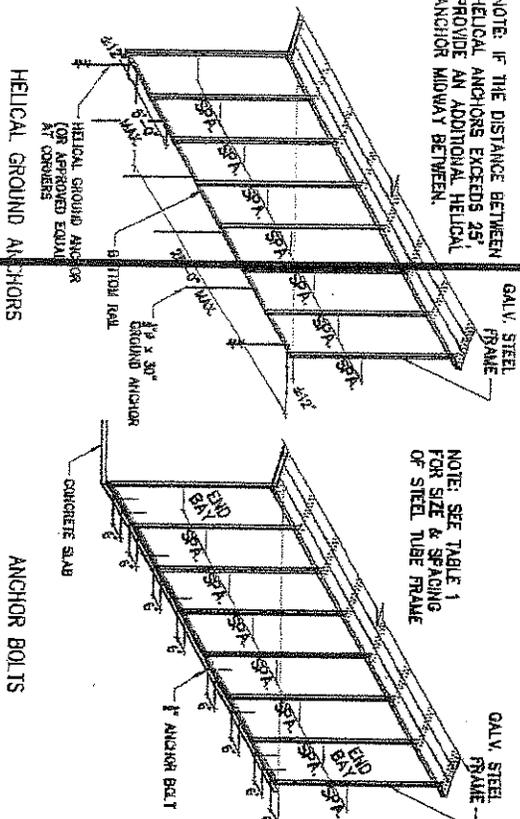
MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE 3 INCHES FOR FOUNDATION WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT AND 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE.

THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED: ALL REINFORCEMENT IS COLD BENT; THE DIAMETER OF THE BEND MEASURED ON THE INSIDE OF THE BAR IS NOT LESS THAN SIX BAR DIAMETERS; AND REINFORCEMENT PARTIALLY EMBEDDED IS CONCRETE SHALL NOT BE FIELD BENT EXCEPT WHERE BENDING IS NECESSARY TO ALIGN DOWN BAR WITH A VERTICAL CELL. BARS PARTIALLY EMBEDDED IN CONCRETE MAY BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 8 INCHES OF VERTICAL BAR LENGTH.

METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS, AND NAILS EXPOSED TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

NOTE: IF THE DISTANCE BETWEEN HELICAL ANCHORS EXCEEDS 25', PROVIDE AN ADDITIONAL HELICAL ANCHOR MIDWAY BETWEEN.



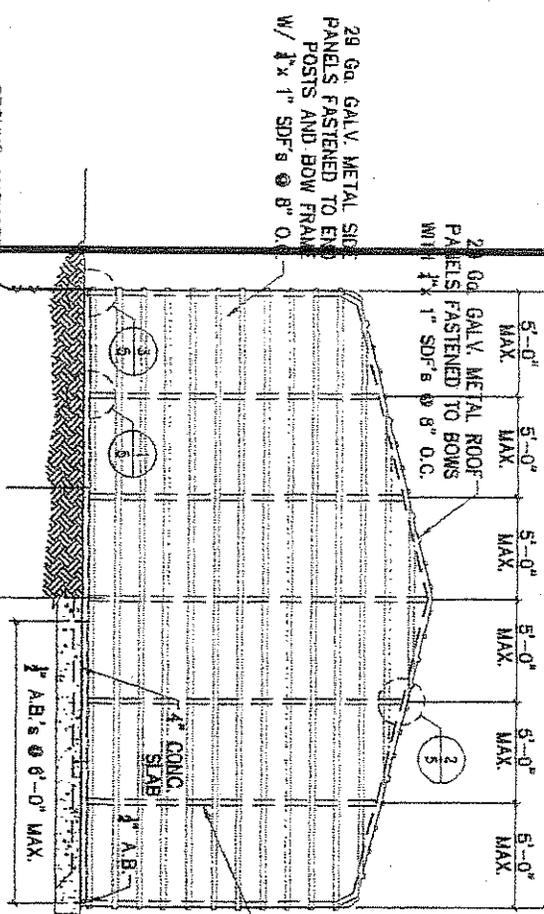
NOTE: SEE TABLE 1 FOR SIZE & SPACING OF STEEL TUBE FRAME

HELICAL GROUND ANCHORS

ANCHOR BOLTS

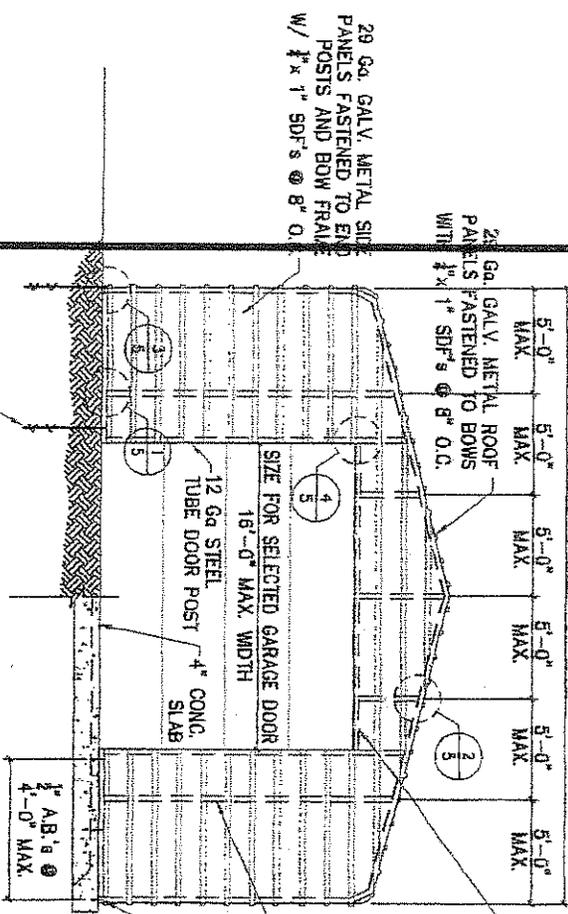
*[Handwritten Signature]*  
3-23-11

30'-0" MAX. BOW SPAN



GROUND ANCHORS (SEE SHEET 3)

