Township of Gloucester
Zoning Board of Adjustment
Wednesday, November 9, 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,***

RESOLUTIONS FOR MEMORIALIZATION

#162052C Edward Getley	Bulk C Variance Block: 9302 Lot: 12
#162056C Jeffrey Barachko	Bulk C Variance Block: 11504 Lot: 15
#162057C Joseph & Rosemarie Tabasco	Bulk C Variance Block: 15821 Lot: 53
#162060C Matthew Rosenhoover	Bulk C Variance Block: 5802 Lot: 1
#162062C Patricia Stergin	Bulk C Variance Block: 1202 Lot: 1
#092008CDPFSPa1 The Shoppes at Gloucester Twp. (Blackwood Plaza)	**Alternate Plan** –Final Major Site Block: 13104 Lot: 3

APPLICATIONS FOR REVIEW

#162064C
Michael Iannelli
Zoned: R3

Bulk C Variance
Block: 10104 Lot: 14
Location: 13 Antientam Dr., Laurel Springs

6' white vinyl fence w/11'EOP2 setback

#162068C
Kwok K. Lim
Zoned: R3

Bulk C Variance
Block: 8703 Lot: 1
Location: 850 Somerdale Rd., Blackwood

Replacing 6' wooden fence with Clay vinyl 6' fence w/21' F2 setback

---

#162069D
Dollhouse Tattoo Parlour, LLC
Zoned: CR

Use "D" Variance
Block: 1004 Lot: 2
Location: 703B Black Horse Pike, Glendora

Tattoo Parlour & Art Gallery from a store front

#162031DSPW
Pat's Industry, LLC
Zoned: CR

Use "D" Variance, Site Plan Waiver
Block: 6502 Lot: 2
Location: 110 Black Horse Pike, Blackwood

Impound Lot

#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.

Meeting Adjourned

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162052C
Edward Getley
Block 9302, Lot 12

WHEREAS, Edward Getley is the owner of the land and premises located at 808 Wyngate Drive 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 200 sq. foot tool shed instead of the required 168 sq. feet and to have 2 sheds instead of the required 1 for the property located upon Block 9302, Lot 12, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on October 26, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Edward Getley is the owner of the land and premises located at 808 Wyngate Drive in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 9302, Lot 12, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has no basement and needs storage for personal items. The shed is 10' x 20' with a minimum 5' rear setback and is on crushed stone and the existing shed is 8' x 8'.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 10' x 20' shed with 5' rear setback and to allow 2 sheds, the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of October, 2016, the applicant Edward Getley is hereby granted the aforesaid variances for the property located upon Block 9302, Lot 12 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Carman Scarduzzio	Yes
Andy Rosati	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia **Vice 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 9TH day of November, 2016.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162056C
Jeffrey Barachko
Block 11504, Lot 15

WHEREAS, Jeffery Brachko is the owner of the land and premises located at 104 Pine Street in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a porch addition 12' from the front property line along Pine and 13' from the front property line along Central Avenue instead of the required 30' for the property located upon Block 11504, Lot 15, 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 October 26, 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, Jeffery Barachko is the owner of the land and premises located at 104 Pine Street in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11504, Lot 15, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified the existing porch is falling down and he is jacking up the roof and everything is remaining the same.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a porch with front yard setbacks of 12' and 13', the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of October, 2016, the applicant Jeffery Barachko is hereby granted the aforesaid variances for the property located upon Block 11504, Lot 15 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Carman Scarduzzio	Yes
Andy Rosati	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia **Vice 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 9TH day of November, 2016.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162057C
Joseph Tabasco
Block 15821, Lot 53

WHEREAS, Joseph Tabasco is the owner of the land and premises located at 47 Shelley Street in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a sunroom 9' x 12' x 24' and deck 12' x 12' with a 2.33' setback from the rear property line instead of the required 10' for the property located upon Block 15821, Lot 53, as shown on the Official Map of the Township of Gloucester, located in a SCR 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 October 26, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Joseph Tabasco is the owner of the land and premises located at 47 Shelley Street in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15821, Lot 53, on the Official Tax Map of the Township of Gloucester, located in an SCR Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified the yard is to short and this is the only location to construct the 9'x12'x24' sunroom and the 12'x12' deck. He stated there woods behind him and this would not interfere with his neighbors.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a sunroom and deck 2.33' from the rear property line, the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of October, 2016, the applicant Joseph Tabasco is hereby granted the aforesaid variance for the property located upon Block 15821, Lot 53 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Carman Scarduzzio	Yes
Andy Rosati	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Frank Simiriglia **Vice 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 9TH day of November, 2016.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162060C
Matthew Rosenhoover
Block 5802, Lot 1

WHEREAS, Matthew Rosenhoover is the owner of the land and premises located at 2 Linden Drive in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' high wooden fence 8' from the front property line along Locust Drive instead of the required 40' for the property located upon Block 5802, Lot 1, 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 October 26, 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, Matthew Rosenhoover is the owner of the land and premises located at 2 Linden Drive in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5802, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has a corner lot and he is replacing an old 4' fence with a new 6' fence.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6' fence with a front yard setbacks of 4', the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of October, 2016, the applicant Matthew Rosenhoover is hereby granted the aforesaid variance for the property located upon Block 5802, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Carman Scarduzzio	Yes
Andy Rosati	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia **Vice 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 9TH day of November, 2016.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162062C
Patricia Stergin
Block 1202, Lot 1

