Township of Gloucester
Zoning Board of Adjustment
Wednesday, October 26, 2016
7:30 P.M.

Agenda

Salute to the Flag

General Rules

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

MINUTES FOR ADOPTION

Zoning Board Minutes – ***Wednesday, September 28, 2016***

RESOLUTIONS FOR MEMORIALIZATION

#162047CD Bimbo Bakeries USA, LLC	Bulk C/Use "D" Variance Block: 13305/13307 Lot: 1-2-3; 5
#162051C Matt Brandley	Bulk C Variance Block: 9203 Lot: 14
#162054C Reza P. Razaui	Bulk C Variance Block: 17606 Lot: 3
#162001BDCPMSFMS Brahin Properties, Inc.	Bulk C Variance/Prel-Final Major Subdiv Block: 16504 Lot: 10-11-12

APPLICATIONS FOR REVIEW

#162052C Edward Getley Zoned: R3	Bulk C Variance Block: 9302 Lot: 12 Location: 808 Wyngate Rd., Somerdale

2nd shed 10'x20'x11'5" w/ approx. 5' setback

#162056C
Jeffrey Barachko
Zoned: R3

Bulk C Variance
Block: 11504 Lot: 15
Location: 104 Pine St., Blackwood

Rebuild structure & decking 33'5" x 15' w/12' F1; 13' F2 setbacks

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#162057C
Joseph & Rosemarie Tabasco
Zoned: SCR

Bulk C Variance
Block: 15821 Lot: 53
Location: 47 Shelly St., Sicklerville

Sunroom 9'x12'x24'; Deck 12'x12' w/2'33' Rear & 8'5" Side setbacks

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#162060C
Matthew Rosenhoover
Zoned: R3

Bulk C Variance
Block: 5802 Lot: 1
Location: 2 Linden Ave., Blackwood

6' wood fence w/8' F2 setback

#162062C
Patricia Stergin
Zoned: R4

Bulk C Variance
Block: 1202 Lot: 1
Location: 1008 Central Ave., Glendora

18'x12'x9''10" Wood/Vinyl Storage Shed w/10' Rear – 13' F2 setback;
6' to 4' vinyl fence w/11' F2, 6' to 4' fence has 1' setback to EOP2

#162058DSPW
Mohinders Gas, LLC
Zoned: HC

Use "D" Variance/Site Plan Waiver
Block: 18404 Lot: 1 & 2.01
Location: 585 Berlin Cross Keys Rd., Sicklerville

Proposed use continues as a gas station converting garage bays to a Convenience Store & the addition of a Propane Refilling Station.

#152032CDSPWMS
Bernie Wilson
Zoned: CR

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

Auto Repair & Towing

#092008CDPFSPa1 **Alternate Plan** –Final Major Site
The Shoppes at Gloucester Twp (Blackwood Plaza) Block: 13104 Lot: 3
Zoned: NC Location: Rt. 168 @ Davistown Rd

Expansion of shopping Center

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 28, 2016

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

Roll Call:

Vice Chairman Simiriglia	**Absent**
Mr. Bucceroni	**Present**
Mr. Scarduzio	**Absent**
Mrs. Chiumento	**Present**
Mr. Rosati	**Present**
Mr. Acevedo	**Present**
Mr. Treger	**Present (late arrival 7:45pm)**
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 September 14, 2016.

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

Roll Call:

Mr. Bucceroni	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Chairman McMullin	**Yes**

Minutes Approved

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 Sannuti
Bulk C Variance
Block: 19804 Lot: 9

A motion to approve the above mentioned resolutions was made by Mr. Rosati and seconded by Mr. Acevedo.

Roll Call:

Mr. Bucceroni	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Chairman McMullin	**Yes**

Resolutions Approved.

APPLICATIONS FOR REVIEW

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

Mr. Costa swears in Mr. Matt Brandley.
Mr. Brandley states the property is an irregular shape and the fence would be in the middle of his sunroom if he followed the ordinance. The fence will not pose any interference with his neighbors. It is a new fence and will help keep his 2 yr. old safe.

Open to Public:
No Comments:

Open to Professionals:
No Comments:

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

Roll Call:

Mr. Bucceroni	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Chairman McMullin	**Yes**

Application Approved.

#162054C
Reza P. Razaui
Zoned: R3
Bulk C Variance
Block: 17606 Lot: 3
Location: 6 Centennial Ct., Erial
2nd shed w/5' rear setback

Mr. Costa swears in Mr. Reza Razaui and Ms. Patricia Fisher.
Ms. Fisher states the current shed is a 7' x 7' plastic shed and doesn't' hold much and they have tools that need to be stored. They also have a 4yr. old and a 9 yr. old that need more room. The shed will allow them to make room in the basement for the kids to play. Ms. Fisher states they really don't want to remove the second shed unless the board makes them.

Mr. Mellett states to make sure the water runoff is on your property and not your neighbors.

Open to Public:
No Comments:

Open to Professionals:
No Comments:

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

Roll Call:

Mr. Bucceroni	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Chairman McMullin	**Yes**

Application Approved.

#152032CDSPWMS
Bernie Wilson
Zoned: CR
Extension: Minor Site Plan
Block: 5403 Lot: 11
Location: 1414 Black Horse Pike
Auto Repair and Towing

Mr. Costa swears in Mr. Wilson.
Mr. Wilson is requesting an extension on the paving deadline on his property on The Black Horse Pike; April 2016 was the old deadline. He is requesting April 30, 2017 as the new date.
Mr. Lechner states he is still waiting for a signed plan in his office.
Mr. Wilson states it is being worked on.
Mr. Mellett states he emailed revisions today.
Mr. Wilson is being held to a deadline of 30 days from tonight for a final signed plan.
Mr. Bucceroni states he isn't happy with the way the building looks. There is too much junk sitting out front and it's a disgrace. There weren't supposed to be "abandoned" vehicles parked on the property either, just registered vehicle. Mr. Bucceroni suggests Tabling this request until the current matters can be addressed; as long as the rest of the board agrees.
Mr. Costa states the next Zoning Meeting is 10-26-2016 and this matter can be postponed til that date. The signed plans and the clean up of the property must be done by then or no extension will be granted.

A motion to Table the above mentioned extension until the signed plans are delivered to Mr. Lechner and the property is cleaned up; was made by Mr. Rosati and seconded by Mrs. Chiumento

Roll Call:

Mr. Bucceroni	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Chairman McMullin	**Yes**

The Above extension is Tabled until 10-26-2016

#162001BDCPMSFMS
Brahin Properties, Inc.
Zoned: R1
Bulk C Variance/Prel-final Major Subdivision
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 and drainage.

Mr. Costa swears in:
Mr. Lee Brahin - Applicant
Mr. Michael Weisberg
Mr. Brian Peterman - P.E.

Mr. Robert Mintz, Esq., reviews the applications density variance and final subdivision.
- 50 residential units with 3 open lots,
- improved basin design and had to move a home to the rear of the property in a flag lot.

Mr. Peterman P.E.:
- enlarged basin was to improve the water discharge; the discharge was is to Jarvis Rd. now/with infiltration and discharge for larger storms.
- A2 original
- A1 color rendering w/date 9-28-2016
- NW side of basin lot removed,
- new side of basin lot removed and put it in the eyebrow of the lot,
- A2 9-28-2016 large lot layout lots: lots 14, 15, 16,
- 75' setback is ample room for a pool, morning room, deck and shed, the other 2 lots can fit the same,
- added easement and can firm up final landscaping, lighting etc...with professionals,

Mr. Mintz brings up the site triangle for the county road (Jarvis).
Mr. Peterman discusses the site triangle easements and the driveway of the development is going to be even with Union Valley Elementary driveway.
- ASHTO vs. GT standards: The Gloucester Township standards for setbacks would go thru the front dwelling,
- the applicant discussed the setbacks with the neighbors,
- cross walks will cross to the school, the county wants to re-stripe and they are discussing the crosswalk with them. They will make a final decision with the county and keep the board informed. The applicant needs approval from the county planning board.

Mr. Mintz states the project would like to donate to the Field of Dreams and the payment will be made before the final plan is signed.
Mr. Peterman states the environmental reports have not been done because the property is not yet purchased. But after purchase they will forward all environmental reports to Mr. Lechner.
- signage: A1 2-10-2016: decorative: the sign is 450" long and the legs are going to be shortened by about 1/2.

Mr. Peterman lists the benefits of the project: size and shape of lots, appropriate size/quality space, not particular negative effect, enlarged basin is a benefit, shape of development kept.
Mr. Lechner asks for more specifics on the size of the sign.
Mr. Peterman states the sign is 83"x 32"; 18 sq. ft.
Mr. Lechner requests the "at Gloucester Township" or Gloucester Township be worked into the sign.
Mr. Peterman state they can work Gloucester Township into the sign.

Mr. Mellett:
- major concerns have been addressed,
- basin is more conservative design and outflow to Jarvis Rd. was important; 9-26-16 review letter just details that can be worked out.

- drainage easements and swales agreed upon,
- final plat of lots specifically say what that drainage easement is for; they don't want people to fill it in and obstruct the flow of water.
- HOA will have that control ad put it on the final lots.

Mr. Bucceroni states the County road (Jarvis) is being repaved and asked the applicant to plan his cutting of the street accordingly.

PUBLIC PORTION:

Mr. Costa swears in Ms. Maria Thomas: lives in Sturbridge, she is worried about the animal life behind her house and asks if the animals will be "re-homed".
Mr. Mintz states their property isn't public woodlands and there is township property next door where the animals could move to naturally.
Ms. Thomas will miss the eagle and the deer if they leave, can the Humane Society be called to move them?

Mr. Raymond J. Camp: lives on Jarvis Rd, he is worried about displacing 16 acres of animals onto smaller property and being over run by them on his property.
Mr. Mintz states it wasn't public woodland. it was a junk yard.
Mr. Camp states it doesn't matter; all the animals will scatter onto their yards.

Mr. Bucceroni states that the animals are like water and will take the path of least resistance. He doesn't believe it will be worse the animals won't want to be in yards and will seek the open woods nearby.
Mr. Camp requests humane traps

**Mr. Treger is sitting in for Vice Chairman Simiriglia.

Open to Professionals:
No Additional Comments:

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

Roll Call:

Mr. Bucceroni	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Mr. Treger	**Yes**
Chairman McMullin	**Yes**

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162047 CD
BIMBO BAKERIES, USA, INC.
Block 13305, Lots 1-2-3 AND 5

WHEREAS, Bimbo Bakeries, USA, Inc., is the owner of the land and premises located at Blackwood-Clementon Road, in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for Use Variance and Bulk Variances as listed in Mr. Lechner's report dated 8-10-16 for the property located upon Block 13305, Lots 1-2-3 and 5 as shown on the Official Map of the Township of Gloucester, said application being represented by John Wade, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on August 24, 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, Bimbo Bakeries, USA, Inc., is the owner of the land and premises located at Blackwood Clementon Road, in the Clementon section of Gloucester Township, New Jersey, as shown on Block 13305, Lots 1-2-3 and 5, on the Official Tax Map of the Township of Gloucester, located in an HC 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 produced Norman Rogers, Professional Engineer, and Addison Bradley, Professional Planner. Introduced into evidence were (A1) proposed conditions (A2) an aerial of the site, (A3) existing photos of site and (A-4) photo of final project.

Norman Rogers, Professional Engineer, described the site and stated Lots 1-2-3 are the current distribution center and lot 5 is now parking. The applicant will demolish the Pizza Hut and Rita's Water Ice and will be constructing a 30,000 square foot building of which 2408 square feet will be retail and 800 square feet will be Rita's Water Ice and the remaining space will be office and warehousing. The distribution center will be a 24 hour operation however the loading of the 30' long box trucks will be done inside between 2 and 6 in the morning and will create no noise. There will be about 47 trucks and an additional 6 to 7 tractor loads a day and the site will have adequate parking. The maintenance will be for Entenmanns vehicles only and there will be no outside storage of vehicles.

Mr. Bradley, a Professional Planner, testified as to the land use goals of the Master Plan and said the present Entenmanns has been there for over 30 years with no problems and is an integral part of meeting the goals of the Master Plan. He stated street trees will be added and new landscaping will make a better environmental statement and the existing buffer will be expanded. Once the lots are consolidated the Bulk variances will either conform or be de minimis and the remaining variances are pre-existing.

There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a Use and Bulk Variances, 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 applicant, Bimbo Bakeries, USA, Inc., is hereby granted the aforesaid Use and Bulk Variances for the property located upon Block 13305, Lots 1-2-3 and 5, 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 site plan approval.

ROLL CALL:

LIST NAMES

Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Andrew Rosati	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____
Jay McMullin, **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 26th Day of October, 2016.

_____
Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162051C
Matt Brandley
Block 9203, Lot 14

WHEREAS, Matt Brandley is the owner of the land and premises located at 237 Hinton Way in the Somerdale section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Variance to construct a 6' vinyl fence 19' from the front property line along Upton Way instead of the required 40' for the property located upon Block 9203, Lot 14, 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 28, 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, Matt Brandley is the owner of the land and premises located at 237 Hinton Way in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 9203, Lot 14, 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 has an irregular shaped lot and if he conformed to the ordinance the fence would be in the middle of his sunroom.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 28th day of September, 2016, the applicant Matt Brandley is hereby granted the aforesaid variance for the property located upon Block 9203, Lot 14 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein conditioned upon the applicant providing a fire rated wall in the shed.

ROLL CALL:

LIST NAMES

Jay McMullin	Yes
Mike Acevedo	Yes
Kevin Bucceroni	Yes
Andy Rosati	Yes
Arlene Chiumento	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin, **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 26TH day of October, 2016.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162054C
Reza Razaui
Block 17606, Lot 3

WHEREAS, Reza Razaui is the owner of the land and premises located at 6 Centennial Court in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Variance to construct a shed 336 square foot instead of the required 168 square feet and to permit 2 sheds instead of the required 1 for the property located upon Block17606, Lot 3, 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 28, 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, Reza Razaui is the owner of the land and premises located at 6 Centennial Court in the Erial section of Gloucester Township, New Jersey, as shown on Block 17606, Lot 3, 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 has a small 7x7 shed and he needs additional space for storage of tools and to make room in the basement for his children to play.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a second shed 336 square feet, the Board voted five (5) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 28th day of September, 2016, the applicant Reza Razaui is hereby granted the aforesaid Variances for the property located upon Block 17606, 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 providing a fire rated wall in the shed.

ROLL CALL:

LIST NAMES

Jay McMullin	Yes
Mike Acevedo	Yes
Kevin Bucceroni	Yes
Andy Rosati	Yes
Arlene Chiumento	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 26TH day of October, 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 # 162001BDCPMSFMS
BRAHIN PROPERTIES, INC.
Block 16504, Lot 10, 11, and 12

WHEREAS, Brahin Properties, is the contract purchaser of the land and premises located at 1289, 1271, and 1263 Jarvis 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 Final Major Subdivision and Bulk Variance for lot frontage on lot 18 for the property located upon Block 16504, Lots 10, 11, and 12 as shown on the Official Map of the Township of Gloucester, said application being represented by Robert D. Mintz, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 28 10, 2016, as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Brahin Properties, Inc. is the contract purchaser of the land and premises located at 1289, 1271, and 1263 Jarvis Road, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16504, Lot 10, 11, and 12, on the Official Tax Map of the Township of Gloucester, located in an R-1 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Brian Peterman, Professional Engineer, and Michael Weisberg, Real Estate agent. Introduced into evidence were (A1) a previous color rendering (A2) a large lot layout, (A3) signage.

Brian Peterman, Professional Engineer, explained the subdivision and said there would be 50 lots for homes and 3 open lots. He stated due to the enlargement of the basin they had to move a home to the rear of the property thereby creating a flag lot and the need for the front yard variance. He stated the site triangle easement and the development is going to be even with Union Valley Elementary driveway and the Gloucester Township standards for setbacks would go thru the front dwelling. He went on to say that the environmental reports have not been done because the applicant has not yet purchased the property and the sign will be reduced to 83''x32'' and Gloucester Township will be added to the sign. The applicant agreed with the reports of Churchill Engineers dated 9-26-16 and 9-27-16.

Mr. Mintz stated on behalf of his client they would be making a voluntary contribution in the amount of $500.00 per lot to the field of Dreams and would be contributed before the final plans are signed.

Two members of the public expressed concerns about the wildlife that are presently there.

UPON MOTION duly made and seconded to grant the applicant Final Major Subdivision and the Bulk Variances for lot frontage on lot 18, 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 28th day of September that the applicant, Brahin Properties, Inc., is hereby granted the aforesaid Final Major Subdivision and Bulk Variance for the property located upon Block 15001, Lot 11, 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

Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Andrew Rosati	Yes
Michael Acevedo	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin, **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 26th Day of October, 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 #162052C***
Edward Getley
808 Wyngate Road
***BLOCK* 9302 *LOT* 12**

DATE: September 8, 2016

The Applicant requests approval for a 10' x 20' 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	9,562.50 sf[1]	yes
Minimum lot frontage	75 ft.	75 ft.	enc
Minimum lot depth	125 ft.	127.50 ft.	Yes
Maximum building coverage	20%	±15.6%[1]	yes
Maximum lot coverage	40%	±31.3%[1]	yes
Principal Building Minimum Yard Depths and Height Limitations			
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

[1] = Scaled data.

Description	Required	Proposed	Complies
RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	**168 sf**	**200 sf**	**no***
Number (max.)	**1**	**2**	**no***
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: (200 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 two hundred (200) 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: Edward Getley
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[1]: _____ Application No.: #162052C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ✓ Zoning Board of Adjustment

Fees 160.00 Project # 10721

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

Escr. 150.00 Escr.# 10721

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: EDWARD GETLEY
Address: 808 WYNGATE RD.
City: SOMERDALE (GLOUCESTER TWP)
State, Zip: NJ 08083-2415
Phone: 856-627-8833 Fax: (___)___-___
Email: ONLYONEMAN@COMCAST.NET

2. Owner(s) (List all Owners)

Name(s): -SAME-
Address: _____
City: CELL: 609-405-6137
State, Zip: _____
Phone: (___)___-___ Fax: (___)___-___

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

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

AUG 15 2016

[2] 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
(R3)	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

6. Name of Persons Preparing Plans and Reports:

Name: EDWARD GETLEY
Address: 808 WYNGATE RD.
Profession: RETIRED MILITARY
City: SOMERDALE
State, Zip: NJ 08083-2415
Phone: 856-627-8838 Fax: ( ) -
Email: ONLYONEMAN@COMCAST.NET

Name: THE BARN DOOR LLC
Address: 204 WHITE HORSE PIKE
Profession:
City: ATCO
State, Zip: NJ 08004
Phone: 856-768-2535 Fax: ( ) -
Email:

7. Location of Property:

Street Address: 808 WYNGATE RD
Tract Area:
Block(s): 9302
Lot(s): 12

8. Land Use:

Existing Land Use: SINGLE PVT. HOME

Proposed Land Use (Describe Application): SAME I JUST WANT TO ADD AN AESTHETICALLY PLEASING, WELL-BUILT, 10X20 SHED IN MY BACK YARD. ~~[illegible]~~
2ND SHED 10X20X11.5 5' SETBACK FM REAR (MINIMUM)

9. Property:

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

Proposed Form of Ownership:
☐ Fee Simple ☐ Cooperative
☐ Condominium ☐ Rental

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	5' MIN
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	200 SQ. FT.
Building height	11'6"

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

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

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

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

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

Shed Requirements	
Shed area	10'X20' (200 SQ FT)
Shed height	11'6"
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	5' MIN

14. Parking and Loading Requirements:

Number of parking spaces required: _____ Number of parking spaces provided: _____

Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 15 AUG 2016

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

Date

Sworn and Subscribed to before me this

_____ day of _____

_____ (Year).

Signature

EDWARD GETLEY
Print Name

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

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 of Applicant

EDWARD GETLEY
Print Name

15 AUG 2016
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 9302 Lot 12 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

Michele Lyn Treger 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 15 day of August
20 16 before the following authority.

EDWARD GETLEY
Name of property owner or applicant

MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
Commission Expires October 1, 2018

Michele Lyn Treger
Notary public

Gloucester Township:

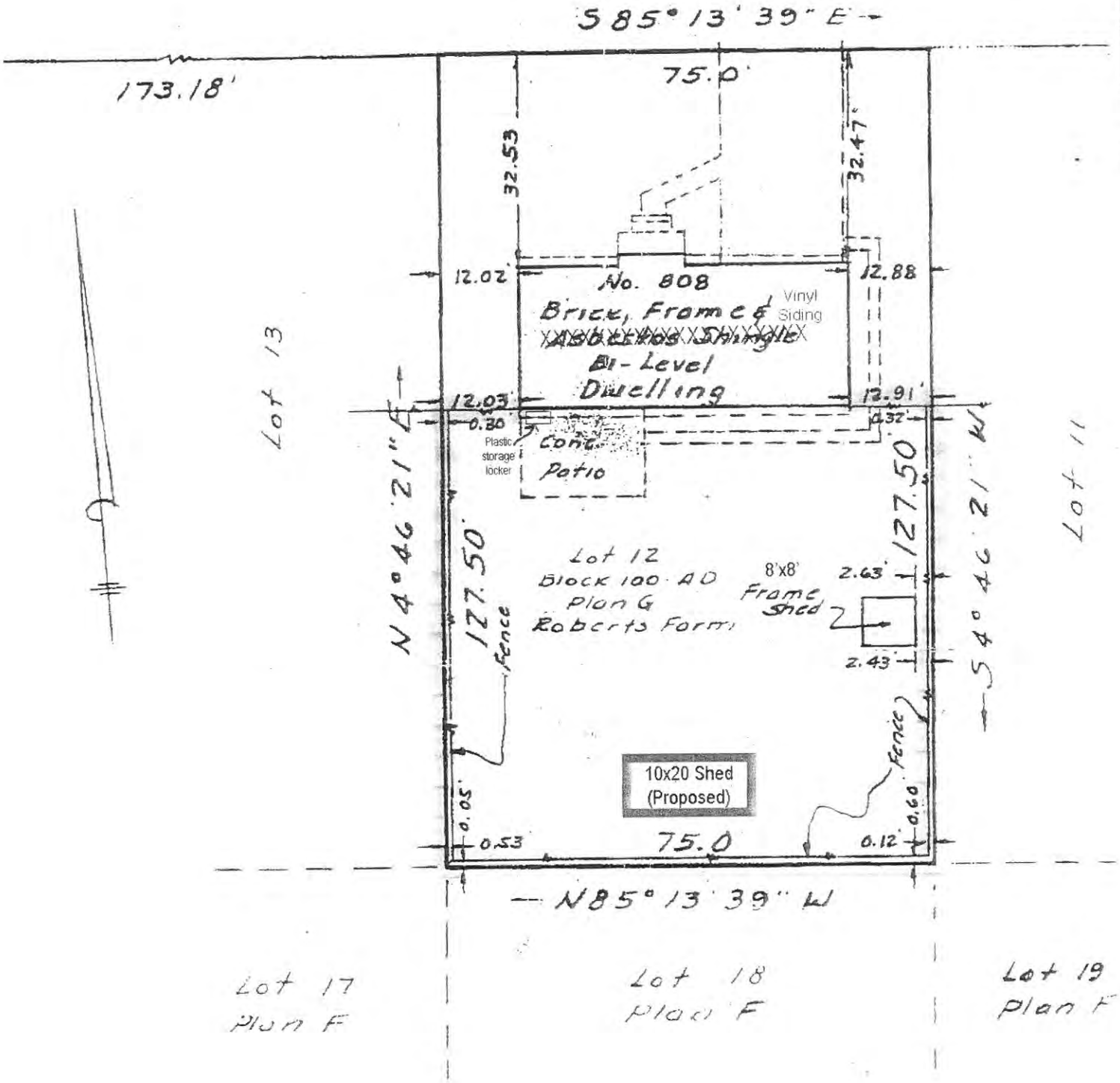
I wish to install a non-permanent structure, a Shed, in my uncluttered back yard at 808 Wyngate Road (Block 9302, Lot12). I currently have a small 8'x8' wood shed in good condition but it is just too small- put in a lawn mower, a snow blower, and a wheel barrow and there is hardly any space left for anything else. I plan to still keep the small shed since it is in good condition and I just put a new roof on it last year. I also have a plastic storage locker on my rear patio but it can only hold a few garden implements and maybe a couple of small foldable canvas patio chairs.

