

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, September 28, 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, September 14, 2016*

**RESOLUTIONS FOR MEMORIALIZATION**

#162041C Vin Gandhi	Bulk C Variance Block: 18310 Lot: 67
#162046C Ronald M. Babli	Bulk C Variance Block: 7811 Lot: 7
#162048C Gerard DiBona/Alexandra Davis	Bulk C Variance Block: 16121 Lot: 3
#162049C Mark Sanmuti	Bulk C Variance Block: 19804 Lot: 9

**APPLICATIONS FOR REVIEW**

#162051C Matt Brandley Zoned: R3	Bulk C Variance Block: 9203 Lot: 14 Location: 237 Hinton Way, Somerdale
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6' vinyl fence w/38' F1 & 19" F2 setbacks

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#162054C  
Reza P. Razau  
Zoned: R3

Bulk C Variance  
Block: 17606 Lot: 3  
Location: 6 Centennial Ct., Erial

2<sup>nd</sup> shed w/5' rear setback

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#152032CDSPWMS  
Bernie Wilson  
Zoned: CR

**EXTENSION** - Minor Site Plan  
Block: 5403 Lot: 11  
Location: 1414 Black Horse Pike

Auto Repair & Towing

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#162001BDCPMSFMS  
Brahin Properties, Inc.  
Zoned: R1

Bulk C Variance/Prel-Final Major Subdiv  
Block: 16504 Lot: 10-11-12  
Location: 189/1271/1263 Jarvis Rd, Sicklerville

50 single family homes with accessory functions & 3 lots for open space & drainage

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, SEPTEMBER 14, 2016**

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

**Roll Call:**

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

Chairman McMullin had the professionals sworn in:

Also Present: Mr. Anthony Costa, Zoning Board Solicitor  
Mr. James Mellett, P.E., Churchill Engineering  
Mr. Ken Lechner, Township Planner

**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday August 10, 2016.

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

**Roll Call:**

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

Minutes Approved

**RESOLUTIONS FOR MEMORIALIZATION**

#162040C  
Clifford Gano  
Bulk C Variance  
Block: 12806 Lot: 9

#162042C  
Frederick Kilichowski  
Bulk V Variance  
Block: 1702 Lot: 6

#162045C  
Jennifer Barbagiovanni  
Bulk C Variance  
Block: 7807 Lot: 8

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

**Roll Call:**

Vice Chairman Simiriglio	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes

**Resolutions Approved.**

**#162041C**  
**Vin Gandhi**  
**Zoned: R3**  
**Bulk C Variance**  
**Block: 18310 Lot: 67**  
**Location: 65 Mullen dr. , Sicklerville**  
**15' x 20' concrete patio w/1.5' setback**

Mr. Costa swears in Mr. Gandhi.  
 Mr. Gandhi states the wall has been removed since the last meeting and the neighbor is happy with the result.  
 Vice Chairman Simiriglia states the variance is for the side setback only.

Open to Public:  
 No Comments:

Open to Professionals:  
 No Comments:

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

**Roll Call:**

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

**Application Approved.**

**#162046C**  
**Ronald M. Babli**  
**Zoned: R3**  
**Bulk C Variance**  
**Block: 7811 Lot: 7**  
**Location: 324 Keystone Ave., Blackwood**  
**Metal Carport 20' x 30' x 12' w/5' rear & side setbacks**

Mr. Costa swears in Mr. Babli.  
 Mr. Babli and Mr. Costa discuss the 26.5 % impervious lot coverage where only 20% is allowed.  
 Mr. Babli is trying to conform to other houses with 50' lots. He states it would be a lot easier if his lot was 75' wide, but other homes in his area have the same 50' lot width.  
 Mr. Bucceroni tells Mr. Babli to make sure the water is redirected away from any neighbors.  
 Vice Chairman Simiriglia asks if a fire wall is necessary.  
 Mr. Lechner states there is no comment from the sub code official.

Open to Public:  
 No Comments:

Open to Professionals:  
No Additional Comments:

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

**Roll Call:**

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

**Application Approved.**

**#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'**

Mr. Costa swears in Sannuti.

Mr. Sannuti states he can't put the fence 3' from the property line because he has an irregular shaped lot (corner lot). He has no fence now and his fence will not match up to his neighbors' fences.

Mr. Mellett discusses where the rear fence with Mr. Sannuti. The rear fence has no site implications as it will match up with neighbors.

Open to Public:  
No Comments:

Open to Professionals:  
No Additional Comments:

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

**Roll Call:**

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

**Application Approved.**

4      ZB      9/21/2016

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

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 162041C**

**Vin Gandhi**

**Block 18310, Lot 67**

**WHEREAS**, Vin Ghandi is the owner of the land and premises located at 65 Mullen Drive in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 15' x 20' concrete patio 1.5' setback from the side property line instead of the required 3' for the property located upon Block 18310, Lot 67, 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 September 14, 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, Vin Gandhi is the owner of the land and premises located at 65 Mullen Drive in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18310, Lot 67, 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 the patio has been there for 3 years and he did not know a permit was required. He also stated the patio is for family enjoyment, that the water drains toward the lake and he has removed the retaining wall.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 15' x 20' patio with a 1.5' setback side yard, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of September, 2016, the applicant Vin Gandhi is hereby granted the aforesaid variance for the property located upon Block 18310, Lot 67 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
Andy Rosati	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 28<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 # 162046C**

**Ronald Babli**

**Block 7811, Lot 7**

**WHEREAS**, Ronald Babli is the owner of the land and premises located at 324 Keystone 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 Metal Carport with lot coverage of 26.5% allowed 20% and 5' from the rear and side property line instead of the required 10' for the property located upon Block 7811, Lot 7, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on September 14, 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, Ronald Babli is the owner of the land and premises located at 324 Keystone Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 7811, Lot 7, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he is conforming to other 50' lots in the area. The carport is for the storage of his 2 classic cars.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 20' x 30' garage with a 5' side and rear yard, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of September, 2016, the applicant Ronald Babli is hereby granted the aforesaid variance for the property located upon Block 7811, Lot 7 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Mike Acevedo	Yes
Kevin Bucceroni	Yes
Carman Scarduzzio	Yes
Andy Rosati	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 28<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 # 162048C  
Gerard DiBona & Alexandra Davis  
Block 16121, Lot 3**

**WHEREAS**, Gerard DiBona and Alexandra Davis are owners of the land and premises located at 23 Fairmount Avenue, in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' high vinyl fence 16' from the cartway along Line Street instead of the required 40' for the property located upon Block 16121, Lot 3 as shown on the Official Map of the Township of Gloucester, 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 24 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 applicants, Gerard DiBona and Alexandra Davis are the owners of the land and premises located at 23 Fairmount Avenue, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16121, Lot 3, 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 they live near the baseball field and have trash and poison ivy coming onto their property. The fence would be pleasing to the area and the variance would allow them to save the oak tree.

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 16' from the cartway ,the Board voted six (6) in favor, none (0) against; 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 of the environmental cleanup 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 24th day of August that the applicants, Gerard DiBona and Alexandra Davis are hereby granted the aforesaid variance for the property located upon Block 16121 Lot 3, 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 obtaining Site Plan Approval.

**ROLL CALL:**

**LIST NAMES**

Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Andrew Rosati	Yes
Michael Acevedo	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 28th 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 # 162049C**

**Mark Sannuti  
Block 19804, Lot 9**

**WHEREAS**, Mark Sannuti is the owner of the land and premises located at 16 Vail Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' high vinyl fence 0' from the front property line along Brenkenridge line instead of the required 40' for the property located upon Block 19804, Lot97, 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 September 14, 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, Mark Sannuti is the owner of the land and premises located at 16 Vail Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 19804, 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 on an irregular shaped corner lot and is aligning the fence with his neighbor. The Engineer stated he saw no sight problem.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 6' high vinyl fence with a 0' front yard setback, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of September, 2016, the applicant Mark Sannuti is hereby granted the aforesaid variance for the property located upon Block 19804, Lot 9 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Mike Acevedo	Yes
Kevin Bucceroni	Yes
Carman Scarduzzio	Yes
Andy Rosati	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 28<sup>TH</sup> day of September, 2016.

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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 #162051C**  
**Matt Brandley**  
**237 Hinton Way**  
**BLOCK 9203, LOT 14**

**DATE:** September 7, 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	±11,875 sf	yes
Minimum lot frontage			
Hinton Way	75 ft.	92.15 ft.	yes
Upton Way	75 ft.	102.97 ft.	yes
Minimum lot depth	125 ft.	114.74 ft.	enc
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			
Hinton Way	30 ft.	30.97 ft.	yes
Upton Way	30 ft.	25.03 ft.	yes
Side yard	10 ft.	21.20 ft.	yes
Rear yard	30 ft.	33.45 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 nineteen (19) feet from the front property line along Upton way (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**

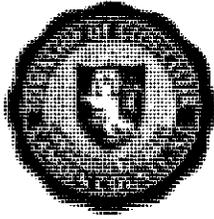
The applicant must notice for the following variance:

**From Section 425.C(3) to construct a six (6) foot high vinyl fence nineteen (19) feet from the front property line along Upton way (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: Matt Brandley  
Anthony Costa, Esq.  
James Mellett, PE,



## 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: Matthew A + Susan K. Bradley  
Address: 237 Hinton Way  
Block: 9203 Lot: 14

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

Date

8/15/16

*Shirley Ingersoll*  
Gloucester Township Tax Collector

AUG 15 2016



# 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: #162051C

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

Planning Board  Zoning Board of Adjustment

Fees 1600<sup>00</sup> Project # 10720

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

Escr. 150<sup>00</sup> Escr. # 10720

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b>	<b>2. Owner(s) (List all Owners)</b>
Name: <u>MATT BRANDLEY</u>	Name(s): <u>MATT BRANDLEY</u>
Address: <u>237 HINTON WAY</u>	<u>SUSAN BRANDLEY</u>
City: <u>SOMERDALE</u>	Address: <u>237 HINTON WAY</u>
State, Zip: <u>NJ, 08083</u>	City: <u>SOMERDALE</u>
Phone: <u>(856) 230-3918</u> Fax: ( ) -	State, Zip: <u>NJ, 08083</u>
Email: <u>mattyb12@yahoo.com</u>	Phone: <u>(856) 784-7843</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 <sup>2</sup>        |
| <input type="checkbox"/> General Development Plan <sup>2</sup>      | <input type="checkbox"/> _____                                       |

AUG 11 2016

<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
<u>R2</u>	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: _____	Firm: _____
Address: _____	State, Zip: _____
City: _____	Phone: ( ) - - Fax: ( ) - -
	Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: MATT BRANDLEY  
Address: 237 HINTON WAY  
Profession: CARPENTER  
City: SOMERDALE  
State, Zip: NJ, 08083  
Phone: 856-230-3918 Fax: ( ) -  
Email: mattyb121@yahoo.com

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

7. Location of Property:

Street Address: 237 HINTON WAY Block(s): ~~D00~~ 9203  
Tract Area: \_\_\_\_\_ Lot(s): 14

8. Land Use:

Existing Land Use: RESIDENTIAL  
Proposed Land Use (Describe Application): INSTALL A 6' VINYL FENCE TO ENCLOSE THE BACKYARD ON A CORNER PROPERTY WITH A 38' F1 SETBACK + a 19' F2

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	38'
Front setback 2	_____	Setback from E.O.P.*2	19'
Rear setback	_____	Fence type	VINYL
Side setback 1	_____	Fence height	6'
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: \_\_\_\_\_

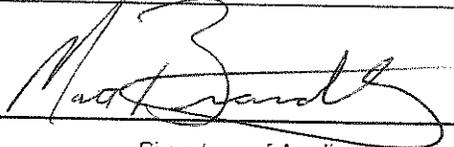
Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

**15. Relief Requested:**

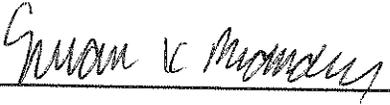
- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the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

8-2-16  
 \_\_\_\_\_  
 Date

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

8-2-16  
 \_\_\_\_\_  
 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)

8-2-16

Date

*Matt Brandley*  
Signature

MATT BRANDLEY  
Print Name

Sworn and Subscribed to before me this

2nd day of August

2016 (Year).

*Susan & Brandley*  
Signature

SUSAN & BRANDLEY  
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?
- 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

*Matt Brandley*  
Signature of Applicant

MATT BRANDLEY  
Print Name

8-2-16  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of Oct. 6, 2014, shows and discloses the premises in its entirety, described as Block 100 Lot 14 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:  
*Matt Brandley* 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 2nd day of August  
20 16 before the following authority.

Matt Brandley  
Name of property owner or applicant

*Kathleen Murphy*  
Notary public  
Kathleen Murphy  
Notary Public of New Jersey  
My Commission Expires on May 8, 2018

## Zoning Permit Denial

237 HINTON WAY  
Block/Lot 9203/14

Applicant

BRANDLEY MATTHEW A & SUSAN K  
237 HINTON WAY  
SOMERDALE NJ 08083

Real Estate Owner

BRANDLEY MATTHEW A & SUSAN K  
237 HINTON WAY  
SOMERDALE NJ 08083

*This is to certify that the above-named applied for a permit to/authorization for  
a proposed rear yard 6' vinyl fence.. This application for approval is hereby denied*

**Zone**

**R3**

**Application is**

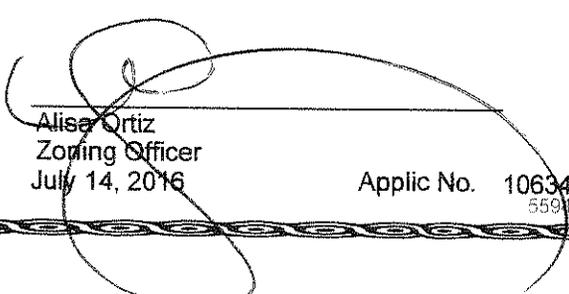
**Denied**

**Comments on Decision:**

Any fencing along a corner property shall have a setback equal to the existing front yard setback of the principal structure, or forty feet perpendicular from the edge of the cartway or pavement, whichever is greater. Sect. 505.par. 3.

**Gloucester Township**

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

  
Alisa Ortiz  
Zoning Officer  
July 14, 2016

Applic No. 10634  
5591

Cut Here

**Deliver to...**

BRANDLEY MATTHEW A & SUSAN K  
237 HINTON WAY  
SOMERDALE NJ 08083

Receipt # 198789

# TOWNSHIP OF GLOUCESTER

1261 Chews Landing Road - P.O. Box 8, Blackwood, NJ 08012  
Phone: (856) 374-3500 Fax: (856) 232-6229



JUL 12 2016

## APPLICATION FOR ZONING PERMIT

Cash

Submission Date: 7-12-16 Tax Block/Lot: LOT 14,  
BLOCK 100 AL PLAN M

Application Fee: \$25,000  
(PAYABLE UPON SUBMISSION)  
CASH CHECK

Work site address: 237 HINTON WAY, SOMERDALE, NJ 08083

Contact Person: MATT BRANDLEY Phone: (856) 230-3918

Check how you want to receive permit:  REGULAR MAIL  E-MAIL  FAX  PICK-UP

Do you have an approval from the Planning Board or Zoning Board of Adjustment for this project?  Yes  No

If yes, provide the application number: \_\_\_\_\_ Resolution approval date: \_\_\_\_\_

### Applicant

Name: MATT BRANDLEY  
Address: 237 HINTON WAY  
City: SOMERDALE  
State, Zip: NJ 08083  
Phone: (856) 230-3918 Fax: ( )  
E-mail: mattyb121@yahoo.com

### Owner

Name: MATT BRANDLEY  
Address: 237 HINTON WAY  
City: SOMERDALE  
State, Zip: NJ 08083  
Phone: (856) 230-3918 Fax: ( )  
E-mail: mattyb121@yahoo.com

### Check the type of project below:

**IMPORTANT: THIS APPLICATION MUST BE ACCOMPANIED BY A PROFESSIONAL SURVEY THAT SHOWS THE PROPOSED BUILDING STRUCTURE DIMENSIONS WITH THE LOT WIDTH, AND DISTANCE FROM THE EAST/WEST PROPERTY LINES. ALSO SHOW EXISTING BUILDINGS, SHEDS, POOLS, DRIVEWAYS, WALKWAYS, PATIOS, FENCES, ETC.**