30'-0" MAX. BOW SPAN



GROUND ANCHORS AT EVERY OTHER END POST OR 8'-0" MAX. SPACING

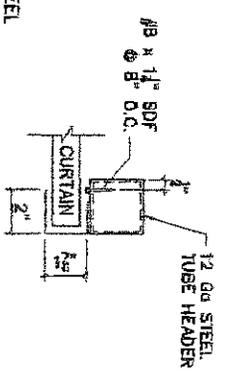
FRONT WALL

NOTE:  
EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND BEAR AN AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:

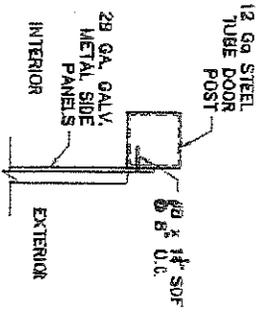
ANSI/AAMA/NWMA 101/152  $\frac{1}{2}$

THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 330. STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE FOR EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE.

NOTE:  
ALL WINDOWS AND DOORS SHALL HAVE A MINIMUM DESIGN PRESSURE RATING OF 135 PSF.



SECTION THROUGH ROLL-UP DOOR HEADER

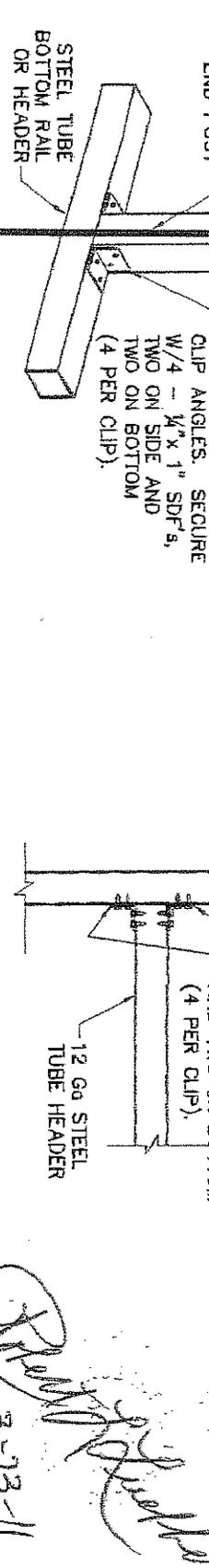
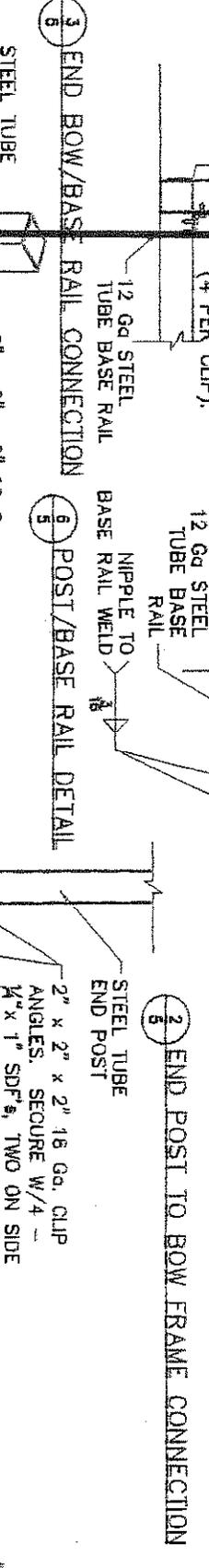
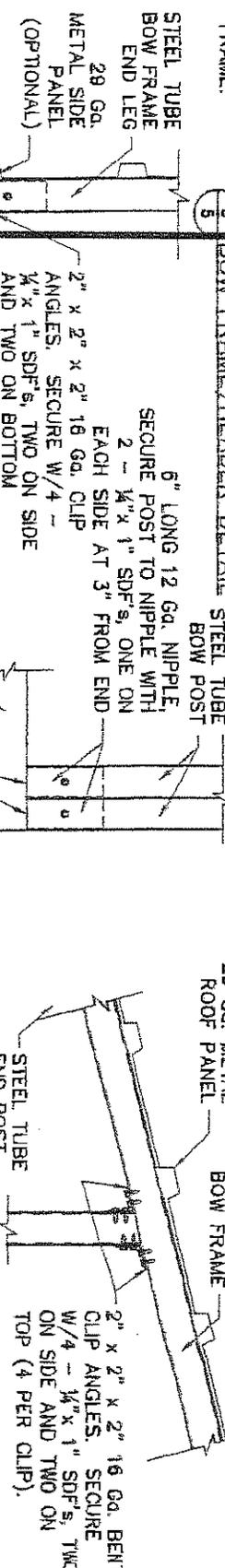
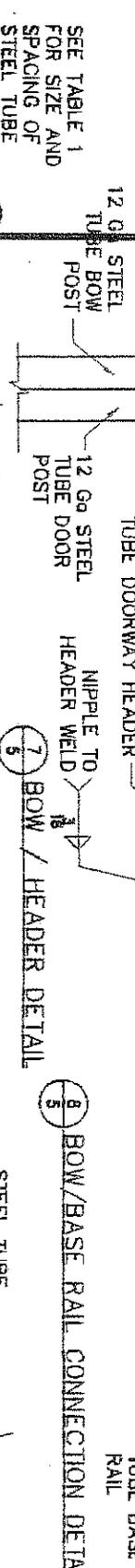
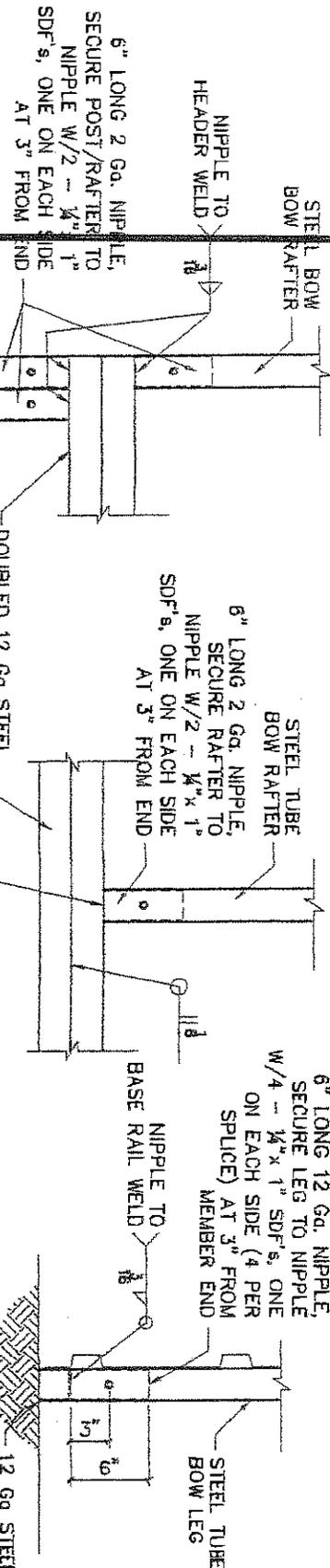