The new Shed will be 10' x 20' and 11.5' tall as described to me by the store I am purchasing it from, "The Barn Door", on the White Horse Pike in Atco, NJ, 856-768-3535. This is the same as going to Lowes or Home Depot and looking at the sample sheds in their parking lot, choosing one, and having it delivered. There are no sealed plans or designs involved. It's a basic pre-fab shed. The reason I am purchasing from The Barn Door is that they offer better construction quality.

My shed will have vinyl siding and will be very aesthetically pleasing and instead of being on a concrete slab it will be on a bed of stones, thus allowing good soil drainage and good for the environment. It will be centered in my back yard, at least 5' from my rear fence.

As you can see from the attached aerial images, my back yard is one of the last bastions of uncluttered open space in my neighborhood and with the addition of the new Shed I believe it will *still* be uncluttered and still have considerable open space. I have indicated the approximate proposed location for the new Shed on the attached images and diagram. I have also included information/images showing the stone pad and the sturdy quality construction details of the shed.

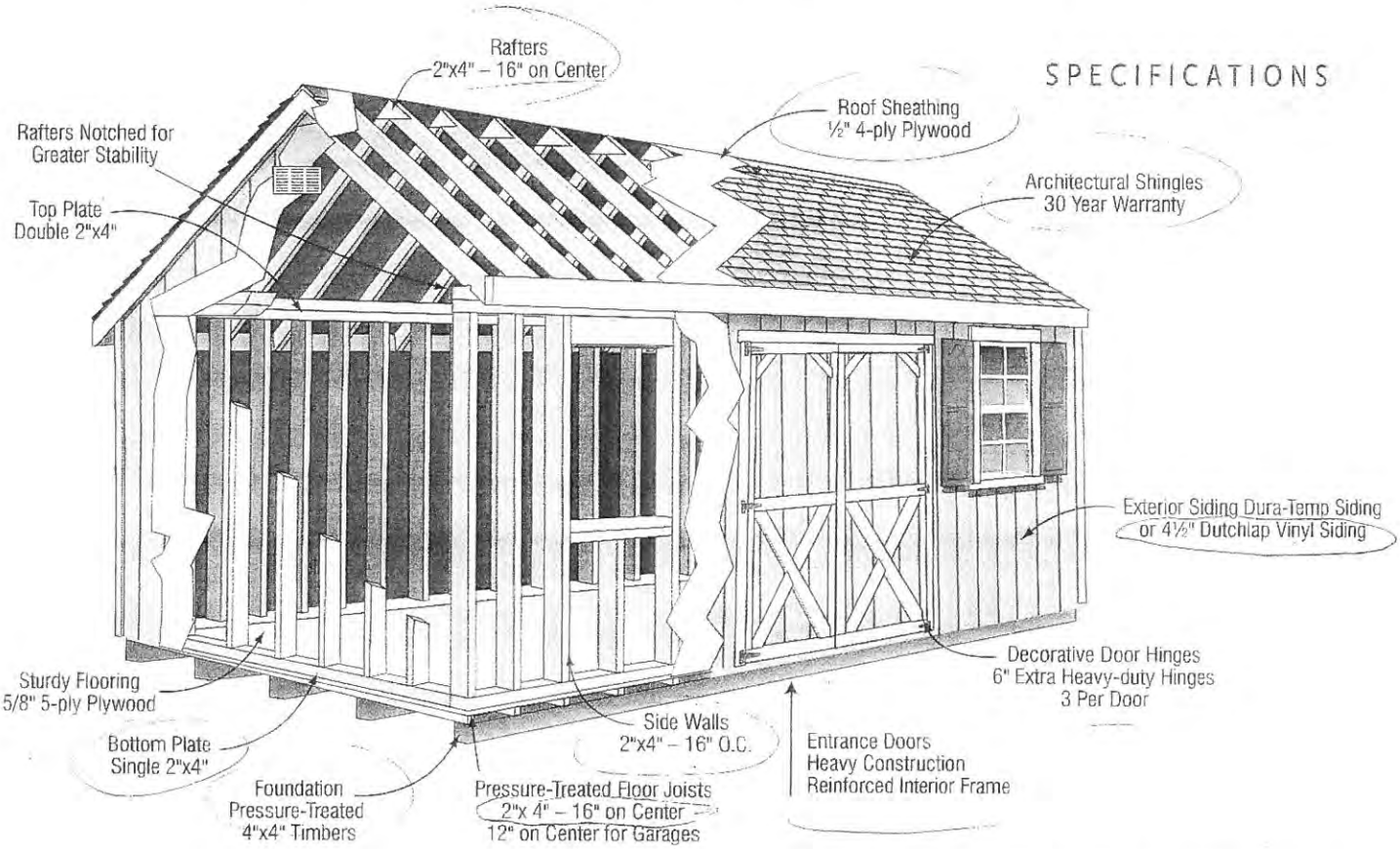
Edward Getley
808 Wyngate Road
856-627-8833
onlyoneman@comcast.net



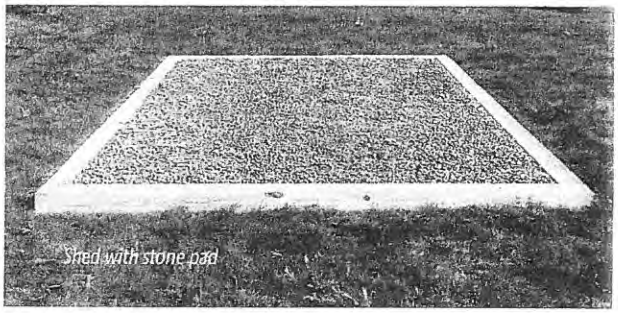
RECEIVED
AUG 15 2017

ED GETLEY
808 WYNGATE RD.
SOMERDALE, NJ 08083

DELIVERY & PLACEMENT OF SHEDS



^ Amish Sheds construction info above.



< Permeable stone pad.

AUG 15 20

Will look *similar* to below. Will try to get vinyl siding, trim, and roof shingles similar to colors on house.

Edward Getley
onlyoneman@comcast.net

808 Wyngate Road (outlined in yellow). Proposed 10x20 Shed location (outlined in magenta)

AUG 15 2016

AUG 15 2016

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY (GOOD).

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 28003800

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-9596, FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
PROPERTY ADMINISTRATION
APPROVED AS A TRUE COPY PURSUANT TO THE AUTHORITY OF N.J.S.A. 54:1-35 & 54:5-1
FOR THE DIRECTOR, DIVISION OF TAXATION
CT.A
THOMAS A. SULLIVAN, LOCAL PROPERTY, FIELD INSPECTOR
CT.A
SUPERVISING FIELD REPRESENTATIVE
DATE: 2011 SHEET NO. 966

AUG 15 2011

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: Edward Getley

Address: 808 Wyngate Rd.

Block: 9302 Lot: 12

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

8/15/16
Date

Gloucester Township Tax Collector

Printed on recycled paper

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 15, 2016 **APPLICATION No. #162052C**

APPLICANT: EDWARD GETLEY **PROJECT No. 10721**

BLOCK(S): 9302 Lot(S): 12

LOCATION: 808 WYNGATE RD, SOMERDALE, NJ 08083

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☒ **New Application - Bulk C** ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by AUGUST 23, 2016***

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 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

No Issues.

Signature

8/15/16

Bur# 62
B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 15, 2016 **APPLICATION No. #162052C**

APPLICANT: EDWARD GETLEY **PROJECT No. 10721**

BLOCK(S): 9302 **Lot(S): 12**

LOCATION: 808 WYNGATE RD, SOMERDALE, NJ 08083

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☒ **New Application - Bulk C** ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by AUGUST 23, 2016***

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 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 8-18-16 Old Bldg

Signature

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

August 18, 2016

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

Re: Application #162052C
Edward Getley
808 Wyngate Road, Somerdale, NJ 08083
Block 9302, Lot 12

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: ***Application #162057C***
Joseph & Rosemary Tabasco
47 Shelley Street
Block 15821, Lot 53

DATE: September 28, 2016

The above application is to permit a 12' x 24' sunroom addition and 12' x 12' deck within the SCR – Senior Citizen Residential district, specifically, the Reserves at Forest Meadows.

I. ZONING INFORMATION

1. Zone: SCR ~ Senior Citizen Residential District [§409].

SCR ~ Senior Citizen Residential District [Reserves at Forest Meadows[1]]:

Standard	Required	Proposed	Complies
Minimum lot size	4,250 sf	±5,854 sf	yes
Minimum lot frontage	50 ft.	62.66 ft.	yes
Minimum lot depth	85 ft.	85 ft.	yes
Maximum lot coverage	55%	55%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	20 ft.	20.3 ft.	yes
Side yard (sunroom)	4 ft.	7.5 ft.	yes
Side yard (Aggregate)	15 ft.	±34 ft.	n/a
Rear yard (sunroom/deck)	**10 ft.**	**2.33 ft.**	**no***
Maximum Height	35 ft.	≤ 35 ft.	yes

1 = Zoning schedule applies to the Reserves at Forest Meadows approval.

N.P. = Not a permitted location or use.

* = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

DECK §409.F – SCR – Senior Citizen Residential District, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval.

1. Rear yard: (2.33 ft. provided v. 10 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 409.F, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval to permit a sunroom and deck approximately two and thirty three hundredths (2.33) feet from the rear lot line (10 feet minimum required).

cc: Joseph & Rosemary Tabasco
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[1]: _____ Application No.: #16 2051C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees 160.00 Project # 10782

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

Escr. 150.00 Escr.# 10782

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: JOSEPH + ROSEMARIE TABASCO
Address: 47 SHELLY STREET
SICKLERVILLE NJ 08081
City: _____
State, Zip: _____
Phone: (856) 783-4090 Fax: (___) ___-___
Email: _____

2. Owner(s) (List all Owners)

Name(s): JOSEPH + ROSEMARIE TABASCO
Address: 47 SHELLY STREET
City: SICKLERVILLE
State, Zip: NJ 08081
Phone: 856 783-4090 Fax: (___) ___-___

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

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

SEP 0 2 2011

[2] 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
R3	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: NONE
Address: _____
City: _____

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

6. Name of Persons Preparing Plans and Reports:

Name: DEBORAH V ANDERSON P.P	Name:
Address: 313 DOWING ROAD	Address:
Profession: ARCHITECT	Profession:
City: BELLMAWR	City:
State, Zip: NJ 08083	State, Zip:
Phone: (856) 346-3352 Fax: (856) 346-3657	Phone: ( ) - Fax: ( ) -
Email:	Email:

7. Location of Property:

Street Address: 47 SHELLY STREET Block(s): 15821

Tract Area: Lot(s): 53

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): SIZE of SUNROOM HxWxL / Setback R/S+S2

SUNROOM - 9'H 12'W 24' LONG ON WOOD FRAME CONSTRUCTION

OPEN DECK 12'W 12' LONG WITH TREX DECK, VYNAL RAIL

SET BACK 2-33' FROM PROPERTY LINE (REAR)

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
Front setback 1	
Front setback 2	
Rear setback	2.33
Side setback 1 (X)	8.50
Side setback 2 (X)	28.0 TO 26.6
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

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

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

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

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

~~Shed~~ Requirements	
Shed area (X) SUNROOM	288 FT²
Shed height (X)	9.5
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1 (X)	2.33
Setback from property line 2 (X)	8.5 – 28.0 TO 26.6

14. Parking and Loading Requirements:

Number of parking spaces required: _____ Number of parking spaces provided: _____

Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 8/24/16

R. Tobacco
Signature of Co-applicant — Date: 8/24/2016

17. Consent of Owner(s):

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

AMANDA LEIGH MAGITZ
Notary Public
State of New Jersey
My Commission Expires Oct 29, 2018

8/28/2016
Date

Signature

JOSEPH TABASCO
Print Name

Sworn and Subscribed to before me this 28th day of August 2016 (Year).

R Tabasco
Signature

R. TABASCO
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary). ☒ No ☐ Yes

Signature of Applicant

JOSEPH TABASCO
Print Name

8/28/16
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 15821 Lot 53 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:

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

Joseph Tabasco
Name of property owner or applicant

Sworn and subscribed to
On this 28th day of August 2016 before the following authority.

Amanda Magitz
Notary public

AMANDA LEIGH MAGITZ
Notary Public
State of New Jersey
My Commission Expires Oct 29, 2018

FOUR SEASONS
At Forest Meadows

SEP 0 3 2016

September 7, 2016

Joseph Tabasco
47 Shelly St
Sicklerville, NJ 08081

Re: 47 Shelly St

Dear Joseph Tabasco:

Thank you for your cooperation in submitting an ARB application for property improvements/modifications to your home in Four Seasons at Forest Meadows. Please be advised that the Four Seasons at Forest Meadows Architectural Review Board (ARB) has reviewed and approved your request for the following:

Construct 12'x24' sunroom on wood framing with adjacent 12' x 12' Trex deck. Siding and shingles to match home.
8/15 - approved provided consistent with FSFM ARB Guidelines, Attachment "F", Section II.j.(1).

A copy of the signed application is attached hereto. The work is to begin within six (6) months of approval. If work is not started within the six (6) month period, this approved application will be *null and void.*

All guidelines & stipulations as stated in Four Seasons at Forest Meadows *First Amended & Restated Declaration of Covenants, Conditions & Restrictions* shall apply, as do those of the local municipality.

Certain alterations may require additional approval by the County and/or Township. In such cases, all County/Township approvals must be secured before any work is undertaken. However, the County/Township will not give approval until the ARB gives its approval. It is the sole responsibility of the homeowner to determine if such County and/or Township approvals are required and if so, to *provide a copy of the approval to the Community Manager before work begins.*

REMINDER: Gloucester Township approval is required for all construction.

Please call the office when the work is completed, so that a final inspection can be done to confirm compliance as per the submitted ARB application.

If I may provide you with assistance in this or any other *FSFM* related matter, please do not hesitate to contact the *Four Seasons at Forest Meadows* management office.

Sincerely,
Mara Silinski

Four Seasons at Forest Meadows
By its agent – Associa Mid-Atlantic

Approval by the ARC relates only to the conformity of plans and specification to general architectural and landscaping plans for the area. Such plans, drawings, and specifications are not approved for engineering design or architectural competence. By approving such plans, the ARC does not assume liability for any defect in any structure constructed from such plans.

Sicklerville, NJ 08081
Phone: (856) 435-0100 Fax: (856) 435-3008

ARB APPLICATION - REQUEST FOR APPROVAL OF EXTERIOR IMPROVEMENT

Homeowner (Print): JOSEPH & ROSEMARIE TABASCO
Address: 47 SHELLY STREET Phone: 856
Housemodel: CYPRESS Elevation/Roofline:
Siding Color: BIEGE Door color: BROWN

INSTRUCTIONS

Please submit one application per improvement for example if you are going to install landscaping and a storm door we would want two applications are required.

Proper completion of this application will expedite processing. **Incomplete applications will be returned without approval;** therefore, it is suggested you review your documents before filling out application.

Application MUST be accompanied by a copy of the FINAL SURVEY (issued to each homeowner at the time of settlement) showing location and dimensions of proposed improvements to scale. Exception: if the improvement is attached to the structure – i.e. door, window, lights. Please make every effort to attach additional sketches/pictures and/or material samples whenever available. Failure to do so may result in a denial or place conditions on the approval. The application must be signed by homeowner in the space below and under liabilities on the reverse side. Work **MUST BEGIN** within six (6) months of approval. If work is not started within six (6) months, the approved application will be null and void. **Township approval is required for all construction. Prior ARB approval is necessary before submission to Township. All outside improvements/modification/changes require ARB approval.**

DESCRIPTION OF IMPROVEMENT ON WOOD FRAMING

CONSTRUCT SUNROOM 12'X24' & WITH ADJACENT 12X12 TREX DECK W/ VINAL RAIL ALL APPROX 3' ABOVE EXISTING GRADE

I request approval of the ARB Committee to undertake the above improvement to my property at the address shown above in THE FOUR SEASONS AT FOREST MEADOWS HOMEOWNERS ASSOCIATION.

Homeowner's Signature Date 8/8/16

****

THIS SPACE FOR USE BY THE OFFICE AND THE ARB ONLY

Date application received: 8/8/16

Application is:

Approved: ✓

Date of first review by ARB: 8-15-16

Not Approved:

Comments: "F" II. j. (1)

Signature: Pat Di Leo
Chairman, ARB Committee

Date: 8-15-16

Completion Inspection Date: Completion Inspected By:

Revised 6/20/2012 12:27 PM
Approved by FSFM BOT on July 19, 2012

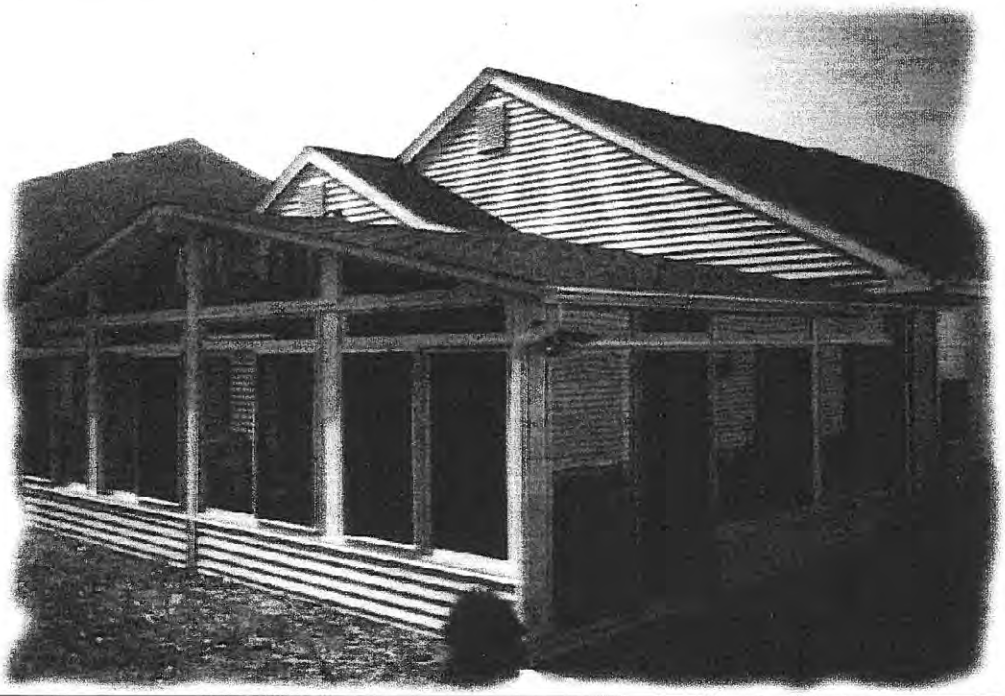
designs to fit your taste and budget.....

Roof styles plus window and door combinations to enhance your New Sunroom..

We will design your Sunroom to match your needs and enhance the architecture of your home..

THIS DESIGN →

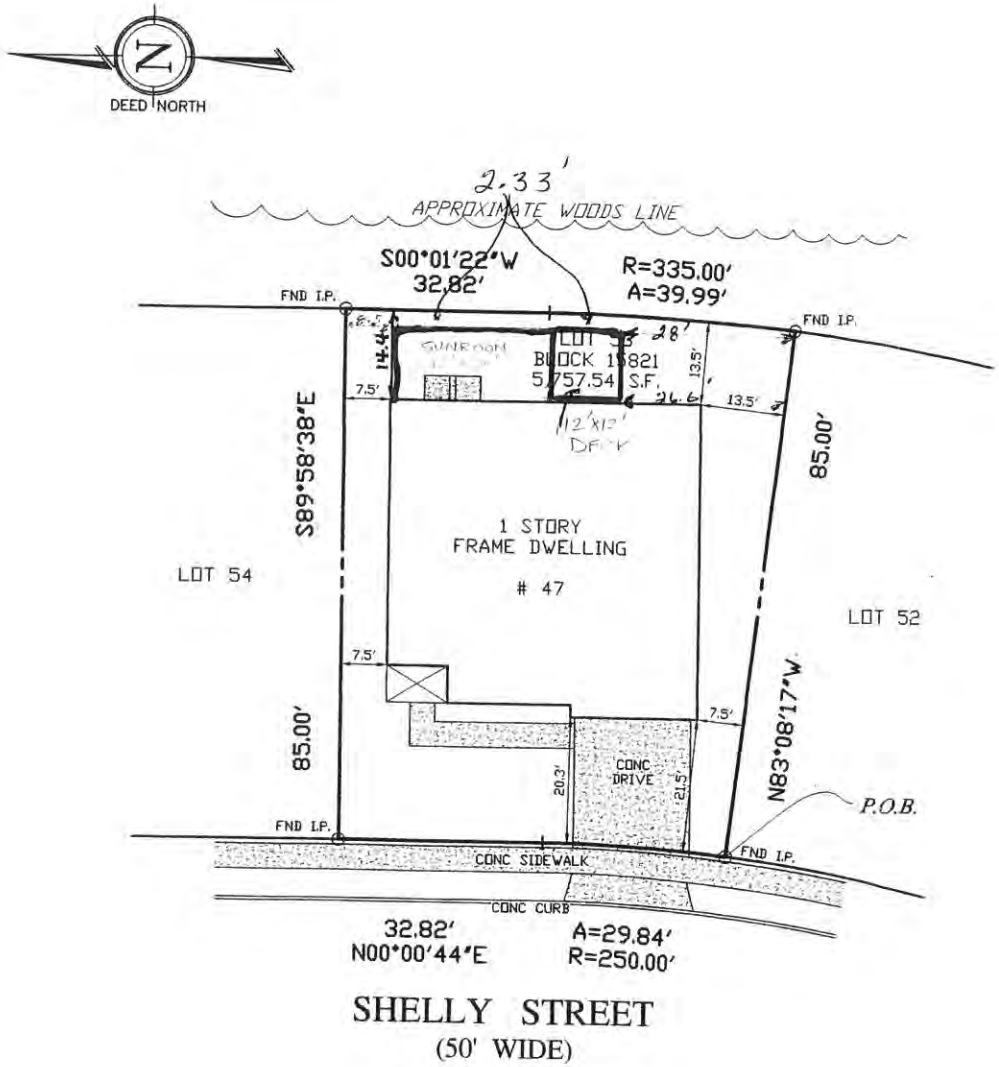
47 SHELY ST
SICKLERVILLE NJ



Call Today....