### RESIDENTIAL

DWELLING: \_\_\_\_\_  
square feet: \_\_\_\_\_ height: \_\_\_\_\_  
 ADDITION: \_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_  
length: width: height:  
 DECK: \_\_\_\_\_ x \_\_\_\_\_  
length: width:  
 GARAGE: \_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_  
length: width: height:  
 SHED: \_\_\_\_\_ x \_\_\_\_\_ x \_\_\_\_\_  
length: width: height:  
 POOL: \_\_\_\_\_ x \_\_\_\_\_  
length: width or diameter:  
 FENCE Privacy/Vinyl 6'  
type: and height:  
 DRIVEWAY: \_\_\_\_\_ x \_\_\_\_\_  
length: width:  
 PATIO: \_\_\_\_\_ x \_\_\_\_\_  
length: width:

OTHER: Day-Care

### COMMERCIAL

NEW CONSTRUCTION (describe project): \_\_\_\_\_  
 TENANT FIT-UP (describe the proposed use): \_\_\_\_\_  
 OTHER (describe project): \_\_\_\_\_

AGENT/OWNER'S NAME

SIGNATURE

Lot 13

Lot 12

575° 39' 05" W

Wood Privacy Fence

130.73 91'-2"

Lot 14, Block 106 AL

Plan M  
"Roberts Farm"

96'-4" 15  
N 10° 18' 17" W

Lot 15

114.74 17" W

Deck

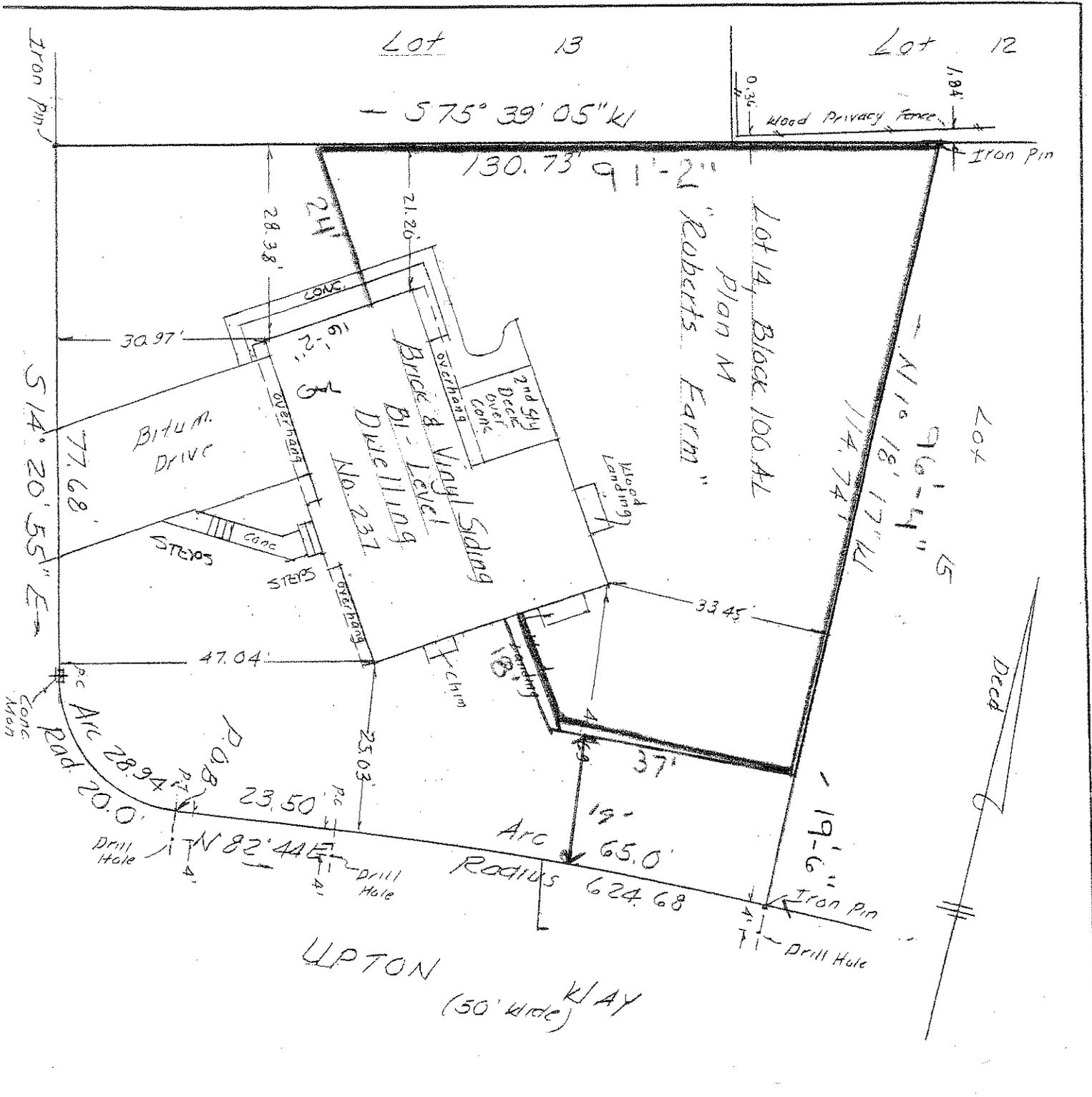
Iron Pin

Iron Pin

Iron Pin

Drill Hole

UPTON  
KAY  
(50' wide)



BITUM. DRIVE

2nd Story Deck Over Conc  
Brick & Vinyl Siding  
Dwelling  
No. 237

Wood Landing

Chimney

STEPS

STEPS

STEPS

Drill Hole

Drill Hole

Drill Hole

0.02 ROAD  
20.0'  
28.94'  
46.82'  
P.O.B.  
P.T.  
N 82° 44' E

P.O.B.  
P.T.  
N 82° 44' E

Arc  
Radius 624.68  
19° 65.0'

30.97'

28.38'

21.20'

16'-2"

47.04'

25.03'

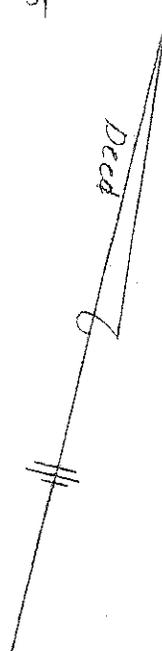
33.45'

37'

23.50'

77.68'

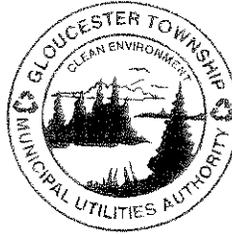
514° 20' 55" E





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 17, 2016

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

Re: Application #162051C  
Matt Brandley  
237 Hinton Way, Somerdale, NJ 08083  
Block 9203, Lot 14

AUG 18 2016

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 be "RJC", written over a horizontal line.

Raymond J. Carr  
Executive Director

RJC:mh

**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 #162054C**  
**Reza Razoui**  
**6 Centennial Court**  
**BLOCK 17606 LOT 3**

**DATE:** September 8, 2016

The Applicant requests approval for a 12' x 28' shed and a second shed 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	13,596.7 sf <sup>1</sup>	yes
Minimum lot frontage	75 ft.	75 ft.	enc
Minimum lot depth	125 ft.	181.69 ft.	Yes
Maximum building coverage	20%	±11.7% <sup>1</sup>	yes
Maximum lot coverage	40%	±17.4% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard	30 ft.	n/a	n/a
Side yard	10 ft.	n/a	n/a
Rear yard	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	n/a	n/a
Maximum Height	35 ft.	n/a	n/a

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

Description	Required	Proposed	Complies
<b>RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
<b>Maximum shed area</b>	<b>168 sf</b>	<b>336 sf</b>	<b>no*</b>
<b>Number (max.)</b>	<b>1</b>	<b>2</b>	<b>no*</b>
Maximum shed height (max.)	12 ft.	11.5 ft.	yes
Distance between adjacent buildings	10 ft.	> 10 ft.	yes
Front yard	N.P.	no	yes
Side yard	5 ft.	> 5 ft.	yes
Rear yard	5 ft.	5 ft.	yes

N.P. = Not Permitted.

\* = Variance required.

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

## **II. VARIANCE COMMENTS**

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

### **§422.L, Residential Tool Shed**

1. Area: (336 sf provided v. 168 sf maximum allowed).
2. Number: (2 provided v. 1 maximum allowed).

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

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

### **NEGATIVE CRITERIA**

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

## **III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 422.L, Residential Tool Shed to permit a shed three hundred thirty six (336) square feet (168 sf maximum allowed) and to permit two (2) sheds (1 maximum allowed).**

#### **IV. RECOMMENDATIONS**

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

cc: Reza Razai  
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<sup>1</sup>: \_\_\_\_\_ Application No.: #1620542

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

Planning Board  Zoning Board of Adjustment

Fees 160<sup>00</sup> Project # 10734

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

Escr. 150<sup>00</sup> Escr. # 10734

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Reza P. RAZAVI</u> Address: <u>6 Centennial Court</u> City: <u>ERIAL</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 912-7200</u> Fax: ( ) - Email: <u>r.razavi@comcast.net</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Reza P. RAZAVI</u> Address: <u>6 Centennial Court</u> City: <u>ERIAL</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 912-7200</u> Fax: ( ) - Cell: <u>856-842-3241</u> <i>Pat Fisher</i>
--	---

### 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"/> _____

AUG 20 2006

<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: _____	Firm: _____
Address: _____	State, Zip: _____
City: _____	Phone: ( ) - Fax: ( ) -
	Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Springville Woodworks of NJ  
Address: 701 N. Blackhorse Pike  
Profession: \_\_\_\_\_  
City: Williamstown  
State, Zip: NJ 08094  
Phone: 856-856-6916 Fax: ( ) \_\_\_\_\_  
Email: \_\_\_\_\_

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

7. Location of Property:

Street Address: 6 Centennial Court ERIE Block(s): 17606  
Tract Area: \_\_\_\_\_ NJ 08081 Lot(s): 3

8. Land Use:

Existing Land Use: RESIDENTIAL  
Proposed Land Use (Describe Application): 2nd Shed: 5126 L x W x H  
Setback 5' / wood + vinyl siding 12x28 x 11 3'  
for Rear 14x30 stone pad

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

**13. Zoning**

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	5 RR	Fence type	_____
Side setback 1	24 RR	Fence height	_____
Side setback 2	24 RR	*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	12 x 28
Garage height	_____	Shed height	7 feet 4 inch
Number of garages (Include attached garage if applicable)	_____	Setback from R.O.W.1	_____
Number of stories	_____	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: None      Number of parking spaces provided: \_\_\_\_\_

Number of loading spaces required: None      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]  
Signature of Applicant

8-17-2016  
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).

8-17-2016  
Date

[Signature]  
Signature

Reza P. RAZAVI  
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?                        | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| C. Is this application for approval on a site or sites for commercial purposes?                    | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| D. Is the applicant a corporation?   | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| E. Is the applicant a limited liability corporation?   | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| F. Is the applicant a partnership?   | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |

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

- 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).
- 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

[Signature]  
Signature of Applicant

Reza P. RAZAVI  
Print Name

8-17-16  
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 17606 Lot 3 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.

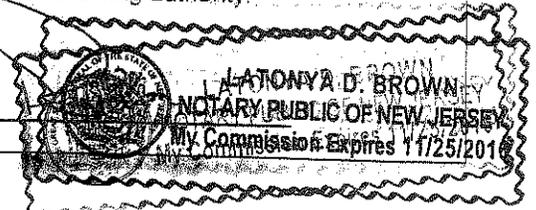
State of New Jersey,  
County of Camden:

Reza P. RAZAVI 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 18th day of Aug  
2016 before the following authority.

Reza RAZAVI  
Name of property owner or applicant

[Signature]  
Notary public



①



Surveyed

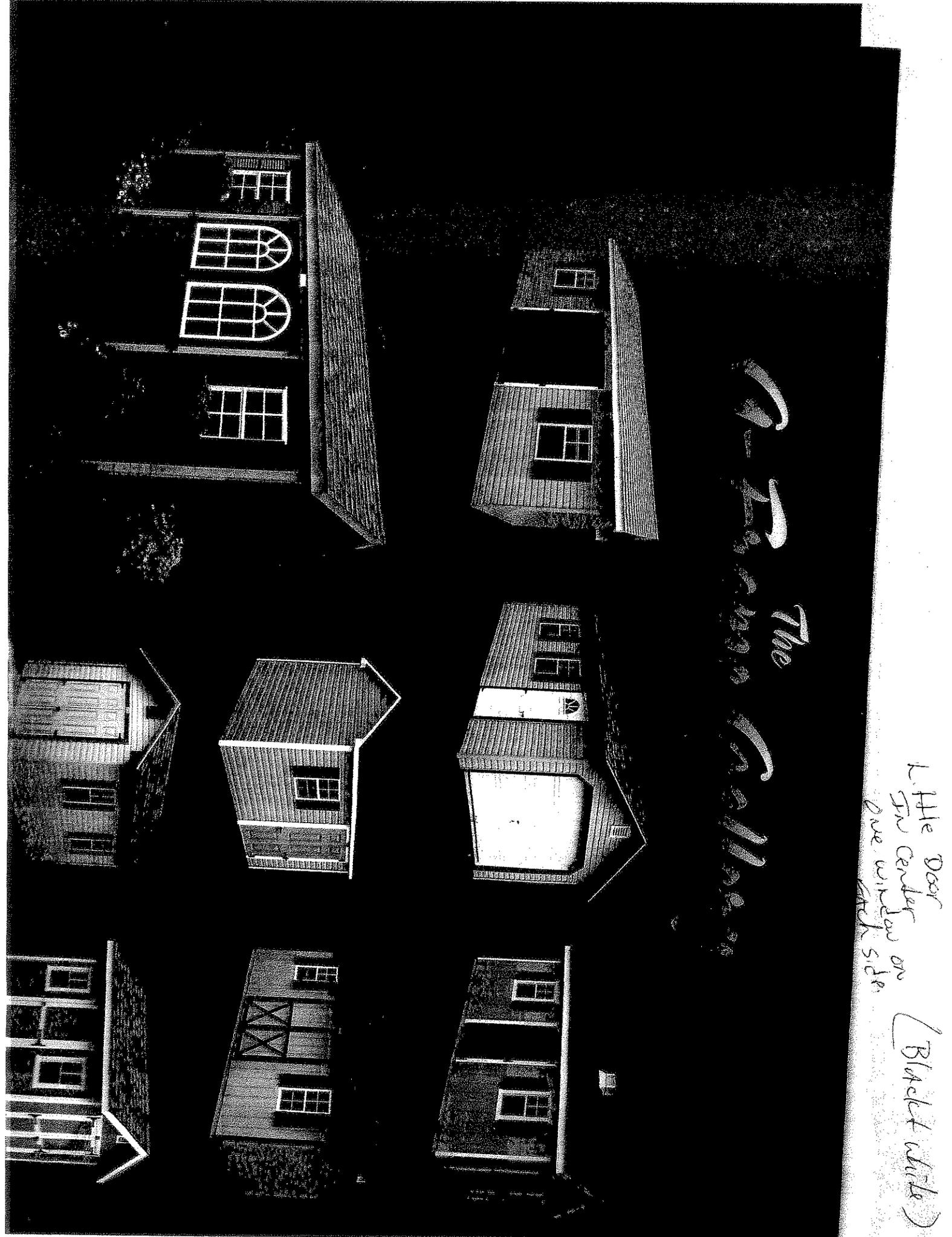
Chain Fence. House neighbor.