WHEREAS, Patricia Stergin is the owner of the land and premises located at 1008 Central Avenue in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 216 sq. foot tool shed instead of the required 168 sq. feet and to have 2 sheds instead of the required 1 and to construct a 4' and 6' vinyl fence 1' from front property line along 11th Avenue instead of the required 40' for the property located upon Block 1202, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-4 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on October 26, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Patricia Stergin is the owner of the land and premises located at 1008 Central Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1202, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified she has no garage and needs storage for personal items. The shed is 12' x 18' and is on crushed stone and the existing shed is 10'x10'. The location of the fence is needed to keep as much property as needed within the confines of the yard.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 12' x 18' shed and to allow 2 sheds and to have a fence 4' to 6' from the front property line, the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of October, 2016, the applicant Patricia Stergin is hereby granted the aforesaid variances for the property located upon Block 1202, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Carman Scarduzzio	Yes
Andy Rosati	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Frank Simiriglia **Vice 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 9TH day of November, 2016.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 092008CDPFSPa1
Blackwood Plaza, LLC
(The Shoppes at Gloucester Township)
Block 13104, Lot 3

WHEREAS, Blackwood Plaza, LLC (The Shoppes at Gloucester Township) is the owner of the land and premises located at Rt. 168 at Davistown Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for Amended Site Plan to expand the previously approved development to expand the shopmart retail area to 37,000 sq. feet and create temporary parking of 133 spaces in the location of the formerly approved restaurant for the property located upon Block 13104, Lot 3, as shown on the Official Map of the Township of Gloucester, located in a NC Zone, said application being represented by Patrick McAndrews Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on October 26, 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, Blackwood Plaza, LLC (The Shoppes at Gloucester Township) is the owner of the land and premises located at Rt. 168 at Davistown Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 13104, Lot 3, on the Official Tax Map of the Township of Gloucester, located in an NC 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 Ted Wilkinson, a Professional Engineer, who explained the amendments to the site plan, namely the applicant is proposing to remove the restaurant and add 133 parking spaces in that location and to relocate the 37,000 sq. foot supermarket. The total parking spaces will now be 356 and the applicant agreed to come back to the Board if they put in the restaurant at a later date. The applicant also agreed as a condition of approval within 30 days of this meeting to remove old construction material and clean up the site so that the debris will not be seen by the nearby homes.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant an amended site plan to add 133 parking spaces and to remove the restaurant, the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of October, 2016, the applicant Blackwood Plaza, LLC

(The Shoppes at Gloucester Township) is hereby granted the aforesaid Amended Site Plan for the property located upon Block 13104, 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 and conditioned upon the applicant cleaning up the site and returning to the Board in the event they decide to put back the restaurant.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Carman Scarduzzio	Yes
Andy Rosati	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Frank Simiriglia **Vice 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 9TH day of November, 2016.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #162064C**
Michael Iannelli
13 Antietam Drive
BLOCK, 10104LOT 14

DATE: October 18, 2016

The Applicant requests approval to 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	12,086.8 sf	yes
Minimum lot frontage Antietam Drive Constitution Road	 75 ft. 75 ft.	 111.27 ft. 125.71 ft.	 yes yes
Minimum lot depth	125 ft.	130 ft.	yes
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 Antietam Drive Constitution Road	 30 ft. 30 ft.	 35.6 ft. 23.9 ft.	 yes enc
Side yard	10 ft.	11.6 ft.	yes
Rear yard	30 ft.	±49 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.

II. VARIANCE COMMENTS

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

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence eleven (11) feet from the cartway along Constitution road (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 six (6) foot high vinyl fence eleven (11) feet from the cartway along Constitution Road (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: Michael Iannelli
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 №: # 162064

Taxes Paid Yes/No _____(Initial)

Fees 160.00 Project # 10863

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. 150.00 Escr.# 10863

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Michael Iannelli	Name(s): SAME
Address: 13 Antientam Drive	Address:
City: Laurel Springs	City:
State, Zip: New Jersey, 08021	State, Zip:
Phone: (856) 516 - 2260 Fax: (___) ___ - ___	Phone: (___) ___ - ___ Fax: (___) ___ - ___
Email: mike. iannelli@codegreensolar.com	

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

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

OCT 04 2019

[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: Dennis L. Riley	Firm: Law Office of Dennis L. Riley
Address: 200 Golfview Drive	State, Zip: New Jersey, 08012
City: Blackwood	Phone: (856) 232 - 3800 Fax: (856) 232 - 3880
	Email: dennislrileyesq@gmail.com

6. Name of Persons Preparing Plans and Reports:

Name: Tiffany A. Cuviello, PP, LLC	Name:
Address: 7 Equestrian Drive	Address:
Profession: Community Development and Planning	Profession:
City: Galloway	City:
State, Zip: New Jersey, 08205	State, Zip:
Phone:(609) 652 - 0271 Fax:(856) 912 - 4415	Phone:(___)___-_____ Fax:(___)___-_____
Email: TCuviello@verizon.net	Email:

7. Location of Property:

Street Address: 13 Antientam Drive Block(s): 10104

Tract Area: Lot(s): 14

8. Land Use:

Existing Land Use: Residential with fence

Proposed Land Use (Describe Application): ~~seller provided buyer funds at closing to replace dilapidated old wooden fence with new fence in the exact place/location and height.~~ 6 foot white vinyl fence, 11 ft setback E.O.P. 2.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