The
Milllennium 3000
Sunroom

Manufactured By: ***Atlantic Sunroom Manufacturing, Inc.***



GENERAL NOTES

1. IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY (IF NO FEE IS PAID THIS SURVEY IS INVALID) I HEREBY DECLARE TO ITS ACCURACY BASED ON THE RECORD INFORMATION FURNISHED, EXCEPT SUCH EASEMENTS OR STRUCTURES IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE. THIS SURVEY IS ISSUED SOLELY TO THE HEREIN NAMED PARTIES FOR THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY. THE SURVEY IS NOT VALID AND NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO, USE OF THE SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, PERMIT APPLICATIONS OR ANY OTHER PERSON EITHER DIRECTLY OR INDIRECTLY. COPIES MUST BEAR THE PROFESSIONAL'S EMBOSSED SEAL TO BE CONSIDERED VALID.
2. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS PLAN SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF V & I ASSOCIATES AND THE PROFESSIONAL(S) WHO ENDORSED THIS PLAN.
3. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A TITLE REPORT.
4. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE.
5. FIELD WORK COMPLETED ON: 8/02/16
6. BEING LOT 43, BLOCK 15821, AS SHOWN ON FINAL PLAN OF LOTS, "THE RESERVE AT FOREST MEADOWS, PHASE 2", FILED ON JANUARY 22, 2003, AS MAP #872-12.
7. ISSUED TO:

   JOSEPH TABASCO AND ROSEMARIE TABASCO

SEP 08 2016

REVISION	DATE	REVISION DESCRIPTION	DRAWN BY:	CHECKED BY:	APPROVED BY:

SURVEY OF PROPERTY

FOR

BLOCK: 15821, LOT: 53

TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN
STATE OF NEW JERSEY

V & I Associates

LAND SURVEYING & LAND PLANNING

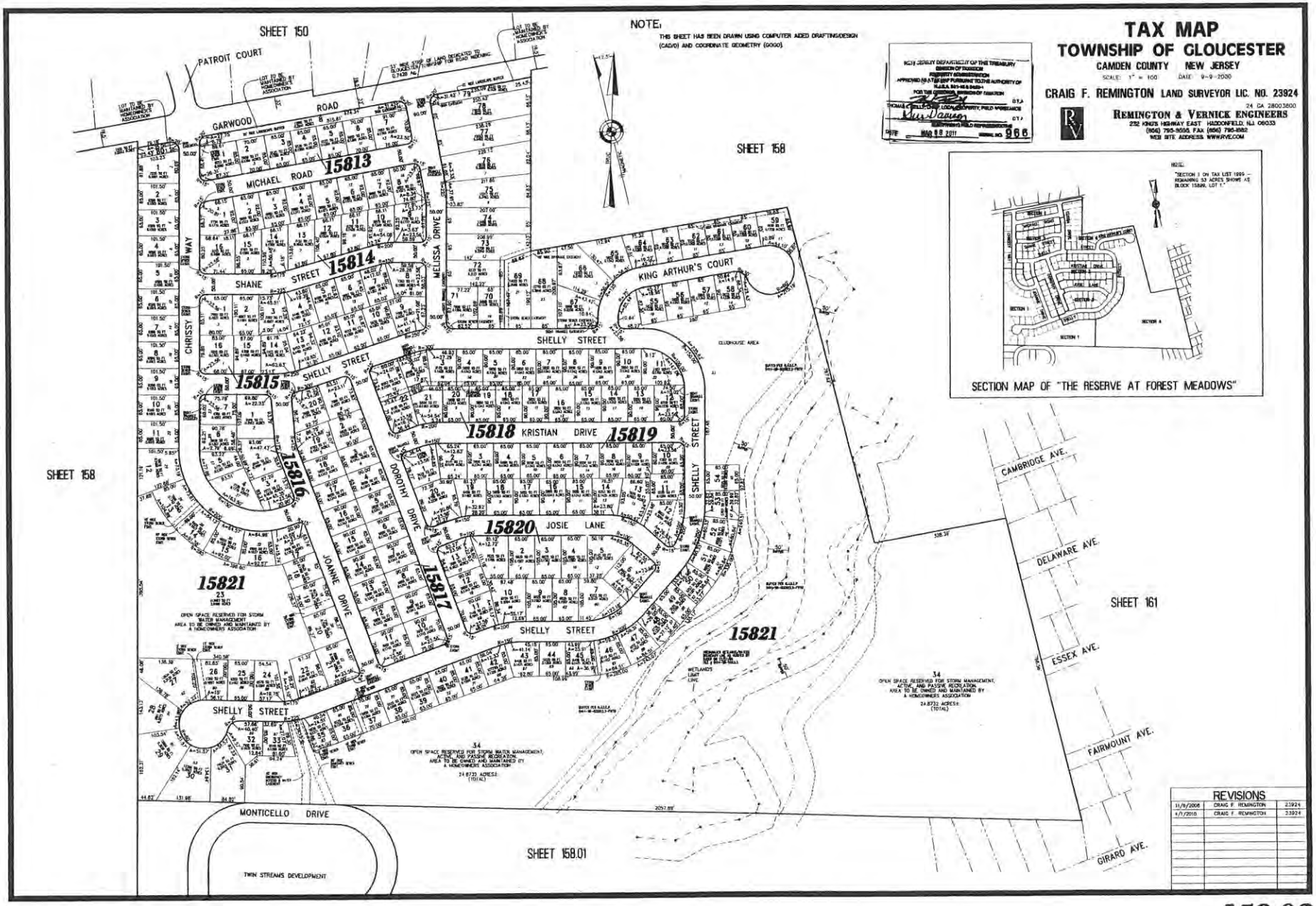
69 SOUTH WHITE HORSE PIKE, SUITE 101, BERLIN, NEW JERSEY, 08009
TELEPHONE: (856) 767-8162 FAX: (856) 767-6106

CERT. OF AUTH.: #24GA28041100

FRANK A. INTESSIMONI
P.L.S. LICENSE No.: 31656
P.P. LICENSE No.: 3493

N.J. PROFESSIONAL LAND SURVEYOR
N.J. PROFESSIONAL PLANNER

DATE:	8/03/16
SCALE:	1" = 20'
DRAWN BY:	CNL
CHECKED BY:	FAI
SHEET:	1 OF 1
DRAWING No.:	18926


TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 9-9-2000
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
24 GA 28003800
REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595 FAX (856) 795-1882
WEB SITE ADDRESS WWW.RVE.COM
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY (GOGO).
SECTION MAP OF "THE RESERVE AT FOREST MEADOWS"
SHEET 150
SHEET 158
SHEET 161
SHEET 158.01
PATROIT COURT
GARWOOD ROAD
MICHAEL ROAD
SHANE STREET
CHRISSY WAY
MELISSA DRIVE
KING ARTHUR'S COURT
SHELLY STREET
KRISTIAN DRIVE
DOROTHY DRIVE
JOSIE LANE
JOANNE DRIVE
MONTICELLO DRIVE
TWIN STREAMS DEVELOPMENT
CAMBRIDGE AVE.
DELAWARE AVE.
ESSEX AVE.
FAIRMOUNT AVE.
GIRARD AVE.
15813
15814
15815
15816
15817
15818
15819
15820
15821
REVISIONS
11/9/2006 CRAIG F. REMINGTON 23924
4/7/2010 CRAIG F. REMINGTON 23924

Bin # 63

(B)

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 8, 2016 **APPLICATION No.** #162057C

APPLICANT: JOSEPH & ROSEMARIE TABASCO **PROJECT No.** 10782

BLOCK(S): 15821 **Lot(S):** 53

LOCATION: 47 SHELLY ST., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by SEPTEMBER 19, 2016

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
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- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
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- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

9-14-16 - Homeowner will require a "Variation" for Fire Rated Exterior Wall Rating 5' from Rear Property Line Less than

Signature

Jeanne. Please type Note for Ken Thank you,

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

Date: September 14, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Joseph & Rosemarie Tabasco

Site: 47 Shelly St

Block: 15821 Lot: 53

Application #: 162057C

1. *Note: Homeowner will require a "Variation" for fire-rated exterior wall rating less than 5' from rear property line.*

Thank you,

Jim Gallagher
Building SubCode Official

SEP 14 2016

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 8, 2016 **APPLICATION No. #162057C**

APPLICANT: JOSEPH & ROSEMARIE TABASCO **PROJECT No. 10782**

BLOCK(S): 15821 Lot(S): 53

LOCATION: 47 SHELLY ST., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:

- ☐ Township Engineer
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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

SEP 19

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

Reviewed without Comment. Michael B. Bryce

Signature

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: Joseph + Rosemarie Tabasco

Address: 47 Shelly St. Sicklerville, NJ

Block: 15821 Lot: 53

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

9/7/16
Date

Mauyann Busa
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

Printed on recycled paper

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

September 13, 2016

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

Re: Application #162057C
Joseph & Rosemarie Tabasco
47 Shelly Street, Sicklerville, NJ 08081
Block 15821, Lot 53

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

SEP 12 2016

DATE: September 8, 2016 **APPLICATION No. #162057C**

APPLICANT: JOSEPH & ROSEMARIE TABASCO **PROJECT No. 10782**

BLOCK(S): 15821 Lot(S): 53

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- ☐ Recycling Report

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

Similar to others granted (DECKS)
WAY TOO CLOSE TO Neighbor + prop line (Rear)
(2.3')

Signature

PHYSICAL PROPERTIES OF
ALL SEASON
INSULATED ROOF AND WALL PANELS

3 INCH PANELS
FACING - A.S.T.M. 3005 ALUMINIUM SPANS BOTH SIDES. PREFINISHED STUCCO EMBOSSED D D32; TENSILE 26,000 P.S.I.

CORE: U.S.M. CELLOFOAM - MEETS REQUIREMENTS OF FEDERAL SPECIFICATIONS RR-1-524-B MILITARY SPECIFICATIONS MTL-P-40419 APPROVED BY N.Y.C. BOARD OF STANDARDS AND APPEALS, CALENDAR NO. 60-469m

ADHESIVE
NON-FLAMMABLE, NON-TOXIC, A3 MANUFACTURED BY "BASE ADHESIVE, INC." D.D.E.-77-68 DA SP D.D.E.-77-169 DB
LAP SHEAR STRENGTH : 25,000 P.S.I., COVERAGE RATE: 125 S.F. PER GAL

ALLOWABLE SPAN TABLE

MAX SAFE SPAN	DESIGN LIVE LOAD
9	670 P.S.I.
10	575 P.S.I.
11	505 P.S.I.
12	415 P.S.I.

SPANS ARE BASED ON SIMPLE SPAN PLUS AN OVERHANG OF 10 TO 30 INCHES

WIND LOADING

WALL PANEL SECTIONS ARE DESIGNED TO WITHSTAND LATERAL UPLIFT LOADS DUE TO WINDS OF NOT LESS THAN 20 P.S.F. AND TO SUPPORT ALL AXIAL BEARING LOADS.

PANELS ARE DESIGNED TO RESIST MINIMUM 80 M.P.H. WIND VELOCITIES.

CONNECTION OF ROOF PANELS TO EXISTING BUILDING TO BE MADE BY USE OF 1/4" DIA. LAG BOLTS AT 16" MAX. SPACING TO BE JOINED TO EXIST STUDS OR EXIST SOLID MEMBER CAPABLE OF SUPPORTING A MIN. HORIZ. FORCE OF 125 P.L.F. AND A VERTICAL FORCE OF 360 P.L.F.

DIVISION 1 - GENERAL REQUIREMENTS

GENERAL NOTES

1(A). NEW JERSEY CONSTRUCTION CODE:
I.B.C. 2015 - N.J. EDITION

THE PLANS SUBMITED FOR BUILDING CODE COMPLIANCE ARE FOLLOWING CODES AND STANDARDS ADOPTED AND AMENDED BY UNIFORM CONSTRUCTION CODE OF NEW JERSEY:

IBC 2015	NEC 2011	NSPC 2009
IRC 2015	SABO MEC 1995	IECC 2009
IMC 2009	ASHRAE/IES 90.1 - 2004	NFPA 2009
IFGC 2009	ICC/ANSI A117.1 - 2003	

CODES GOVERN OVER DRAWINGS
USE GROUP: R-5
CONSTRUCTION 5B NON-COMBUSTIBLE / COMBUSTIBLE

(B). SQUARE FOOTAGE:

ENCLOSURE	288 SF
OPEN DECK	144 SF
TOTAL SF	432 SF
ENCLOSURE (ONLY)	2592 CF

13 (a) STAIR - MIN. TREADS TO BE 11"
MAX. RISER TO BE 8"
MIN. HEAD ROOM 6' - 8"
ALL STAIRS TO BE MIN. 36" WIDE

(b) STAIR HANDRAILS TO BE 34" TO 38" IN. HEIGHT ABOVE NOSING ON STAIRS WITH 3 OR MORE RISERS.

(c) GUARDRAILS MIN. HEIGHT TO BE 36" ABOVE FIN. FLOOR OR PORCHES, BALCONIES OR RAISED SURFACES LOCATED 15 1/2" OR MORE ABOVE FIN. FLOOR OR GRADE. BALUSTERS SHALL NOT PASS AN OBJECT 4" OR MORE IN DIAMETER.

(d) CONTRACTOR TO PROVIDE HANDRAILS AND GUARDRAILS WHERE REQUIRED BY CODE OR GRADE CONDITIONS NOT SHOWN ON PLANS. ALL WOOD INSTALLED AT GRADE OR NOT A SLAB AT GRADE SHALL BE PRESSURE TREATED LUMBER
CHROMATED COPPER ARSENATE AND SHALL BE TREATED A MIN. PRESSURE TREATING LEVEL OF .40 OR LP 22. THE LUMBER SHOULD ALSO CONTAIN THE AWPB STAMP (AMERICAN WOOD PRESERVERS BUREAU) AND/OR SPIB STAMP (SOUTHERN PINE INSPECTION PRIOR TO ANY TREATED LUMBER BEING STAINED. IT MUST AGE APPROXIMATELY 6 TO 12 MONTHS.

DIVISION 6 - GENERAL CARPENTRY & FRAMING

CARPENTRY AND FRAMING

1. FRAMING LUMBER SHALL BE DOUGLAS/FIR OR HEM/FIR GRADE OF #2 OR BETTER AS SPECIFIED ON THE PLANS.
2. ROUGH FRAMING SHALL COMPLY WITH AMERICAN LUMBER STANDARDS FOR SOFT WOOD FRAMING. GRADES FOR STRUCTURAL LUMBER SHALL BE A MIN. STRESS VALUE OF Fb = 1250 PSI AND AN E = 1.5 x 10 TO THE SIXTH POWER.
3. PLYWOOD SHEATHING SHALL BE APA FIR CDX WITH WATERPROOF GLUE. EDGES TO BE BLOCKED AS REQUIRED BY CODE, WITH WOOD BLOCKING OR GALV. CLIPS.
4. BUILT UP GIRDERS SHALL BE FASTENED TOGETHER WITH NAILS.
5. USE METAL JOIST HANGERS FOR ALL FLUSH CONNECTIONS.
6. DOUBLE UP STUDS AT ALL BEAM AND BEARING POINTS UNLESS OTHERWISE NOTED.

BUILDING CONSTRUCTION SHALL CONFORM TO THE REGULATIONS OF UNIFORM CONSTRUCTION CODE OF NEW JERSEY. CONFORM TO ALL REFERENCED STANDARDS SET BY THEIR RESPECTIVE TRADE ORGANIZATIONS. ALL BUILDING MATERIALS, PRODUCTS, EQUIPMENT, ETC. SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED INSTRUCTIONS AND DETAILS TO THE FULLEST EXTENT.
USE GROUP: DETACHED ONE FAMILY DWELLING.
TYPE CONSTRUCTION: 5B

ALL FRAMING LUMBER USED SHALL BE PRESSURE TREATED.

THE BUILDER / CONTRACTOR IS TO VERIFY ALL DIMENSION BEFORE PROCEEDING WITH CONSTRUCTION AND CONTRACT THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS GOVERN OVER SCALE. VERIFY ALL MECHANICAL REQUIREMENTS BEFORE FRAMING. DIMENSIONS SHOWN ARE FROM OUTSIDE OF EXTERIOR FROM WALLS TO CENTERS OF PARTITIONS.

SEP 20 2016
BY #16 2057C

1. (a) CONSTRUCTION CODE:
CODES GOVERN OVER DRAWINGS USE GROUP:
SINGLE FAMILY CONSTRUCTION TYPE: 5-B
COMBUSTIBLE UNPROTECTED
(b) SQUARE FOOTAGE S.F.
(c) CUBIC FOOTAGE C.F.
SQUARE FOOTAGE IS ON OUT-TO-OUT DIMENSIONS OF BUILDING UNLESS OTHERWISE NOTED.

2 THE BUILDER/CONTRACTOR IS TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS GOVERN OVER SCALE. VERIFY ALL MECHANICAL REQUIREMENTS BEFORE FRAMING. DIMENSIONS SHOWN ARE FROM OUTSIDE WALLS TO CENTERS OF PARTITIONS.

3 INSULATED ROOF PANEL SHALL BE .032 EMBOSSED ALUMINUM, BONDED TO USM-CELLOFOAM 3" THICK.

4 CONNECTION OF THE ROOF PANELS TO THE EXISTING BUILDING SHALL BE 3/8" X 4" LAG BOLTS AT 16" O.C.

5 STRUCTURAL MEMBERS SHALL BE 6063-T5 ALUMINUM EXTRUSIONS AS MANUFACTURED BY UNIVERSAL ALUMINUM EXTRUSION CORP OR EQUAL.

6 MAXIMUM SPAN OVER DOOR IN BEARING WALL 6'-4".

7 DIMENSIONS SHOWN ARE MAXIMUM FOR STRUCTURAL STABILITY. DRAWINGS ARE INTENDED TO BE GENERIC. IF DIMENSIONS ARE REDUCED, THE BUILDING IS STRUCTURALLY SOUND. IF DIMENSIONS ARE INCREASED, THE ARCHITECT SHOULD BE NOTIFIED.

8 LOADINGS:
ROOF:
LIVE LOAD ——— 20 PSF
DEAD LOAD ——— 2 PSF
DECK:

WALL SYSTEM DESIGNED TO SUPPORT 600 PLF VERTICAL LOAD.
TESTED LIVE LOAD 415 PSF FRO 12' SPAN.
WIND SHEAR DESIGN: MINIMUM PANEL DESIGN TO WITHSTAND 115 M.P.H. WIND.
USE 1" X 3" WOOD OR GALV. STEEL BRIDGING WITH A MAXIMUM SPACING OF 6' - 0" UNLESS OTHERWISE NOTED.
ALL STRUCTURAL WOOD SHALL BEAR THE MARK OF THE GRADING RULES AGENCY HAVING JURISDICTION. (FOLLOWING FRAMING LUMBER GUIDELINES).
UNIFORM BUILDING CODE, TABLE (25-Q) NAILING SCHEDULE

9 TIMBER DESIGN STRESSES:
SPECIES - SOUTHERN PINE NO. 2
BENDING STRESS Fb ——— 1400 PSI (REPETITIVE)
COMPRESSION PERPENDICULAR TO GRAIN Fcl ——— 565 PSI
SHEAR PARALLEL TO GRAIN Fv ——— 90 PSI
COMPRESSION PARALLEL TO GRAIN Fcll ——— 975 PSI
MODULUS OF ELASTICITY E ——— 1,600,000 PSI
ALL TIMBER MUST BE PRESSURE TREATED

10 SOIL BEARING CAPACITY
FOOTINGS SHALL REST ON SOIL HAVING A MINIMUM BEARING CAPACITY OF 2000 PSF.

11 FOOTINGS
FOOTINGS SHALL BE LOCATED BELOW THE FROST LINE.
CONCRETE IS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

DATE	REVISION

SIGNATURE & SEAL
8/22/2016

CONSTRUCTION DETAILS

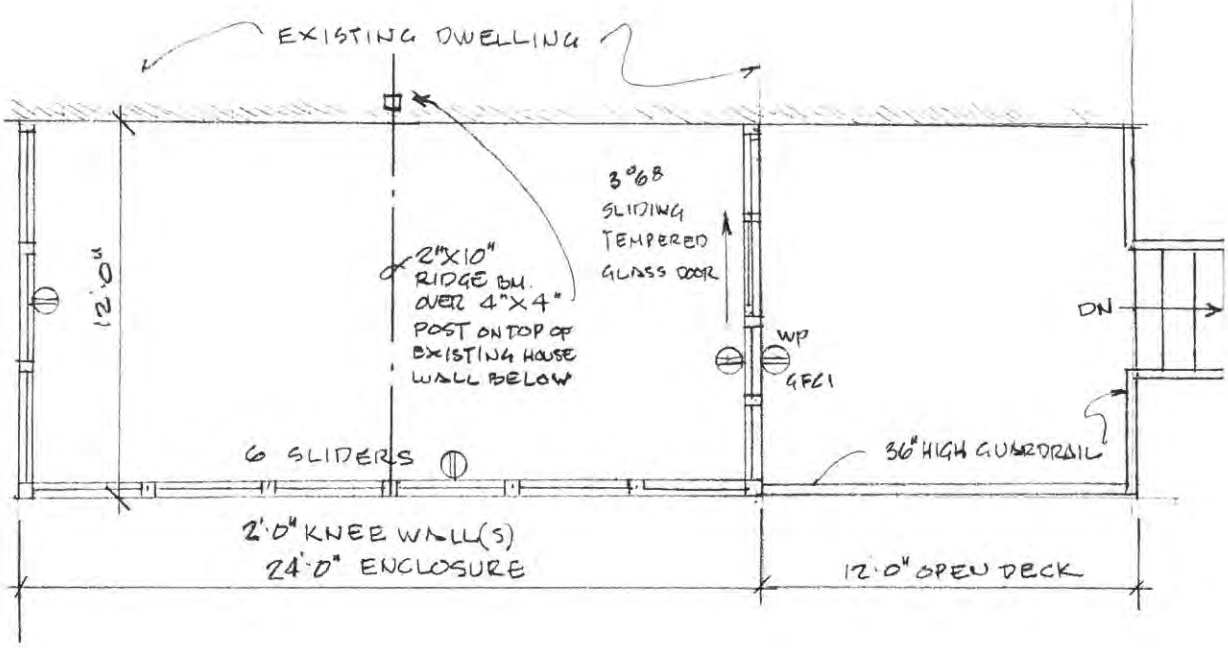
DEBORAH V. ANDERSON, R.A., P.P.
N.J. ARCHITECT'S LIC. NO. 07807 PROF. PLANNER'S LIC. NO. 03155
PA ARCHITECT'S LIC. NO. 05450-Y MD. ARCHITECT'S LIC. NO. 8638
ARCHITECT - PLANNER - PROFESSIONAL WETLAND SCIENTIST
TEL: (856) 346-3352 FAX: (856) 346-3557
313 DOWNING ROAD - SOMERDALE, N.J. 08083-2511
AM Member American Society of Civil Engineers

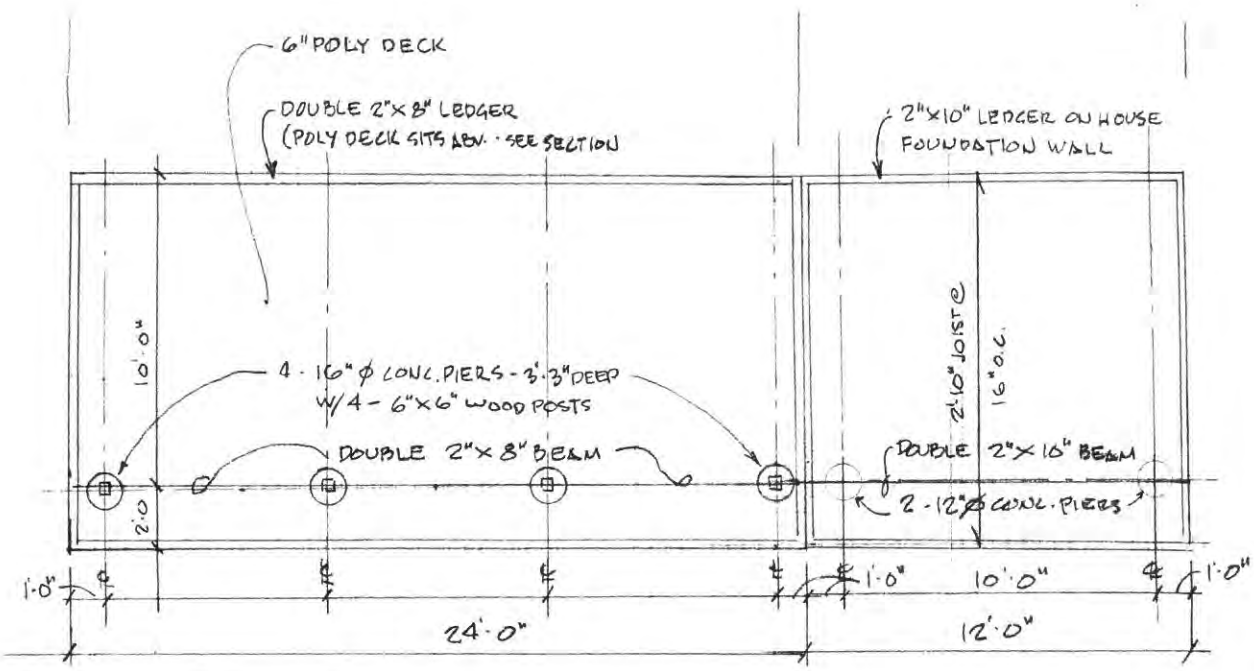
CATALINA HOME ENCLOSURE
DOOR & WINDOW CO., INC.
N. WHITE HORSE PIKE
STRATFORD, N.J. 08084
TEL: (856) 783-0029
FAX: (856) 627-1473

16 - 0224

C-1

Joseph & Rosemarie Tabasco
47 Shelly Street
SOMERDALE, N.J.