REZA RAZAVI

Reza Raza

$$\frac{23 \times 23 \times 23}{2 \times 2 \times 2}$$





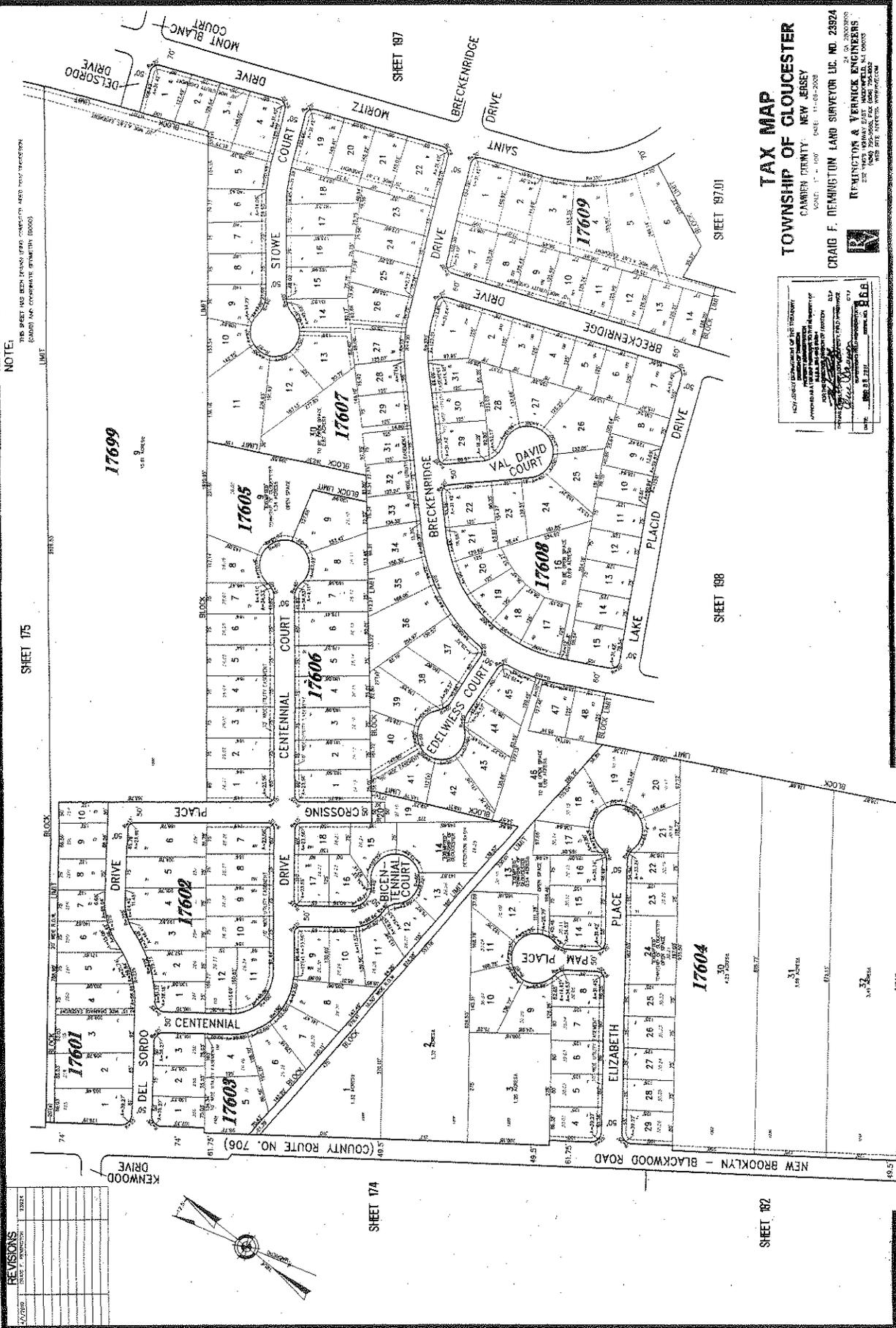
The  
C. J. ...  
Call ...

L. The Door  
and Center  
one window on  
each side  
(Black & white)

NOTE:  
THIS SHEET HAS BEEN REVISIONED FROM SHEET 1760000  
(COUNT MAP CORPORATE EMINENT DOMAIN)

SHEET 175

NO.	DATE	DESCRIPTION



SHEET 174

SHEET 172

SHEET 198

SHEET 197.01

**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY, NEW JERSEY  
 VOL. 17 - 1997 CASE: 11-03-2008  
 CRAIG F. DEMINGTON LAND SURVEYOR LIC. NO. 23924  
 DEMINGTON & VERNECK ENGINEERS  
 2700 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.8888 FAX: 303.733.8889  
 WWW.DENVERENGINEERS.COM

APPROVED FOR RECORDATION BY THE COUNTY CLERK  
 APPROVED BY THE BOARD OF TAX APPEALS  
 APPROVED BY THE BOARD OF SUPERVISORS  
 APPROVED BY THE BOARD OF FREEholders  
 APPROVED BY THE BOARD OF CHIEF JUSTICES  
 APPROVED BY THE BOARD OF COUNTY COMMISSIONERS  
 APPROVED BY THE BOARD OF COUNTY MANAGERS  
 APPROVED BY THE BOARD OF COUNTY TREASURERS  
 APPROVED BY THE BOARD OF COUNTY CLERKS  
 APPROVED BY THE BOARD OF COUNTY ENGINEERS  
 APPROVED BY THE BOARD OF COUNTY SURVEYORS  
 APPROVED BY THE BOARD OF COUNTY ARCHITECTS  
 APPROVED BY THE BOARD OF COUNTY PLANNERS  
 APPROVED BY THE BOARD OF COUNTY HISTORIANS  
 APPROVED BY THE BOARD OF COUNTY GARDENERS  
 APPROVED BY THE BOARD OF COUNTY ARTISTS  
 APPROVED BY THE BOARD OF COUNTY MUSICIANS  
 APPROVED BY THE BOARD OF COUNTY DANCERS  
 APPROVED BY THE BOARD OF COUNTY ACTORS  
 APPROVED BY THE BOARD OF COUNTY WRITERS  
 APPROVED BY THE BOARD OF COUNTY FILMMAKERS  
 APPROVED BY THE BOARD OF COUNTY PHOTOGRAPHERS  
 APPROVED BY THE BOARD OF COUNTY MUSICIANS  
 APPROVED BY THE BOARD OF COUNTY DANCERS  
 APPROVED BY THE BOARD OF COUNTY ACTORS  
 APPROVED BY THE BOARD OF COUNTY WRITERS  
 APPROVED BY THE BOARD OF COUNTY FILMMAKERS  
 APPROVED BY THE BOARD OF COUNTY PHOTOGRAPHERS

SHEET 192

SHEET 192



AUG 27 2016

# 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 (Clerk)  
FAX: (856) 374-3528 (Finance)

To whom it may concern:

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

Name Reza Hazavi  
Address 6 Centennial Ct, Erial, NJ 08001  
Block 17606 Lot 3

Aug 16<sup>th</sup> 2016  
Date

Antonia Bean  
Gloucester Township Tax Collector  
Clerk

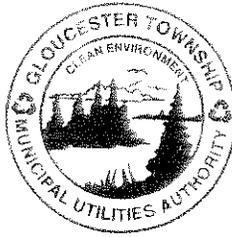
OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County

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 25, 2016

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

Re: Application #162054C  
Reza P. Razau  
6 Centennial Court, Erial, NJ 08081  
Block 17606, Lot 3

AUG 25 2016  
10 57

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 "RJC", written over a horizontal line.

Raymond J. Carr  
Executive Director

RJC:mh



SEP 07 2016

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

*Date: August 30, 2016*

*To: Ken Lechner*

*From: Jim Gallagher*

*Re: Site Plan Review*

*Applicant: Reza P. Razau*

*Site: 6 Centennial Ct*

*Block: 17606 Lot: 3*

*Application #: 162054C*

- 1. Note: structures over 200 sqft require (2) sets of sealed plans & permanent foundation.*

*Thank you,*

*Jim Gallagher  
Building SubCode Official*

Bint# 63

*[Handwritten mark]*

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: August 22, 2016

APPLICATION No. #162054C

APPLICANT: REZA P. RAZAUI

PROJECT No. 10734

BLOCK(S): 17606 Lot(S): 3

LOCATION: 6 CENTENNIAL CT., ERIAL, NJ 08081

SEP 07 2016

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 SEPTEMBER 5, 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

OK - 8/30/16 JTG BLS - Note Structure over 200 sq ft.  
 Requires 2 sets of Sealed Plans + Permanent Foundation.

Signature

Team - please type  
~~Note~~ Note for  
 Kern

AUG 24 2016

### TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: August 22, 2016

APPLICATION No. #162054C

APPLICANT: REZA P. RAZAUI

PROJECT No. 10734

BLOCK(S): 17606 Lot(S): 3

LOCATION: 6 CENTENNIAL CT., ERIAL, NJ 08081

SEP 07 2016

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:

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

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

*Michael B. Boyle*                      *Reviewed without comments*  
 Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: August 22, 2016

APPLICATION No. #162054C

APPLICANT: REZA P. RAZAUI

PROJECT No. 10734

BLOCK(S): 17606 Lot(S): 3

LOCATION: 6 CENTENNIAL CT., ERIAL, NJ 08081

SEP 07 2016

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application - Bulk C
  Revision to Prior Application

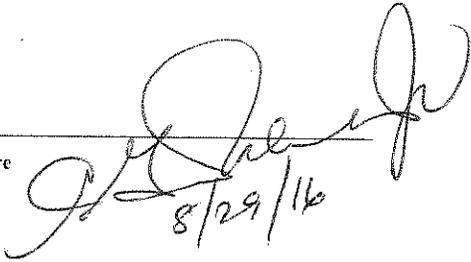
**PURPOSE OF TRANSMITTAL:**

- For Your Review. **Please Forward Report by SEPTEMBER 5, 2016**  
 For Your Files.

**ENCLOSED:**

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
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- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
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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   
8/29/16

No Issues

#152032 CD SPWMS

# **BERNIE'S AUTO REPAIR**

**990 LOWER LANDING RD.**

**BLACKWOOD, NJ 08012**

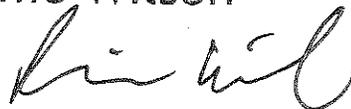
**PHONE: 856-374-2240**

**FAX: 856-374-2219**

09/08/2016

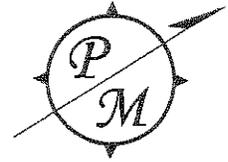
Ken Lechner/ Zoning Board Of Adjustments,  
I would like to respectfully request an extension on the time line for paving the parking lot on my property located at 1414 N Black Horse Pike Blackwood. I would like to have it done on or before April 30th 2017. Unfortunately this project has exceeded my initial cost analysis and I do not have the funding for the paving at this time. Thank you in advance for your understanding with this matter.

Yours Truly,  
Bernie Wilson



# Peterman • Maxcy Associates, LLC

ENGINEERING • SURVEYING • PLANNING



September 1, 2016

File No. 15073

Mr. Kenneth D. Lechner, PP, AICP Director/Planner  
Gloucester Township Department of Community Development & Planning  
Chews Landing Clementon Road at Hider Lane  
P.O. Box 8  
Blackwood, NJ 08012

Re: **Application #162001 BDCPM SFMS**  
**Brahin Properties, Inc.**  
**Jarvis Road Major Subdivision**  
**Block 16504, Lots 10, 11 and 12**  
**Jarvis Road**

SEP 06 2016

Dear Mr. Lechner:

We are in receipt of your July 25, 2016 inter-office correspondence and we offer the following in response. Please note that our responses follow the numbering format of your correspondence.

## I. Information Submitted

1-10. No response required.

## II. Zoning District Comments

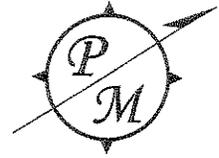
Testimony was provided. Variances were requested and granted by the Board.

## III. Application Submission Checklist

1. A submission waiver was respectfully requested and granted to allow the use of the submittal Phase One environmental site assessment in lieu of the required Environmental Impacts Statement.
- 2a. We will amend general note #5 on cover sheet.
3. We have added the adjoining property owners list on the cover sheet.
4. We will comply once the lot and block numbering has been established by the Tax Assessor.

---

189 South Lakeview Drive  
Suite 101  
Gibbsboro, New Jersey, 08026  
(856) 282-7444 • FAX (856) 282-7443



5. We will amend the plans to provide two (2) permanent bench marks based on USGS datum.
6. A submission waiver was respectfully requested and granted for the absence of denoting the locations of all existing and proposed watercourses (i.e. lakes, streams, ponds, swamps or marsh area or underdrain).
7. A submission waiver was respectfully requested and granted for the absence of denoting acceleration/deceleration lanes. We are in receipt of the County's review letter and are responding under separate cover.
8. A waiver was respectfully requested and granted for the absence of providing cross sections.
9. A waiver was respectfully requested and granted for the absence of providing centerline profiles for all existing adjoining streets.

#### IV. Waiver Comments

1. A submission waiver was respectfully requested and granted to permit the submission of the boundary with a date of July 1, 2015 in lieu of providing a boundary survey certified on a date within six (6) months of the date of submission.
2. An aerial view was presented describing all existing structures and their uses within 200' of the tract. The adjoining structures, as taken from aerial photography, are now shown on the plans.
3. A submission waiver was respectfully requested and granted for the absence of denoting all existing lakes or ponds on or within 500 feet of the development. There are none proposed for the proposed development.

#### V. Variance Comments

- 1-9. Testimony was provided in regards to the proposed variances and the Board granted approval of the listed variances.

#### VI. Preliminary/Final Subdivision Review Comments

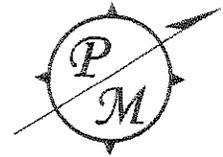
1. Details for the proposed free-standing signage will be provided.
2. We have amended the plan (sheet 2 of 13) to indicate the responsible authority for the various features will be the Homeowners Association.
3. This office takes no exception to the comment, particular given that this was the purpose for adding Lot 10.



4. Understood and we will comply.
- 5a-f. We have revised the plans to comply with the presented comments.
6. We have amended Sheet 9, note 16 to define a 2 yr. guarantee requirement.
7. We have amended the location of the lights to comply with the review comment.
8. We have amended the plans to comply with the light location requirements.
9. We will amend the plans to comply with the present light type (or approval equal), if required.
10. The plan(s) will be presented to the Tax Assessor (or other Township individual) to establish approval of the street name.
11. The plans has been revised to provide vinyl rail fencing with black wire mesh as requested.
12. We will coordinate with your office and provide as required.

VII. General Review Comments

1. A Final Plan of Lots will be prepared and submitted for review.
2. The applicant will provide a copy of the by-laws of the Homeowner's Association.
3. We have amended the phasing line to include Lot 1 into Phase I.
4. Lot 10 is provided on the plans and has been added to provide access to the adjoining lot.
5. With shifting Lot 18 into Phase II per Churchill's recommendation, the eyebrow will act as a temporary cul-de-sac.
6. This office has been working with Churchill's office to adjust and locate the rear drainage swales into drainage easements.
7. The applicant will respond.
8. The applicant provided information at the July 27, 2016 meeting.



VIII. Traffic Impact Statement Comments

1-5. The applicant's traffic consultant, Shropshire Associates, provided testimony in response to the presented comments.

IX. RA/Phase/ESA Comments

1-8. The applicant's provided testimony in response to the presented comments.

X. Resolution Comments

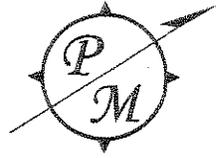
1. No response required.
2. No response required.
3. We have amended the plans to utilize street lights as presently used by the Township or it's functional equivalent.
4. No response required.
5. The applicant will be responsible to provide the noted contribution at the time of or prior to the request for signatures of the Final Plan of Lots.
6. Testimony was provided in regards to the layout of the project.

XI. Land Development Ordinance Comments

1. The applicant or ultimate developer will need to respond/provide as a condition of approval.
2. Understood.
3. The applicant or ultimate developer will need to provide as a condition of approval.
4. The applicant or ultimate developer will need to complete as a condition of approval.
- 5-6. Understood.
7. The applicant or ultimate developer will need to complete as a condition of approval.

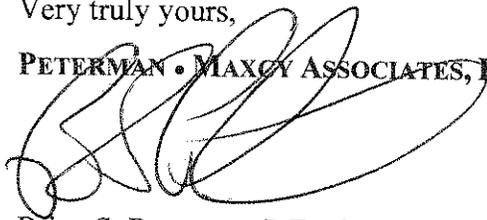
XII. Recommendations

1. Understood.



We hope these responses, the plan revisions and the previously provided testimony satisfactorily address your review comments such that a recommendation for final approval can be presented by your office.

Should any questions or comments arise, please do not hesitate to contact this office.

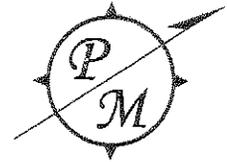
Very truly yours,  
**PETERMAN • MAXCY ASSOCIATES, LLC**  
  
Brian S. Peterman, P.E., C.M.E.

Cc: Brahin Properties, Inc.  
Robert Mintz, Esq.  
James Mellett, PE, Churchill  
Tiffany Cuviallo  
Michael Weisberg

BSP/plm  
J:\15001-15999\15051-15100\15073 Jarvis Rd\15073 9-1-16 Rsp to GTDCDP.doc

# Peterman • Maxcy Associates, LLC

ENGINEERING • SURVEYING • PLANNING



September 6, 2016  
File No. 15073

Mr. James J. Mellett, PE  
Churchill Consultant Engineers  
344 North Route 73, Suite A  
Berlin, NJ 08009

Re: **Jarvis Road Major Subdivision  
Bulk "C" Variance/Preliminary and Final Major Subdivision  
Block 16504, Lots 10, 11 and 12  
1289, 1271 & 1363 Jarvis Road  
Gloucester Township, NJ  
Gloucester File No: 162001BD  
Your File No GX16003-ME-1**

SFP 06 2016

Dear Mr. Mellett:

We are in receipt of your July 26, 2016 review letter and we offer the following in response. Please note that our responses follow the numbering format of your letter.