SECTION THROUGH DOOR POST

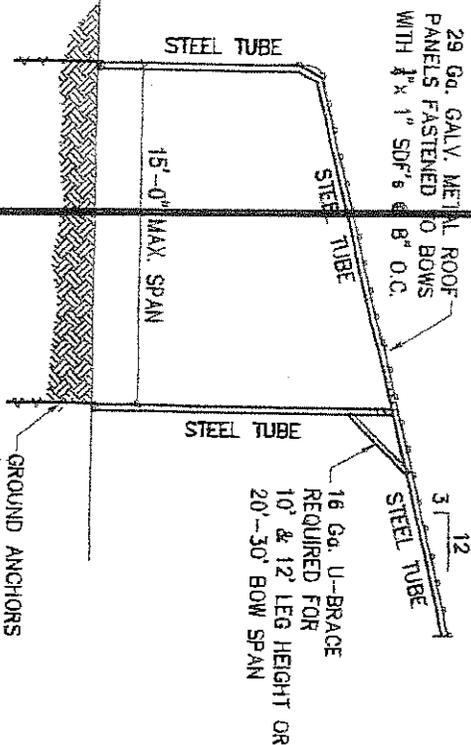
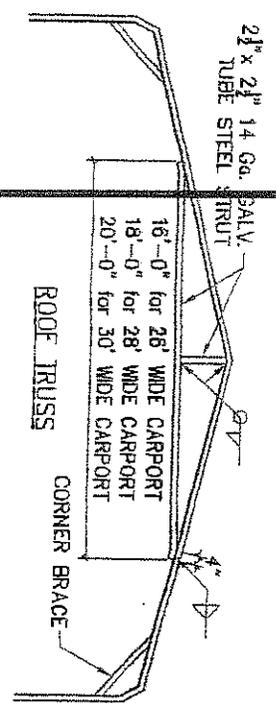
CARPENT WIDTH	MAX. DOOR WIDTH
16'	8'
18'	10'
20'	12'
22'	12'
24'	16'
26'	16'
28'	16'
30'	16'

MAX. DOOR WIDTH FOR SIDE OPENING IS 12'

*Robert J. [Signature]*  
3-23-11



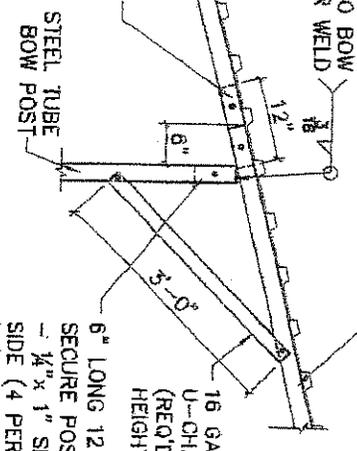
*Handwritten signature and date:*  
 3-23-11