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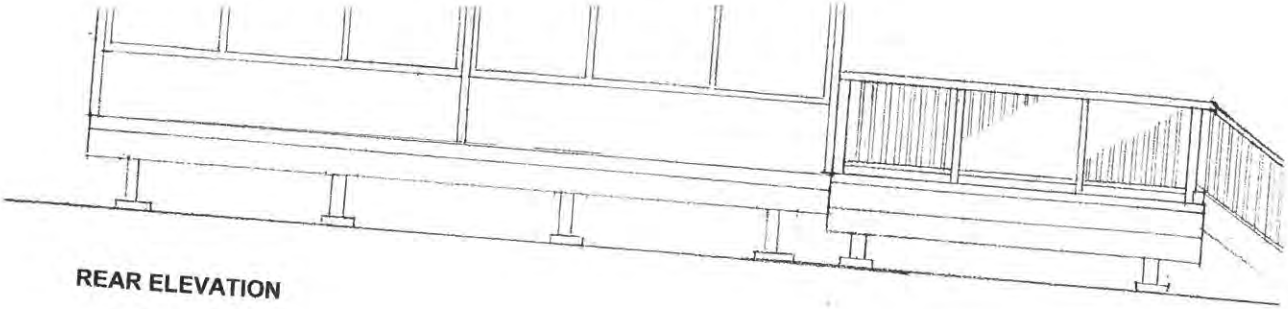
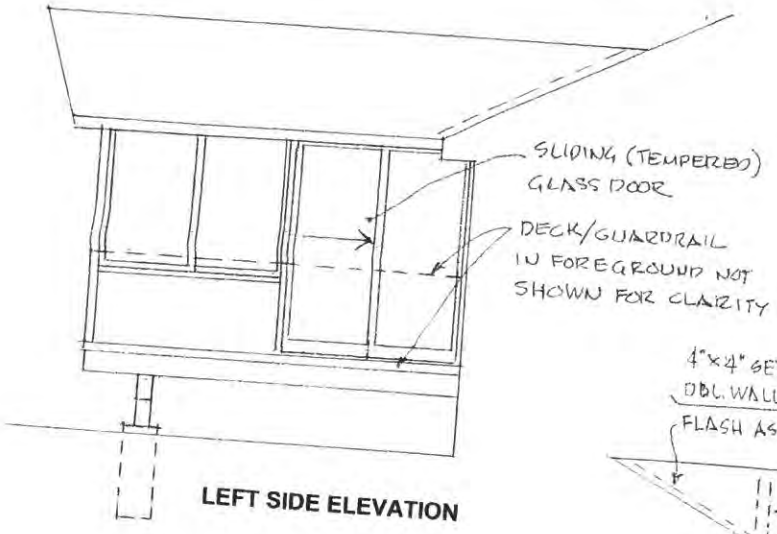
	16 - 0224	CONSTRUCTION DETAILS	SIGNATURE & SEAL
C-2	Joseph & Rosemarie Tabasco 47 Shelly Street SOMERDALE, N.J.	DEBORAH V. ANDERSON, R.A., P.P. N.J. ARCHITECT'S LIC. NO. 07807 PROF. PLANNERS LIC. NO. 03155 PA ARCHITECT'S LIC. NO. 05450-Y MD. ARCHITECT'S LIC. NO. 8638 ARCHITECT - PLANNER - PROFESSIONAL WETLAND SCIENTIST TEL: (856) 346-3352 FAX: (856) 346-3657 313 DOWNING ROAD - SOMERDALE, N.J. 08083-2511 AM Member American Society of Civil Engineers	8/22/2016

DATE	REVISION

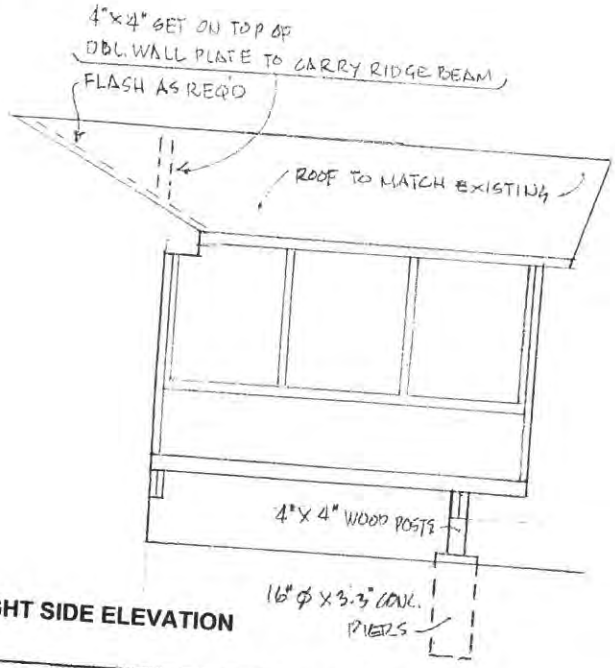


REAR ELEVATION



ELEVATIONS ARE 1/4" = 1'-0" (SCALE)

LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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16 - 0224

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CONSTRUCTION DETAILS

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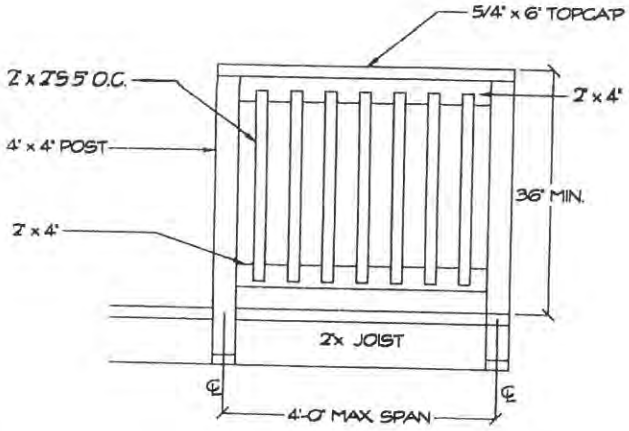
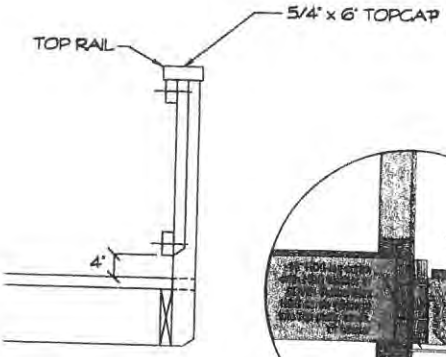
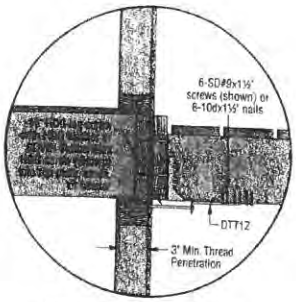
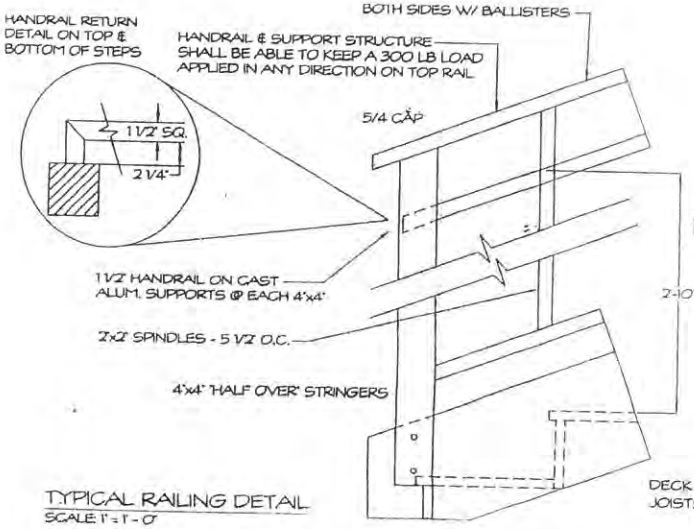


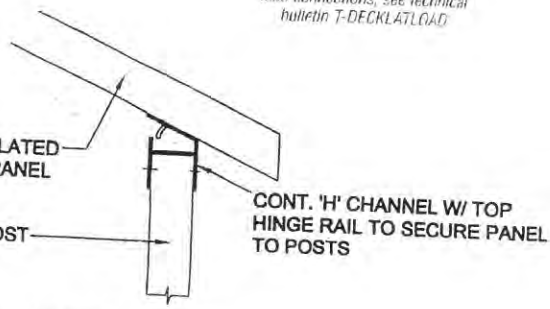




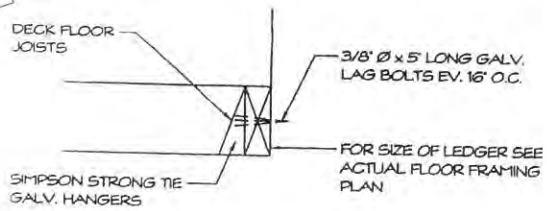
Typical DTT12 Deck-to-House Lateral Load Connection
For more information on lateral load connections, see technical bulletin T-DECKLATLOAD



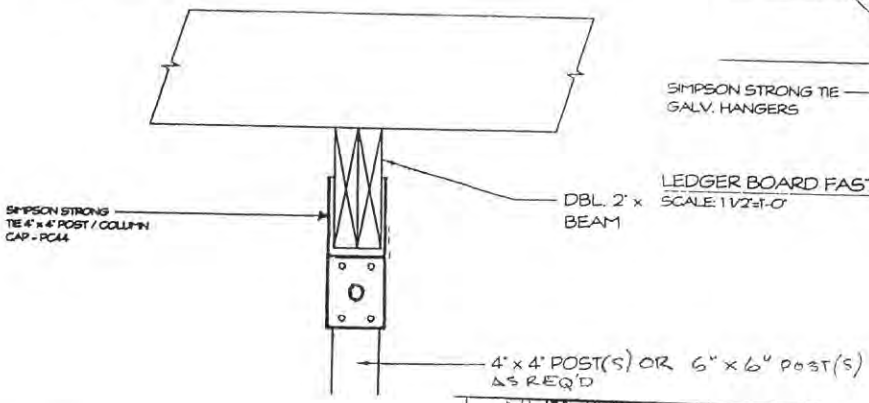
TYPICAL RAILING DETAIL
SCALE: 1" = 1' - 0"



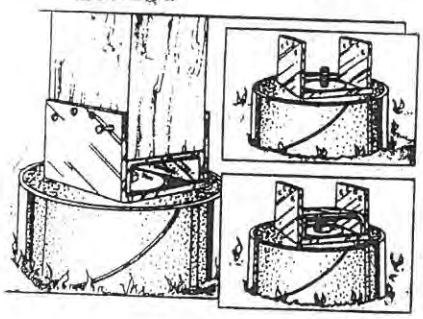
'H' CHANNEL DETAIL
N.T.S.



LEDGER BOARD FASTENING DETAIL
SCALE: 1 1/2" = 1' - 0"



EAM / POST CONNECTION DETAIL
CALE: 1" = 1' - 0"



Attaching Posts NOTE: 6"x6" POST ANCHORS WHERE REQUIRED

1. Use a 4"x4" post anchor to attach posts to the concrete footings.
2. Set the anchor over the protruding bolt and place the large disk on the bolt. Use the off-center hole feature of the disk to position the anchor exactly where the post will go. Use a washer and nut to secure the anchor to the footing.
3. Set the third piece of the anchor in place as shown, and set the post into the anchor. Nail the post in place using galvanized nails.

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16 - 0224

C-4

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SECTIONS

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SIGNATURE & SEAL

8/22/2016

DATE REVISION

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 #162056C***
Jeffrey Barachko
104 Pine Avenue
BLOCK 11504, LOT 15

DATE: September 28, 2016

The above application is to permit replacement of an approximately 44' x 8' "L" shaped front porch within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±13,300 sf[1]	yes
Minimum lot frontage			
Pine Avenue	75 ft.	95 ft.	yes
Central Avenue	75 ft.	140 ft.	yes
Minimum lot depth	125 ft.	140 ft.	yes
Maximum building coverage	20%	±9,9%[1]	yes
Maximum lot coverage	40%	±14.8%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (porch)			
Pine Avenue	**30 ft.**	**±12 ft.[1]**	**no***
Central Avenue	**30 ft.**	**±13 ft.[1]**	**no***
Side yard (porch)	10 ft.	±49 ft.[1]	yes
Rear yard (dwelling)	30 ft.	±83 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

[1] = Scaled data.
* = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage and Additional Uses and Structures Permitted in Residential District standards:

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

1. Front yard (Pine Avenue): (±12 ft. provided v. 30 ft. minimum required).
2. Front yard (Pine Avenue): (±13 ft. provided v. 30 ft. minimum required).

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

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

3. 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)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a porch addition approximately twelve (12) feet from the front property line along Pine Avenue and thirteen (13) feet from the front property line along Central Avenue (30 ft. minimum required).

cc: Jeffrey Barachko
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

AUG 30 2016

Submission Date[1]: _____ Application No.: 162056C

Taxes Paid Yes/No (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees 160.00 Project # 10773

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

Escr. 150.00 Escr.# 10773

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: JEFFREY BARACHKO
Address: 104 PINE AVE
City: BLACKWOOD
State, Zip: NJ 08012
Phone: (856) 227-3712 Fax: (__)__-__
Email: Cell 856-628-5606

2. Owner(s) (List all Owners)

Name(s): JANNETTE BARACHKO
Jeffrey Barachko
Address: 104 PINE AVE
City: BLACKWOOD
State, Zip: NJ 08012
Phone: (856) 227-3712 Fax: (__)__-__

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

Name of Attorney: _____
Address: _____
City: _____

Firm: _____
State, Zip: _____
Phone: (__)__-__ Fax: (__)__-__
Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: JEFF BOWEN	Name: FERDINAND F. DiROSA
Address: PO Box 21	Address: PLAN of SURVEY
Profession: Contractor	Profession:
City: Audubon	City:
State, Zip: NJ 08106	State, Zip:
Phone: 609 405 1577 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: bowen_contracting@hotmail.com	Email:

7. Location of Property:

Street Address: 104 PINE AVE, Blackwood Block(s): 11504

Tract Area: Lot(s): 15

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): Primary residence R3 Back up porch, keep existing roof, rebuild structure and decking 33 1/2 x 15, 12 ft from front property line and 13' from second property line

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
Front setback 1	12 ft
Front setback 2	13 ft
Rear setback	110 ft
Side setback 1	20.10 ft
Side setback 2	
Lot frontage	95 ft
Lot depth	140 ft
Lot area	13,300 sq
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

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

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

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

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

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

14. Parking and Loading Requirements:

Number of parking spaces required: 2 Number of parking spaces provided: _____

Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 8/30/2014

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).**

8/30/2016
Date

Signature

Jeffrey Barachko
Print Name

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

Signature

Eva M Zepp
Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	☒ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☒ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☒ No	☐ Yes
D. Is the applicant a corporation?	☒ No	☐ Yes
E. Is the applicant a limited liability corporation?	☒ No	☐ Yes
F. Is the applicant a partnership?	☒ No	☐ Yes
IF YES TO ANY OF THE ABOVE:		
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).	☒ No	☐ Yes
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

Signature of Applicant 8/30/2016

Jeffrey Barachko
Print Name

8/30/2016
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 8/30/2016, shows and discloses the premises in its entirety, described as Block 11504 Lot 15, 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.

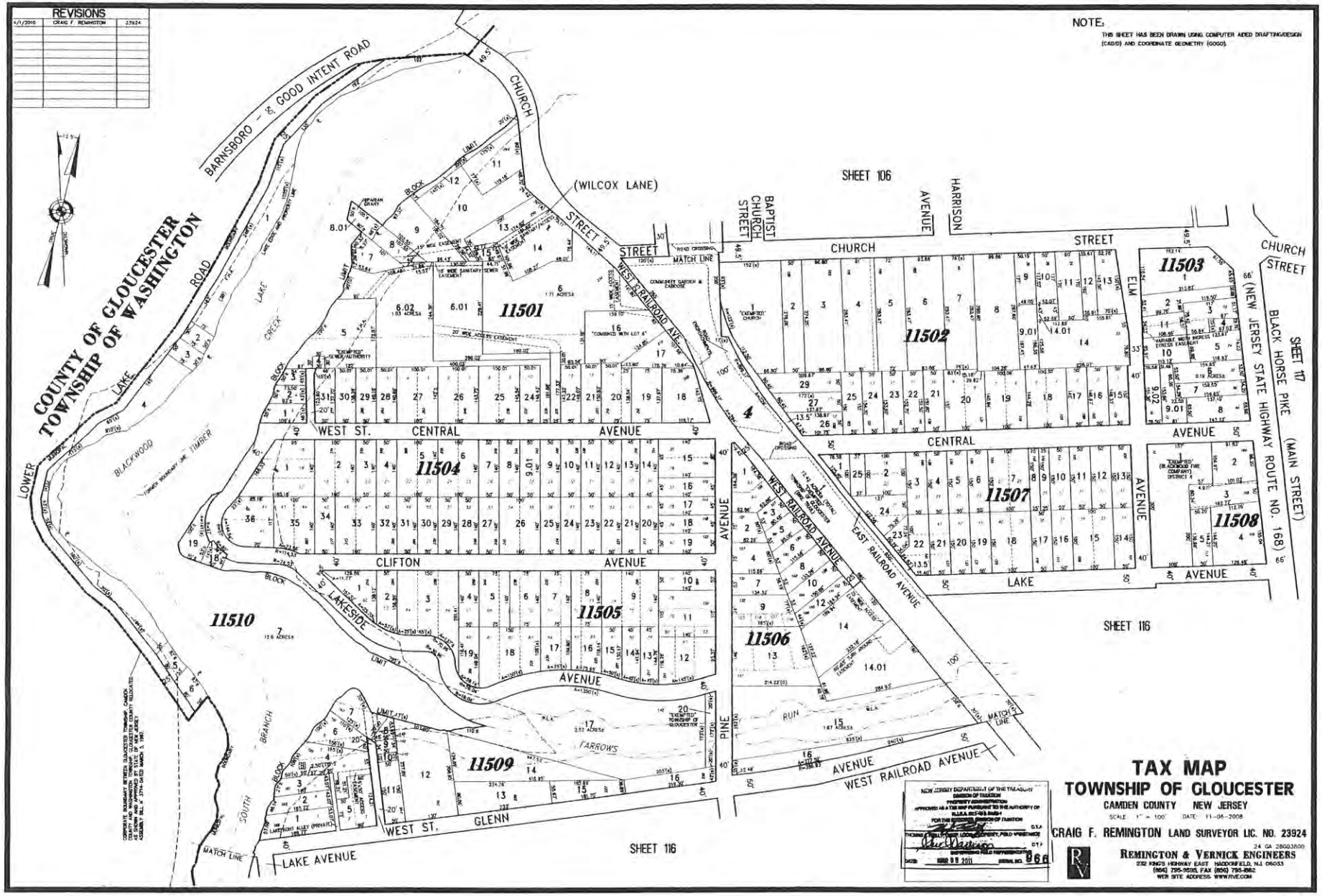
State of New Jersey,
County of Camden:
Jeffrey Barachko of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

Sworn and subscribed to
On this 30 day of August 20 16 before the following authority.

Notary public

EVA M ZEPP
Notary Public
State of New Jersey
My Commission Expires May 11, 2017


REVISIONS
4/1/2010 CRAIG F. REMINGTON 23924
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY (GOGO).
COUNTY OF GLOUCESTER
TOWNSHIP OF WASHINGTON
BARNSBORO - & GOOD INTENT ROAD
LOWER LAKE ROAD
BLACKWOOD
LAKE CREEK
CHURCH STREET
(WILCOX LANE)
WEST RAILROAD AVE.
WEST ST. CENTRAL AVENUE
CLIFTON AVENUE
LAKESIDE AVENUE
SOUTH BRANCH
PINE AVENUE
WEST RAILROAD AVENUE
EAST RAILROAD AVENUE
WEST ST. GLENN AVENUE
LAKE AVENUE
BAPTIST CHURCH STREET
HARRISON AVENUE
ELM AVENUE
LAKE AVENUE
BLACK HORSE PIKE (MAIN STREET)
(NEW JERSEY STATE HIGHWAY ROUTE NO. 168)
SHEET 106
SHEET 116
SHEET 117
11501
11502
11503
11504
11505
11506
11507
11508
11509
11510
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 11-06-2008
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
24 GA 28003800
REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-9595, FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

Incomplete Application

104 PINE AVE
Block/Lot 11504/15

Applicant
BARACHKO, JEFFREY & JANNETTE
104 PINE AVE
BLACKWOOD NJ 08012

Real Estate Owner
BARACHKO, JEFFREY & JANNETTE
104 PINE AVE
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for.
a proposed replacement of existing 8'X32' "L" shaped 8'X19' porch.