## Information Received

A-M. No response required.

## **I. Project Description**

1-7. No response required.

## **II. Zoning/Land Use**

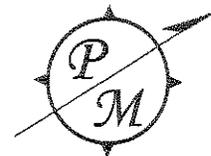
1. No response required.

2-3c. No response required.

3d. A submission waiver was respectfully requested and granted for providing a Phase 1 Environmental Site Assessment in lieu of providing an Environmental Impact Statement.

4. No response required.

5a-b. No response required.



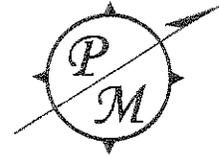
- 5c. We have amended the Phase One phasing limit to include Lot 18.
- 5d. We will coordinate with your office to determine if additional information is required.
- 6. No response required.
- 7. True
- 8-9. No response required.

### **III. Layout**

- 1-3. No response required.
- 4. True
- 5-9. No response required.

### **IV. Traffic, Roadways and Parking**

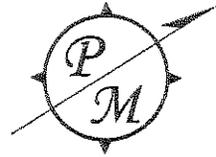
- 1-5. No response required.
- 6. The Camden County Planning Board application was submitted, review comments received and conditional approved granted.
- 7. This is subject to County review.
- 8. The traffic consultant responded at the public hearing.
- 9. A design waiver was respectfully requested and granted to utilize the AASHTO standards for the sight triangle design in lieu of following the Township Ordinance requirement.
- 10. The applicant's traffic consultant, Shropshire Associates, responded. Furthermore, re-striping is required as a condition of County approval.
- 11. A condition of the Camden County Planning Board approval was to prepare and submit separate County Road Plans.
- 12. No response required.
- 13. Conditional approval has been received from the Camden County Planning Board.
- 14. We will comply.



15. Testimony was provided in regards to the available parking provided with this development and it's compliance with TRSIS regulations.
16. We believe this comment does not apply to this development given that on-street parking is available. Testimony was provided.
17. This office takes no exception subject to County review.

#### **V. Grading and Drainage**

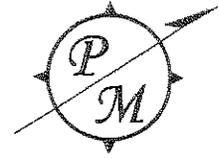
1. The bottom of the basin has been redesigned to be set three (3) feet above the SHW. It is understood that the basin is deep. Due to design constraint such as the depth of the proposed sanitary sewer, the amount of lots allowed and the location of the existing low area on-site, the basin is deep.
2. The plans have been revised to eliminate the non-existent inlets along Jarvis Road.
3. There is off-site drainage to area. This line is based upon an existing dirt drive based upon an aerial since the existing contours did not extend beyond the southwesterly property line. We are currently working with the preparer of the original topography survey to receive additional information to respond to this comment.
4. Given the existing contours, the basin cannot drain onto the subject property. However, the basin may have the opportunity to discharge onto Block 16404, Lot 6.01 and/or Block 16504, Lot 9.02 which will not affect the proposed basin design.
- 5a. We concur, it is not typical that a pre-developed Tc is usually less than the post developed Tc. However, the pre developed Tc had less distance to travel in an area that is not grass so range, natural was used. For the post developed, the longest route was used, which would be from a back of the house along a grassed route to the street.
- 5b. This office has reviewed shallow concentrated flow vs. channel flow and found that the numbers were comparable. This office has continued to use shallow concentrated flow.
6. It is understood that there is an existing low-lying area located on-site. Upon review of this area, there is a low spot of 158.40. The 159 contour is on-site and then within Block 16504, Lot 9. Due to the limits of the existing contours provided off-site, we would be unable to provide an accurate routing. It should be noted that the low-lying area would have a depth of approximately one (1) foot.
7. The location of the test pits has been revised based upon surveyed locations. The elevations have been corrected.
8. The bottom of the basin has been redesigned to be set a minimum of three (3) feet above the SHW.



9. A safety factor of 2 was used within the time to drain analysis. The hydrologic analysis has been revised to add a safety factor of 2 to the exfiltration rate.
10. The basin's drain time has been revised. Please provide us the section of the NJ Stormwater BMP Manual, as we have reviewed the NJDEP Stormwater BMP Chapter 5 and has remained unchanged since February 2004, <http://www.njstormwater.org/bmpmanual2.htm>.
11. We will continue to coordinate with your office, if and as required, regarding the Groundwater Mounding Analysis. As for the Groundwater Mounding spreadsheet, this has remained unchanged from 2010 per USGS WEB site, <http://pubs.usgs.gov/sir/2010/5102/>.
12. An outlet control structure has been provided. This structure discharges towards Jarvis Road to the existing basin located within Block 17703, Lot 2.
13. Lawn grades have been revised based on the raising of the proposed road.
14. Where adjacent to or in the vicinity of the dwelling, a minimum 2% grading is provided. Beyond those limits, a minimum to 1.5% grading is provided.
15. The proposed inlets D-1, D-4 and D-6 were relocated towards the rear of the lots.
16. The requested notation has been added to the grading plan.
17. The requested notation has been added to the grading plan.
18. The plans have been revised based on our mutual meeting.
- 19a. The plans has been revised to comply.
- 19b. General notation is now provided on the detail.
20. We have amended the plans to provide a fence gate detail.
21. General notation had been added to the grading plan.
22. We will coordinate with your office and revise the plans if and as required.
23. The gates along the proposed road have been revised to provide 8" inch between top of curb and grate.
24. The plans have been revised to provide RCP within the proposed roadway.



25. The proposed road was raised one (1) foot. Four (4) foot of cover is provided at sanitary sewer manhole S-7.
26. The rim elevation at sanitary sewer manhole S-1 has been corrected.
- 27a. The Maintenance Tasks and Schedule, page 10 of 15, and the Permanent Maintenance Tasks and Schedule, page 11 of 15, of the maintenance plan has been revised to include the requested requirement.
- 27b. The Maintenance Tasks and Schedule, page 10 of 15, and the Permanent Maintenance Tasks and Schedule, page 11 of 15, of the maintenance plan included the "Inspect for sediment accumulation and if necessary remove and replace K5 sand layer and sediment, to restore the original infiltration rate.
- 27c. The maintenance plan has been revised as requested.
- 27d. The maintenance plan, page 4 of 15, Section II Stormwater Maintenance Plan for Infiltration Basin has been revised to include the required information.
- 27e. Regarding "design and as-built plans should be included within the maintenance plan", this will be an impossible task. The Camden County Planning Board requires that the Stormwater Maintenance Plan be filed with the County prior to the issuance of their approval for plan sign-off. During construction an inspector from the Township Engineer's Office will be on-site to make sure that the site will be constructed as approved by the Township. Also, a note is provided on sheet 13 of 13, Infiltration Basin Notes # 10 denotes that as-built plans are to be provided to the Township.
28. Understood and will comply as a condition of approval. The maintenance plan, page 4 of 15, Section III Stormwater Maintenance Responsibilities has been revised to include the required information.
29. We will comply.
30. We will comply.
31. We understand that the Camden County Soils Map shows an intermittent stream was mapped. Based on survey fields conditions, none exists.
32. We will comply.
33. We will comply.
34. It is unknown at this time if basements are proposed. However, we understand if a condition of approval is included.



35. Understood.

#### **VI. Landscaping and Lighting**

- 1-2. No response required.
3. Landscaping is now proposed for Lot 1 per our mutual meetings.
4. We have revised the plans accordingly.
5. Understood.
6. A design waiver is respectfully requested, if required, for the proposed height of the lighting fixture.
7. We have amended the lighting fixture spacing per our mutual meetings.
8. No lighting is proposed within the open space lots.

#### **VII. Major Subdivision**

- 1-2. We will comply.
3. We will amend the plans, if and as required, upon receipt of the Tax Assessor's review.
4. Understood.
5. We have revised the easement labeling.
- 6-8. We will comply.
9. We will comply on the plan.
10. We will coordinate with your office to clarify this comment and will revise the plan if and as required.
11. We will comply if and as required.

#### **VIII. Details**

1. We have denoted adjacent dwellings within 200' from aerial photos.
- 2a. The certified 200' property owners list is now shown on the cover sheet.



- 2b. We will comply upon receipt from the Tax Assessor.
- 2c. Given the County jurisdiction, we request deferral to the County's review.
- 2d. We have denoted adjacent dwellings within 200' from aerial photos.
3. Understood.
- 4-5. The applicant responded at the public hearing.
6. We will comply if and as required.

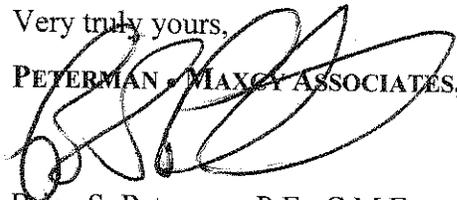
This office understands that any approvals will be conditioned on the receipt of all applicable outside agency approvals having jurisdiction over the project.

We hope these responses along with the forthcoming testimony and plan revisions satisfactorily respond to your review comments such that a recommendation for approval can be presented by your office.

Should any questions or comments arise, please do not hesitate to contact this office.

Very truly yours,

**PETERMAN • MAXCY ASSOCIATES, LLC**

  
Brian S. Peterman, P.E., C.M.E.

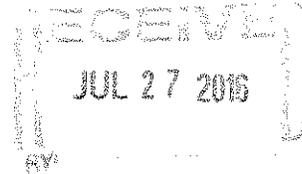
Cc: Kenneth Lechner, PP, AICP  
Brahin Properties, Inc.  
Robert Mintz, Esq.  
Tiffany CuvIELlo  
Michael Weisberg



Churchill Consulting Engineers  
344 North Route 73, Suite A, Berlin, NJ 08009  
Phone 856-767-6901 Ext. 50 Fax 856-767-0272  
E-mail jmellett@churchillengineers.com

July 26, 2016

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



Re: Jarvis Road Major Subdivision  
Bulk "C" Variance/Preliminary and Final Major Subdivision  
Block 16504, Lots 10, 11 & 12  
1289, 1271 & 1263 Jarvis Road  
Gloucester Township, NJ  
Gloucester File No.: 162001BD  
Our File No.: GX16003-ME-1

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Zoning Board Transmittal letter dated June 27, 2016.
- B. Township of Gloucester Land Development Application.
- C. Township of Gloucester Land Development Application Checklist.
- D. Township of Gloucester Land Development Ordinance Submission Checklist.
- E. A copy of a list of Checklist Materials, Waivers and Variances prepared by Peterman-Maxy Associates dated June 13, 2016.
- F. A copy of Flood Insurance Rate Map Number 34007C0138E.
- G. A copy of the Stormwater Management Report for Jarvis Road Major Subdivision prepared by Brian S. Peterman, P.E., C.M.E. dated June 9, 2016.
- H. A copy of a Groundwater Mounding Analysis for Jarvis Road Major Subdivision prepared by Brian S. Peterman, P.E., C.M.E. dated June 9, 2016.

- I. A copy of the Stormwater Management Maintenance Plan for Jarvis Road Major Subdivision prepared by Brain S. Peterman, P.E., C.M.E.
- J. A copy of the Traffic Engineering Assessment for Jarvis Place prepared by Shropshire Associates, LLC dated April 28, 2016.
- K. A copy of the Phase I Environmental Site Assessment/Preliminary Assessment for 1263-1289 Jarvis Road prepared by PT Consultants, Inc. dated May 27 2015.
- L. A copy of the ALTA/ACSM Survey for Brahin Properties, Inc. prepared by Jack W. Shoemaker dated July 10, 2015.
- M. A copy of plans entitled "Preliminary & Final Major Subdivision Plan" prepared by Peterman-Maxcy Associates dated June 9, 2016, including:
  - a. Sheet 1 Cover Sheet
  - b. Sheet 2 Preliminary Plan of Lots
  - c. Sheet 3 Existing Conditions/Demolition Plan
  - d. Sheet 4 Development Plan
  - e. Sheet 5 Grading Plan
  - f. Sheet 6 Utility Plan
  - g. Sheet 7 Landscape and Lighting Plan
  - h. Sheet 8 Profiles
  - i. Sheet 9 Construction Details
  - j. Sheet 10 Utility Details
  - k. Sheet 11 Drainage Details
  - l. Sheet 12 Soil Erosion & Sediment Control Plan
  - m. Sheet 13 Soil Erosion & Sediment Control Detail

We offer the following comments with regard to the above information:

**I. Project Description**

- 1. The project site is located on Jarvis Road (County Route 687) between Peachtree Lane and Jarvis Court, across from Union Valley Elementary School.
- 2. The site is known as Block 16504, Lots 10, 11 & 12 as shown on the Township of Gloucester Tax Map sheet number 165.

3. The site is located within the R-1 Single Family Detached (R-1) zoning district.
4. The referenced property consists of approximately 16 acres, according to the application, with approximately 460 feet of frontage on Jarvis Road.
5. The site was formerly occupied by Bleattlers Auto Parts, an automotive salvage business. The site is currently vacant with some small structures.
6. The applicant is proposing a 53 lot major subdivision with associated site improvements.
7. The applicant is proposing 50 single family detached dwelling lots, two open space lots and one stormwater management lot.

## **II. Zoning/Land Use**

1. The site is located within the R-1 Single Family Detached (R-1) zoning district.
2. The applicant received a Use "D" Variance to construct up to 50 lots that conform as closely as possible to the R-3 frontage requirements at the February 10, 2016 Zoning Board of Adjustment Meeting.
3. The memorialized Resolution of Findings and Conclusion for the Use Variance application was adopted on February 24, 2016 by the Board of Adjustment Township of Gloucester, Application # 162001BD, Brahın Properties, Inc., Block 16504, Lot 10, 11 & 12. As a condition of approval the applicant has agreed to the following;
  - a. That they would receive approval for up to 50 lots and they would try to conform as closely as possible to the R-3 frontage requirement;
  - b. They would eliminate the walkway to the neighboring community;
  - c. They would submit a traffic study;
  - d. They would submit an environmental impact study (EIS).
    - a. An EIS was not submitted.
4. The plans reflect a 53 lot major subdivision with fifty 50 lots reserved for single family detached dwellings. The proposed single family lots range from 6,807 sq. ft. to 17,022 sq. ft. The majority of the residential lots contain approximately 8,125 sq. ft.
5. The project is proposed to be developed in 2 phases:

- a. Phase I includes 25 total lots. 23 single family detached dwelling lots, one open space lot and one lot reserved for stormwater management. Phase I also includes a single cul-de-sac street off of Jarvis Road (C.R. 687);
  - b. Phase II includes 28 total lots. 28 single family detached dwelling lots and one lot reserved for open space. Phase II also includes the continuation of the proposed loop road onto Jarvis Road (C.R. 687).
  - c. We recommend that Phase I exclude proposed Lot 18, so that it would dead-end at a de facto cul-de-sac.
  - d. Additional items are required on the plans, in order to detail the extents of construction for each of the phases. This should be addressed.
6. The plans reflect zoning information for both the R-1 zoning district as well as the R-4 zoning district.
  7. The plans also indicate that a variance is being requested to allow R-4 ordinance standards for the subdivision lot layout.
  8. We defer review of the area, yard, and bulk requirements of the Ordinance to your office.
  9. We defer any review of the project's COAH requirements to your office.

### **III. Layout**

1. Fifty three (53) total lots are proposed with two lots reserved for open space and one lot reserved for stormwater management.
2. The proposed stormwater management lot is located along the northern property line and the entrance roadway at Jarvis Road (C.R. 687).
3. The proposed open space lots are located at the proposed entrance roadways and along Jarvis Road (C.R. 687).
4. It appears that the applicant is using the R-4 Single Family Residential zoning requirements for area, yard and bulk standards in the layout of the proposed major subdivision plan.
5. The development will include a "U" shape road configuration with two access points onto Jarvis Road (C.R. 687).
6. The roadway access points along Jarvis Road will be subject to review and approval from the Camden County Planning Board and the Gloucester Township Fire Department.

7. The proposed roadways have vertical granite block curb, 4' concrete sidewalk on both sides with painted crosswalks at the intersections.
8. Concrete vertical curb and concrete sidewalks are also proposed along Jarvis Road (C.R. 687).
9. There are 2 open space lots proposed for the development. We defer any issues regarding the dedication of open space to the Township to the Township Solicitor.