Proposed House

All Applications		~~Proposed~~
Front setback 1	78 ft 68'	35.6 ft
Front setback 2	11 ft	37.1 ft
Rear setback	1.2 ft	47 ft
Side setback 1	20 ft	23.9 ft
Side setback 2		11.6 ft
Lot frontage		95.56 ft
Lot depth		110 ft
Lot area		12,086.8 S.F.
Building height		n/a

Fence Application	Proposed
Setback from E.O.P.*1	78 ft from front curb
Setback from E.O.P.*2	11ft from side curb
Fence type	vinyl
Fence height	6ft

*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: n/a

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

NOTE: If any of above are required, attach 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: 10/03/2016

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).**

10/03/2016
Date

Signature

Michael Iannelli
Print Name

Sworn and Subscribed to before me this 3rd day of October, 2016 (Year).

Signature

Carly K. Ferro, Attorney at Law, State of New Jersey
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

10/03/2016
Date

Michael Iannelli
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 06/30/2016, shows and discloses the premises in its entirety, described as Block 10104 Lot 14; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

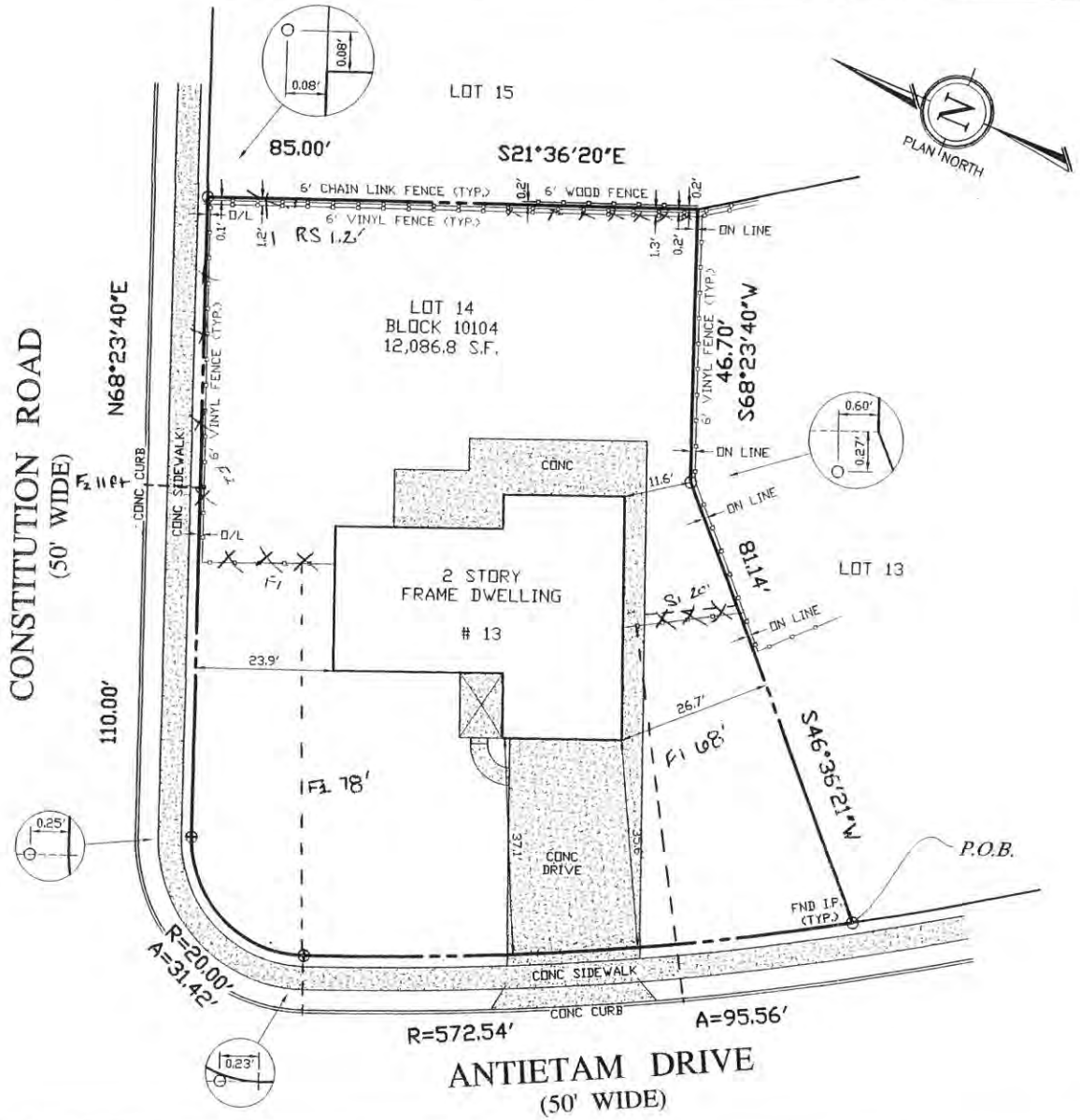
State of New Jersey,
County of Camden:

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

Name of properly owner or applicant

Sworn and subscribed to
On this 3rd day of October, 2016 before the following authority.