Zone
R3

Application is
Inc.

Comments on Decision:
Survey submitted does not show the proposed work.

. Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
August 9, 2016

Applic No. 10714
5661

Cut Here

Deliver to...

BARACHKO, JEFFREY & JANNETTE
104 PINE AVE
BLACKWOOD NJ 08012

Google Maps 104 Pine Ave

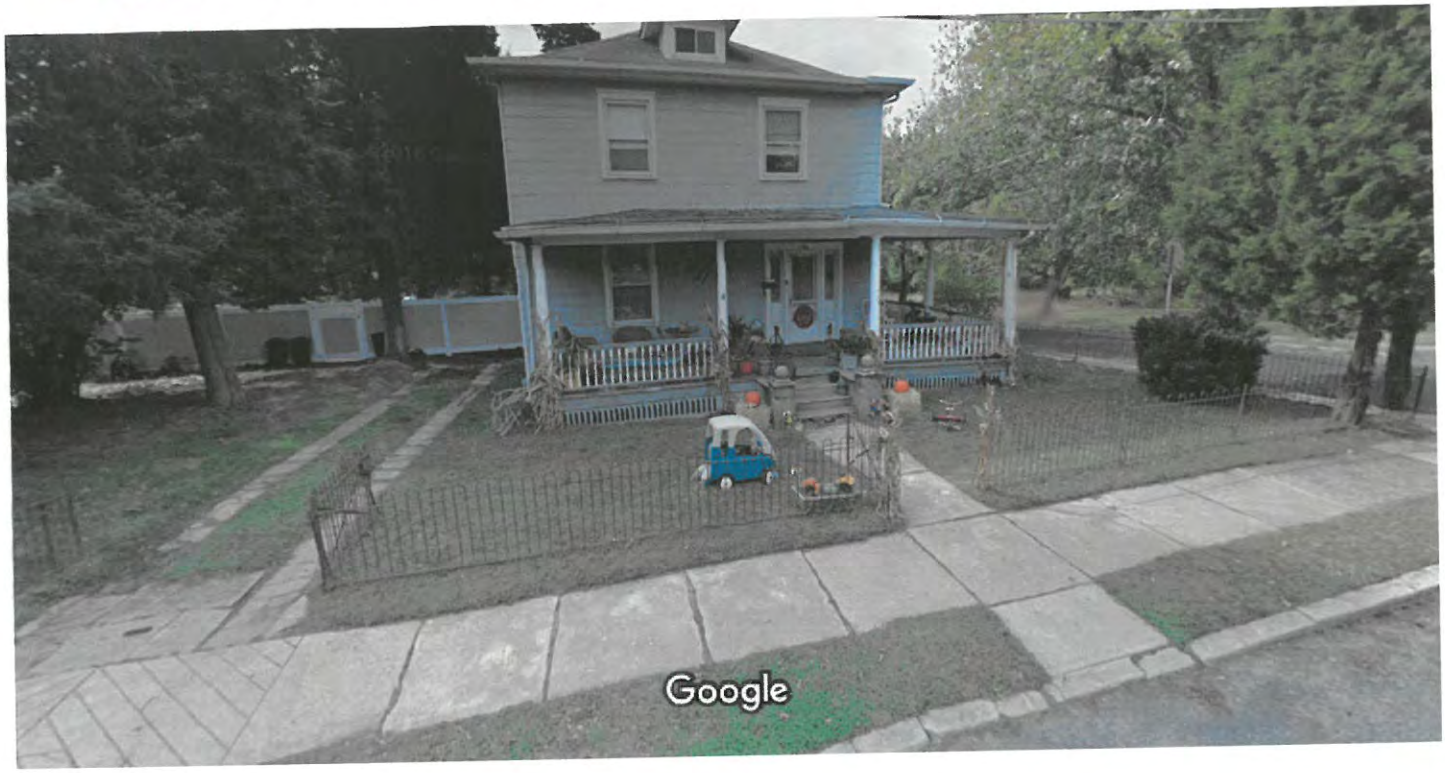
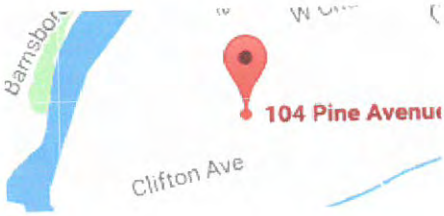


Image capture: Oct 2013 © 2016 Google

New Jersey

Street View - Oct 2013



#152032CDSPWMS

BERNIE'S AUTO REPAIR

Tabled 10/26/2016

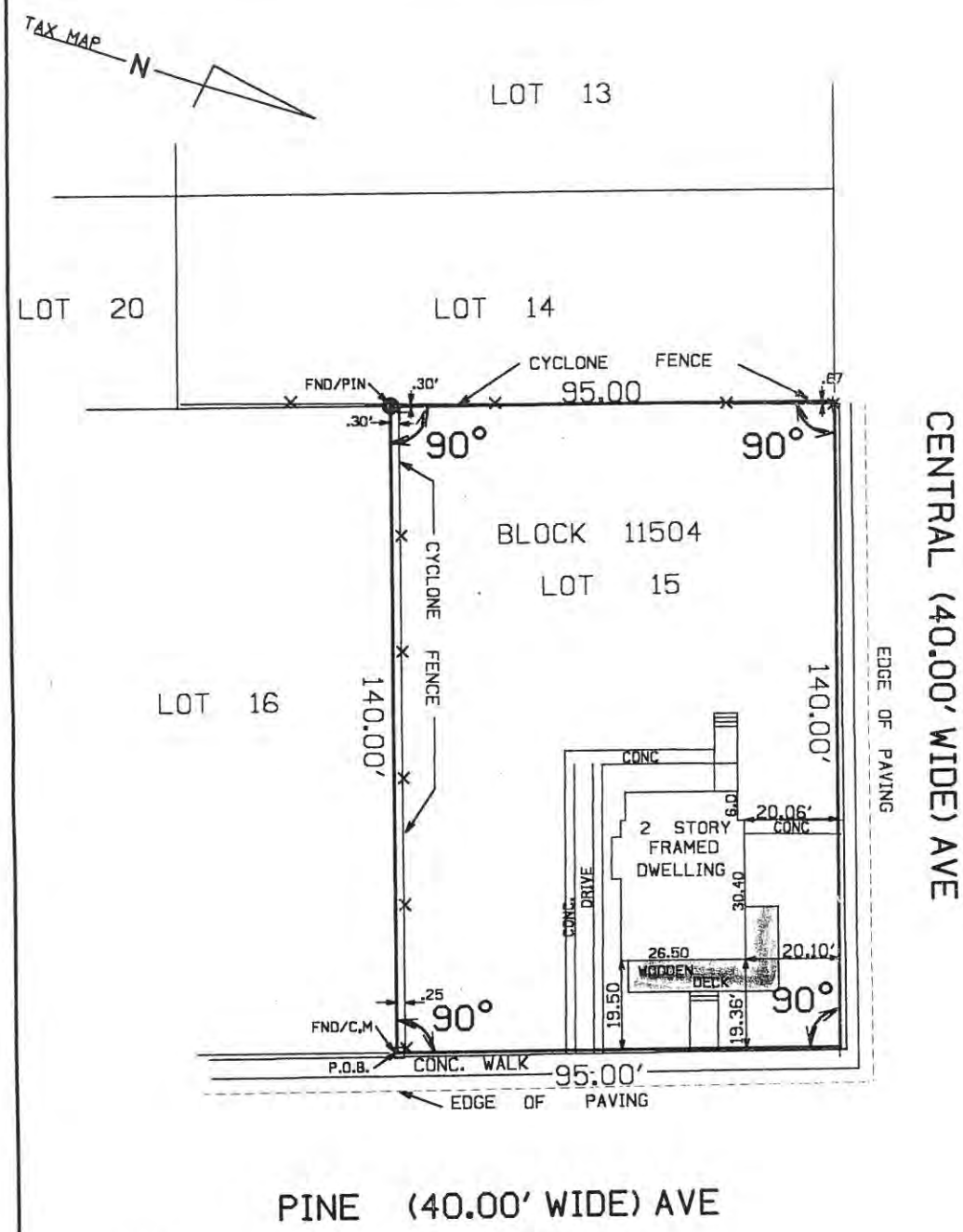
990 LOWER LANDING RD.
BLACKWOOD, NJ 08012
PHONE: 856-374-2240
FAX: 856-374-2219

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



NOTES:

1) THE BLOCK AND LOT NUMBERS SHOWN REFER TO THE OFFICIAL TAX MAP OF THE TOWNSHIP OF GLOUCESTER
2) THIS SURVEY IS CERTIFIED TO:JEFFEREY D. BARACAKO AND JANNETTE N. DEINARWICZ CENTANT MORGAGE COMP. AND GROUP 21 TITLE AGENCY.

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON.

FERDINAND F. DiROSA N.J.L.S#20366

PLAN OF SURVEY

SITUATE

TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY ,NEW JERSEY

FERDINAND F. DiROSA ASSOC
LICENSED LAND SURVEYORS

SCALE: 1"=30'

DATED: SEPT 20, 2000

c:\fdr\00000\jeffb.dgn Sep. 22, 2000 11:03:20

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: Jeffrey & Jannette Barachko

Address: 104 Pine Ave Blackwood, NJ

Block: 11504 Lot: 15

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

8/30/16
Date

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

Printed on recycled paper

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

September 12, 2016

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

Re: Application #162056C
Jeffrey Barachko
104 Pine Avenue, Blackwood, NJ 08012
Block 11504, Lot 15

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bin# 65

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 8, 2016 **APPLICATION No. #162056C**

APPLICANT: Jeffrey Barachko **PROJECT No. 10773**

BLOCK(S): 11504 Lot(S): 15

LOCATION: 104 PINE AVE, BLACKWOOD

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☒ **New Application - Bulk C** ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by SEPTEMBER 19, 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 and1 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 9-13-16 JVG Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 8, 2016

APPLICATION No. #162056C

APPLICANT: Jeffrey Barachko

PROJECT No. 10773

BLOCK(S): 11504 **Lot(S):** 15

LOCATION: 104 Pine Ave, Blackwood

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
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- ☐ G.T.M.U.A.
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- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

REVIEWED
DATE: 9/12/16
BY: Pete Orso
Fire Marshal
WITH COMMENT ☐
WITHOUT COMMENT ☒
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 541
BLACKWOOD, N.J. 08012

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

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 8, 2016

APPLICATION No. #162056C

APPLICANT: Jeffrey Barachko

PROJECT No. 10773

BLOCK(S): 11504 Lot(S): 15

LOCATION: 104 PINE AVE, BLACKWOOD

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by SEPTEMBER 19, 2016

ENCLOSED:

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

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

Replacement of Prch
No Issues.

Signature

Assessor 9/8/16

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 #162060C**
Matthew Rosenhoover
2 Linden Drive
BLOCK 5802, LOT 1

DATE: September 29, 2016

The Applicant requests approval to install a six (6) foot high wood 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	±17,342 sf	yes
Minimum lot frontage Linden Drive Locust Drive	 75 ft. 75 ft.	 63.685 ft. 135.165 ft.	 encs yes
Minimum lot depth	125 ft.	104.76 ft.	enc
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
Principal Building Minimum Yard Depths and Height Limitations			
Front yard Linden Drive Locust Drive	 30 ft. 30 ft.	 30.96 ft. 21.67 ft.	 yes yes
Side yard	10 ft.	10.80 ft.	yes
Rear yard	30 ft.	±49 ft.[1]	enc
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

[1] = Scaled data.
enc = Existing nonconformance.
n/a = Not applicable.
* = Variance required.

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

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 wood fence approximately four (4) feet from the front property line along Locust Drive (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 425.C(3) to construct a six (6) foot high wood fence approximately four (4) feet from the front property line along Locust Drive (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Matthew Rosenhoover
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[1]: _____ Application №: #162060C

☐ Planning Board ☑ Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)

Fees 160.00 Project # 10817

Escr. 150.00 Escr.# 10817

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Matthew Rosenhouse
Address: 2 Linda Drive
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 266-1133 Fax: (___) ___-___
Email: _____

2. Owner(s) (List all Owners)

Name(s): Matthew Rosenhouse
Address: SAME
City: _____
State, Zip: _____
Phone: (___) ___-___ Fax: (___) ___-___

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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
(R3)	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Matthew Rosenhauer	Name:
Address: 2 Linden Drive	Address:
Profession:	Profession:
City: Blackwood	City:
State, Zip: NJ 08012	State, Zip:
Phone: (856) 546-1133 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email:	Email:

7. Location of Property:

Street Address: 2 Linden Drive Blackwood NJ Block(s): 5802

Tract Area: Lot(s): 1

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): Yard 6' Wood fence w/ 8' set back on F2 approximately 229.8 linear feet.

Application: 9920496 Variance Approved Oct. 14 1999

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☑ No ☐ Yes

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1		Setback from E.O.P.*1	
Front setback 2	8'	Setback from E.O.P.*2	8'
Rear setback		Fence type	Wood
Side setback 1		Fence height	6'
Side setback 2		*E.O.P. = Edge Of Pavement.	
Lot frontage		**Pool Requirements**	
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.	
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: _____ Number of parking spaces provided: _____

Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 9/19/16

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

9/16/16
Date

Signature

Matthew Roscoe
Print Name

Sworn and Subscribed to before me this

19 day of September

2016 (Year).

Signature

Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots? ☑ No ☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? ☑ No ☐ Yes
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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

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). ☑ No ☐ Yes
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

Signature of Applicant

Matthew Roscoe
Print Name

9/19/16
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 9/19/16, shows and discloses the premises in its entirety, described as Block 5802 Lot 1, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Name of property owner or applicant

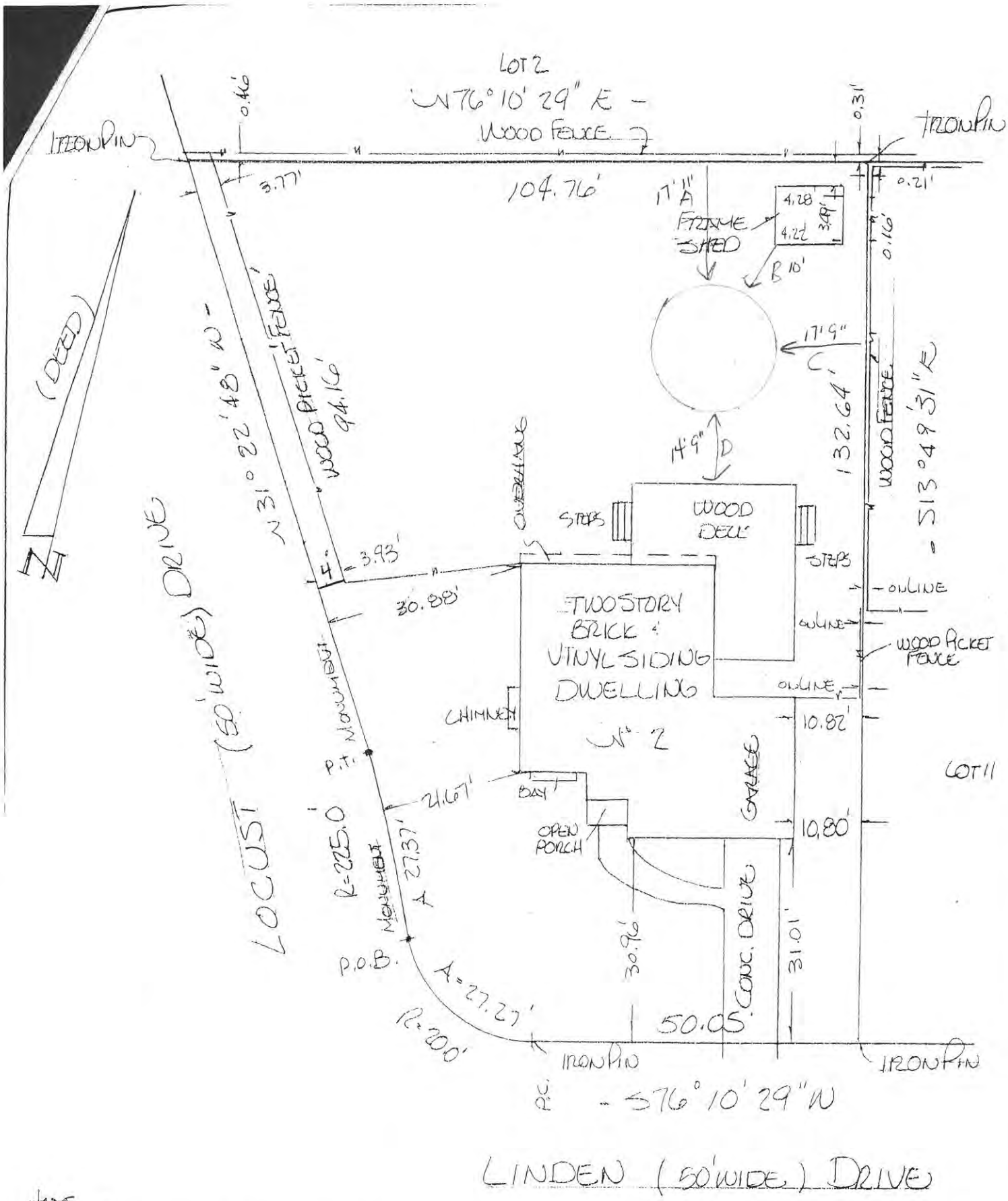
Sworn and subscribed to

On this 19 day of September 2016 before the following authority.

Notary public

MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

RECEIVED
SEP 19 2016
MAYOR'S OFFICE

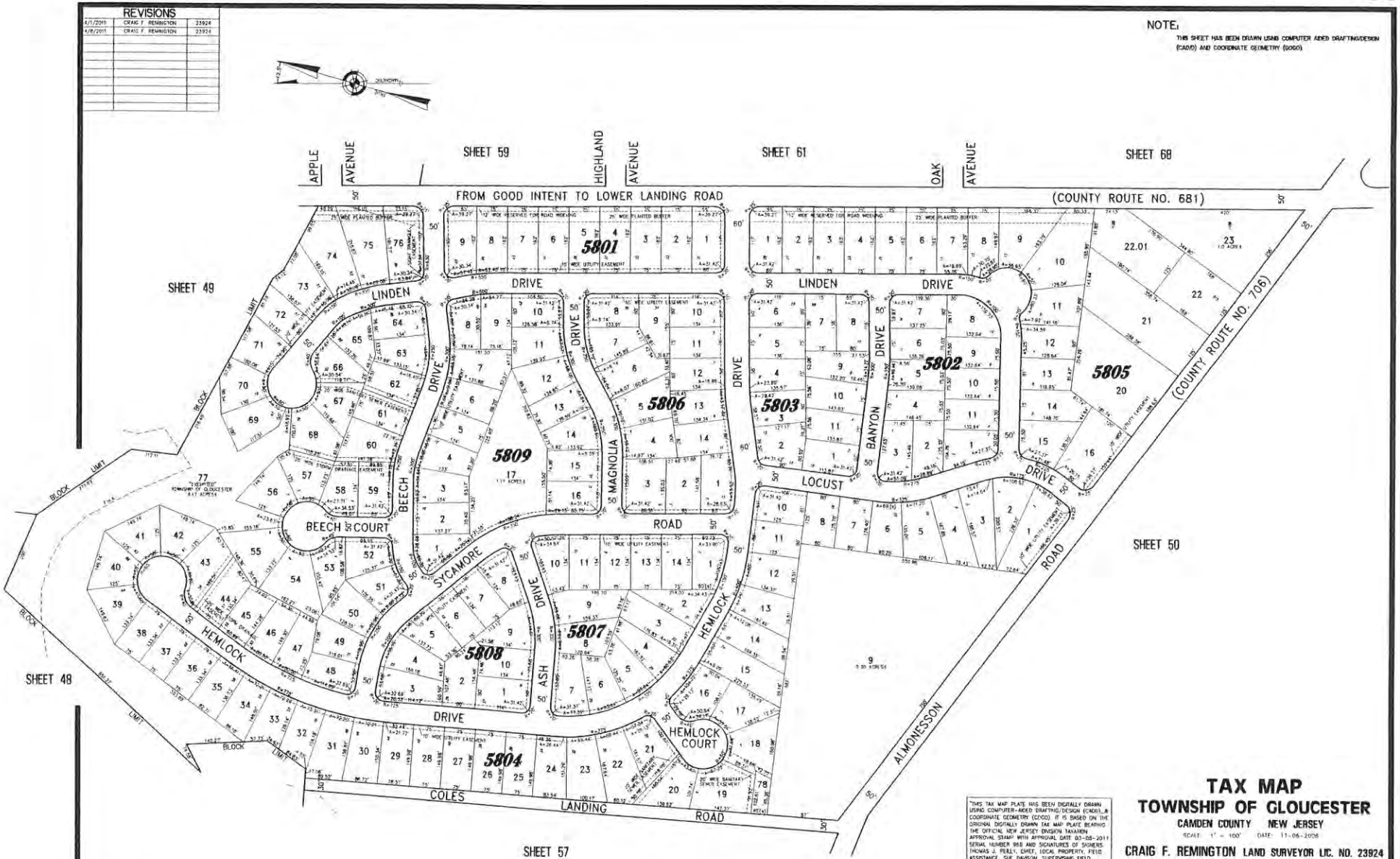


NOTE -
PARCEL SURVEYED BEING LOT 1 BLOCK 5802 "PLAN OF LOTS VILLAGE OF TIMBER COVE, SECTION 1" FILED JULY 17, 1986 ORIGINAL MAP NO. 406-4 DUPLICATE MAP NO. 720-4; LOT 1 BLOCK 5802 TAX MAP

BANK OF AMERICA, N.A. ITS SUCCESSORS AND/OR ASSIGNS 1" = 20'

REVISIONS		
4/1/2011	CRAIG F. REMINGTON	23924
4/8/2011	CRAIG F. REMINGTON	23924

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).



"THIS TAX MAP PLATE HAS BEEN DIGITALLY DRAWN USING COMPUTER-AIDED DRAFTING/DESIGN (CADD) & COORDINATE GEOMETRY (COGO). IT IS BASED ON THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE BEARING THE OFFICIAL NEW JERSEY DIVISION TAXATION APPROVAL STAMP WITH APPROVAL DATE 03-08-2011 SERIAL NUMBER 966 AND SIGNATURES OF SIGNERS: THOMAS J. PEELY, CHIEF, LOCAL PROPERTY, FIELD ASSISTANCE, SUE DAWSON, SUPERVISING FIELD REPRESENTATIVE. THIS TAX MAP PLATE HAS BEEN DIGITALLY UPDATED TO REFLECT CONDITIONS AS OF 04-08-2011. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE WITH THE OFFICIAL APPROVAL STAMP IS ON FILE WITH REMINGTON & VERNICK ENGINEERS."

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 28003800

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595 FAX (856) 795-8882
WEB SITE ADDRESS: WWW.RVE.COM

Zoning Permit Denial

2 LINDEN DR
Block/Lot 5802/1

Applicant
ROSENHOOVER, MATTHEW
2 LINDEN DRIVE
BLENHEIM, NJ 08012

Real Estate Owner
ROSENHOOVER, MATTHEW
2 LINDEN DRIVE
BLENHEIM, NJ 08012

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard 6' wooden replacement 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
August 8, 2016

Applic No. 10713

Cut Here

Deliver to...