#### **IV. Traffic, Roadways and Parking**

1. The project will have 2 access road intersections onto Jarvis Road (C.R. 687).
2. Jarvis Road (C.R. 687) is a two-lane undivided roadway that is classified as an Urban Major Collector and under the jurisdiction of Camden County. It has a posted speed limit of 35 MPH and an approximate cartway width of 36 feet in the vicinity of the site.
3. Union Valley Elementary School is located across Jarvis Road, adjacent to the site.
4. The Jarvis Road (C.R. 687) Union Valley Elementary School Entrance driveway intersection is uncontrolled and provides the one-way entrance into the school. The southbound Jarvis Road approach consists of a dedicated left-turn lane and dedicated through lane. The northbound Jarvis Road approach consists of a shared through right-turn lane. The exit driveway intersection is stop controlled westbound along Jarvis Road, as you exit the school.
5. A Traffic Engineering Assessment has been prepared by Shropshire Associates and indicates that the proposed development will have the following impacts:
  - a. Based on ITE trip generations data, the proposed 50 unit single family detached family housing residential use development will generate a total of 45 trips during the weekday AM peak hour and 56 trips during the weekday PM peak hour.
  - b. Under the future build conditions, the traffic resulting from the proposed development will cause no changes in the individual levels of service at the existing Jarvis Road intersections during the AM and PM peak hours.
  - c. Two full movement driveways are proposed to provide access to the development along Jarvis Road. Under future Build Conditions, both intersections will operate at a LOS B during both peak hours. Based upon the weekday AM and PM peak hour volumes and the Highway Research Board Number 211 guidelines, a left-turn lane is not warranted for the northbound Jarvis Road during the weekday AM

and PM peak hours at the proposed southern and northern site intersection locations.

6. The applicant should indicate whether the existing traffic design along Jarvis Road has been reviewed by the County.
7. It appears that right-of-way dedication is required by the County for the proposed development.
8. The Traffic Engineering Assessment does not address sight distance at the proposed roadway intersections. This should be addressed.
9. The sight triangles were calculated based on AASHTO standards, which differ from the Land Development Ordinance of Gloucester Township (LDO). A design waiver is required.
10. The Traffic Engineering Assessment does not address the existing striping along the frontage of the site and any conflicts or concerns with the additional intersections being proposed. This should be addressed.
11. The applicant is proposing two crosswalks, in order to convey pedestrian traffic across Jarvis Road. It appears that this would require an analysis to determine whether the crosswalk is warranted. Also, additional improvements such as signage and lighting, and parking restrictions may be required. Finally, the County would need to review and approve the crosswalks. This should be addressed.
12. The applicant has proposed the internal cartways to be 30 feet wide with curb and sidewalk on both sides.
13. The proposed roadway configuration should be reviewed and approved by the Gloucester Township fire and police departments.
14. An analysis of the proposed roadway layout should be performed to review the ability of the Gloucester Township fire trucks turning into and throughout the site.
15. The plans do not provide information on the amount of bedrooms each of the proposed dwelling units will have; however, the "Off-Street Parking Detail" indicates that the proposed dwelling units will have a 2 car garage and 2 parking spaces available in the driveway. Therefore, the total number of parking spaces proposed is 200. The proposed development would require 150 parking spaces based on 3 parking spaces per 5 bedroom unit, according to R.S.I.S.

16. If the garages are required to be utilized in order to meet the parking requirement, we recommend that the residential properties be deed restricted so the garage spaces cannot be converted into living space.
17. We recommend prohibition of parking be incorporated along the proposed roadway, on both sides, from Jarvis Road to 20 feet past the proposed crosswalks.

#### **V. Grading and Drainage**

1. Stormwater is managed by an infiltration basin located along the northeasterly corner of the property. The basin is approximately 1.29 acres in size and it is estimated to be approximately 6.67 feet deep during the 100-year storm event.
  - a. The applicant should indicate whether the basin needs to be so deep, and whether alternative designs would allow a shallower basin.
2. There are inlets indicated on the plans in the area of the proposed basin and also along Jarvis Road. It appears that these inlets may not exist. This should be reviewed and clarified.
3. Existing contours along the southerly and westerly property lines do not extend beyond the property limits, and in some cases do not extend to the property limits. This should be addressed.
  - a. Additionally, the applicant should indicate how the extents of the offsite drainage areas were delineated, given the lack of topography in these areas.
4. Based on our notes, from the public comment period of the Use Variance application, it was indicated that the retention basin located on Block 16504, Lot 21 overflows towards the property. The applicant should indicate if this was reviewed.
5. The applicant should review the post-development times of concentration ( $T_c$ ).
  - a. The impervious  $T_c$  increases, from pre-development to post-development conditions, which is not typical.
  - b. The Manning's coefficient for the shallow concentrated post-development impervious  $T_c$  should be reviewed. Additionally, there is no channel flow (pipe flow) included in the calculation. This should be reviewed.
6. It appears that there is an existing low point located on site that may attenuate runoff flows, prior to discharging to the property located to the northeast. This low point should be included in the hydrologic calculations.

7. The elevation of test pit #1 should be reviewed. It appears that the elevation noted in the Stormwater Management Report does not correspond with the Pre-Developed Drainage Area Map.
8. In accordance with LDO Section 517.J.3, a three foot separation should be provided between the basin bottom and the estimated seasonal high water table. The proposed infiltration basin does not meet this requirement. This should be addressed.
9. The applicant is utilizing an infiltration rate of approximately 13 inches per hour, based on field permeability testing. In accordance with the New Jersey Stormwater Best Management Practices (BMP) Manual, and given the depth of the basin and the basin's reliance on infiltration to function properly, a factor of safety should be utilized.
10. The basin's drain time should be calculated in accordance with the NJ Stormwater BMP Manual.
11. The applicant has submitted a groundwater mounding analysis report for the proposed basin. It appears that some of the variables input into the groundwater mounding analysis model need to be reviewed.
  - a. The recharge rate should be determined from one of the basin's design storms, i.e. groundwater recharge, water quality event.
  - b. The initial thickness of the saturated zone should be based on the thickness of the associated surficial aquifer.
  - c. The hydraulic conductivity should be based on the soil conditions.
  - d. The duration of the infiltration period should be linked to the design storm utilized to determine the recharge rate, such as drain time for the event. However, it is noted that decreasing this duration by a factor of 2 is not equivalent to a factor of safety of 2, since this decreases the estimated mound height.
12. The proposed basin has an emergency spillway, which discharges onto residential Lots 9 & 9.01 of Block 16504. In accordance with LDO Section 517.N.1, emergency spillways shall not direct water toward private property. The applicant should review alternative measures for overflow, including installation of offsite conveyance system to a point within Jarvis Road, or other suitable conveyance system.
13. In accordance with LDO Section 506.A.3, minimum lawn grades shall not be less than 2%. It appears that there are several areas less than 2%. This should be reviewed.
14. In accordance with LDO Section 506.A.5, minimum swale grades shall not be less than 2%. It appears that there are swales less than 2%. This should be reviewed.

15. In accordance with LDO Section 506.A.8, where drainage swales are located on residential lots, they shall be placed as close to property lines as practical. Easements in favor of either the Township or a homeowners association are to be provided where the swale receives runoff from more than adjacent properties. There are several proposed lots that receive runoff from more than adjacent lots. It appears that additional easements will be required. This should be addressed.
  - a. The proposed inlets and swales which collect runoff flow from the rear of the properties located along the southern boundary of the site are located in the middle of the yard. This could potentially create issues with maintaining drainage patterns to the inlets. These should be relocated closer to the rear property line.
16. A note should be added to the plan addressing the requirements of LDO Section 506.C.1.
17. A note should be added to the plan addressing the requirements of LDO Section 506.C.2.
18. A 4' foot high (treated timber) split rail fence with vinyl coated wire mesh backing is proposed around the basin. We would recommend that the vinyl coating be black.
19. The applicant is proposing a 4" milling, 4" quarry blend or 6" dense graded aggregate access driveway into the proposed basin area.
  - a. The access driveway should be a minimum of 12' wide. Dimensions of the access driveway should be provided.
  - b. Any use of asphalt millings should be performed in accordance with the NJDEP's Recycled Asphalt Pavement and Asphalt Millings (RAP) Reuse Guidance, dated March 2013 (or later).
20. A fence gate detail should be provided for the basin access driveway.
21. Based on Section 517.H.9 of the LDO, for privately maintained basins, an easement shall be provided to allow the Township to enter, inspect, and maintain the basins in an emergency situation, with the costs being charged to the owner. This should be addressed.
22. The grading plan indicates a lot detail consistent with the International Residential Building Code, Section R401.3 that requires that the grade shall fall a minimum of six (6) inches within the first ten (10) feet of a dwelling; however, the overall grading plan is not consistent with this detail. The grading plan should be revised to be consistent with the detail.

23. In accordance with the LDO Section 517.D.4, the grate elevation shall be set 2 inches below the normal gutter grade. The surface of the paving adjacent to the inlets shall be constructed to blend into the lowered gutter grade at the inlet in such a manner that a sudden drop-off at the inlet will not be created. A detail of the same should be added to the plan.
24. The applicant is proposing to use polyethylene pipe for the stormwater management conveyance system. Section 517.C.3 discourages the use of polyethylene pipe in the right-of-way for residential developments. This should be addressed.
25. It appears that there is insufficient cover over the sanitary sewer pipes at manhole number S-7. This should be reviewed.
26. It appears that the rim elevation for existing manhole S-1 is incorrect. This should be reviewed.
27. The following items should be addressed for the Stormwater Management Maintenance Plan:
  - a. As required by the LDO, the maintenance plan shall require scarifying and reseeded of the soils on a regular basis (not to exceed five (5) years or when infiltration rates decreases such that the system retains water for forty-eight (48) hours.
  - b. Maintenance and replacement specifications for the basin's sand bottom should be added to the plan.
  - c. The plan should be revised to describe the basin as an infiltration basin, not infiltration/retention.
  - d. A discussion should be added to describe the intended function of the basin, i.e. infiltrates the entire 100-year storm, designed to be "dry," design infiltration rate, overflow points, etc.
  - e. Design and as-built plans should be included with the maintenance plan.
28. As per N.J.A.C. 7:8-5.8, the maintenance plan and any future revisions shall be recorded upon the deed of record for the property. This should be addressed.
29. The Infiltration Basin Notes included on Sheet 13 of 13 should be revised to indicate the design permeability of the basin. The notes should state that if the results of the post-construction permeability tests fail to achieve this minimum permeability rate, the infiltration basin shall be renovated and retested until the minimum required design permeability is reached.
30. At no time after final basin grading and permanent stabilization should any equipment be allowed to operate within the infiltration basin which could smear or compact the

soils leading to a reduction in the percolation rate. This includes mowing and the annual removal of accumulated silt. A note should be added to the plan.

31. Based on review of the Camden County Soils Survey Map, an intermittent stream was mapped on the site. This should be reviewed.
32. Specifications should be added to the plans in accordance with the "Construction Requirements" listed in the NJ Stormwater BMP Manual (Ch. 9.5 – Page 5,6)
33. Specifications should be added to the plans for the 6" sand bottom, in accordance with the requirements of the NJ Stormwater BMP Manual (Ch. 9.5 – Page 10).
34. If basements are proposed, the seasonal high water table shall be determined at each location. It is recommended that a geotechnical analysis be performed to determine proper footing and finished floor. Elevations at the footings to be a minimum of two foot above seasonal high water table.
35. We reserve the right to review the grading and drainage further, based on the above comments.

## **VI. Landscaping and Lighting**

1. The applicant is proposing shade trees along the proposed roadways. The shade trees will be located within a 10' wide Street Tree Easement.
2. The applicant is proposing a variety of plantings and screening around the stormwater management basin.
3. The applicant is also proposing landscaping of the proposed open space lot number 30. There is no landscaping proposed within open space lot 1.
4. The landscaping schedule should be reviewed. The quantities of "Pitch Pine" and "Sweet Pepperbush" appear to be incorrect.
5. We defer further review of landscaping and buffer issues to your office.
6. The applicant is proposing to illuminate the site with 12 feet high pole-mounted decorative acorn style lighting fixtures. Section 508 of the LDO requires that luminaries to be installed at a mounting height of twenty-five (25) feet above grade. A design waiver would be required.
7. The applicant has provided the proposed fixtures at the correct spacing (300 feet apart) and illumination (70 watt HPS with 100 watt HPS at intersections) in

accordance with Section 508 of the LDO. However, due to the height and type of fixture proposed, it appears that lighting is inadequate in portions of the site. This should be reviewed.

8. There is no lighting proposed within the proposed open space lots. This should be reviewed.

## **VII. Major Subdivision**

1. Should the Board approve the preliminary and final major subdivision, we recommend that the applicant submit a complete Final Plan of Lots. The plan would be reviewed for conformance with Township of Gloucester Land Development Ordinance, Municipal Land Use Law and the requirements of the Title Recordation Act (TRA).
2. The plan requires certification by the Municipal Clerk that the municipal body has approved such streets. The plan shall also show all of the street names as approved by the municipality.
3. Proof from the Tax Assessor for the proposed block and lot numbers is required.
4. The proposed street names shall be checked against the township master file of street names.
5. The Proposed Utility Easements should be renamed Proposed Drainage Easement.
6. According to Section 46:26B-2b(3) of the TRA, the map should show block boundaries.
7. According to Section 46:26B-2b(2) & (7) of the TRA, the map shall show all dimensions and areas of easements for each affected lot. In addition any roadway dedication along Jarvis Road should be similarly shown.
8. The map should indicate whom the open space and stormwater management lots will be dedicated to.
9. According to Section 46:26B-2b(8) of the TRA, all outbound property corners of the original lot shall be shown as found or set.
10. According to Section 46:26B-2b(8) of the TRA, we would suggest truncating the coordinates used for the labeling of the three property corners, so as to not confuse them with New Jersey State Plane Coordinates.

11. According to Section 46:26B-3b of the TRA, monuments should be set at the appropriate geometry points along the proposed roadway.

#### **VIII. Details**

1. The existing residences on Block 16504, Lots 9 and 9.01 should be shown on the plans.
2. The proposed roadway paving specification meets the Residential Site Improvement Standards for "Good or Excellent Subgrade". Certified testing results will be required to determine the bearing strength of the subgrade.
3. The applicant should provide a grading detail for both of the intersections of Jarvis Road and Road A.
4. We reserve the right to review the construction details further based on the required design changes.

#### **IV. Miscellaneous**

1. The applicant should discuss the ownership and anticipated maintenance responsibility of the proposed open space and stormwater management basin.
2. The applicant is requesting several waivers of submission checklist items and checklist deferral items. The applicant is seeking Final Approval, therefore, we would recommend that the applicant provide the following;
  - a. The certified 200' property owners list;
  - b. Assigned block and lot numbers from the Tax Assessor;
  - c. Provide two (2) benchmarks;
  - d. Provide existing structures and their uses within 200 feet;
  - e. Provide the additional extended profile of Jarvis Road.
3. The applicant is proposing an extension of public water and sewer for the referenced project. We defer review of the water and sewer for the referenced project to the MUA Engineer.

4. The applicant has submitted an a Phase I Environmental Site Assessment (Phase I)/Preliminary Assessment (PA) and has identified the following Areas of Concern (AOC)/Recognized Environmental Conditions (REC):
  - a. Historic Junkyard Operation: The report recommends completing additional investigation of area in order to evaluate the potential for impacts to be present;
  - b. Historical Agricultural Use: The report recommends completing additional investigation of areas in order to evaluate potential for impacts to be present;
  - c. Drum Staging Areas: The report recommends no further investigation at this time; however, drums should be collected and properly disposed;
  - d. Stained or Discolored Areas: The report suggest that in the event that the surface staining should be found to extend through to the subsurface, an additional investigation, removal and sampling may be warranted;
  - e. Former Well: The report recommends that no further action for the former well at this time;
  - f. Soil Piles: The report recommends that the soil piles be collected and properly disposed and that Waste Classification sampling may be required prior to doing such.
  - g. Former Structures: The report recommends completing additional investigation of areas of a prior residence/farmstead in order to evaluate the potential impacts to be present;
  - h. Waste Piles: The report recommends no further investigation at this time; however, the waste piles should be collected and properly disposed.
5. The Environmental Impact Statement recommends additional investigation to evaluate potential impacts. Therefore, it appears that a Site Investigation is required to determine whether contamination is present, and to what extent the contamination exists. Further, site remediation performed under the direction of a licensed site remediation professional (LSRP) may be required. Any approval from the Board would be conditioned upon further investigations revealing no contamination and/or the responsible LSRP issuing a Response Action Outcome (RAO) for the site. Signing of the final plans would be conditioned upon this being completed.
6. The applicant should discuss other approvals currently being sought and the status of those approvals

Mr. Kenneth D. Lechner, P.P., A.I.C.P.  
Brahin Properties, Inc.  
July 26, 2016  
Page 15 of 15

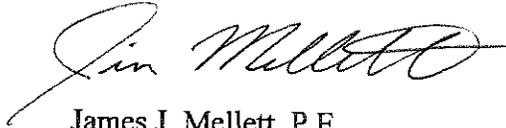
The applicant is seeking preliminary and final major subdivision approval. The Zoning Board may wish to consider bifurcating the approvals, due to the size and scale of the project.