Notary public



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: 3/21/16
6. BEING LOT 14, BLOCK 130-X, ON MAP ENTITLED, "PLAN OF LOTS, GLEN OAKS, SECTION SEVEN", DULY FILED ON MAY 8, 1969.
7. ISSUED TO:

   MICHAEL IANNELLI

#1620446

REVISION	DATE	REVISION DESCRIPTION	DRAWN BY:	CHECKED BY:	APPROVED BY:
2	6/30/16	SURVEY UPDATE	CNL	FAI	FAI
1	6/28/16	SURVEY UPDATE	CNL	FAI	FAI

SURVEY OF PROPERTY

FOR

BLOCK: 10104, LOT: 14

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

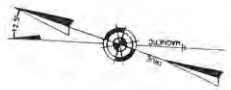
FRANK A. INTESSIMONI
P.L.S. LICENSE No.: 31656
P.P. LICENSE No.: 3493

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

DATE:	3/22/16
SCALE:	1" = 20'
DRAWN BY:	CNL
CHECKED BY:	FAI
SHEET:	1 OF 1
DRAWING No.:	18736

REVISIONS		
1/1/2010	CRAIG F. REMINGTON	23924

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



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

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

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

REMINGTON & VERNICK ENGINEERS
24 GA 28003600
232 KINGS HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-9595 FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
PROPERTY ADMINISTRATION
APPROVED AS A TAXMAP PURSUANT TO THE AUTHORITY OF N.J.S.A. 54:1-35 & 54:4-1
FOR THE DIRECTOR, DIVISION OF TAXATION
DATE: MAR 09 2011

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

October 7, 2016

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

Re: Application #162064C
Michael Iannelli
13 Antientam Drive, Laurel Springs, NJ 08021
Block 10104, Lot 14

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

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #162064C 13 ANTIENTAM DR., LAUREL SPRINGS, NJ 08021 Block 10104 Lot 14

☒ 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:

Reviewed By: ☐ Lt. Jason Gittens ☒ Cpl. Frank Pace

Signature: #165 Date Submitted: 10/12/2016

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
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 Iannelli

Address: 13 Antietam Drive

Block: 10104 Lot: 14

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

Date 10/6/14

Gloucester Township Tax Collector

Printed on recycled paper

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 4, 2016 **APPLICATION No. #162064C**

APPLICANT: MICHAEL IANNELLI **PROJECT No. 10863**

BLOCK(S): 10104 Lot(S): 14

LOCATION: 13 ANTIENTAM DR., LAUREL SPRINGS, NJ 08021

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 14, 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 10/3/16

Bink 62

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 4, 2016 **APPLICATION No. #162064C**

APPLICANT: MICHAEL IANNELLI **PROJECT No. 10863**

BLOCK(S): 10104 Lot(S): 14

LOCATION: 13 ANTIENTAM DR., LAUREL SPRINGS, NJ 08021

RECEIVED OCT 18 2016 BY:

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 OCTOBER 14, 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
- ☐ 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

RECEIVED OCT 18 2016 BY:

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

OK 10-17-16 JTG Bldg

Signature

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 #162068C**
Kwok K. Lim
850 Somerdale Road
BLOCK 8703, LOT 1

DATE: October 24, 2016

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 - Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	±35,719 sf	yes
Minimum lot frontage Somerdale Road Orchard Avenue	 75 ft. 75 ft.	 136.16 ft. 242.62 ft.	 yes yes
Minimum lot depth	125 ft.	239.30 ft.	yes
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 Somerdale Road Orchard Avenue	 30 ft. 30 ft.	 n/p n/p	 --- ---
Side yard	10 ft.	n/p	---
Rear yard	30 ft.	n/p	---
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

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

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

II. VARIANCE COMMENTS

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

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence twenty one (21) feet from the cartway along Orchard Avenue (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 425.C(3) to construct six (6) foot high vinyl fence twenty one (21) feet from the cartway along Orchard 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: Kwok K. Lim
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. #162068C

Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 160.00 Project # 10888

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

Escr. 150.00 Escr.# 10888

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Kwok K. Lim	Name(s): Suk P. Lim (wife)
Address: 850 Somerdale Rd Blackwood. N.J. 08012	Address: 850 Somerdale Rd
City:	City: Blackwood.
State, Zip:	State, Zip: N. J. 08012
Phone: (856) 782-7460 Fax: (609) 969-8120	Phone: (856) 782-7460 Fax: (___) ___-____
Email: SukPing@Comcast.net	

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 OCT 19 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: _____ Firm: _____

Address: _____ State, Zip: _____

City: _____ Phone: (___)___-____ Fax:(___)___-____

Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Kwok K. Lim	Name:
Address: 850 Somerdale Rd	Address:
Profession: Retire	Profession:
City: Blackwood	City:
State, Zip: N J. 08012	State, Zip:
Phone: (856) 782-7460 ~~Fax:~~ C (609) 969-8120	Phone: (__)___-____ Fax: (__)___-____
Email: Suk Ping @ Comcast. net	Email:

7. Location of Property:

Street Address: 850 Somerdale Rd. Block(s): 8703

Tract Area: Lot(s): 1

8. Land Use: House

Existing Land Use: House RESIDENTIAL

Proposed Land Use (Describe Application): Replace of 6th wood Fence with 6th Clap Vinyl Tuth 21FT F2 set back