ROSENHOOVER, MATTHEW
2 LINDEN DRIVE
BLENHEIM, NJ 08012

RESOLUTION OF FINDINGS AND CONCLUSIONS

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION #992049C
WILLIAM J. WALL
Block 5802 Lot(s) 1

WHEREAS, William J. Wall residing at 2 Linden Drive, in the Blenheim 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 bulk variance to permit a 42" high wood fence zero (0) feet from the set back where twenty feet is required by ordinance for property located upon Block 5802, Lot 1, as shown on the Official Map of the Township of Gloucester, located in an R-3 Residential Zone, said application being presented pro se by the applicant; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 9, 1999 as well as after having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon:

1. The applicant, William J. Wall, is the record owner of property located at 2 Linden Drive, in the Blenheim section of Gloucester Township, New Jersey , and shown as Block 5802, Lot(s) 1, on the Official Tax Map of the Township of Gloucester, located in a R-3 Residential Zone.

2. Proper notice was afforded all adjacent property owners as provided by the

applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he wished to erect a 42" high spaced picket wood fence zero (0) feet from the existing right of way at his single family home.

5. The applicant submitted a survey prepared by Pennell Land Surveying dated January 25, 1999 showing the location of the existing structures on the property as well as the location of the proposed fence which was admitted into evidence as Exhibit "A".

6. The applicant testified that there currently exists on the right hand side of the home a five foot high fence and along the back of the home there currently exists a 4.5' foot picket fence. The addition of this fence would enable the applicant to enclose his back yard.

7. The applicant further testified that he desired the fenced area for a safe place for his two children aged six and two to play.

8. The applicant also testified that if he wasn't given the variance, it would substantially reduce the play area in the back of the home.

9. The applicant was also questioned as to whether other homes along Locust Drive have fences. The applicant candidly indicated that as far as he knew they did not have any fences.

10. The applicant was also questioned how close his neighbor's driveway on Lot 2 was to the proposed fence. The applicant indicated that he believed the driveway was a minimum of 15' feet from the end of the proposed fence. He also testified that since the proposed fence was a spaced picket fence he didn't foresee safety problems regarding its

location.

11. David Benedetti, Gloucester Township Director of Community Development, was questioned concerning whether the proposed location was consistent with other fences which had received similar variances. Mr. Benedetti indicated that he would be more comfortable if the proposed fence was located 3 feet from the edge of the sidewalk as opposed to zero feet from the right of way.

12. The applicant after hearing the recommendation of Mr. Benedetti indicated that he had no objection to modifying his variance request to permit the proposed fence three feet from the edge of the sidewalk.

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

UPON MOTION duly made and seconded to grant the applicant a variance to permit the erection of a 42" inch high spaced picket fence three (3') feet from the edge of the sidewalk, the board voted six (6) in favor, zero (0) against, and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester; 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 9th day of September 1999, that the applicant, William J. Wall, is hereby granted a variance to permit the erection of a 42" inch high spaced picket wood fence, three (3.0') feet from sidewalk along Locust Drive for the property located upon Block 5802, Lot(s) 1, as shown on the official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

ROLL CALL:

Charles Insalaco	---
Joseph Tortoreto	Yes
John P. Dunn	---
Diana Joniec	Yes
Joe La Ratta	---
V.Ch Robert Earle Jr.	Yes
Ch. Linda Musser	Yes
Mr. Weinreich (AltI)	Yes
Mr. Fabricus (Alt II)	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Linda Musser

LINDA MUSSER, Chairperson

I, Delores Fini, 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 [illegible] day of [illegible] 1999.

Delores Fini, Secretary

Prepared by:
KENNETH N. RUBIN, Esquire
1930 East Marlton Pike, Suite Q-34
Cherry Hill, New Jersey 08003

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 19, 2016 **APPLICATION No. #162060C**

APPLICANT: MATTHEW ROSENHOOVER **PROJECT No. 10817**

BLOCK(S): 5802 **Lot(S): 1**

LOCATION: 2 LINDEN AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☒ **New Application - Bulk C** ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by SEPTEMBER 29, 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 and1 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

No Issues.

Signature

Assessor 9/26/16

Bin#62

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 19, 2016 **APPLICATION No. #162060C**

APPLICANT: MATTHEW ROSENHOOVER **PROJECT No. 10817**

BLOCK(S): 5802 Lot(S): 1

LOCATION: 2 LINDEN AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☒ **New Application - Bulk C** ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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

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

OK 9-20-16 JVG

Signature

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

September 22, 2016

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

Re: Application #162060C
Matthew Rosenhoover
2 Linden Avenue, Blackwood, NJ 08012
Block 5802, Lot 1

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
FRANKLIN T. SCHMIDT
ANDREA L. STUBBS
MICHELLE L. WINTERS

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

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 Matthew Rosenhoover

Address 2 Linden Dr. Blackwood, NJ

Block 5802 Lot 1

8-4-16
Date

Maryann Bussa
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

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)
www.glotwp.com

Printed on recycled paper

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 #162062C**
Patricia Stergin
1008 Central Avenue
BLOCK 1202, LOT 1

DATE: September 29, 2016

The Applicant requests approval to construct a second 12' x 18' residential tool shed and install a four (4) foot and six (6) foot high vinyl fence within the R-3 - Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	12,000 sf	yes
Minimum lot frontage Central Avenue Eleventh Avenue	 75 ft. 75 ft.	 120 ft. 100 ft.	 yes yes
Minimum lot depth	125 ft.	100 ft.	enc
Maximum building coverage	20%	±13.65%[1]	yes
Maximum lot coverage	40%	±33.3%[1]	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard Central Avenue Eleventh Avenue	 30 ft. 30 ft.	 20.20 ft. ±56 ft.[1]	 enc yes
Side yard	10 ft.	20.52 ft.	yes
Rear yard	30 ft.	±45 ft.[1]	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

[1] = Scaled data.
enc = Existing nonconformance.
n/a = Not applicable.
* = Variance required.

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

Description	Required	Proposed	Complies
RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	**168 sf**	**216 sf**	**no***
Number (max.)	**1**	**2**	**no***
Maximum shed height (max.)	12 ft.	±9 ft.[1]	yes
Distance between adjacent buildings	10 ft.	> 10 ft.	yes
Front yard – Eleventh Avenue	**N.P.**	**13 ft.**	**no***
Side yard	5 ft.	> 5 ft.	yes
Rear yard	5 ft.	10 ft.	yes

[1] = Scaled data.

* = Variance required.

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

II. VARIANCE COMMENTS

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

§422.L, Residential Tool Shed

1. Area: (216 sf provided v. 168 sf maximum allowed).
2. Number: (2 provided v. 1 maximum allowed).

§425.C(3), Fences

3. To install a six (6) foot high vinyl fence approximately four (4) feet from the front property line along Locust Drive (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 422.L, Residential Tool Shed to construct a two hundred sixteen (216) square foot shed (168 sf maximum allowed) and a second shed (1 maximum allowed) and Section 425.C(3) to construct a four (4) foot and six (6) foot high vinyl fence approximately one (1) foot from the front property line along Eleventh Avenue (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Patricia Stergin
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[1]: _____ Application No.: #162062C

☐ Planning Board ☑ Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)

Fees: 160.00 Project # 10841

Escr. 150.00 Escr.# 10841

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Patricia Stergin
Address: 1008 Central Avenue
City: Glendora
State, Zip: NJ 08029
Phone: (609) 315-3941 Fax: ( ) -
Email: Caviar2@comcast.net

2. Owner(s) (List all Owners)

Name(s): Michael Stergin
Patricia Stergin
Address: 1008 Central Avenue
City: Glendora
State, Zip: NJ 08029
Phone: (609) 315-3941 Fax: ( ) -

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Michael & Patricia Stesgin	Name: Bruce A. Ewing & Associates
Address: 1008 Central Ave.	Address: 900 B N. Delsea Dr.
Profession:	Profession: Land Surveyors
City: Glendora	City: Clayton
State, Zip: NJ 08029	State, Zip: NJ 08312
Phone: (609) 315-3941 Fax: ( ) -	Phone: 856 881-4931 Fax: ( ) -
Email: Caviar2@comcast.net	Email:

7. Location of Property:

Street Address: 1008 Central Avenue Block(s): 1202

Tract Area: Lot(s): 1

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): Storage Shed - Residential

18'x12'x8'10" wood w/vinyl siding

10' set back rear

F2 13' set back

fence Vinyl 6' F2

set back 11' from EOP2 - 1' PROP. LINE

(4' F1) ~~Set back 50' from EOP1~~

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☐ No ☐ Yes

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1		Setback from E.O.P.*1	50'
Front setback 2		Setback from E.O.P.*2	11'
Rear setback		Fence type	Vinyl
Side setback 1		Fence height	6'/4'
Side setback 2		*E.O.P. = Edge Of Pavement	1' Road RADIUS
Lot frontage		**Pool Requirements**	
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.	

Garage Application		Shed Requirements	
Garage Area		Shed area	192 sq ft
Garage height		Shed height 7'4½" walls	9'10" to peak
Number of garages		Setback from R.O.W.1	78'
(Include attached garage if applicable)		Setback from R.O.W.2	13'
Number of stories		Setback from property line 1	10'
		Setback from property line 2	88'

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

Patricia Sturgeon — 4/5/16

Signature of Applicant — Date

[signature] — 4/5/16

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

9/21/16
Date

Patricia Stergin
Signature

Patricia Stergin
Print Name

Sworn and Subscribed to before me this 21st day of September 2016 (Year).

JENNIFER L. SCHRIVER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 22, 2020

Patricia A Stergin
Signature

Patricia A. Stergin
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary). ☒ No ☐ Yes

Patricia Stergin
Signature of Applicant

4/5/16
Date

Patricia Stergin
Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 9/21/16, shows and discloses the premises in its entirety, described as Block 1202 Lot 1, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

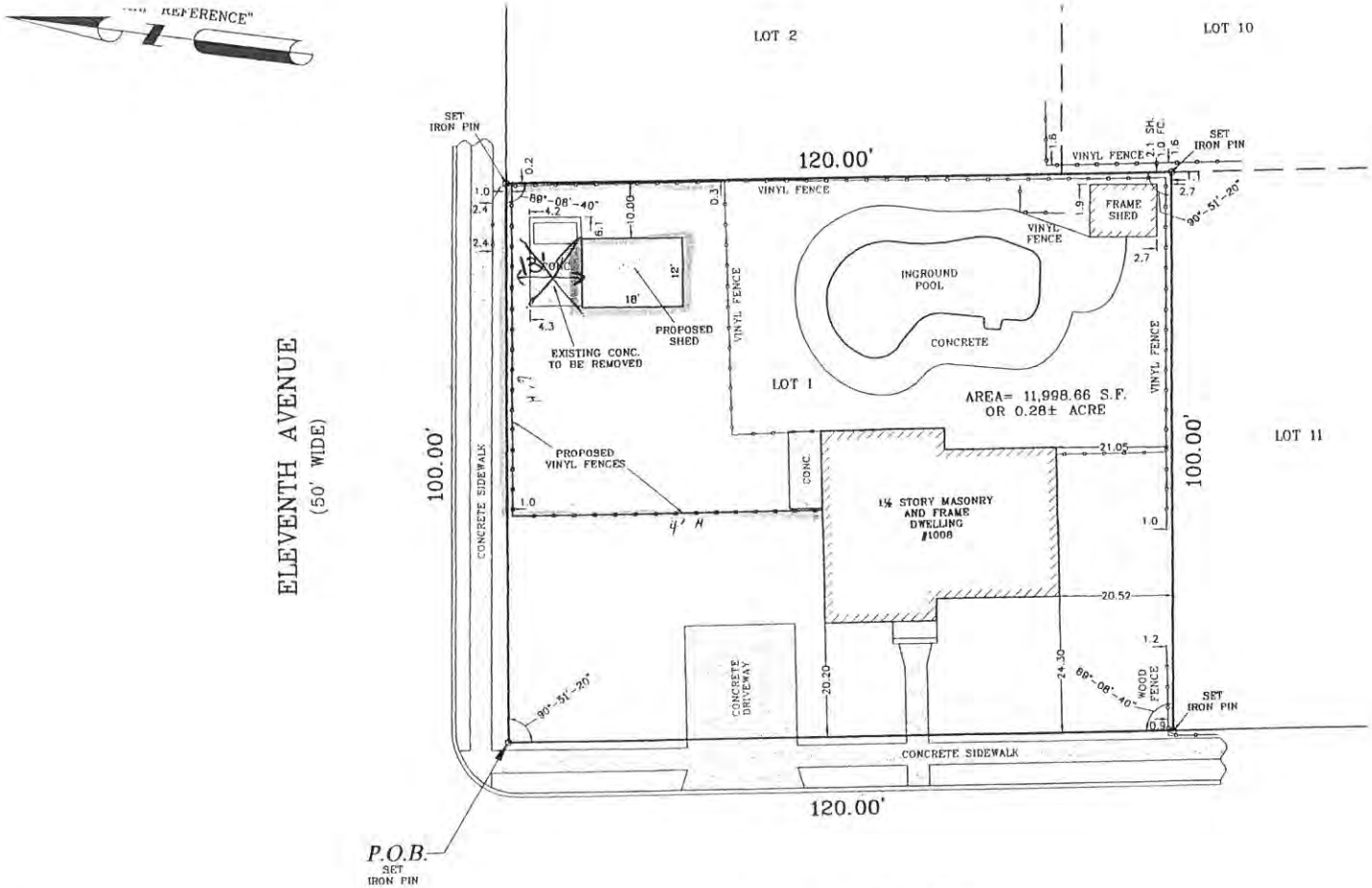
State of New Jersey,
County of Camden:
Patricia Stergin of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Patricia A Stergin
Name of property owner or applicant

Sworn and subscribed to
On this 21st day of September 20 16 before the following authority:

Notary public

JENNIFER L. SCHRIVER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 22, 2020



CERTIFIED TO:
MICHAEL AND PATRICIA STERGIN

"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO IT'S ACCURACY (EXCEPT SUCH EASEMENT IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON. THE RESPONSIBILITY LIMITED TO THE CURRENT MATTER AND INITIAL USE FOR WHICH IT IS BEING USED."

THIS IS TO CERTIFY THAT ON APRIL 19, 2016 I MADE A SURVEY OF THE LANDS AND PREMISES SHOWN HEREON, AND THAT THIS PLAT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

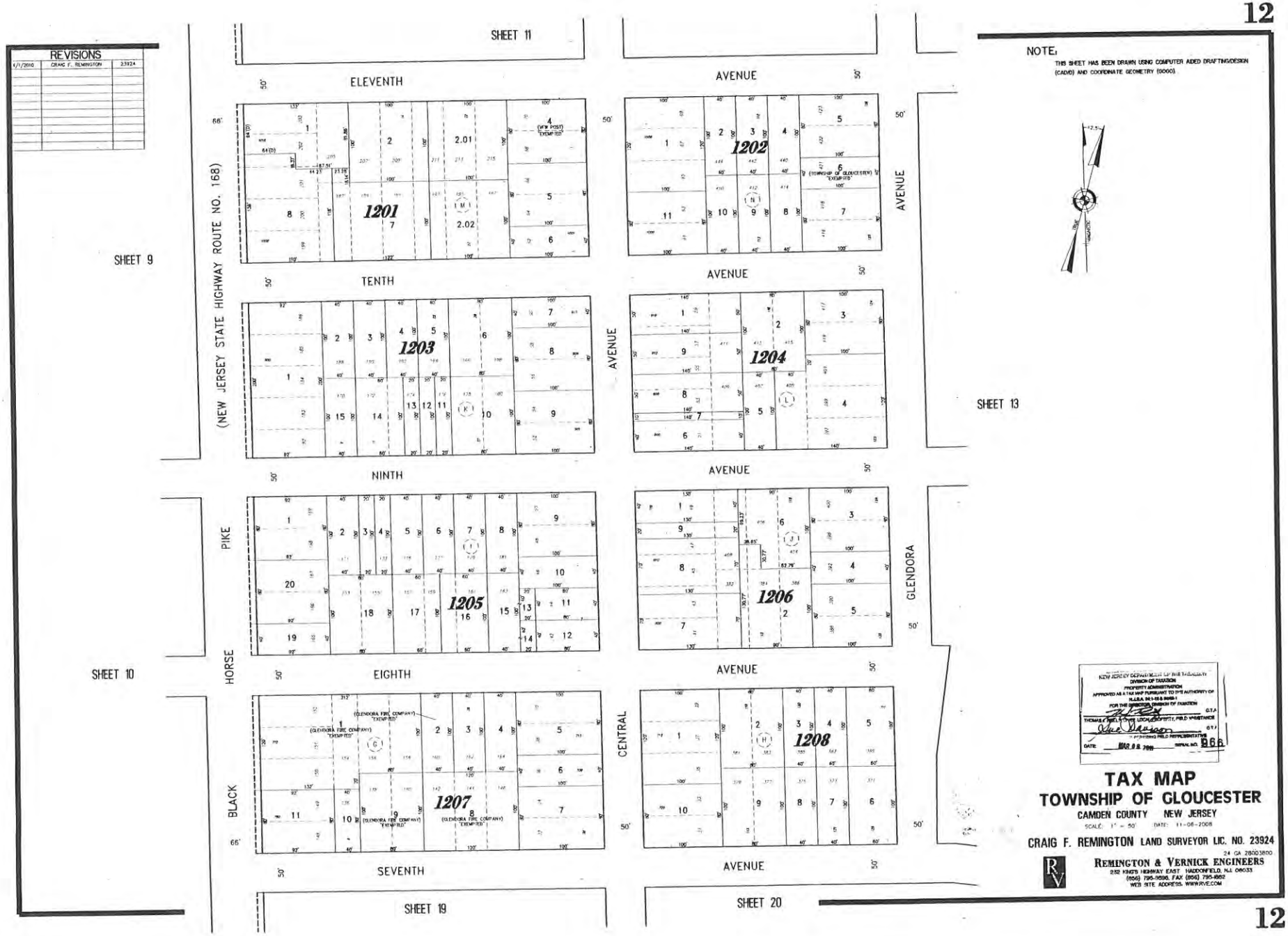
BRUCE A. EWING

NOTES:
LOT NUMBERS REFER TO BLOCK 1202 ON THE TOWNSHIP OF GLOUCESTER TAX MAPS. A.K.A. LOTS 65, 67 AND 69 IN SECTION N ON PLAN OF GLENDORA GROVE.

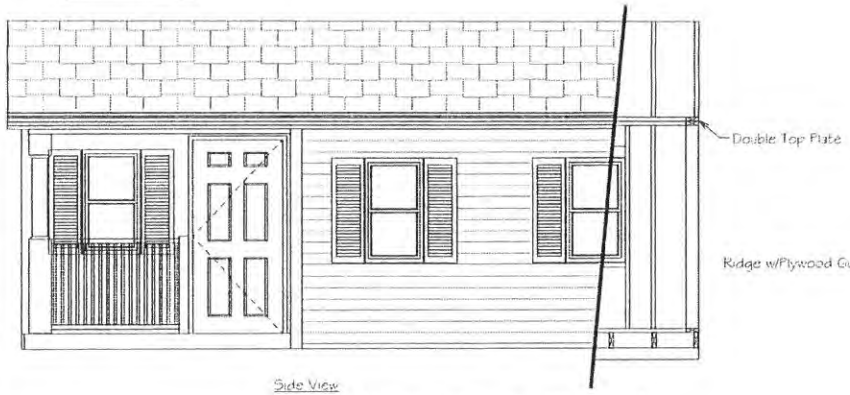
SURVEY OF PREMISES
1008 CENTRAL AVENUE
SITUATED IN
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN, NEW JERSEY

DRAWN BY: F.D.G. DATE: 4/19/16 SCALE: 1"=20'

#162062C

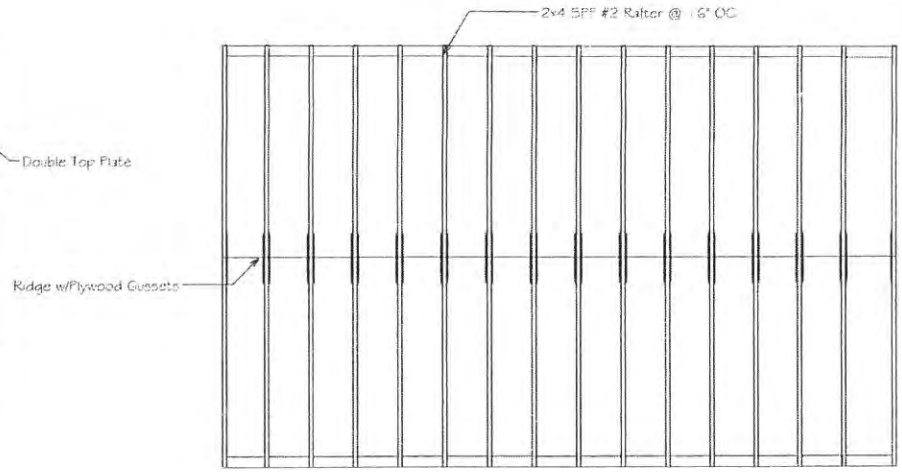

REVISIONS
4/1/2010 CRAIG F. REMINGTON 23924
SHEET 11
SHEET 9
SHEET 10
SHEET 13
SHEET 19
SHEET 20
ELEVENTH
TENTH
NINTH
EIGHTH
SEVENTH
AVENUE
(NEW JERSEY STATE HIGHWAY ROUTE NO. 168)
HORSE PIKE
BLACK
CENTRAL
GLENDORA
1201
1202
1203
1204
1205
1206
1207
1208
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (GOOD).
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 50' DATE: 11-06-2008
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
24 GA 28003800
REMINGTON & VERNICK ENGINEERS
WEB SITE ADDRESS: WWW.RVE.COM

Max 11'-2" Height



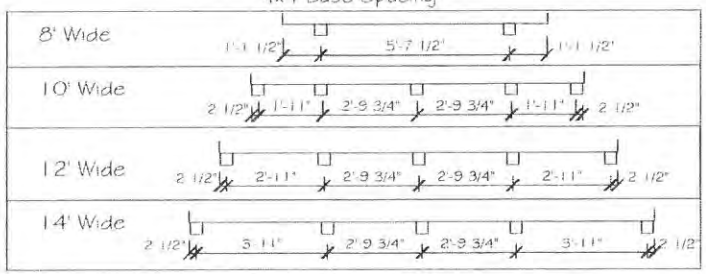
Side View

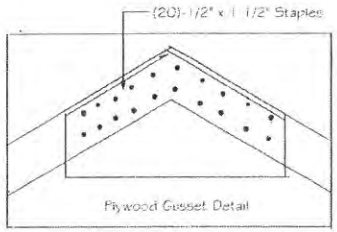
Note: Provide Double 2x4 w/1/2" Plywood Over All Openings Exceeding 36"



Roof Framing Plan

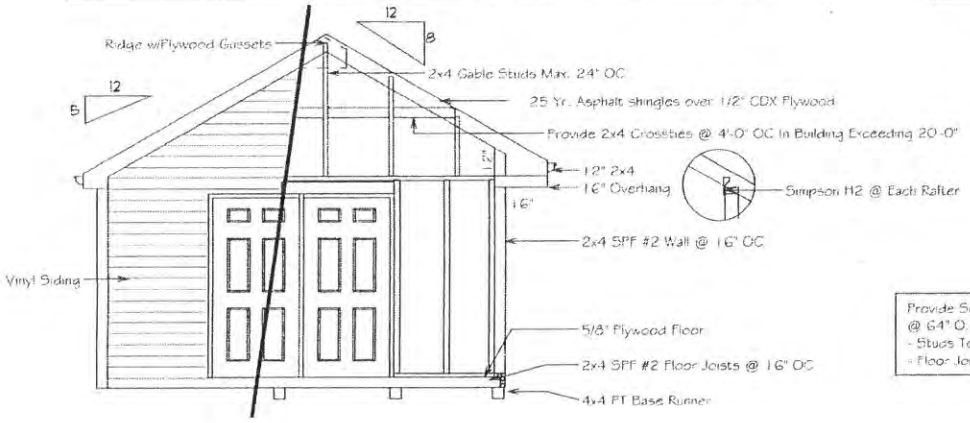
4x4 Base Spacing





Plywood Gusset Detail

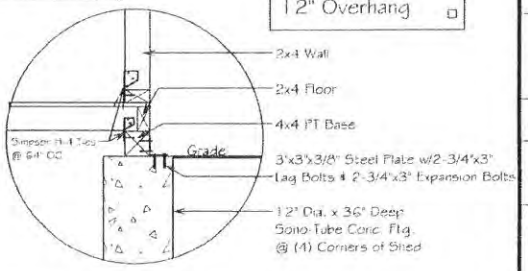
Optional Features	
8' x _____	
10' x _____	
12' x _____	
14' x _____	
40' Max. Length	
Wall Height _____	
Vinyl Siding	☐
T1-11 Siding	☐
18"x 18" Cupola	☐
Ridge Vent	☐
Single Door	☐
Double Door	☐
Gable Window	☐
12" Overhang	☐



End View

LOADING NOTES
SNOW LOAD
Ground Snow Load = 30 PSF
Snow Importance Factor (I) = 0.8
Snow Exposure Factor (Cc) = 1.0
WIND LOAD
Basic Wind Speed (V) = 130 MPH
Wind Importance Factor (I) = 0.77
Wind Exposure Category : C

Provide Simpson H4
@ 64" O.C
- Studs To Wall Plate
- Floor Joists To 4x4 Base



Seal:

John F. Ruff P.E.
10/16/07

Engineer:
John F. Ruff P. E.
NJ. Lic. #
24GE03882700

Builder:
Springville Woodworks
701 Blackhorse Pike
Williamstown, NJ. 08051

Plan Title:
Quaker Style With Porch

Project:

Date:

Drawn by: R.L.