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

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

Very truly yours,

Churchill Consulting Engineers

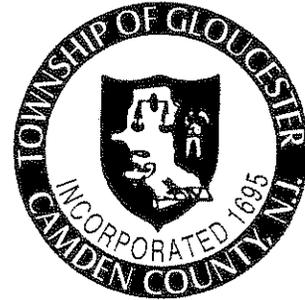


James J. Mellett, P.E.  
Associate

JJM:tb:jm

- c: Gloucester Township Zoning Board Chairman and Members (via email)  
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)  
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)  
Brahin Properties, Inc. (via email & mail)  
Mr. Robert D. Mintz, Esq., Applicant's Attorney (via email)  
Mr. Brian Peterman, P.E., Applicant's Engineer (via email)

## Inter-office Correspondence



**TO:** Zoning Board of Adjustment

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

**RE:** *APPLICATION #162001BDCPMSFMS Escrow #10087*  
*Brahin Properties, Inc.*  
*BLOCK 16504, LOTS 10, 11, and 12*

**DATE:** July 20, 2016

The Applicant requests preliminary and final major subdivision and bulk variance approval to provide "50 single-family homes" within the R-1 – Residential District. The project is located on the northwest side of Jarvis Road southwest of Peachtree Lane.

The applicant previously received a density variance for fifty (50) lots and a 1½% COAH developer fee in accordance with the Land Development Ordinance as per Zoning Board of Adjustment Resolution #162001BD adopted February 24, 2016. The Applicant is advised the percentage of a developer fee is based on the ordinance percentage at the time of issuance of a building permit as per the New Jersey Administrative Code.

The plan and support documents have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

**Applicant:** Brahın Properties, Inc., 1635 Chestnut Street, Suite 200, Philadelphia, PA 19102 (telephone #856-795-1234).

**Owner:** Harry R. Bleattler Jr., ind & exec under LWT of Harry R. Bleattler & Margaret A. Bleattler Indiv, c/o 16 Lakeview Court SW, Carolina Shores, NC 28467.

**Engineer:** Brian Peterman, PE, Peterman Maxcy Associates, LLC, 189 S. Lakeview Drive, Suite 101, Gibbsboro, NJ 08026 (telephone #856-282-744).

**Traffic Engineer:** Shropshire Associates, LLC, 277 White Horse Pike, Suite 203, Atco, NJ 08004 (telephone #609-714-0400).

**Environmental:** PT Consultants, Inc., 629 Creek Road, Belimawr, NJ 08031 (telephone #856-251-9980).

**Surveyor:** Jack W. Shoemaker, PLS, First Order, lic, 3701 William Penn Highway, Easton, PA, 18045 (telephone#610-438-5840).

**Attorney:** Robert Mintz, Esq., Freeman & Mintz, P.A., 34 Tanner Street, Haddonfield, NJ 08033 (telephone #856-795-1234).

### **I. INFORMATION SUBMITTED**

1. Land Development Application Form and checklist dated 6/27/16.
2. Peterman Maxcy Associates, LLC Submission Letter dated 6/13/16.
3. Flood Insurance Rate Map, Panel Number 34007C0138E, Effective Dated September 28, 2007.
4. Disclosure Statement.
5. Recycling Report, as prepared by Peterman Maxcy Associates, LLC dated 6/13/16.
6. Groundwater Mounding Analysis, as prepared by Peterman Maxcy Associates, LLC dated 6/09/16.
7. Stormwater Management Report, as prepared by Peterman Maxcy Associates, LLC dated 6/09/16.

8. Stormwater Management Plan, as prepared by Peterman Maxcy Associates, LLC dated 6/13/16.
9. PA/Phase 1 ESA, as prepared by PT Consultants dated 5/27/15.
10. Engineering plans, as prepared by Peterman Maxcy Associates, LLC consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	6-19-16
2	Preliminary Plan of Lots	6-19-16
3	Existing Conditions/Demolition Plan	6-19-16
4	Development Plan	6-19-16
5	Grading Plan	6-19-16
6	Utility Plan	6-19-16
7	Landscape & Lighting Plan	6-19-16
8	Profiles	6-19-16
9	Construction Details	6-19-16
10	Utility Details	6-19-16
11	Drainage Details	6-19-16
12	Soil Erosion Control and Sediment Control Plan	6-19-16
13	Soil Erosion Control and Sediment Control Details	6-19-16

## II. ZONING DISTRICT COMMENTS

ZONE: R-1 – Residential District [§403].

<u>Description</u>	<u>Required</u>	<u>Proposed</u>	<u>Conforms</u>
Lot size (min.) <sup>1</sup> – Lot 54	1 ac.	≥ 6,807 sf	no*
Lot frontage (min.) – Lot 6	125 ft.	≥ 62.03 ft.	no*
Lot frontage (min.) – cul-de-sac	93.75 ft.	≥ 33.80 ft.	no*
Lot depth (min.) – Lots 53 and 54	200 ft.	≥ 101.91 ft.	no*

<sup>1</sup> = The Applicant is required to “comply as closely as possible to the R-3 Residential District lot frontage,” which is 75-feet as per Resolution #162001BD adopted February 24, 2016..

\* = 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.

<u>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS<sup>1</sup></u>			
<u>Building coverage (max.)</u>	15%	35%	no*
<u>Lot coverage (max.)</u>	30%	65%	no*
<u>Front yard (min.)</u>	50 ft.	20 ft.	no*
<u>Side yard (min.)</u>	25 ft.	10 ft.	no*
<u>Rear yard (min.)</u>	75 ft.	20 ft.	no*
<u>Usable yard area (min.)</u>	25%	25%	yes
<u>Maximum Height (max.)</u>	35 ft.	35 ft.	yes

<sup>1</sup> = The Applicant is requesting approval to apply the R-4 Residential District bulk and setback requirements.

\* = Variance required

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

### III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for Preliminary, and Final Major Subdivision, and Variance requirements. The Applicant has provided the checklist requirements or requested a waiver.

The submitted checklist indicates several required plan items as "N/A" Not Applicable or "D" Deferred: these are not available options. The plans must be revised to provide the ordinance checklist requirements or request and have approved waivers.

The applicant must provide the following omitted checklist items or request a waiver:

**It's not recommended to waive underlined comments**

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
  - a. The Applicant submitted a PA/Phase 1 Environmental Site Assessment; however, this is different the ordinance requirements for an Environmental Impacts Statement.
2. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
  - a. The plans shall be revised to amend General Note #5 indicating the absence of freshwater wetlands is based on a field investigation and data in addition to map data.
3. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
  - a. The plans shall be revised to provide the names, addresses, block and lot numbers of all property owners within 200 feet of the development.
4. Each block and each lot within each block shall be numbered as approved by the Tax Assessor. [Checklist #50].
  - a. The plans shall be revised to provide each block and each lot within each block shall be numbered as approved by the Tax Assessor.
5. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
  - a. The plans shall be revised to provide two (2) permanent benchmarks based upon U.S.G.S datum.
6. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
7. Acceleration/deceleration lanes. [Checklist #75].
8. Cross Sections. [Checklist #94].
  - a. Defer to Board engineer.
9. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].

#### IV. WAIVER COMMENTS

##### It's not recommended to waive underlined comments

1. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].
  - a. The submitted boundary survey was completed on July 01, 2015.
2. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
  - a. Considering the approved density increase of three (3) times more than the R-1 Residential Zoning District it's recommended the plans shall be revised to provide existing structures and their uses within 200 feet of the tract.
3. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].
  - a. Defer to Board engineer.

#### V. VARIANCE COMMENTS

The instant application required the following variances:

##### §403.F, Area, Yard, Height and Building Coverage (Residential Cluster)

1. Lot size: (≥ 6,807 sf provided v. 1 ac. minimum required).
2. Lot frontage: (≥ 62.03 ft. provided v. 125 ft. minimum required).
3. Lot frontage (cul-de-sac): (≥ 33.80 ft. provided v. 93.75 ft. minimum required).
4. Lot depth: (≥101.91 ft. provided v. 200 ft. minimum required).
5. Building coverage: (35% provided v. 15% maximum allowed).
6. Lot coverage: (65% provided v. 30% maximum allowed).
7. Front yard: 20 ft. provided v. 50 ft. minimum required).
8. Side yard: (10 ft. provided v. 25 ft. minimum required).
9. Rear yard: (20 ft. provided v. 75 ft. minimum required).

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

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

10. 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)).
11. 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).

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

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

## **VI. PRELIMINARY/FINAL SUBDIVISION REVIEW COMMENTS**

1. The plans shall be revised to provide a detail of the "Proposed Identification Sign" consistent with the requirements of §426.GG, Residential Development Community Entrance Sign.
2. The plans shall be revised to indicate the responsible authority (Home Owners Association, Township of Gloucester, etc.) for the following proposed open space, stormwater management basin, and utility easements as per §503.D, Easement/Restricted Covenants:
  - a. "Stormwater Management to be Dedicated to 'Responsible Authority'."
  - b. "Open Space to be Dedicated to 'Responsible Authority'."
  - c. "20' Utility Easement to be Dedicated to 'Responsible Authority'."
  - d. "10' Wide Street Tree Easement to be Dedicated to 'Responsible Authority'."
3. It's recommended the plans be revised to also provide an access easement across the proposed 20' Utility Easement for either proposed Lots 6 and 7 or 9 and 11 as per §503.D, Easement/Restricted Covenants.
  - a. The purpose of this is to provide an opportunity for a future emergency ingress/egress to Block 16504, Lot 24, which is municipal open space and may be developed as active and/or passive open space.
4. The plans shall be revised to provide a Final Plan of Lots that identifies proposed dedications to a Home Owners Association, the Township of Gloucester, etc. to ensure this information is added to the Municipal Tax Maps as per §503.D, Easement/Restricted Covenants.
5. The plans shall be revised to provide the following additional and/or replacement landscaping at the identified locations to enhance the aesthetics of the proposed development as per §507.A(1).
  - a. Proposed Lot 29 - Stormwater Management Basin (Northwest Side)
    - i. Replace the proposed Four (4) Pitch Pine and three (3) Virginia Pine with twelve (12) Leyland Cypress (Cupressocyparis leylandii) 7' – 8' tall at planting eight (8) feet on-center.
      1. The Leyland Cypress evergreen tree is an improved buffer for the proposed adjacent a residence.
  - b. Proposed Lot 29 - Stormwater Management Basin (Northeast Side)
    - i. The proposed thirty (32) evergreens are insufficient. Replace the proposed nine (9) Pitch Pine and nine (9) Virginia Pine and

supplement the proposed thirteen (13) Red Cedar with the following trees providing at least fifty (50) evergreen trees total along the 478.20 property line.

- Leyland Cypress (Cupressocyparis leylandii) 6' - 8' tall at planting.
  - American Holly (Ilex opaca) 6' - 8' tall at planting.
  - Norway spruce (Picea abies) 6' - 8' tall at planting.
  - White fir (Abies concolor) 6' - 8' tall at planting.
  - Thuja Green Giant (thujas standishii x plicata) 5' - 6' tall at planting.
    - The above recommendation provides an average spacing of approximately ten (10) feet between evergreen trees and an improved screen.
- c. Proposed Lot 29 - Stormwater Management Basin (Southeast Side – Jarvis Road)
- i. The proposed landscaping shall be supplemented with at least six (6) evergreen trees of a variety as noted above.
- d. Proposed Lot 29 - Stormwater Management Basin (Southwest Side – Proposed Road "A")
- i. The proposed shrubs shall be supplement with at least 50% more shrubs.
    - 1. The proposed drainage basin in the front yard shall also serve as a landscape feature and the proposed spacing for small shrubs of 10-foot on-center is insufficient as a suitable streetscape.
- e. Proposed Lot 30 – Open Space (Southeast Side – Jarvis Road)
- i. The plans shall be revised to provide the following notation for.
    - 1. "Additional evergreen trees shall be provided to effectuate a buffer screen if required by the Township Planner."
- f. Proposed Lot 1 – Open Space (Southeast Side – Jarvis Road)
- i. The proposed landscaping shall be supplemented with a variety of at least six (6) evergreen trees as noted above.
    - 1. The above recommendation is to complement the recommended landscaping on proposed Lot 29.
  - ii. The plans shall be revised to provide a notation that the open area would be disc harrowed or the functional equivalent, graded, and provide top soil, fertilizer, and seed.
    - 1. The purpose of this recommendation is to provide a suitable area approximately 80' x 80' as a multi-purpose field.
      - a. In the alternative the open area may be landscaped as an arboretum for nature study and/or park node for the development.
6. The Landscaping Plan, Sheet 9, Planting Specifications, No. 16 shall be revised to guarantee plants for at least two (2) years as per §507.F. Guarantee.
7. The plans shall be revised to relocate the proposed street lights between Lots 45 and 46 to be between Lots 46 and 47 to be consistent with the northerly section of Proposed Road "A" as per §508.A. Lighting.

8. The plans shall be revised to provide street lights between Lots 14 and 15 and between Lots 20 and 21 within the "eyebrows" of Proposed Road "A" as per §508.A. Lighting.
9. The plans shall be revised to provide the following ornamental street lights or the functional equivalent along the frontage of the proposed roads as per §508.A. Lighting.
  - a. HADCO, Colgate I with Signature globe incorporating the "GT" brand including but not necessarily limited to the following locations as per §508.D. Lighting.
10. The plans shall be revised to provide the street name as per §515.J. Street Design.
11. It's recommended the plans be revised to provide a 3-Rail Vinyl Fence with wire mesh in lieu of the proposed wood split rail fencing for the basin as per §517.J(4), Retention (Infiltration) System.
  - a. The recommended fencing provides an improved viewshed for the basin as a landscaped feature than the proposed split rail, which in time would fade to a dull and gray finish from rainwater and sunlight.
12. The plans shall be revised to provide a phasing plan for installation and completion of all site improvements within a two (2) year period as per §905.D, Staging and Completion of Installation of Improvements.

## **VII. GENERAL REVIEW COMMENTS**

1. The plans shall be revised to provide a Final Plan of Lots in accordance with the provisions of the Recordation Law [Basis NJSA 40:55D, 54].
  - a. This would require review and approval by the Township Engineer.
    - i. The plans are revised to include a Final Plan of Lots that also includes the following to address Certification of the Secretary of the Zoning Board of Adjustment [NJAC 46:26B-5]:
      1. "This is to certify that the Zoning Board of Adjustment of the Township of Gloucester is the proper authority to approve and has approved this map and that this map complies with the "Map Filing Law". This map shall be filed in the Camden County Clerk's office on or before the \_\_\_\_\_ day of \_\_\_\_\_, which said date is 95 days from the signing of this plat.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date".

2. The Applicant shall provide a copy of the by-laws of the Home Owner's Association, if applicable.
3. The plans shall be revised to include proposed Lot 1 in Phase 1 of the project.
4. The plans shall be revised to renumber the lots to include a Lot 10.
5. The plans shall be revised to provide a temporary cul-de-sac between Phase 1 and Phase 2.

6. The Applicant shall address the following recommendation to advance the planning process.
  - a. Consideration should be given to an providing alternate drainage design to the proposed rear yard drainage swales and associated improvements.
    - i. The Township has experienced several conflicts between property owners and long-term maintenance of these types of drainage systems. These rear yard systems create conflicts to future home owners that want patio areas, sheds, pools, etc. in their rear yard, particularly for Lots 3, 4, and 5. This can be avoided by implementing an alternative design.
7. The Applicant shall address the ability of the development to comply with Ordinance O-12-05, adopted March 12, 2012 amending Chapter 55, Garbage, Rubbish and Waste, specifically regarding location of single stream recycling containers as per §55-2.12(b), as follows:
  - a. "Storage of Trash/Recyclable Containers. Trash/Recyclable containers stored outside residential buildings shall be placed behind the extended front face of the structure. Containers shall be concealed to the extent that they are not visible from the public right of way or adjacent properties."
8. The Applicant should provide a design plan that would address building elevations, floor plans, building materials, colors, textures, facade modulation, roof lines, which are requirements under the provisions of a Planned Development.
  - a. Should the Board approve the instant application it's recommended the proposed building elevations, floor plans, building materials, colors, textures, facade modulation, roof lines, etc. be a condition of approval to maintain consistency throughout the development.