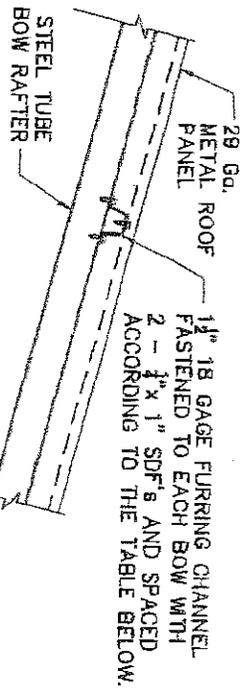
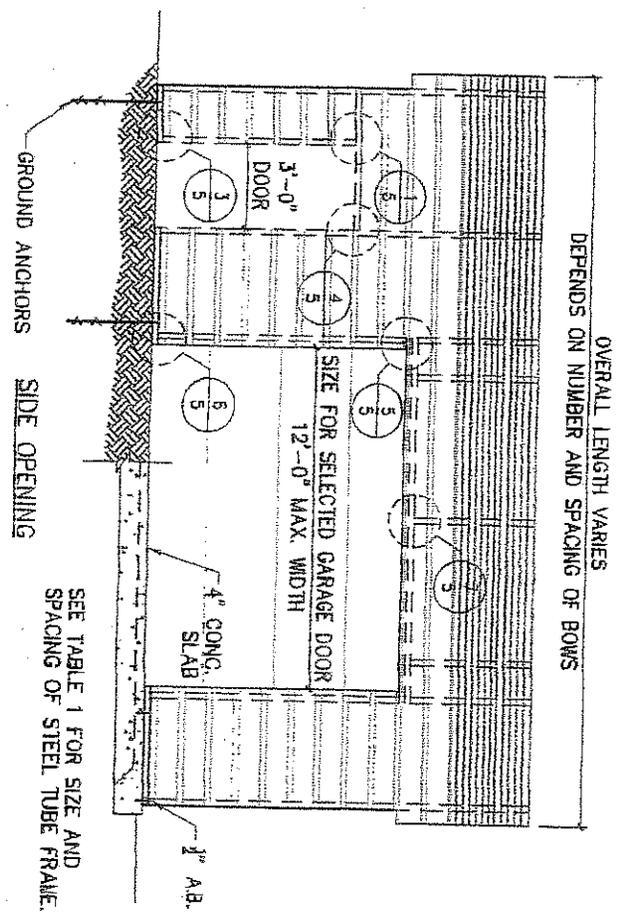
TYPICAL SIDE EXTENSION SECTION

GROUND ANCHORS (SEE SHEET 3) OR ANCHOR TO CONCRETE SLAB

12" LONG 12 Ga. NIPPLE, SECURE RAFTER TO NIPPLE, W/4 - 1/4" x 1" SDF's, ONE ON EACH SIDE (4 PER SPLICE) AT 3" FROM MEMBER END



BOW/POST DETAIL

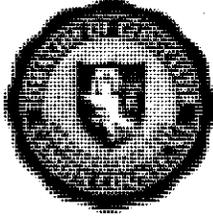


VERTICAL ROOF	MAXIMUM PURLIN SPACING
GROUND SNOW LOAD (PSF)	
20	5'-0"
30	4'-0"
40	3'-6"
50	3'-3"
60	3'-0"
100	2'-3"

SEE TABLE 1 FOR SIZE AND SPACING OF STEEL TUBE FRAME.

*Handwritten signature*

3-23-11



# 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: Ronald M & Pamela A. Babli  
Address: 354 Keystone Ave  
Block: 7811 Lot: 7

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

Date

7/30/06

Alfred Ferguson  
Gloucester Township Tax Collector

JUL 21 2006





Commissioners  
Richard P. Calabrese  
Chairman

Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara  
Joseph Pillo  
Glen Bianchini  
Dorothy Bradley  
Ken Garbowski



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

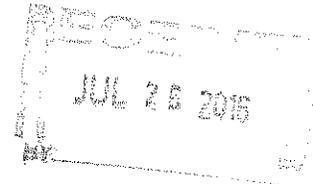
Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

July 25, 2016

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



Re: Application #162046C  
Ronald M. Babli  
324 Keystone Avenue, Blackwood, NJ 08012  
Block 7811, Lot 7

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Ray J. Carr".

Raymond J. Carr  
Executive Director

RJC:mh

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

JUL 26 2016

DATE: July 21, 2016

APPLICATION No. #162046C

APPLICANT: Ronald M. Babli

PROJECT No. 10660

BLOCK(S): 7811 Lot(S): 7

LOCATION: 324 Keystone Ave., Blackwood, NJ 08012

**TRANSMITTAL TO:**

- |                          |                              |                          |                      |                                     |                           |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/> | Zoning Board Planner | <input checked="" type="checkbox"/> | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer      | <input type="checkbox"/>            | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/> | Aqua N.J. Water Co.  | <input type="checkbox"/>            | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input type="checkbox"/> | Construction         |                                     |                           |

**STATUS OF APPLICATION:**

- New Application - Bulk C                       Revision to Prior Application

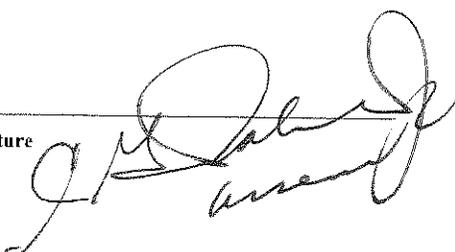
**PURPOSE OF TRANSMITTAL:**

- For Your Review.                      ***Please Forward Report by AUGUST 1, 2016***  
 For Your Files.

**ENCLOSED:**

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

- Variance Plan                       Bulk (C) Variance                       Use (D) Variance

Signature 

*No Issues.*

*7/21/16*

**TOWNSHIP OF GLOUCESTER**  
**Inter-office Correspondence**



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Dept. of Community Development & Planning  
**RE:** **APPLICATION #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].