Not to Scale

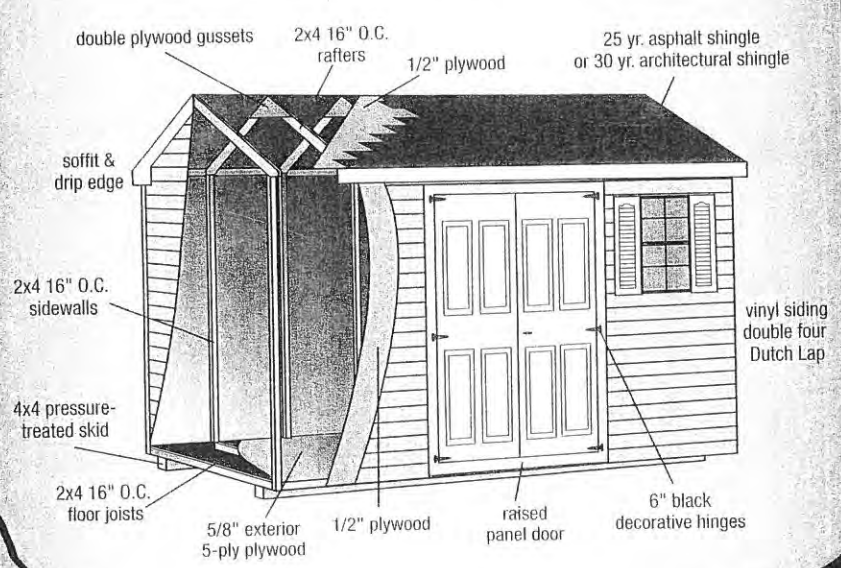
Sheet 1 of 1

Specifications

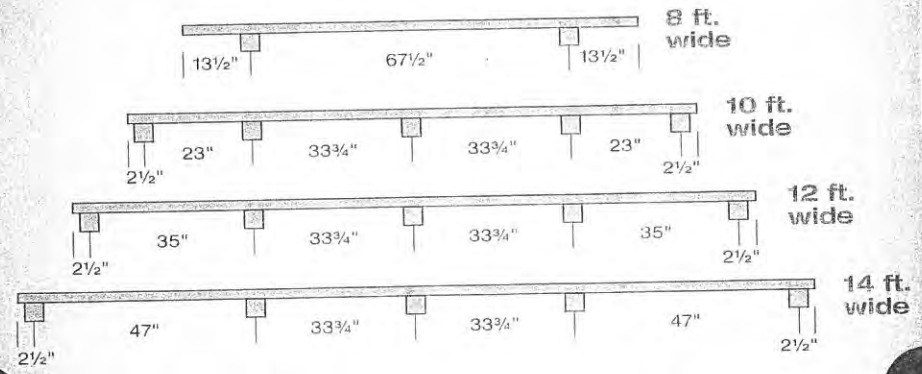
Site Preparation Recommendations

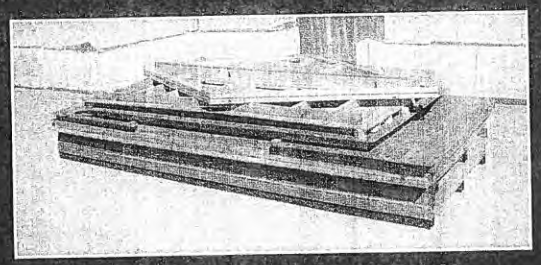
4" to 6" stone base. Use pressure-treated timbers around perimeter of stone pad. Stone pad should be 2 feet wider and longer than the size of the shed.

Foundation	4x4 pressure-treated lumber
Floor Joists	2x4s, 16" on center – 12" on center with garage
Flooring	5/8" exterior grade or optional pressure-treated
Sidewall Studs	2x4s, 16" on center
Exterior Siding	½" plywood with vinyl siding or ½" Duratemp wood siding
Rafters	2x4s, 16" on center
Roof Sheathing	½" plywood
Roof	25-year self-sealing asphalt shingles or 30-year architectural shingles
Doors	Heavy-duty raised panel door, fiberglass door
Windows	Two windows with shutters included except 8x8, 8x10, 10x10 feature one window with shutters.

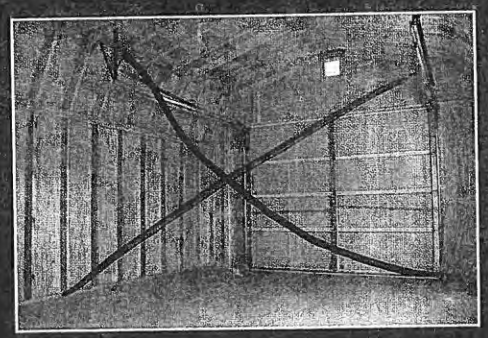


Pressure-Treated Skids

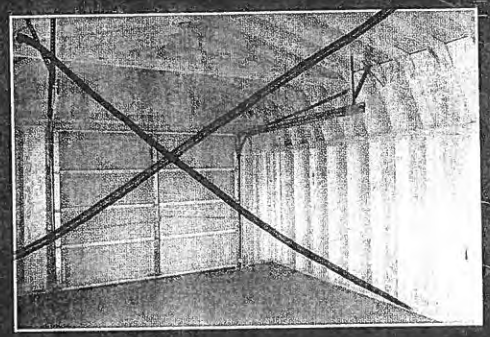




Kit - Ready to Assemble



Interior View

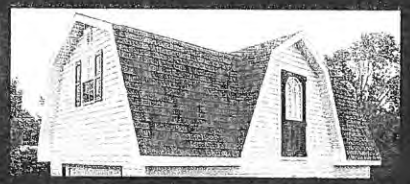


Interior View with Silverside

Add a Dormer

A-Frame Dormer

Transom Dormer



Gambrel Dormer

Choose a Window for Your Dormer

Half Octagon

Octagon

Diamond

Transom

Choose Your Flower Boxes

Miratec Flower Box

Vinyl Flower Box

Flower Box with Holder

Add a Cupola and Weather Vane

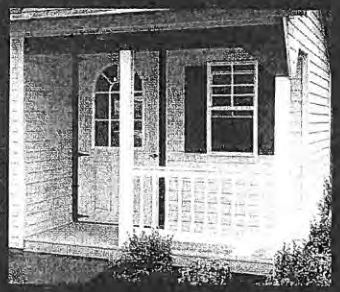
Choose Your Vents

Ridge Vent

Garden Vent

End Vent

Add a Porch



4'x8' Porch with Railing

Add a Garage Door

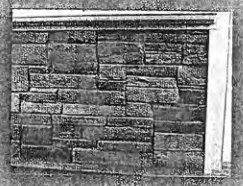
Aluminum Ramp

Add Ramps for Easy Access
Wood or Composite Available

Choose Your Colors

Vinyl Siding

Gray, Mist, Pearl, Tan, Almond, Beige, Clay, Cream, Olive, White, Blue, Flint



Bella Stone

Trim Colors

White, Red, Green, Black, Blue, GP Blue, Tuxedo Gray, GP Flint, GP Gray, Brown, GP Clay, GP Tan, GP Beige, GP Almond, GP Cream, GP Mist, GP Pearl, GP Olive

Paint Colors

White, GP Clay, GP Tan, GP Pearl, GP Mist, GP Cream, GP Gray, GP Almond, GP Blue, GP Beige, Blue, Buckskin, GP Tuxedo Green, GP Flint, GP Olive, Navy Blue, Brown, Natural, Black, Red, Burgundy, Avocado, Green

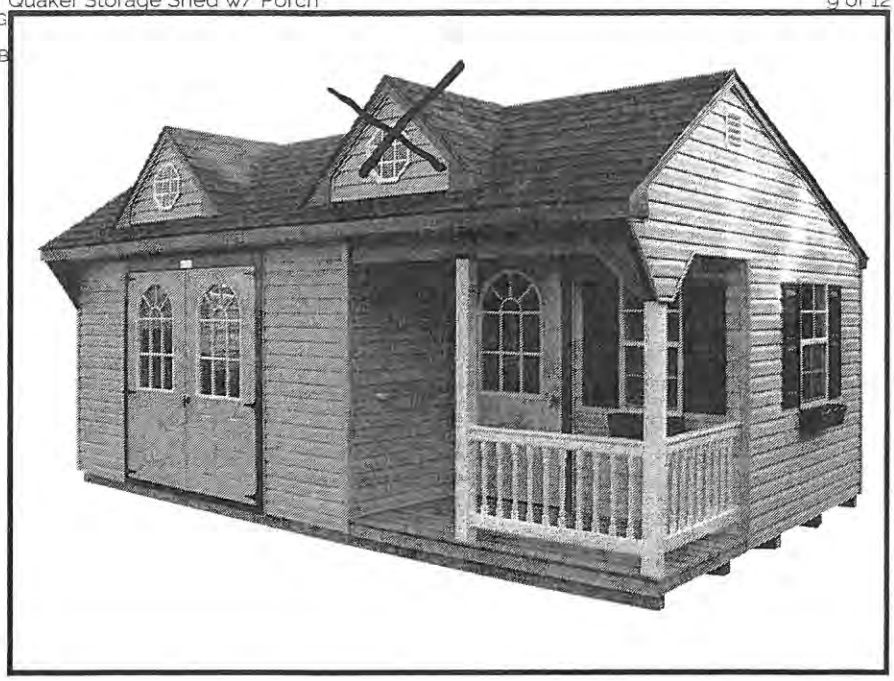
Architectural Shingles

Riviera Red, National Blue, Dual Black, Forest Green, Weathered Wood, Dual Gray, Dual Brown, Earthtone Cedar

3-Tab Shingles

Riviera Red, National Blue, Dual Black, Forest Green, Weathered Wood, Dual Gray, Dual Brown, Earthtone Cedar

Quaker Storage Shed w/ Porch



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: Michael + Patricia Stergis

Address: 1008 Central Avenue

Block: 1302 Lot: 1

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

9/26/16
Date

Gloucester Township Tax Collector

Printed on recycled paper

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

Date: September 27, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Patricia Stergin

Site: 1008 Central Ave

Block: 1202 Lot: 1

Application #: 162062C

1. *The Construction Office will require (2) sealed sets of construction plans with a permanent foundation design.*

Thank you,

Jim Gallagher
Building SubCode Official

Bnff 62

(B)

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 26, 2016

APPLICATION No. #162062C

APPLICANT: PATRICIA STERGIN

PROJECT No. 10841

BLOCK(S): 1202 **Lot(S):** 1

LOCATION: 1008 CENTRAL AVE, GLENDORA, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☒ **New Application - Bulk C** ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by OCTOBER 7, 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 and1 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

9-27-16 - JTG Bldg The Construction Office will require 2 sealed sets of construction plans w/a permanent foundation design.

Signature

Jeanette - Please Type Note for Ken.

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 26, 2016 **APPLICATION No. #162062C**

APPLICANT: PATRICIA STERGIN **PROJECT No. 10841**

BLOCK(S): 1202 Lot(S): 1

LOCATION: 1008 CENTRAL AVE, GLENDORA, NJ 08029

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- ☐ 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

No Issues.

Signature

9/26/16

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #162058DSPW*** ***Escrow #10789***
Mohinders Gas, LLC
BLOCK 18404, LOTS 1 and 2.01

DATE: September 22, 2016

The Applicant requests a site plan waiver and a use variance of a conditional use for conversion of the existing garage bays into a convenience store and addition of a propane refilling station" as an accessory use within the HC – Highway Commercial District. The project is located on the northwest corner of Berlin-Cross Keys Road and Sicklerville Road.

The application and support documents have been reviewed and the following comments are offered for your consideration.

Should you have any questions regarding this application, do not hesitate to contact me at (856) 374-3511.

- Applicant/Owner: Mohinders Gas, LLC, 585 Berlin-Cross Keys Road, Sicklerville, NJ 08081 (telephone #856-397-4334).
- Architect: Nehal Jhaveri, RA, 250 W. Main Street, Moorestown, NJ 08057 (Telephone #856-234-7453).
- Engineer: Gary Civalier, PE, PLS, PP, Civalier Engineering & Surveying, 12 West Mantua Avenue, Wenonah, NJ 08090 (telephone #856-464-0106).
- Attorney: Mark Iaconelli, Esq., Scott Marcus & Associates, 121 Johnson Road, Turnersville, NJ 08012 (telephone #856-227-0800).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application Form and disclosure statement dated 9/08/16.
2. Site Plan Waiver plan, as prepared by Civalier Engineering & Surveying consisting of the following.

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	7-08-16
2	Existing Conditions and Demolition Plan	7-08-16
3	Site Plan	7-08-16
4	Grading Plan	7-08-16
5	Details	7-08-16

II. ZONING REVIEW

1. Bulk Zoning Requirements:

   Zone: HC ~ Highway Commercial District [§416].

   Use: Convenience Store with motor fuel dispensing is a listed conditional use [§416.D(5)(d)].

Description	Required (Service Station)	Proposed	Conforms
Lot size (min.)	1 acre	1.22 sf	yes
Lot frontage (min.) Berlin-Cross Keys Road Sicklerville Road	 150 ft. 150 ft.	 163.495 ft. 288.495 ft.	 yes yes
Lot depth (min.)	200 ft.	300 ft.	yes
Building coverage (max.)	20%	4%	yes
Lot coverage (max.)	65%	54.9%	yes
Floor Area Ratio (max.)	0.25	0.04	yes
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.) – Propane Tank Berlin-Cross Keys Road Sicklerville Road	 20 ft. 20 ft.	 ±70 ft.[1] ±147 ft.[1]	 yes yes
Side yard (min.)	10 ft.	±23.25 ft.[1]	yes
Rear yard (min.)	30 ft.	±213 ft.[1]	yes
Building Height (max.)	40 ft.	< 40 ft.	yes
Parking Area Setback			
From any right-of-way (min.) Berlin-Cross Keys Road Sicklerville Road	 10 ft. 10 ft.	 ±37 ft.[1] 23.13 ft.	 enc yes
From side property line (min.)	10 ft.	31.75 ft.	yes
From rear property line (min.)	10 ft.	70.88 ft.	yes
Parking Retail: 1 space/200 sf	 11 spaces	 16 spaces	 yes

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

Description	Required)	Proposed	Conforms
Lot size (min.) - §416.D(5)(c)(1)	**60,000 sf**	**53,143.20 sf**	**no***
Drive-Thru (max.) - §416.D(5)(c)(2)	6 vehicles	n/a	n/a
Buffer (min.) - §416.D(5)(c)(3)	35 ft.	n/a	n/a
Fuel pump distance from parking (min.) - §416.D(5)(d)(1)	30 ft.	±50 ft.[1]	yes
Canopy Setback (min.) - §416.D(5)(d)(2)			
Berlin-Cross Keys Road	20 ft.	63.35 ft.	yes
Sicklerville Road	20 ft.	43.51 ft.	yes

[1] = Scaled data.
n/a = Not applicable.
* Variance required.

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

III. WAIVER COMMENTS

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

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

IV. VARIANCES COMMENTS

The instant application requires the following variance:

1. Lot Size: (53,143.20 sf provided v. 60,000 sf minimum required).

POSITIVE CRITERIA ("D3")

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested "D3" variance:

2. The Board has the power to grant a variance for a deviation from a specification or standard pertaining soley to a conditional use (basis N.J.S.A. 40:55-70d(3).
    a. The Applicant must prove the site will accommodate the proposed use even though the application does not comply with the conditions of the ordinance [basis Coventry Square v. Westwood Zoning Bd. Of Adjustment, 138 N. J. 284 (1994)].

NEGATIVE CRITERIA

The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not

substantially impair the intent and purpose of the zone plan and zoning ordinance (basis N.J.S.A. 40:55D-70).

V. SITE PLAN WAIVER COMMENTS

Should the Board approve the site plan waiver it's recommended the following items be conditions of approval and completed prior to approval of a Temporary Certificate of Occupancy or Certificate of Occupancy.

1. Lot 1 and 2.01
    a. It's recommended the applicant record a Deed of Consolidation to combine lots 1 and 2.01 into one lot.
2. Parking Area:
    a. The Applicant shall provide testimony to address the existing vacuums, soda machine, and ice machine, which are in conflict with required retail parking.
    b. Seal coat and line-stripe parking lot providing parking space markings consisting of a 4-inch wide strip of white traffic paint, or other materials, meeting NJDOT requirements as per §510.I(1), Delineation.
    c. re-paint existing fire lanes as required by the Fire Marshal for the district.
3. Sidewalks:
    a. Concrete sidewalks along Berlin – Cross Keys Road and Sicklerville Road as per §516, Sidewalks, Curbs, Gutters and Pedestrian Walkways.

VI. 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.*

VII. RECOMMENDATIONS

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

cc: Mohinders Gas, LLC
Mark Iaconelli, Esq.
Gary Civalier, PE, PLS, PP
Nehal Jhaveri, RA
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

RECEIVED SEP 14 2016 BY:

For Office Use Only

Submission Date[1]: _____ Application №: #162058D SPW.

Taxes Paid Yes/No _____ (Initial)

Fees _____ Project # 10789

☑ Planning Board ☐ Zoning Board of Adjustment

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

Escr. _____ Escr.# 10789

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Mohinders Gas, LLC	Name(s): SEE ATTACHED
Address: 585 Berlin Crosskeys Road	Address:
City: Sicklerville	City:
State, Zip: NJ, 08081	State, Zip:
Phone: (856) 397 - 4334 Fax: (856) ___ - ___	Phone: (856) ___ - ___ Fax: (856) ___ - ___
Email: speedgas24@gmail.com	

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

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

RECEIVED SEP 08 2016 BY:

[2] 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
R3	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: Mark Iaconelli, Jr., Esq. EXT 102	Firm: Scott Marcus & Associates
Address: 121 Johnson Road	State, Zip: NJ, 08012
City: Turnersville	Phone: (___) 227 - 0800 Fax: (___) 227 - 7939
	Email: miaconelli@marcuslaw.net

6. Name of Persons Preparing Plans and Reports:

Name: Nehal Jhaveri, RA	Name: Civalier Engineering & Surveying, inc.
Address: 250 W. Main Street	Address: 12 West Mantua Avenue
Profession:	Profession:
City: Moorestown	City: Wenonah
State, Zip: NJ, 08057	State, Zip: NJ, 08090
Phone: (856) 234 - 7453 Fax: (856) 282 - 1133	Phone: (856) 464 - 0224 Fax: (856) 464 - 0106
Email: njarchitects@gmail.com	Email: gary@civalier.comcastbiz.net

7. Location of Property:

Street Address: 585 Berlin Crosskeys Road Block(s): 18404

Tract Area: Lot(s): 1 & 2.01

8. Land Use:

Existing Land Use: Property's current use is a gas station with propane swapping.

Proposed Land Use (Describe Application): The proposed use continues as a gas station with the conversion of ~~a~~ garage bay~~s~~ to a convenience store and the addition of a propane refilling station.

9. Property:

Number of Existing Lots: 2

Number of Proposed Lots: 2

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
Front setback 1	No Change
Front setback 2	No Change
Rear setback	No Change
Side setback 1	No Change
Side setback 2	No Change
Lot frontage	No Change
Lot depth	No Change
Lot area	No Change
Building height	No Change

Fence Application	Proposed
Setback from E.O.P.*1	NA
Setback from E.O.P.*2	NA
Fence type	NA
Fence height	NA

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

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

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

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

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

14. Parking and Loading Requirements:

Number of parking spaces required: 11 Number of parking spaces provided: 14

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

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 9/1/16

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

9/7/16
Date

Signature

SUKHJINDER SINGH
Print Name

Sworn and Subscribed to before me this 7th day of September 2016 (Year).

Signature

Melissa L. Urbanski
Notary Public of New Jersey
My Commission Expires August 5, 20

Melissa Urbanski
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary). ■ No □ Yes

Signature of Applicant

9/06/16
Date

SUKHJINDER SINGH
Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

Sukhjinder Singh
Name of property owner or applicant

Sworn and subscribed to
On this 7th day of September 20 16 before the following authority.