### **VIII. TRAFFIC IMPACT STATEMENT COMMENTS**

The applicant must provide professional testimony to address applicability of the following omitted items as per §815, Traffic Impact Report.

1. The location of transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).
2. The location of school bus routes and stops as per §815.A(2)(d).
3. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).
4. Recommendations for automobile reduction techniques as per §815.A(4)(c).
5. Site distance analysis as per §815.A(5)(c).

### **IX. PA/PHASE I ESA COMMENTS**

The Applicant shall address the following eight (8) Recognized Environmental Conditions (REC) and Areas of Concern (AOC) and measures to be completed to address additional studies and analyses as recommended by the Applicant's Environmental Consultant and the proposed schedule for remediation:

1. Historic Junkyard Operations (REC/AOC-1): Additional investigation of the site regarding impacts that may be present because of the former automobile junkyard from 1954 – 2010.
2. Historic Agricultural Use (REC/AOC-2): Additional studies for contamination of surface soils and historic pesticides from former farming operations.
3. Drum Staging Areas (REC/AOC-3): Collection and proper disposal of four (4) 55-gallon drums.

4. Stained or Discolored Areas (REC/AOC-4): Collection and proper disposal of nine (9) 5-gallon containers, remediation of stained soils, additional investigation, and sampling.
5. Former Well (REC/AOC-5): Remediation of a former "block line-pit feature, which is reported as a former well, stained soils, additional investigation, and sampling.
6. Soil Piles (REC/AOC-6): Collection and proper disposal of apparent imported soil piles.
7. Former Structures (REC/AOC-7): Additional investigation of areas that included three (3) former structures, a residence, ruins of a residence/farmstead, outhouse, oil tank, sewage systems, etc.
8. Waste Piles (REC/AOC-8): Collection and removal of miscellaneous debris throughout the property including, building materials, tires, motor homes, boats, etc.

## **X. RESOLUTION COMMENTS**

### ***Findings of Fact***

The Applicant is required to complete the following:

1. *The Applicant has provided a residential development that does not exceed fifty (50) residential lots.*
2. *The Applicant has provided a Traffic Impact Statement.*
3. The submitted plans provide decorative lighting.
  - a. However, it is recommended the Applicant provide a street light presently used by the Township or it's functional equivalent.
4. *The submitted plans provide belgian block curb.*
5. The Applicant is required to provide \$25,000.00 (\$500.00 per lot) to the Field of Dreams fund prior to signature of the Final Plan of Lots.
6. The plans provide lots that have 62.03' frontage or greater where the R-3 – Residential District requires a 75' lot frontage.

## **XI. LAND DEVELOPMENT ORDINANCE COMMENTS**

The Applicant is advised of the following additional requirements of the Land Development Ordinance:

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

## **XII. RECOMMENDATIONS**

1. Should the Board approve the submitted application, a subsequent preliminary and final major subdivision approval is required in accordance with the Township Land Development Ordinance.

cc: Brahin Properties, Inc.  
Robert Mintz, Esq.  
Brian Peterman, PE  
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. #162001300 PMSFMS

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

Planning Board  Zoning Board of Adjustment

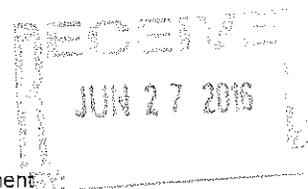
Fees \$3660 Project # 10087

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

Escr. 27500 Escr. # 10087

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Brahin Properties, Inc.</u> Address: <u>1535 Chestnut Street</u> <u>Suite 200</u> City: <u>Philadelphia</u> State, Zip: <u>PA 19102</u> Phone: <u>(856) 795-1234</u> Fax: <u>(856) 795-4620</u> Email: <u>bob@freemanandmintzpa.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Harry R. Bleattler, Jr., ind &amp; exec under LWT of</u> <u>Harry R. Bleattler &amp; Margaret A. Bleattler Indiv.</u> Address: <u>c/o 15 Lakeview Court SW</u> City: <u>Carolina Shores</u> State, Zip: <u>North Carolina 28467</u> Phone: <u>(856) - -</u> Fax: <u>(856) - -</u>																																			
<b>3. Type of Application. Check as many as apply:</b>																																				
<input type="checkbox"/> Informal Review <sup>2</sup> <span style="margin-left: 300px;"><input type="checkbox"/> Planned Development <sup>2</sup></span> <input type="checkbox"/> Minor Subdivision <span style="margin-left: 300px;"><input type="checkbox"/> Interpretation <sup>2</sup> Section 902-4(a)(ii)</span> <input checked="" type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <span style="margin-left: 300px;"><input type="checkbox"/> Appeal of Administrative Officer's Decision</span> <input checked="" type="checkbox"/> Final Major Subdivision <span style="margin-left: 300px;"><input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup></span> <input type="checkbox"/> Minor Site Plan <span style="margin-left: 300px;"><input type="checkbox"/> Use "D" Variance <sup>2</sup></span> <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <span style="margin-left: 300px;"><input type="checkbox"/> Site Plan Waiver</span> <input type="checkbox"/> Final Major Site Plan <span style="margin-left: 300px;"><input type="checkbox"/> Rezoning Request</span> <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <span style="margin-left: 300px;"><input type="checkbox"/> Redevelopment Agreement</span> <input type="checkbox"/> General Development Plan <sup>2</sup> <span style="margin-left: 300px;"><input type="checkbox"/> _____</span>																																				
<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><b>(R1)</b></td> <td>RA</td> <td>BWD</td> <td>NC</td> <td>IN</td> <td>M-RD</td> <td>NVBP</td> </tr> <tr> <td>R2</td> <td>APT</td> <td>OR</td> <td>HC</td> <td>PR</td> <td>BW-RD</td> <td>SCR-HC Overlay</td> </tr> <tr> <td>R3</td> <td>SCR</td> <td>OF</td> <td>GI</td> <td>FP</td> <td>L-RD</td> <td>NVSCR Overlay</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>IR</td> </tr> </table>		ER	R4	GCR	CR	BP	G-RD	LP-1	<b>(R1)</b>	RA	BWD	NC	IN	M-RD	NVBP	R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay							IR
ER	R4	GCR	CR	BP	G-RD	LP-1																														
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R3	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: <u>Robert D. Mintz, Esq.</u> Address: <u>34 Tanner Street</u> City: <u>Haddonfield</u>	Firm: <u>Freeman &amp; Mintz, P.A.</u> State, Zip: <u>New Jersey 08033</u> Phone: <u>( ) 795-1234</u> Fax: <u>( ) 795-4620</u> Email: <u>bob@freemanandmintzpa.com</u>																																			



<b>6. Name of Persons Preparing Plans and Reports:</b>	
Name: <u>Brian Peterman, Peterman, Maxcy Assoc, LLC</u> Address: <u>189 S. Lakeview Drive, Suite 101</u> Profession: <u>Engineer</u> City: <u>Gibbsboro</u> State, Zip: <u>New Jersey 08026</u> Phone: <u>856 282 7444</u> Fax: <u>856 282 7443</u> Email: <u>petermaneng@comcast.net</u>	Name: _____ Address: _____ Profession: _____ City: _____ State, Zip: _____ Phone: <u>856</u> - _____ Fax: <u>856</u> - _____ Email: _____
<b>7. Location of Property:</b>	
Street Address: <u>1289/1271/1263 Jarvis Road</u> Block(s): <u>16504</u> Tract Area: <u>16 +/- acres</u> Lot(s): <u>10, 11, 12</u>	
<b>8. Land Use:</b>	
Existing Land Use: <u>Junk yard plus small structures</u> Proposed Land Use (Describe Application): <u>50 single-family homes with accessory functions and 3 lots for open space and drainage.</u>	
<b>9. Property:</b>	
Number of Existing Lots: <u>3</u> Number of Proposed Lots: <u>53 (includes open space &amp; basin)</u>	<b>Proposed Form of Ownership:</b> <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative <input type="checkbox"/> Condominium <input type="checkbox"/> Rental
Are there <i>existing</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes ) <b>(If yes, attach copies)</b>
Are there <i>proposed</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes ) to be determined
<b>10. Utilities: (Check those that apply.)</b>	
<input checked="" type="checkbox"/> Public Water <input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Well <input type="checkbox"/> Private Septic System	
<b>11. List of Application Submission Materials:</b>	
List all additional materials on an additional sheet. <u>Peterman, Maxcy Assoc. subdivision &amp; supporting plans</u>	
<b>12. List Previous or Pending Applications for this Parcel:</b>	
<u>Resol. #162001BD density variance</u> List all applications on a separate sheet.	

\*

**13. Zoning** See Bulk Standard Schedule attached & on plan - variance from R-1 standards to actual plan layout reflecting R-4 standard used for implementation.

All Applications	R1	R4	Proposed *	Fence Application	Proposed
Front setback 1	50'	20'	20'	Setback from E.O.P.*1	_____
Front setback 2	-	-	-	Setback from E.O.P.*2	_____
Rear setback	75'	20'	20'	Fence type	_____
Side setback 1	25'	10'	10'	Fence height	_____
Side setback 2	-	-	-	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	125'	50'	65'	<b>Pool Requirements</b>	N/A
Lot depth	200'	100'	>100'	Setback from R.O.W.1	_____
Lot area	43560 SF	6250	6545 SF	Setback from R.O.W.2	_____
Building height	35'	35'	≤ 35'	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	Shed Requirements
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: RSIS standard met      Number of parking spaces provided: \_\_\_\_\_

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

**15. Relief Requested:** UNKNOWN AT THIS TIME

- 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**

BRAHIN PROPERTIES, INC.  
  
 Signature of Applicant Lee Brahin

6-16-16  
 Date

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

\_\_\_\_\_  
 Date

No  
 No

**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).

June 25, 2016  
Date

Mary R Bleattler Jr  
Signature

Harry R. Bleattler, Jr., indiv & as Executor under the Last Will & Testament of Harry R. Bleattler  
Print Name

Sworn and Subscribed to before me this

27 day of June

HARRY R BLEATTLER JR.  
Signature

2016 (Year)  
[Signature]

Margaret A. Bleattler  
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?
- 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 or 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? See attached

**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

BRAHIN PROPERTIES, INC.

Signature of Applicant

Lee Brahin

Print Name

Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of \_\_\_\_\_, shows and discloses the premises in its entirety, described as Block 16504 Lot 10, 11, 12 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,  
County of Camden:

Sworn and subscribed to

On this \_\_\_\_\_ day of \_\_\_\_\_  
20 16 before the following authority.

\_\_\_\_\_ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true. Peterman, Maxcy Associates LLC

Name of property owner or applicant Brian Peterman

Notary public

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).

June 25, 2016

Date

Signature

Harry R. Bleatler, Jr., indiv & as Executor under the Last Will & Testament of Harry R. Bleatler

Sworn and Subscribed to before me this

27<sup>th</sup> day of June

2016 (Year)

Donald Rye

Signature

Margaret M. Robbins

Margaret A. Robbins

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

1. I am the owner 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? See attached

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).

BRAHIN PROPERTIES, INC.

Signature of Applicant

Lee Brahlin

Print Name

Date

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State of New Jersey,

County of Camden:

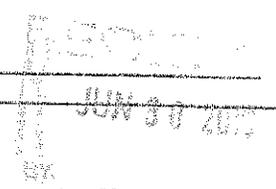
Sworn and subscribed to

On this 20<sup>th</sup> day of June 2016 before the following authority.

\_\_\_\_\_ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true. Peterman, Maxcy Associates LLC

Name of property owner or applicant Brian Peterman

Notary public



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

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June 25, 2016  
Date

Mary R Bleattler Jr  
Signature

Harry R. Bleattler, Jr., indiv & as Executor under the Last Will  
Print Name & Testament of Harry R. Bleattler

Sworn and Subscribed to before me this  
27 day of June,  
2016 (Year).

HARRY R BLEATTLER JR.  
Signature

Margaret A. Bleattler  
Print Name

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- F. Is the applicant a partnership?

- No  Yes

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**BRAHIN PROPERTIES, INC.**

No  Yes

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

Lee Brahın  
Print Name

\_\_\_\_\_  
Date

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State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this \_\_\_\_\_ day of \_\_\_\_\_,  
20 16 before the following authority.

\_\_\_\_\_ of full age, being duly sworn to  
law, on oath and says that all of the above statement  
herein is true. Peterman, Maxcy Associates LLC

Name of property owner or applicant Brian Peterman Notary public \_\_\_\_\_

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

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

\_\_\_\_\_  
Date

Sworn and Subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016 (Year).

\_\_\_\_\_  
Signature  
Harry R. Bleattler, Jr., indiv & as Executor under the Last Will & Testament of Harry R. Bleattler

\_\_\_\_\_  
Signature  
Margaret A. Bleattler  
Print Name

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Complete each of the following sections:

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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

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BRAHIN PROPERTIES, INC.

Lee Brahin  
Signature of Applicant

6-16-16  
Date

Lee Brahin  
Print Name

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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 16504 Lot 10, 11, 12 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

*AS REQUIRED BY OTHERS*

State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2016 before the following authority.

Brian S. Peterman of full age, being duly sworn to law, on oath and says that all of the above statement herein is true. Peterman, Maxey Associates LLC

\_\_\_\_\_  
Name of property owner or applicant Brian Peterman

\_\_\_\_\_  
Notary public



RECEIVED  
JUN 27 2010

Township of Gloucester  
County of Camden

Land Development Ordinance  
§817 Submission Checklist

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
1. The required application forms supplied by the Administrative Officer.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. The application and escrow fees. Along with a signed Escrow agreement.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Seven (7) copies of the checklist.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Four (4) copies of the drainage calculations and engineer's report.			X	X				<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Four (4) copies of the Environmental Impact Report (see §816)			X	X				<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Four (4) copies of the Soil Erosion and Sediment Control Plan.			X	X				<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Four (4) copies of the Traffic Impact Report (see §815)			X	X				<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Four (4) copies of the Recycling Report.	X		X	X				<input type="checkbox"/>	<input checked="" type="checkbox"/>

Submission Item No. and Description	Minor	Preliminary	Final	Variance	Waiver	Submitted

	Site Plan	Sub-division								
9. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519).	X	X	X	X					<input type="checkbox"/>	<input type="checkbox"/>
10. Four (4) copies of any additional reports.	X	X	X	X					<input type="checkbox"/>	<input type="checkbox"/>
11. Twelve (12) copies of the development plan including.	X	X	X	X			X	X	<input type="checkbox"/>	<input type="checkbox"/>
12. Clearly and legibly drawn plan in accordance with §802.K	X	X	X	X			X	X	<input type="checkbox"/>	<input type="checkbox"/>
<b>Plan titled appropriately as follows:</b>										
13. [a] "Minor Site Plan for (Name of Development)"	X								<input type="checkbox"/>	<input type="checkbox"/>
14. [b] "Minor Subdivision Plat for (Name Development)"		X							<input type="checkbox"/>	<input type="checkbox"/>
15. [c] "Preliminary Site Plan for (Name of Development)"			X						<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. [d] "Preliminary Plat for (Name of Development)"				X					<input type="checkbox"/>	<input type="checkbox"/>

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
17. [e] "Final Site Plan for (Name of Development)"					X			<input type="checkbox"/>	<input type="checkbox"/>
18. [f] "Final Subdivision Plat for (Name of Development)"						X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Plats shall be presented on sheets of one of the following dimensions: 30"x48", 30"x42", 24"x36", 15"x21" or 8 1/2"x13".	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. If more than one sheet is required to show the entire development, a separate composite map shall be drawn showing the entire development on the sheets of which various sections are shown, and each detail sheet shall include a key map showing its relation to the whole tract.								<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. The plan shall consist of as many separate maps as are necessary to properly evaluate the development and the proposed work.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission.		X						<input type="checkbox"/>	<input type="checkbox"/>
23. Title block containing block and lot number for the tract and the name of the Township.	X	X	X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>

N/A

W\*

W - P RESIDENTIAL WAIVER IS BEING REQUESTED FOR THE ABSENCE OF ROAD

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
24. Name and address of the applicant and the owner, and signed consent of latter, if different from applicant.	X	X	X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Name, address, telephone number, signature and seal of the plat preparer.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Space for application number.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. North arrow.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Scale not less than 1"=50' with graphic and written scales shown.		X					X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29. Scale not less than 1"=100' with graphic and written scales shown.	X		X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
30. Date of original drawing.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
31. Area for the date and substances for each revision.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32. A key map with north arrow showing the entire development and its relation to surrounding areas at a scale of not less than 1"=2000'.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
33. The names, addresses, block and lot numbers	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>