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	±20,738.50 sf	yes
Minimum lot frontage	75 ft.	100 ft.	yes
Minimum lot depth	125 ft.	204.37 ft.	yes
Maximum building coverage	20%	±10.97% <sup>1</sup>	yes
Maximum lot coverage	40%	±15.90% <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
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

<sup>1</sup> = Scaled data.  
<sup>2</sup> = Approved by Zoning Board of Adjustment Resolution #092051C.  
 \* = 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.I, 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.: #162041C

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees 160<sup>00</sup> Project # 10574

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

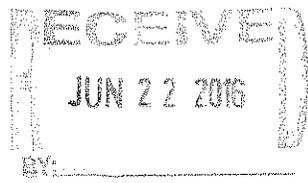
Escr. 150<sup>00</sup> Escr. # 10574

## LAND DEVELOPMENT APPLICATION

<b>1 Applicant</b> Name: <u>VIN GANDHI</u> Address: <u>65 MULLEN DR</u> City: <u>SICKLERVILLE</u> State, Zip: <u>NT 08081</u> Phone: <u>(609) 922-3314</u> Fax: ( ) - Email: <u>DR.GANDHI3@YAHOO.COM</u>	<b>2 Owner(s) (List all Owners)</b> Name(s): <u>VIN GANDHI</u> Address: <u>65 MULLEN DR</u> City: <u>SICKLERVILLE</u> State, Zip: <u>NT 08081</u> Phone: <u>(609) 922-3314</u> Fax: ( ) -
--	--

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

- |   |  |
|---|--|
| <input type="checkbox"/> Informal Review <sup>2</sup>               | <input type="checkbox"/> Planned Development <sup>2</sup>            |
| <input type="checkbox"/> Minor Subdivision                          | <input type="checkbox"/> Interpretation <sup>2</sup>                 |
| <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> | <input type="checkbox"/> Appeal of Administrative Officer's Decision |
| <input type="checkbox"/> Final Major Subdivision                    | <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup>   |
| <input type="checkbox"/> Minor Site Plan                            | <input type="checkbox"/> Use "D" Variance <sup>2</sup>               |
| <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup>   | <input type="checkbox"/> Site Plan Waiver                            |
| <input type="checkbox"/> Final Major Site Plan                      | <input type="checkbox"/> Rezoning Request                            |
| <input type="checkbox"/> Conditional Use Approval <sup>2</sup>      | <input type="checkbox"/> Redevelopment Agreement                     |
| <input type="checkbox"/> General Development Plan <sup>2</sup>      | <input type="checkbox"/> _____                                       |



<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

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

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

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

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

**6. Name of Persons Preparing Plans and Reports:**

Name: EWING ASSOCIATES  
Address: 900 B NO Delsea Dr POB 145  
Profession: ei  
City: CLOYTON NJ 08312  
State, Zip: NJ 08312  
Phone: 856 881-4931 Fax: ( ) -  
Email: \_\_\_\_\_

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

**7. Location of Property:**

Street Address: 65 Mullen Dr, Sicklerville, NJ 08081 Block(s): 18310  
Tract Area: \_\_\_\_\_ Lot(s): 67

**8. Land Use:**

Existing Land Use: Single Family Dwelling  
Proposed Land Use (Describe Application): installed new 15x20' concrete patio - 1-5 ft setback from the property line

**9. Property:**

Number of Existing Lots: 1 Proposed Form of Ownership:  
Number of Proposed Lots: \_\_\_\_\_  
 Fee Simple  Cooperative  
 Condominium  Rental  
Are there existing deed restrictions?  No  Yes (If yes, attach copies)  
Are there proposed deed restrictions?  No  Yes

**10. Utilities:** (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

### 13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	1.5 ft	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

### 14. Parking and Loading Requirements:

Number of parking spaces required: \_\_\_\_\_ Number of parking spaces provided: \_\_\_\_\_

Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

  
 \_\_\_\_\_  
 Signature of Applicant

6/16/15  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Co-applicant

\_\_\_\_\_  
 Date

**17. Consent of Owner(s):**

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

6/16/16  
Date

[Signature]  
Signature

VIN GANDHI  
Print Name

Sworn and Subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_ (Year).

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

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

Complete each of the following sections:

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

**IF YES TO ANY OF THE ABOVE:**

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?  No  Yes

**IF YES:**

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

[Signature]  
Signature of Applicant  
Vin Gandhi  
Print Name

\_\_\_\_\_  
Date  
6/16/16

**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, Sworn and subscribed to  
County of Camden: On this 16 day of June  
Marianne Toth of full age, being duly sworn to 20 16 before the following authority.  
law, on oath and says that all of the above statement  
herein is true.

VIN Gandhi  
Name of property owner or applicant

**MARIANNE TOTH**  
ID # 2387619  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires July 24, 2018

[Signature]  
Notary public

Update Zoning Permit #10493  
after Zoning Bd. Hearing  
according to results.

### Zoning Permit Denial

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

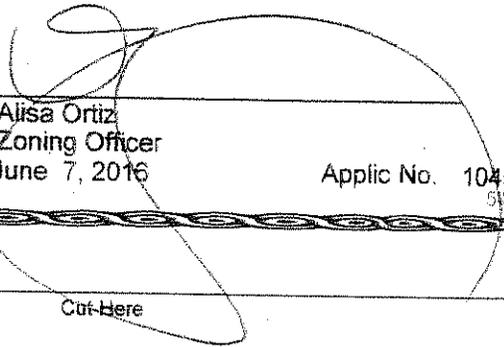
*This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 20'X15' concrete patio located one foot from property line.. This application for approval is hereby denied*

Zone  
R3  
Application is  
**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

  
Alisa Ortiz  
Zoning Officer  
June 7, 2016

Applic No. 10493  
5/17/16

Cut-Here

**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 2'5" high retaining wall as per survey submitted., which is a use permitted by ordinance*

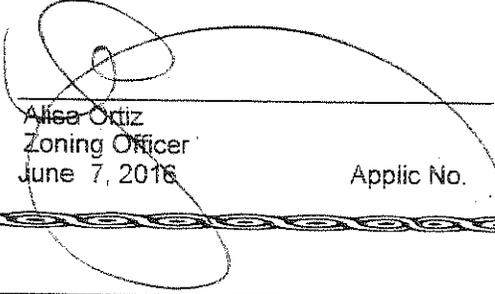
Zone  
R3  
Application is

**Approved**

***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.

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

  
\_\_\_\_\_  
Alica Ortiz  
Zoning Officer  
June 7, 2016

Applic No. 10493  
0412

Cut Here

**Deliver to...**

GANDHI VIN  
65 MULLEN DRIVE  
SICKLERVILLE NJ 08081



Township Of Gloucester  
Planning/Zoning Department  
1261 Chews Landing Road, Blackwood, NJ 08012  
(856) 374-3512  
Fax (856) 232-6229

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 1/2 FT.