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	50 FT.
Front setback 2	21 FT.
Rear setback	0
Side setback 1	0
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	21 FT.
Fence type	VINYL
Fence height	6 FT

*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: _____ 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

_____ 10-19-16

Signature of Applicant Date

_____ _____

Signature of Co-applicant Date

17. Consent of Owner(s):

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

10-19-16
Date

Signature

Kwok K. Lim
Print Name

Sworn and Subscribed to before me this 19 day of October 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
C.	Is this application for approval on a site or sites for commercial purposes?	☑ No ☐ Yes
D.	Is the applicant a corporation?	☑ No ☐ Yes
E.	Is the applicant a limited liability corporation?	☑ No ☐ Yes
F.	Is the applicant a partnership?	☑ No ☐ Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

Kwok K. Lim
Print Name

10-19-16
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 _____, shows and discloses the premises in its entirety, described as Block 8703 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:

Kwok K. Lim 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

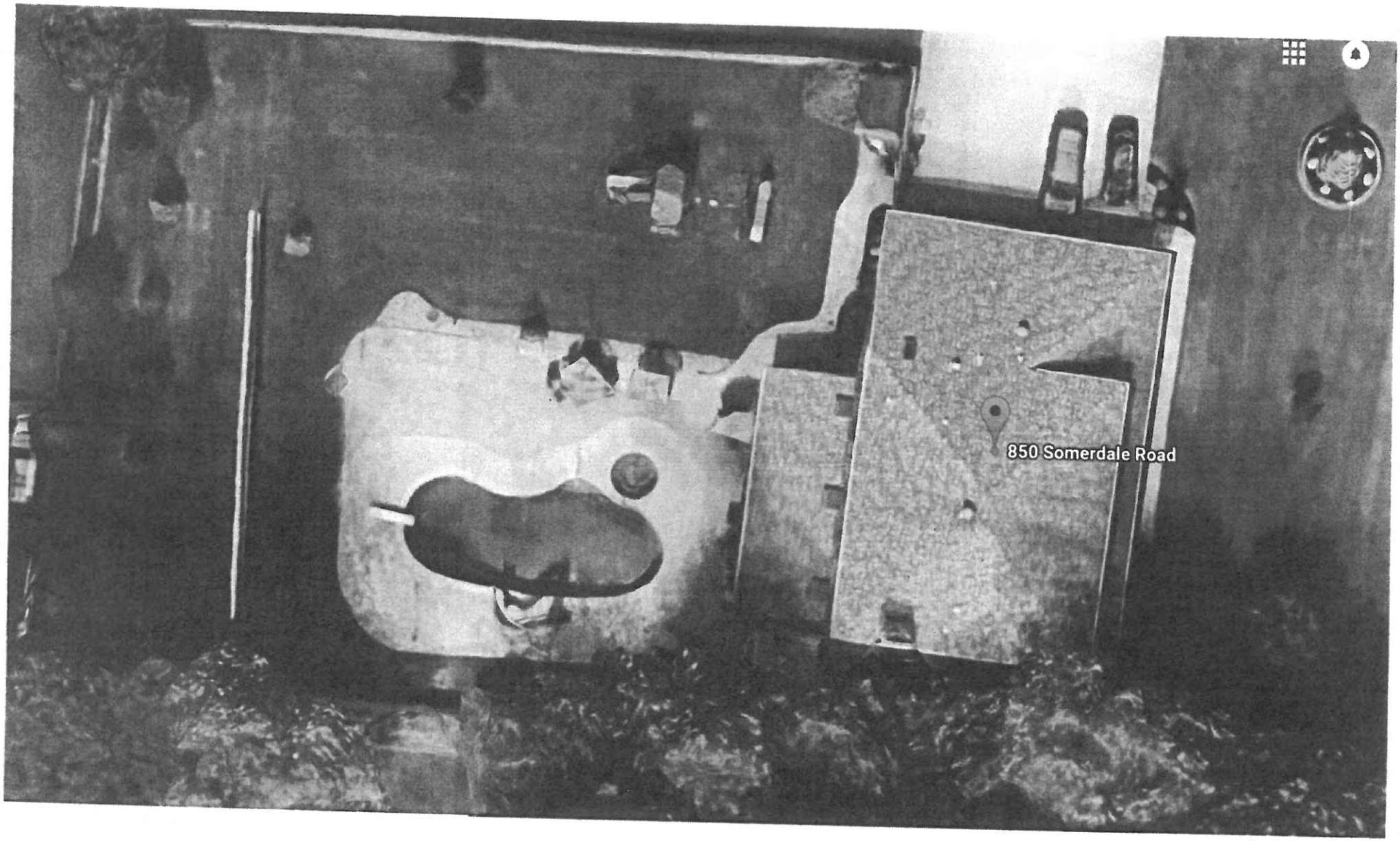
Sworn and subscribed to
On this 19 day of October
20 16 before the following authority.