Notary public

Melissa L. Urbanski
Notary Public of New Jersey
My Commission Expires August 5, 2021

Schedule A
"List of Owners"

Sukhjinder Singh
5 Oak Avenue
Voorhees, NJ 08053
856-397-4334
90% Ownership

Amrik Singh
5 Oak Avenue
Voorhees, NJ 08053
856-397-4334
10% Ownership

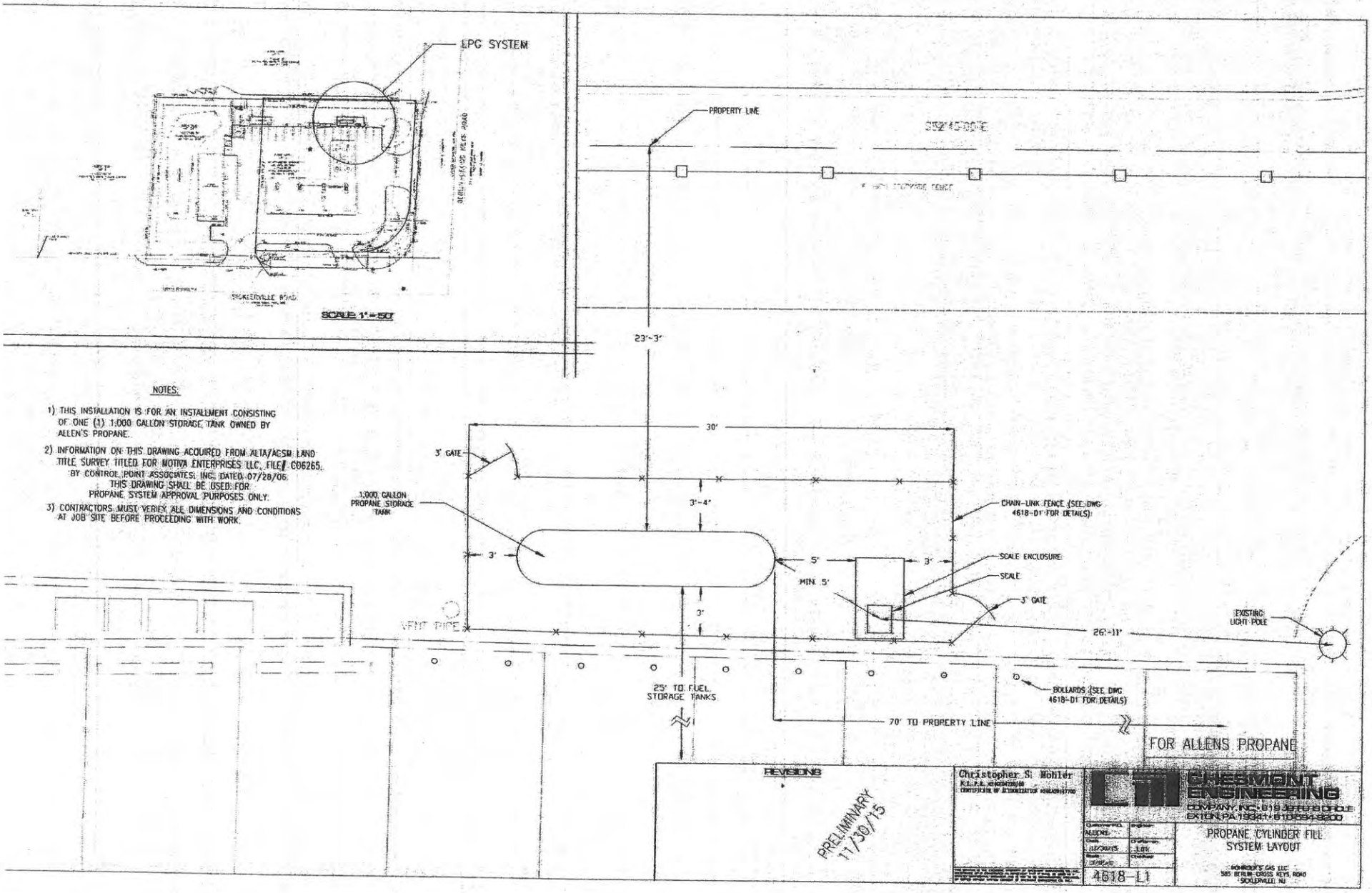
Schedule B
"List of All Application Submission Materials"

Sukhjinder Singh
5 Oak Avenue
Voorhees, NJ 08053
856-397-4334
90% Ownership

Amrik Singh
5 Oak Avenue
Voorhees, NJ 08053
856-397-4334
10% Ownership

Schedule C
"Previous or Pending Applications"

None.



NOTES:

1) THIS INSTALLATION IS FOR AN INSTALLMENT CONSISTING OF ONE (1) 1,000 GALLON STORAGE TANK OWNED BY ALLEN'S PROPANE.

2) INFORMATION ON THIS DRAWING ACQUIRED FROM ALTA/ACSM LAND TITLE SURVEY TITLED FOR MOTIVA ENTERPRISES LLC, FILE# C06265, BY CONTROL POINT ASSOCIATES, INC. DATED 07/28/06. THIS DRAWING SHALL BE USED FOR PROPANE SYSTEM APPROVAL PURPOSES ONLY.

3) CONTRACTORS MUST VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE PROCEEDING WITH WORK.

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application # ~~161058CUMSPW~~ #162058 DSPW Block: 18404 Lot: 1 & 2.01

☒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

RECEIVED
SEP 26 2016
BY:

Reviewed By: ☒ Lt. Jason Gittens
Signature: _____ Date Submitted 9/26/16

Bureau of Fire Prevention

Fire District # 5

Gloucester Township
1781 Sicklerville Road
Sicklerville, New Jersey 08081
Phone: (856) 228-0678
Fax: (856) 374-0424

September 26, 2016

Township of Gloucester
Planning Board
1261 Chews Landing Rd
Laurel Springs, NJ 08021

RECEIVED
SEP 28 2016

#162058DSPW

RE: Application No. ~~162058CUMSPW~~
585 Berlin Cross Keys Rd
Mohinders Gas, LLC

Please be advised that I have DENIED the above application for the following reasons:

1. Bollards are needed to placed around the entire proposed filling station. Per Section 312 of the Uniform Fire Code.

2. I need the size of propane tank and it must be labeled per DOT standards.

If you have any questions on the above please contact me at 856-498-4176.

Also, please be advised that I am the new Fire Marshal for Gloucester Township Fire District No. 5, I have enclosed a business card for future references.

Sincerely,

Rich Donato
Fire Marshal

Gloucester Township Fire District # 5
DENIED
Richard Donato, Fire Marshal
9-23-16

TOWNSHIP OF GLOUCESTER
~~PLANNINGING~~ BOARD TRANSMITTAL
ZONING

#16 2058 DSPW

DATE: September 12, 2016 **APPLICATION NO.** ~~161058CUMSPW~~

LOCATION: 585 Berlin Cross keys Road
Mohinders Gas, LLC

BLOCK: 18404 **Lot:** 1 & 2.01
ESCROW: **ZONE:** HC

TRANSMITTAL TO:

O	Dave Carlamere	O	Taxes & Tax Assessor	O	MUA
O	Bach Associates	O	Aqua Water Co.	O	Construction
O	Richard Wells, Esq.	O	New Jersey America	O	Traffic/Police
O	Planner	O	Fire District 1 2 3 4 5 6	O	GTEMS

STATUS OF APPLICATION – Conditional Use Approval, Site Plan Waiver
Gas Station with the conversion of a a Garage Bay to a Convenience Store & the addition of a Propane refilling station.
PURPOSE OF TRANSMITTAL:

☒ **For Your Review By September 26, 2016**

ENCLOSED:

- ☐ 1 Copy – Site Plan Waiver, Checklist, Application, Camden County Application
- ☑ 1 Copy – Site Plan Waiver
- ☐ 1 Copy – Fresh Water Wetlands Statement/Ordinance Relief
- ☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
- ☐ 1 Copy - Minor Subdivision Plan checklist, County Application
- ☐ 1 Copy - Preliminary & Final Major Site Plan Amended
- ☐ 1 Copy –Bargain & Sale Deed, Deed of Easement Access Agreement,Warrenty Deed
- ☐ 1 Copy - Stormwater Management Report & Operations & Maintenance Maual
- ☐ 1 Copy – Architectural Floor & Elevation Plans
- ☐ 1 Copy – Atlantic City Electric, South Jersey Gas, Brick Engineering

– bollards all the way around, meeting Section 312 requirements
– Propane tank labeled w/ DOT info

ardous materials regulated by Chapter 27 shall comply with the facility closure requirements of Section 2701.6.

311.5 Placards. Any building or structure determined to be unsafe pursuant to the *Uniform Construction Code*, determined to be an imminent hazard pursuant to the *Uniform Fire Code* or for which a demolition permit has been issued pursuant to the *Uniform Construction Code*, shall be marked as required by Sections 311.5.1 through 311.5.5.

311.5.1 Placard location. Placards shall be applied on the front of the structure and be visible from the street. Additional placards shall be applied to the side of each entrance to the structure and on penthouses.

311.5.2 Placard size and color. Placards shall be 24 inches by 24 inches (610 mm by 610 mm) in size with a red background, white reflective stripes and a white reflective border. The stripes and border shall have a 2-inch (51 mm) stroke.

311.5.3 Placard date. Placards shall bear the date of their application to the building and the date of the most recent inspection.

311.5.4 Placard symbols. The design of the placards shall use the following symbols:

1. ☐ This symbol shall mean that the structure had normal structural conditions at the time of marking.
2. ☒ This symbol shall mean that structural or interior hazards exist and interior fire-fighting or rescue operations should be conducted with extreme caution.
3. ☒ This symbol shall mean that structural or interior hazards exist to a degree that consideration should be given to limit fire fighting to exterior operations only, with entry only occurring for known life hazards.

311.5.5 Informational use. The use of these symbols shall be informational only and shall not in any way limit the discretion of the on-scene incident commander.

SECTION 312
VEHICLE/HEAVY OBJECT IMPACT PROTECTION

312.1 General. Vehicle or other heavy object impact protection required by this code shall be provided by posts that comply with Section 312.2 or by other approved physical barriers that comply with Section 312.3.

312.2 Posts. Guard posts shall comply with all of the following requirements:

1. Constructed of steel not less than 4 inches (102 mm) in diameter and concrete filled and painted yellow.
2. Spaced not more than 4 feet, 6 inches (1372 mm) between posts on center.
3. Set not less than 3 feet, 6 inches (1067 mm) deep in a concrete footing of not less than a 18-inch (457 mm) diameter.
4. Set with the top of the posts not less than 3 feet (914 mm) above ground.
5. Located not less than 2 feet (610 mm) from the protected object.

312.2.1 High speed or heavy traffic areas. In areas where high speed or heavy duty traffic occurs, the following shall be the requirements for motor vehicle protection:

1. Posts are to be a minimum of 6-inch (152 mm) diameter Schedule 40 pipe and painted yellow;
2. Posts are to be buried a minimum of 48 inches (1219 mm) deep and extend a minimum of 48 inches (1219 mm) above grade and be filled with concrete;
3. Posts are to be set at 4 feet (1219 mm) maximum centers;
4. Posts are to be encased in concrete of 24 inches (610 mm) diameter and 48 inches (1219 mm) in depth for minimum standards; and
5. The crash protection shall be installed a minimum of 24 inches (610 mm) from the LP-gas container(s).

312.3 Other barriers. Physical barriers shall be a minimum of 36 inches (914 mm) in height and shall resist a force of 12,000 pounds (53 375 N) applied 36 inches (914 mm) above the adjacent ground surface.

SECTION 313
FUELED EQUIPMENT

313.1 General. Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a building.

Exceptions:

1. Buildings or rooms constructed for such use in accordance with the building subcode of the *Uniform Construction Code*.
2. Where allowed by Section 314.
3. Storage of equipment utilized for maintenance purposes is allowed in approved locations when the aggregate fuel capacity of the stored equipment does not exceed 10 gallons (38 L) and the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

313.1.1 Removal. The fire code official is authorized to require removal of fueled equipment from locations where the presence of such equipment is determined by the fire code official to be hazardous.

313.2 Group R occupancies. Vehicles powered by flammable liquids, Class II combustible liquids, or compressed flammable gases shall not be stored within the living space of Group R buildings and shall be separated from other occupancies in accordance with the *Uniform Construction Code*.

SECTION 314
INDOOR DISPLAYS

314.1 General. Indoor displays constructed within any occupancy shall comply with Sections 314.2 through 314.4.

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: #162058DSPW

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

Name: Bronson Oil Free Holdings LLC

Address: 585 Crosskeys Rd

Block: 18404 Lot: 1 & 2.01

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

9/19/16
Date

Gloucester Township Tax Collector

Printed on recycled paper

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

September 15, 2016

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

Re: Application ~~#161058CUMSPW~~ 162058DSPW
Mohinders Gas, LLC
585 Berlin Cross Keys Road, Sicklerville, NJ 08081
Block 18404, Lots 1 & 2.01

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
~~PLANNINGING~~ BOARD TRANSMITTAL
ZONING

#162058DSPW

DATE: September 12, 2016 **APPLICATION NO.** ~~161058CUSPW~~

LOCATION: 585 Berlin Cross keys Road **BLOCK:** 18404 **Lot:** 1 & 2.01
Mohinders Gas, LLC **ESCROW:** **ZONE:** HC

TRANSMITTAL TO:

O	Dave Carlamere	✓	Taxes & Tax Assessor	O	MUA
O	Bach Associates	O	Aqua Water Co.	O	Construction
O	Richard Wells, Esq.	O	New Jersey America	O	Traffic/Police
O	Planner	O	Fire District 1 2 3 4 5 6	O	GTEMS

STATUS OF APPLICATION – Conditional Use Approval, Site Plan Waiver
Gas Station with the conversion of a a Garage Bay to a Convenience Store & the addition of a Propane refilling station.
PURPOSE OF TRANSMITTAL:

☒ **For Your Review By September 26, 2016**

ENCLOSED:

- ☐ 1 Copy – Site Plan Waiver, Checklist, Application, Camden County Application
- ☑ 1 Copy – Site Plan Waiver
- ☐ 1 Copy – Fresh Water Wetlands Statement/Ordinance Relief
- ☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
- ☐ 1 Copy - Minor Subdivision Plan checklist, County Application
- ☐ 1 Copy - Preliminary & Final Major Site Plan Amended
- ☐ 1 Copy –Bargain & Sale Deed, Deed of Easement Access Agreement,Warrenty Deed
- ☐ 1 Copy - Stormwater Management Report & Operations & Maintenance Maual
- ☐ 1 Copy – Architectural Floor & Elevation Plans
- ☐ 1 Copy – Atlantic City Electric, South Jersey Gas, Brick Engineering

TRAFFIC AN ISSUE WITH MORE CARS NOW IN + OUT.
SUGGESTION: CAN'T THEY MERGE IN WITH ACCESS RD
BEHIND STORE AND CLOSE OFF SICKLERVILLE RD
ENTRANCE/EXIT? QUITE A MESS SOMETIMES WITH
2 ENT/EXITS RIGHT THERE NEAR LIGHT.

assessor
9/15/16

Bn# 62

TOWNSHIP OF GLOUCESTER
~~PLANNINGING~~ BOARD TRANSMITTAL
ZONING

#162058DSPW

DATE: September 12, 2016 **APPLICATION NO.** ~~161058CUSPW~~

LOCATION: 585 Berlin Cross keys Road **BLOCK:** 18404 **Lot:** 1 & 2.01
Mohinders Gas, LLC **ESCROW:** **ZONE:** HC

TRANSMITTAL TO:

O	Dave Carlamere	O	Taxes & Tax Assessor	O	MUA
O	Bach Associates	O	Aqua Water Co.	O	Construction
O	Richard Wells, Esq.	O	New Jersey America	O	Traffic/Police
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STATUS OF APPLICATION – Conditional Use Approval, Site Plan Waiver
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- ☐ **1 Copy - Stormwater Management Report & Operations & Maintenance Maual**
- ☐ **1 Copy – Architectural Floor & Elevation Plans**
- ☐ **1 Copy – Atlantic City Electric, South Jersey Gas, Brick Engineering**

9-14-16 Approved w/ Adjustments for B.F. Parking Signage
JCB Bldg

#152032CDSPWMS

BERNIE'S AUTO REPAIR

990 LOWER LANDING RD.
BLACKWOOD, NJ 08012
PHONE: 856-374-2240
FAX: 856-374-2219

Tabled 10/26/2016

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

CHURCHILL

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

October 17, 2016

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

Re: The Shoppes at Gloucester Township (Blackwood Plaza)
Preliminary and Final Site Plan – Administrative Amendment
Block 13104, Lot 3
Route 168 at Davistown Road
Gloucester Township, Camden County, NJ
Application No.: 092008CDPFSPa1
Our File No.: GX16010-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. Plans entitled Revitalization & Expansion of 'The Shoppes at Gloucester Twp,' prepared by Cape Engineering, LLC, dated October 9, 2016.

   a. Sheet 1 of 2, Alternate Site Plan;

   b. Sheet 2 of 2, Alternate Grade & Lighting Plan;

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

1. The project site is located on the southeast corner of Black Horse Pike (N.J.S.H. Route 168) and Davistown Road (C.R. 747) and is the current site of an existing shopping center known as Blackwood Plaza.

2. The site is known as Block 13104, Lot 3 as per the Tax Map of the Township of Gloucester.

3. The referenced tract consists of 9.5 acres with frontage on the Black Horse Pike (N.J.S.H. Route 168) and Davistown Road (C.R. 747).

4. The site is located within the Neighborhood Commercial (NC) District.

5. The project involves the rehabilitation and additions to the existing Blackwood Plaza shopping center building.

6. The applicant previously received approval in 2014 for a separate 6,990 square feet restaurant, a 1,952 square feet fast food restaurant (Dunkin Donuts) to be located between the Black Horse Pike and the existing shopping center building, and five areas of retail expansion to the existing building, totaling :

   Area 1 = 3,550 square feet;
   Area 2 = 1,000 square feet;
   Area 3 = 1,080 square feet;
   Area 4 = 504 square feet;
   Area 5 = 4,240 square feet;

   Total expansion of the existing building = 10,374 square feet.

7. The applicant is seeking to modify the proposed development, as follows:

   a. The 6,990 square foot restaurant is no longer proposed.

   b. The existing building configuration and businesses will be reconfigured.

      i. It does not appear that all of the expansion areas are labeled. This should be addressed.

      ii. The size of the proposed building should be compared to size of the building previously approved.

   c. Additional parking will be placed in the footprint of the previously proposed building.

   d. Other miscellaneous parking revisions are proposed as a result of the changes to the site layout.

      i. The alternative Site Plan includes 356 total parking spaces, as compared to 347 parking spaces provided in the original plan.

8. The applicant indicates that the parking spaces which will be placed in the footprint of the previously proposed restaurant are potentially temporary. Notes 2 and 3 on the Alternate Site Plan state:

   "within a one to two-year period, owner & engineer of shopping center will evaluate the actual need for parking capacity for the shopping mart.

If a smaller volume of parking is warranted, the owner will abandon the 113-car parking lot, and build the originally approved 7000 s.f. restaurant with 80-car parking capacity."

a. The applicant should confirm that the 113-space parking area will be constructed prior to the issuance of a C.O. for the shopping center.

b. The Board should consider requiring the applicant to provide an update to the Board on the parking analysis, prior to implementation of the "restaurant alternative."

9. The applicant is asking for an Administrative Amendment to address these revisions. We defer this issue to your office and the Board Solicitor.

10. The applicant should address the proposed changes with respect to the Township's parking standards.

11. The proposed striping shown in the main parking area has been revised to facilitate cart return bins. As a result, there are two aisles in which the striping for the opposing parking stalls will no longer match. We recommend that the striping be revised to allow "pull through" parking stalls.

    a. It may be most appropriate to place the cart return stations within in a standard parking space, in case they are relocated or removed in the future. This should be reviewed.

12. There are handicap accessible parking spaces provided at the northern corner of the site, at the rear of the existing "Sam's Bar" building. The applicant should review whether this is an appropriate location for the spaces, given the layout revisions.

13. The applicant should indicate whether the added parking area will be striped or contain a raised island.

14. Stop control should be added to the Site Plan to address uniform traffic control throughout the site, particularly along the southeast-northwest drive aisle bisecting the parking lot adjacent to the main building and the proposed 113-space parking lot.

15. It appears that the loading dock area associated with the main building is being modified and additional loading bays will be added. The applicant should review turning maneuvers in this area.

16. The applicant should review whether the proposed trash enclosures are adequate for the proposed operations, as a result of the tenant revisions.

17. Based on a site visit, trash and debris are accumulating within the overflow structure of Basin No. 1. A trash rack should be added to the structure.

18. The curbed landscape island located northwest of the Dunkin Donuts building previously proposed a handicap accessible access way through the island; however, it is no longer proposed. Based on a site visit, this access way is already installed. This should be addressed.

19. We recommend that the applicant add sections of sidewalk at the intersection of Davistown Road and the Black Horse Pike to facilitate access to the intersection.

20. The applicant should address the impact of the proposed development to stormwater management.

21. We reserve the right to provide further review based upon submission of additional materials and testimony.

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

Please contact me if you have any questions or require additional information.

Very truly yours,
Churchill Consulting Engineers

James J. Mellett, P.E.
Associate

JJM:jm

cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer
Blackwood Plaza, LLC, Applicant
Mr. Theodore Wilkinson, PE (via email)

Patrick F. McAndrew, Esq.
Attorney at Law

Mailing address:
P.O. Box 88
Haddon Heights, NJ 08035
email: pfxmlanduse@aol.com
phone: 856-278-7296

Conference location:
7A N. Main Street, Ste 3
Medford, NJ 08055
(by appointment only)

October 4, 2016

Ken Lechner
Dept. Community Development
Gloucester Twp. Municipal Building
1261 Chews Landing Road
Clementon, NJ 08021

RE: Lot 3, Block 13104
Black Horse Pike and Davis Road

Dear Mr. Lechner:

I represent Blackwood Plaza, LLC, and am writing to respectfully ask to be placed on the Zoning Board agenda for October 26, 2016, to have an alternative plan considered for the previously approved site plan. Essentially the site improvements would stay unchanged except for additional parking and the retail space would be reorganized to expand the previously approved shop mart to about 37,610 square feet. The existing shop mart is about 23,485 square feet. The proposed Restaurant in area No. 7, which was previously approved, would be held in abeyance for now.

We will provide notice for the October 26th meeting. Please let me know if you need anything further to complete this request.

Sincerely,

Patrick F. McAndrew

cc: Mark Greco @ Blackwood Plaza LLC
Ted Wilkinson, PE
by email

Desk of Theodore Wilkinson, PE
711 Broadway
West Cape May, NJ 08204

October 10, 2016

Mr. Ken Lechner, PP, Community Development
Gloucester Township
1261 Chews Landing Road
Chews Landing, NJ

#092008CDFFSPa1

Hand Delivery

Re: **Blackwood Plaza Site Expansion & Revitalization**
Proposed Alternate Site Plan – Major Shopping Mart
Rt 168 @ Davistown Road
Submission of Revised Alternate Site Plan & Grade/Lighting Plan

Dear Ken,

Please accept this letter as my submission of twenty (20) sets of the 'Alternate Site Plan,' consisting of two (2) sheets, for site work, grading and lighting, for the Blackwood Plaza.

These plans accurately depict the Developer's Alternate Site Layout, to temporarily provide added parking facilities for a 37,000 s.f. major shopping mart, to be situated at the far left side of the original anchor building.

By copy of this letter, we are hand delivering one set of said plans to the ZBA Engineer, Churchill Engineers.

Thank you for your cooperation and call me with any issues, at 856-340-9920.

Sincerely,

Theodore Wilkinson, PE
Principal

OCT 11 2016

cc: MLG Realty, Inc. (w/enc)