Township Of Gloucester  
Planning/Zoning Department  
1261 Chews Landing Road, Blackwood, NJ 08012  
(856) 374-3512  
Fax (856) 232-6229

May 19, 2016

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

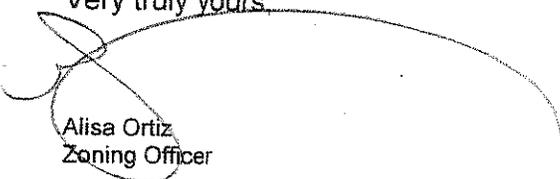
*2 1/2 foot retaining wall not 5'*

Dear Mr. Gandhi:

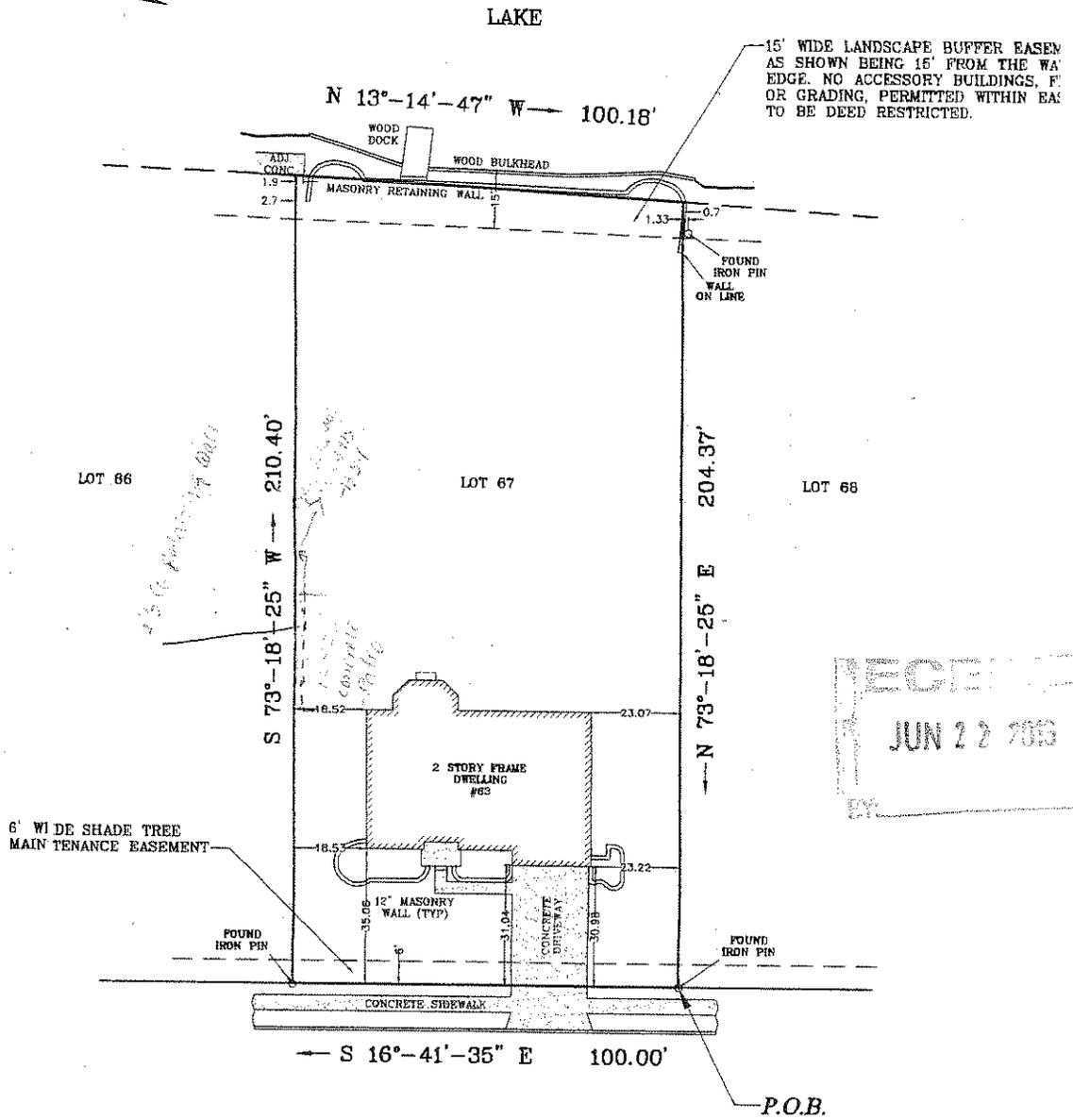
It has come to my attention that you recently installed a newer rear yard 15'X20' concrete patio as well as a 5' high wall along your property line that is leaning onto your neighbor's fence. Fences, hedges and walls are allowed to be up to but not on the property line. Please be aware that a Zoning 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

JUN



RECEIVED  
 JUN 22 2010  
 BY \_\_\_\_\_

FILED TO:  
 ANDHI  
 NT LAND TRANSFER COMPANY OF  
 IERSEY, L.P.  
 NT MORTGAGE COMPANY, L.P., IT'S  
 ESSORS AND/OR ASSIGNS AS THEIR  
 EST MAY APPEAR.

DERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I  
 CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENT IF ANY,  
 BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE  
 OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR  
 ER OF TITLE TO INSURE THE TITLE TO THE LANDS AND  
 SHOWN THEREON. THE RESPONSIBILITY IS LIMITED TO THE  
 MATTER AND INTIAL USE FOR WHICH IT IS BEING USED."

TO CERTIFY THAT ON SEP 1, 2010,  
 A SURVEY OF THE LANDS AND PREMISES  
 HEREON, AND THAT THIS PLAT IS IN AC-  
 CE WITH THE FIELD NOTES OF SAID SURVEY.

**BRUCE A. EWING**  
 LAND SURVEYOR

*[Signature]*  
 N.J. LICENSE NO. 35635

NOTES:  
 BEING KNOWN AS LOT 67 IN BLOCK 18310 AS SHOWN  
 ON PLAN OF LOTS COBBLESTONE FARMS, SECTION 15,  
 FILED OCTOBER 1, 2003 AS FILE #900, MAP #20. A.K.A.  
 LOT 67 IN BLOCK 18310 ON THE TOWNSHIP OF  
 GLOUCESTER TAX MAPS.

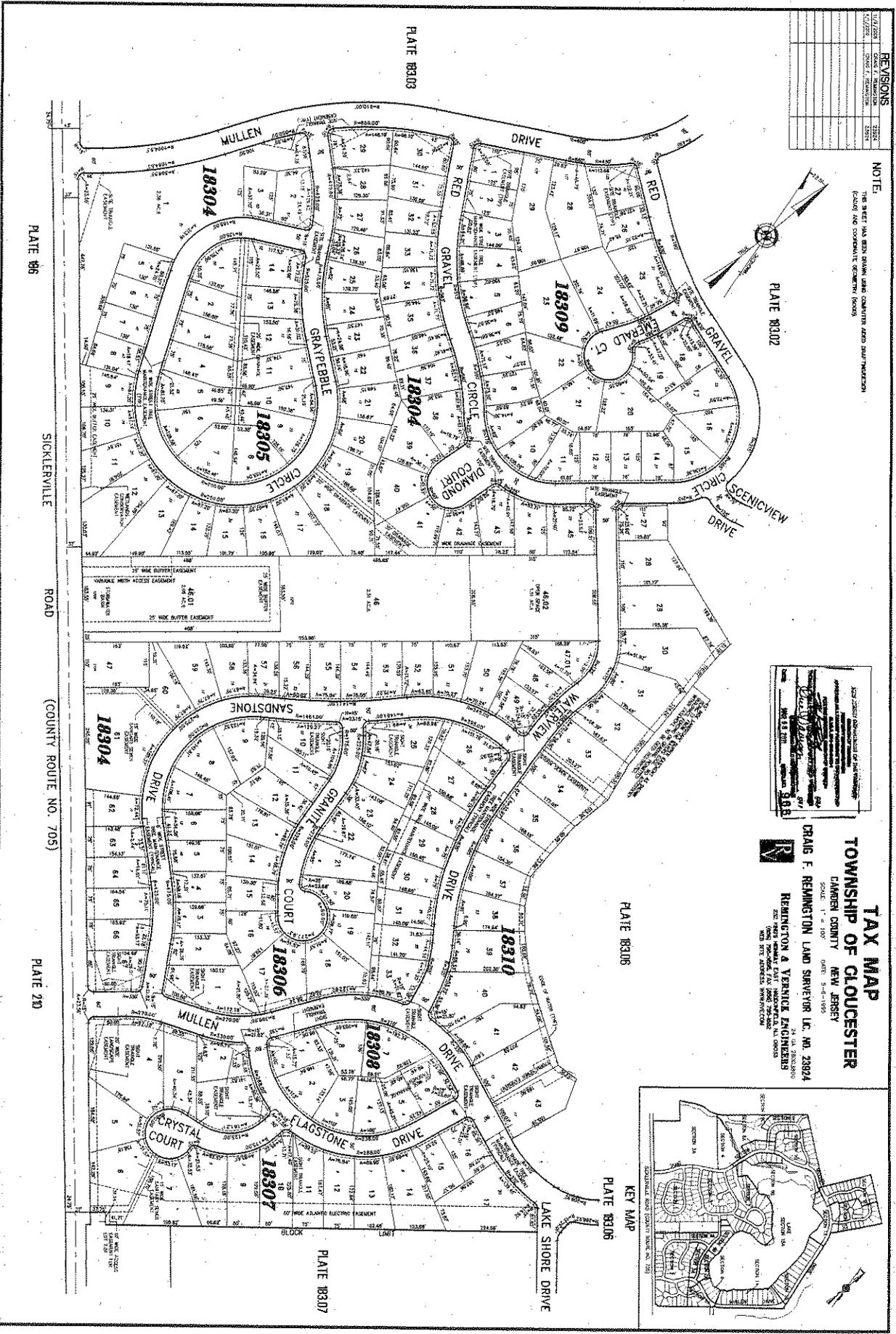
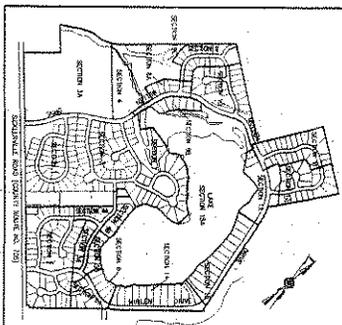
SURVEY OF F  
 65 MULLEN  
 SITUATED  
 TOWNSHIP OF G  
 COUNTY OF CAMDEN  
 DRAWN BY: E.D.G. DATE: 9/10  
**EWING ASSOCIATES**  
 LAND SURV.  
 900B No. DELSEA DRIVE, P.O. BOX 1  
 PHONE: (856) 881