N/A

D

D - Developer is requested

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
of all property owners within 200 feet of the development.									
34. Locations of all existing structures and their uses within 200 feet of the tract.			X	X				<input type="checkbox"/>	<input type="checkbox"/>
35. Zones in which property in question falls, zones of adjoining properties and all property within a 200 foot radius of the property in question.	X	X	X	X				<input type="checkbox"/>	<input checked="" type="checkbox"/>
36. Existing and proposed building coverage in square feet and as a percentage of lot area.	X	X	X	X		X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
37. Existing and proposed lot coverage in acres of square feet and as a percentage of lot area.	X		X			X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
38. Area of original tract to the nearest one hundredth of an acre.	X	X		X				<input type="checkbox"/>	<input checked="" type="checkbox"/>
39. Proposed structures and uses on the tract, i.e., size, height, location, arrangement, an architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs.	X		X				X	<input type="checkbox"/>	<input type="checkbox"/>
40. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the	X		X					<input type="checkbox"/>	<input type="checkbox"/>

W

N/A

N/A

W - WAIVER REQUEST

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and tractor trailer traffic, emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution.									
41. Expansion plans incorporated into the building design.			X		X			<input type="checkbox"/>	<input type="checkbox"/>
42. Floor plans where multiple dwelling units or more than one use is proposed that have different parking standards.	X		X		X		X	<input type="checkbox"/>	<input type="checkbox"/>
43. Existing signs including the location, size and height.	X		X		X		X	<input type="checkbox"/>	<input type="checkbox"/>
44. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details.	X		X		X		X	<input type="checkbox"/>	<input type="checkbox"/>
45. Existing lot lines to be eliminated.		X		X				<input type="checkbox"/>	<input checked="" type="checkbox"/>
46. Existing and proposed street and lot layout,	X	X	X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>

N/A N/A N/A N/A

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
with dimensions correct to scale, showing that portion proposed for development in relation to the entire tract.									
47. The names, locations, right-of-way widths and purposes of existing and proposed easements and other rights-of-way in the subdivision.	X	X	X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
48. The location and descriptions of all existing or proposed boundary control monuments and pipes.		X		X		X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
49. Number of lots being created.		X		X		X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
50. Each block and each lot within each block shall be numbered as approved by the Tax Assessor.								<input type="checkbox"/>	<input checked="" type="checkbox"/>
51. Area of each proposed lot correct to one-tenth of an acre.		X		X		X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
52. Existing structures and uses on the tract to include the shortest distance between any existing building and proposed or existing lot line, and as indication of those to be removed.	X	X	X	X				<input type="checkbox"/>	<input checked="" type="checkbox"/>

*D-Deferred Requests*

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
53. All side, rear, and front setback lines with dimensions.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
54. The site in relation to all remaining contiguous lands in the applicant's or owner's ownership.	X	X	X		X		X	<input type="checkbox"/>	<input type="checkbox"/>
55. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures.	X	X				X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
56. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent bench marks based upon U.S.G.S. datum.	X							<input type="checkbox"/>	<input type="checkbox"/>
57. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) percent slope.	X	X	X					<input type="checkbox"/>	<input type="checkbox"/>
58. Proposed grades in sufficient numbers to illustrate the proposed grading scheme.	X	X	X					<input type="checkbox"/>	<input type="checkbox"/>
59. Locations and dimensions of man made	X	X	X					<input type="checkbox"/>	<input type="checkbox"/>

N/A  
D-  
N/A  
N/A  
N/A

D-Deferral Requested

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops.									
60. Locations of all existing and proposed water course, i.e., lakes, streams, ponds, swamps or marsh areas, or underdrain.	X	X	X		X			<input type="checkbox"/>	<input type="checkbox"/>
61. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer.	X	X	X		X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
62. When a running stream is proposed for alterations, improvements or relocation, or when a structure or fill is proposed over, under, in or alongside a running stream, evidence of result of pre-application with a New Jersey Division of Water Resources or such agency having jurisdiction shall accompany the application.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
63. The total upstream acreage in the drainage basin of any water course running through or adjacent to a development including the distance and average slope upstream to the			X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>

N/A

N/A

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
basin ridge line, where applicable.									
64. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of that portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters.			X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
65. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
66. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system.			X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Plans and profiles for all storm lines, underdrains and ditches whether onsite, offsite, or off-tract, affected by the development including:</b>									
67. [a] Location of each inlet, manhole or other appurtenance.	X		X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
68. [b] Slope of line.	X		X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>

W-

W - WAIVER REQUESTED

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
69. [c] Pipe material type.	X		X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
70. [d] Strength, class or thickness.	X		X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
71. [e] Erosion control and soil stabilization methods.	X		X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
72. Show evidence that plan meets with Ordinance requirements for septic systems.	X	X	X		X			<input type="checkbox"/>	<input type="checkbox"/>
73. For any proposed dry walls, ground water, recharge basins detention or retention basins, flood control devices, sedimentation basins, and/or other water control devices. Show the location, construction details, erosion control and soil stabilization methods.									N/A
74. Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains.	X	X	X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
<b>Plans for all proposed streets or road improvements, whether onsite or off-tract, showing:</b>									
75. [a] Acceleration/deceleration lanes.			X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>

W - Waiver Requested

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
76. [b] Traffic channelization.			X					<input type="checkbox"/>	<input type="checkbox"/>
77. [c] Fire lanes.	X		X		X			<input type="checkbox"/>	<input type="checkbox"/>
78. [d] Driveway aisles with dimensions.	X		X		X			<input type="checkbox"/>	<input type="checkbox"/>
79. [e] Parking spaces with size, number, location and handicapped spaces.	X		X		X			<input type="checkbox"/>	<input type="checkbox"/>
80. [f] Loading areas and number thereof.	X		X		X			<input type="checkbox"/>	<input type="checkbox"/>
81. [g] Curbs.	X		X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
82. [h] Ramps for the handicapped.	X		X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
83. [i] Sidewalks and bike routes.	X		X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
84. [j] Any related facility for the movement and storage of goods, vehicles and persons.	X		X		X			<input type="checkbox"/>	<input type="checkbox"/>
85. [k] Directional signs with scaled drawings.	X		X		X			<input type="checkbox"/>	<input type="checkbox"/>
86. [l] Sight triangle easements at intersections.			X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
87. [m] Radii of curb line.	X		X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
								<input type="checkbox"/>	<input type="checkbox"/>

N/A N/A N/A N/A N/A N/A N/A N/A

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
88. [n] Location of street names and signs.			X	X	X	X			<input checked="" type="checkbox"/>
89. [o] Traffic control devices.	X		X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
90. [p] Street lights.			X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
91. [q] Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details).	X		X					<input type="checkbox"/>	<input type="checkbox"/>
92. [r] Fencing, railroad ties, bollards and parking bumpers.	X		X		X			<input type="checkbox"/>	<input type="checkbox"/>
93. [s] Any expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion.	X		X					<input type="checkbox"/>	<input type="checkbox"/>
94. [t] Cross Sections.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
95. [u] Proposed Grades	X		X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
96. [v] Center line profiles at horizontal scale not less than 1"=50' for all existing adjoining streets and proposed streets.			X	X				<input type="checkbox"/>	<input checked="" type="checkbox"/>
97. [w] Standard details for curbing, sidewalks,	X		X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>

N/A N/A N/A W- P-

W - WAIVER REQUESTED  
P. REPAIR WAIVER REQUESTED  
FOR JAEVIS ROAD.

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences.									
<b>Plans and profiles of water, and sewer layouts whether onsite, offsite or off-tract showing:</b>									
98. [a] Size and types of pipes and mains.	X		X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
99. [b] Slope.			X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
100. [c] Pumping Stations.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
101. [d] Fire hydrants.			X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
102. [e] Standard details.			X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
103. [f] Trench repair details for street crossings.			X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
104. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system.	X							<input type="checkbox"/>	<input checked="" type="checkbox"/>
105. If private utilities are proposed, they shall fully comply fully with all township, county, and state regulations.	X	X	X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>

N/A

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
106. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures.	X	X	X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
107. When on-lot water or sewerage disposal, the concept for such systems shall be reviewed by the appropriate township, county and state agencies.	X	X	X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
108. Environmental Constraints Map (See §519).			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
109. Landscaping, recreation, and areas of public use.			X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>

D.

N/A

W.

D - DEFOCAL REQUESTED  
W - WAIVER REQUESTED

X=Required submission item.

Note: General development plans submitted pursuant to §804.B shall conform to the submission requirements as listed in §804.E.

**Special Checklist Items for Redevelopment Districts Only**

Submitted

Minor Preliminary Final Variance Waiver

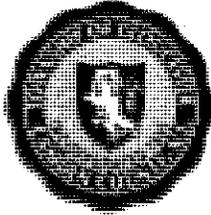
Site Sub- Division Site Sub- Division Site Sub- Division Any Requested

110. A memorandum of Agreement from the Redevelopment Authority describing the preliminary terms of a redevelopment agreement, which may include a project description, uses, densities, aspects related to site architecture, engineering, planning, funding, schedules and any other miscellaneous provisions.	X	X	X	X	X	X	X	X	N/A	<input type="checkbox"/>
111. Architectural renderings in color, along with complete elevations of all new, altered or remodeled structures that are to be located in a Redevelopment Zone must be submitted at the time that the application is submitted. This	X	X	X	X	X	X	X	X	N/A	<input type="checkbox"/>

N/A

N/A





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: Harry Bleattler  
Address: 1289 Jarvis Rd. Erial, NJ  
Block: 16504 Lot: 10, 11, +12

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

9/8/16  
Date

Maryann Bussa  
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County

SEP 12 2016



**BLOCK 16504, LOT 10**

Taxes paid: Yes  No

Amount owed (if any) \$ \_\_\_\_\_

**BLOCK 16504, LOT 11**

Taxes paid: Yes  No

Amount owed (if any) \$ \_\_\_\_\_

**BLOCK 16504, LOT 12**

Taxes paid: Yes  No

Amount owed (if any) \$ \_\_\_\_\_

Maryann Busa  
Signature of Tax Collector (Asst.)

Date of Report: 9-8-16

Submitted to Secretary of Planning Board this 8th day of September, 2016.

OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County

**LAW OFFICES**  
**FREEMAN & MINTZ, P.A.**

STANTON D. FREEMAN  
ROBERT D. MINTZ  
LAURA A. COCHET

34 TANNER STREET  
HADDONFIELD, N.J. 08033-2482  
856-795-1234

FAX #856-795-4620

OUR FILE NO. L22723M

August 31, 2016

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

RE: BLOCK 16504, LOTS 10, 11, AND 12

Dear Sir/Madam:

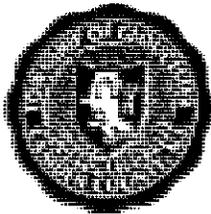
Our client anticipates application for site plan approval for the premises located at Block 16504, Lots 10, 11, and 12, Gloucester Township. Under the provisions of New Jersey law, every application for development submitted to the Planning Board must be accompanied by proof that no taxes or assessments for local improvements are due or delinquent on the premises; or if delinquent, any approval or other relief granted by the Board may be conditioned upon prompt payment or the making of adequate provision for payment.

Accordingly, we ask that you advise the Secretary to the Planning Board of the tax status of Block 16504, Lots 10, 11, and 12. This property is currently owned by Harry R. Bleattler.

Please provide the original to the Secretary to the Planning Board; however, we would also ask that you provide a copy to this office in the envelope provided. I thank you for your cooperation and courtesy, and remain,

Very truly yours,

Robert D. Mintz  
For the Firm  
RDM:ra  
Encls.



# 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 (Clerk)  
FAX: (856) 374-3528 (Finance)

SEP 06 2016

To whom it may concern:

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

Name Harry Bleattler

Address 1289, 1271, + 1263 Jarvis Rd. Erial, NJ 08081

Block 16504 Lot 10, 11, 12

Date 9/6/16

Maryann Busa  
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County

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

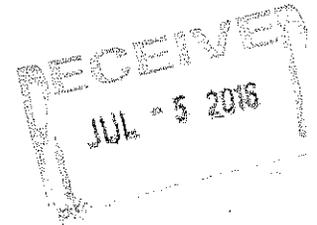
**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

June 30, 2016

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

Re: Application #162001BDCPMSFMS  
Brahin Properties, Inc.  
1289 – 1271 – 1263 Jarvis Road, Sicklerville, NJ 08081  
Block 16504, Lots 10, 11 & 12



Gentlemen:

In response to your letter regarding the above application, a Form "A" Application is required.

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

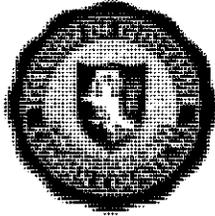
Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "RJC", written over a horizontal line.

Raymond J. Carr  
Executive Director

RJC:mh



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: Harry Bleattler  
Address: 1263 Jarvis Rd. Erial, NJ 08081  
Block: 16504 Lot: 12

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

6/30/16  
Date

Maryann Bussa  
Asst Gloucester Township Tax Collector

OFFICIAL VERIFICATION

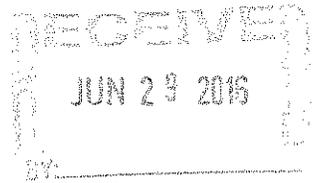


Tax Collector  
Gloucester Township  
Camden County

JUN 30 2016



**TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL**



DATE: June 27, 2016

APPLICATION No. 162001BDCPMSFMS

APPLICANT: Brahin Properties, Inc.

PROJECT No. 10087

BLOCK(S): 16504 Lot(S): 10, 11, 12

LOCATION: 1289 - 1271 - 1263 Jarvis 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         | <input type="checkbox"/>            | GTEMS                     |

**STATUS OF APPLICATION:**

- New Application - **Bulk C Variance / Preliminary & Final Major Subdivision**
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review. **Please Forward Report by July 17, 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

**SUBDIVISION PLANS ATTACHED**

- Variance Plan       Prelim & Final Major Subdivision

**PLAN IS NOT ACCEPTABLE. MUST HAVE:**

- ① Block+Lot #'s
- ② Street Address:
- ③ Street Name.

They must contact me.  
Second Request from JAN.

Signature

*[Handwritten Signature]*  
Assess 6/28/16

Br# 60

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 27, 2016

APPLICATION No. 162001BDCPMSFMS

APPLICANT: Brahin Properties, Inc.

PROJECT No. 10087

BLOCK(S): 16504 Lot(S): 10, 11, 12

LOCATION: 1289 - 1271 - 1263 Jarvis 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         | <input type="checkbox"/> | GTEMS                     |

### STATUS OF APPLICATION:

- New Application - **Bulk C Variance / Preliminary & Final Major Subdivision**
- Revision to Prior Application

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- 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

**SUBDIVISION PLANS ATTACHED**

- Variance Plan     Prelim & Final Major Subdivision     Bulk C Variance

OK 7-15-16 JWG Bldg

Signature \_\_\_\_\_



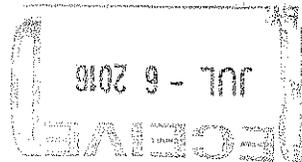
# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #162001BDCPMSFMS 1289-1271-1263 Jarvis Road, Sicklerville, NJ Block:16504 Lot10,11,12

- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.
- Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

Other: 1) Mid-block crosswalk on the northern end of Jarvis Road will need to be covered by an Ordinance.

2) Pedestrian crosswalk signs (W11-2) along with the arrow (W16-7) in fluorescent yellow-green background color needs to be installed south of the crosswalk on the southern end of Jarvis Road and north of the northern crosswalk of Jarvis Road. Recommend Pedestrian crosswalk ahead (W11-2 and W16-9P) 100 ft prior to each crosswalk.



Reviewed By:  Lt. Jason Gittens  Cpl. Frank Pace

Signature: \_\_\_\_\_

*[Handwritten Signature]* #134

Date Submitted: 7/6/16

Tax Account Maintenance

Block: 16504  
 Lot: 12  
 Qualifier:  
 Owner: BLEATTLER, HARRY  
 Prop Loc: 1263 JARVIS ROAD

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2016	2		558.63	558.63	7.08	565.71
2016	1		558.63	.00	.00	.00
2016		Total	1,117.26	558.63	7.08	565.71
2015	4		562.34	.00	.00	.00
2015	3		562.34	.00	.00	.00
2015	2		554.91	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 06/28/16

Other APR2 Threshold Amt: .00 Per Diem: .1241 Last Payment Date: 02/02/2016

TOTAL TAX BALANCE DUE

Principal:	558.63	Penalty:	.00
Misc. Charges:	.00	Interest:	7.08
Total:		565.71	

\* Indicates Adjusted Billing in a Tax Quarter.

RECEIVED  
 JUL 06 2016