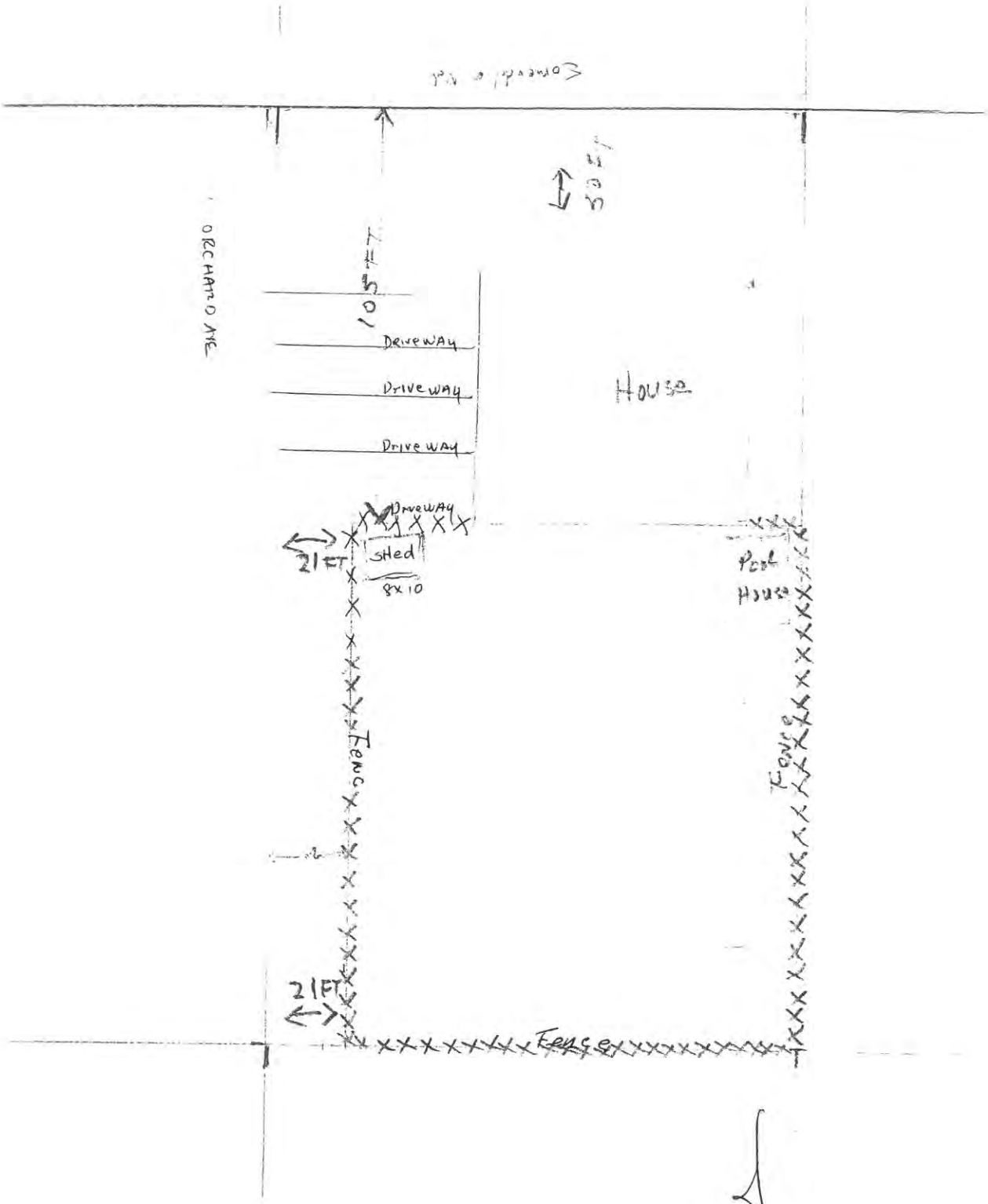
MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

Michele Lyn Treger
Notary public

850 Somerdale Rd, Blackwood,
850 Somerdale Rd
Blackwood, NJ 08012
Directions
SAVE
NEARBY
SEND TO YOUR PHONE
SHARE
Add a missing place
Add a label
Orchard Ave
Orchard Ave
850 Somerdale Road
Map
Google
3D