NO.	DATE	DESCRIPTION
1	01/15/2008	PREPARED FOR TOWNSHIP OF CLOUCESTER
2	02/15/2008	REVISED TO SHOW REVISIONS
3	03/15/2008	REVISED TO SHOW REVISIONS
4	04/15/2008	REVISED TO SHOW REVISIONS
5	05/15/2008	REVISED TO SHOW REVISIONS
6	06/15/2008	REVISED TO SHOW REVISIONS
7	07/15/2008	REVISED TO SHOW REVISIONS
8	08/15/2008	REVISED TO SHOW REVISIONS
9	09/15/2008	REVISED TO SHOW REVISIONS
10	10/15/2008	REVISED TO SHOW REVISIONS
11	11/15/2008	REVISED TO SHOW REVISIONS
12	12/15/2008	REVISED TO SHOW REVISIONS

**NOTE:**  
 THIS SHEET HAS BEEN DRAWN USING COMPUTERS AIDED SURVEILLANCE  
 (CAD) AND COORDINATE GEOMETRY (GCS)



**TAX MAP**  
**TOWNSHIP OF CLOUCESTER**  
 LAMON COUNTY NEW JERSEY  
 CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924  
 REMINGTON & YERNICK ENGINEERS  
 220 WEST WASHINGTON ST. SUITE 200  
 WILMINGTON, DE 19801  
 WWW.REMINGTONENGINEERS.COM



**183.01**

**183.01**

Bin# 602  
B

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 22, 2016

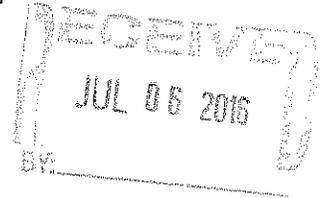
APPLICATION No. #162041C

APPLICANT: VIN GANDHI

PROJECT No. 10574

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

LOCATION: 65 MULLEN DR., SICKLERVILLE, NJ 08081



### TRANSMITTAL TO:

- |                          |                              |                                     |                      |                          |                           |
|--------------------------|------------------------------|-------------------------------------|----------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/>            | Zoning Board Planner | <input type="checkbox"/> | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/>            | Traffic Officer      | <input type="checkbox"/> | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/>            | Aqua N.J. Water Co.  | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input checked="" type="checkbox"/> | Construction         |                          |                           |

### STATUS OF APPLICATION:

- New Application - Bulk C       Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by JULY 8, 2016**  
 For Your Files.

### ENCLOSED:

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

- Variance Plan       Bulk (C) Variance       Use (D) Variance

N/A      7-5-16      JVG      BSO

Signature \_\_\_\_\_

Commissioners  
Richard P. Calabrese  
Chairman  
Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara  
Joseph Pillo  
Glen Bianchini  
Dorothy Bradley  
Ken Garbowski



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

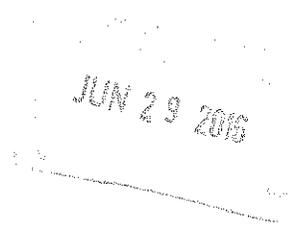
**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

June 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**

A handwritten signature in black ink, appearing to read "Raymond J. Carr". The signature is fluid and cursive.

Raymond J. Carr  
Executive Director

RJC:mh

RECEIVED  
JUN 27 2016

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 22, 2016

APPLICATION No. #162041C

APPLICANT: VIN GANDHI

PROJECT No. 10574

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

LOCATION: 65 MULLEN DR., SICKLERVILLE, NJ 08081

### TRANSMITTAL TO:

- |                          |                              |                          |                      |                                     |                           |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/> | Zoning Board Planner | <input type="checkbox"/>            | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer      | <input type="checkbox"/>            | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/> | Aqua N.J. Water Co.  | <input checked="" type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input type="checkbox"/> | Construction         |                                     |                           |

### STATUS OF APPLICATION:

- New Application - Bulk C       Revision to Prior Application

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

- Variance Plan       Bulk (C) Variance       Use (D) Variance

**APPROVED**  
 DATE: 6/28/16  
 BY: [Signature]  
 Bureau of Fire Prevention  
 Fire District 5  
 1781 Sicklerville Rd.  
 Sicklerville, NJ 08081

Signature \_\_\_\_\_

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 22, 2016

APPLICATION No. #162041C

APPLICANT: VIN GANDHI

PROJECT No. 10574

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

LOCATION: 65 MULLEN DR., SICKLERVILLE, NJ 08081

**TRANSMITTAL TO:**

- |                          |                              |                          |                      |                                     |                           |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/> | Zoning Board Planner | <input checked="" type="checkbox"/> | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer      | <input type="checkbox"/>            | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/> | Aqua N.J. Water Co.  | <input type="checkbox"/>            | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input type="checkbox"/> | Construction         |                                     |                           |

**STATUS OF APPLICATION:**

- New Application - Bulk C       Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review.      **Please Forward Report by JULY 8, 2016**  
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- Recycling Report

- Variance Plan       Bulk (C) Variance       Use (D) Variance

RECEIVED  
JUN 27 2016

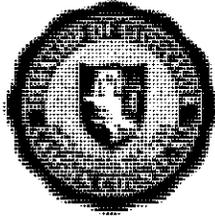
Signature

Vin Gandhi

Assessed

6/27/16

No Issues.



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, Sickleville, NJ  
Block: 18310 Lot: 67

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

6/22/16  
Date

[Signature]  
Gloucester Township Tax Collector