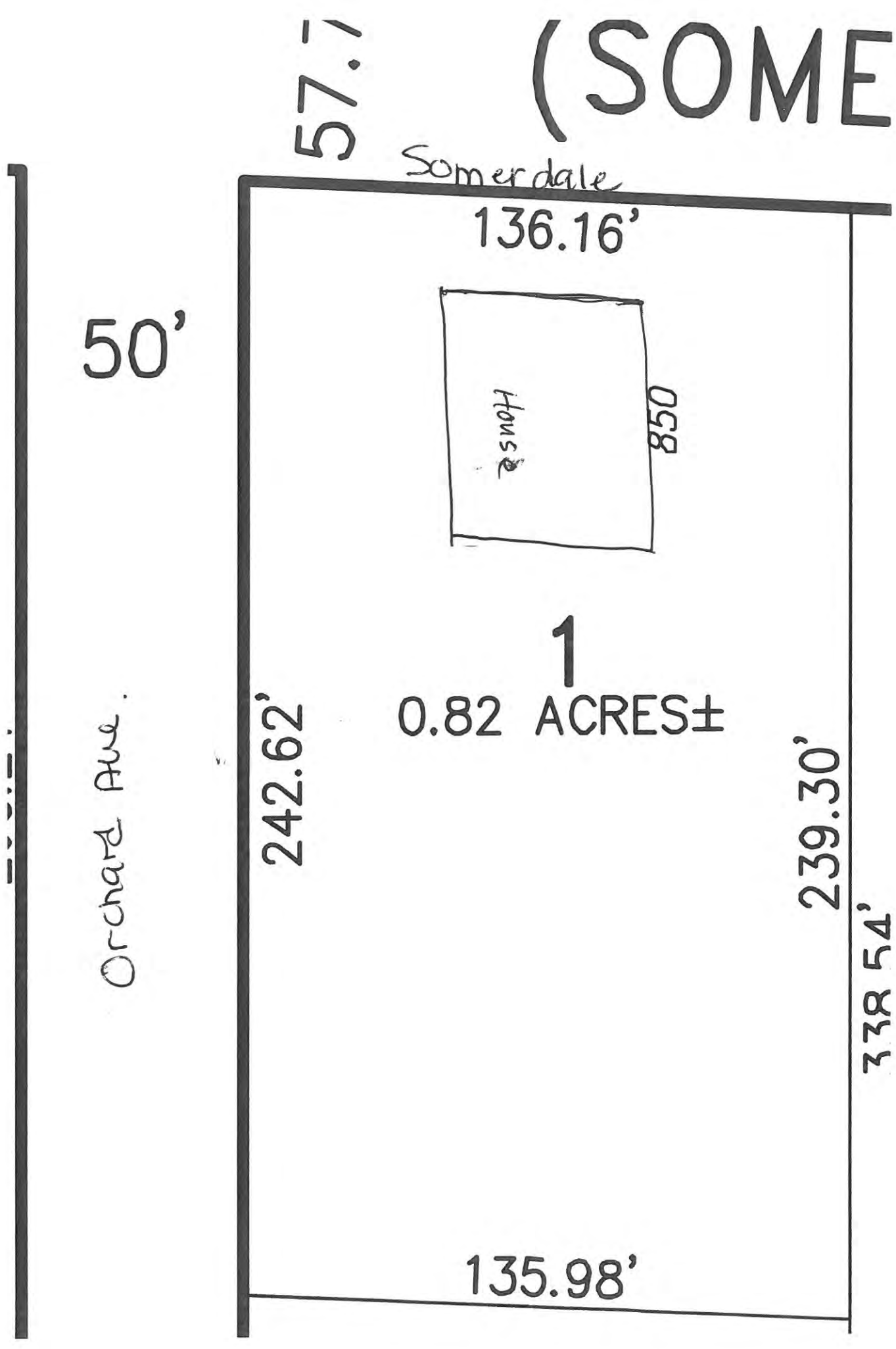
Orchard Ave
Orchard Ave
Google
2D


850 Somerdale Road



Kwok K Lim

10-19-16


57.7
(SOME
Somerdale
136.16'
50'
House
850
1
0.82 ACRES±
242.62'
239.30'
338.54'
135.98'
Orchard Ave.

REVISIONS		
4/1/2010	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)

COUNTY OF CAMDEN
BOROUGH OF SOMERDALE

"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. REILLY, 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 28003400

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595 FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

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 Kim Lim + Pine Suk

Address 850 Somerdale Rd Blackwood

Block 8703 Lot 1

10/19/16
Date

Maryann Bilsa
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
ZONING BOARD TRANSMITTAL

DATE: October 19, 2016 **APPLICATION No. #162068C**

APPLICANT: KWOK K. LIM **PROJECT No. 10888**

BLOCK(S): 8703 **Lot(S): 1**

LOCATION: 850 Somerdale Rd 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 OCTOBER 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

OK, fence replacement only.
No Issues.

Signature

assent 10/19/16

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #162068C Block 8703 Lot 1

☒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:

OCT 24 2016

Reviewed By: ☒ Lt. Jason Gittens ☐ Ptl. Adam McKillop

Signature: _____ Date Submitted:

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #162031DSPW** **Escrow #10487**
Pat's Industry, LLC
BLOCK 6502, LOT 2

DATE: October 18, 2016

The Applicant requests use variance approval for "Storage of Impound Vehicles" and site plan waiver within the CR –Commercial Residential District. The project is located on the west side of the Black Horse Pike south of Brown Avenue.

Applicant:	Pat's industry, LLC, 44 Hyannis Avenue, Blackwood, NJ 08012 (telephone #215-203-0993).
Owner:	Robert Holton, 44 Hyannis Avenue, Blackwood, NJ 08012 (telephone #215-203-0993).
Planner:	Candace Kanaplue, PP, AICP, Bach Associates, P.C., 304 White Horse Pike, Haddon Heights, NJ 08035 (telephone #856-546-8611).
Surveyor:	Anthony F. DiRosa, PE, PLS, Bach Associates, P.C., 304 White Horse Pike, Haddon Heights, NJ 08035 (telephone #856-546-8611).
Attorney:	Dennis L. Riley, Esq., Riley & Shovlin, P. A., 200 Golfview Drive, Blackwood, NJ 08012 (telephone #856-232-3800).

I. INFORMATION SUBMITTED

1. Land Development Application Form and narrative dated 10/1216.
2. Sketch Plat as prepared.
3. Riley & Shovlin, P. A. Disclosure Letter dated 6/29/16.
4. Existing Conditions Plan, as prepared by Bach Associates, P.C. comprising one (1) sheet dated 10/07/16.

II. ZONING REVIEW

ZONE: Storage of Impound Vehicles is not a listed permitted use in the CR – Commercial Residential District [§414.B].

Section 414.F. CR – Commercial Residential District

Description	Other Use	Proposed	Complies
Lot size (min.)	1 acre	2.89 acres	yes
Lot frontage (min.) – split frontage	**100 ft.**	**89.80 ft.**	**no***
Lot depth (min.)	300 ft.	566.15 ft.	yes
Building coverage (max.)	15%	n/a	n/a
Lot Coverage (max.)	50%	n/a	n/a

* 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.

Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	20 ft.	n/a	n/a
Side yard (min.)	10 ft.	n/a	n/a
Rear yard (min.)	25 ft.	n/a	n/a
Building Height (max.)	35 ft.	n/a	n/a
Floor Area Ratio (max.)	0.25	n/a	n/a
Parking Area Setback			
In front of the building line	**N. P.**	**yes**	**no***
From side property line (min.)	**15 ft.**	**0 ft.**	**no***
From rear property line (min.)	15 ft.	> 15 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.

III. VARIANCE COMMENTS

The Application as submitted requires the following variances from the CR- Commercial Residential District:

§414.B, Permitted Uses

1. Storage of Impound Vehicles is not a listed permitted use in the CR – Commercial residential District.

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

2. Lot frontage (split frontage): (89.80 ft. provided v. 100 ft. min. required).
3. Parking area (front): (front parking provided v. Not permitted).
4. Parking area (side): (0 ft. provided v. 15 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:

5. 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)).
6. 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).

POSITIVE CRITERIA ("D1" use variance)

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested "D1" variance:

a. Uses determined as not "inherently beneficial."
   i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare *(basis Medici v. BPR Co., 107 N.J. 1 (1987))*.
      1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
      2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
      3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

NEGATIVE CRITERIA

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

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

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

IV. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

The Applicant must address the positive criteria including special reasons, standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

1. Master Plan
   a. Consistency of the proposed use with the criteria of the B-1 Mixed Business/Residential land use classification of the master plan.
2. Zoning
   a. Consistency of the proposed use with the CR –Commercial/Residential District and character of the built environment.
3. Use Variance
   a. Suitability of the subject property to accommodate the following components of the proposed use:

i. Use:
    1. The Applicant shall provide a description of the proposed use including but not limited to the following:
        a.) Hours of operation.
        b.) Maximum number, type (i.e., passenger, commercial, motorcycles, boats, trailers, etc.), and condition of vehicles to be stored.
        c.) Maintenance of vehicles, fluid removal, etc.
        d.) Storage of any other materials.
            i. A field inspection noted the storage of construction equipment and materials.

ii. Parking.
    1. The applicant shall address proposed parking for customers and vehicle deliveries.

iii. Turning movements.
    1. The applicant shall address site access and turning movements of towing vehicles.

iv. Lighting.
    1. The Applicant shall address lighting for the premises, if applicable.

4. Site Plan Waiver:

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

a. "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 ..."

    i. Should the Board approve the use variance and a site plan waiver, it's recommended a conditional of approval include appropriate time limits to complete the following minimum site improvements.
        1. A minimum 20-foot deep paved entrance drive consistent with the concrete apron for the adjacent GTMUA parcel.
        2. Repair of the corner post of the front chain link fence.
        3. Install vertical screening slats with top and bottom locking channels for the existing gate in tan color consistent with the existing screening slats.
        4. Provide a minimum of eight (8) evergreen trees, six (6) feet high and eight (8) feet on center along the southerly wood screening fence.
            a.) It's recommended to plant Leyland Cypress (*Cupressocyparis leylandii*) or similar evergreen tree variety.
        5. Provide a mixture of evergreen and ornamental trees, shrubs, and grasses along the front screening fence.

V. 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.*

VI. 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.

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

cc: Pat's Industry, LLC
Dennis Riley, Esq.
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 №.: #162031DSPW

Taxes Paid Yes/No _____(Initial)

Fees 410.00 Project # 10481

☐ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 1950.00 Escr.# 10481

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Pat's Industry, LLC	Name(s): Robert Holton
Address: 44 Hyannis Avenue	Address: 44 Hyannis Avenue
City: Blackwood	City: Blackwood
State, Zip: New Jersey 08012	State, Zip: New Jersey 08012
Phone: (215) 203 -0993 Fax: (___) ___-____	Phone: (215) 203 0993 Fax: (___) ___-____
Email: patsautosalvage@aol.com	

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

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

RECEIVED
MAY 31 2016
BY: INCOMPLETE

[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: Dennis L. Riley, Esquire	Firm: Riley & Shovlin, P.A.
Address: 200 Golfview Drive	State, Zip: New Jersey, 08012
City: Blackwood	Phone: (856) 232 -3800 Fax: 856 232 3880
	Email: dennislriley@aol.com

6. Name of Persons Preparing Plans and Reports:

Name: Candace Kanaplue, PP, AICP	Name: Anthony F. DiRosa, PE, PLS
Address: 304 White Horse Pike	Address: 304 White Horse Pike
Profession: Professional Planner	Profession: Engineer, Surveyor
City: Haddon Heights	City: Haddon Heights
State, Zip: New Jersey, 08035	State, Zip: New Jersey, 08035
Phone: (856) 546 -8611 Fax: 856 546 8612	Phone: (856) 546 8611 Fax: 856 546 8612
Email: ckanaplue@bachdesigngroup.com	Email: adirosa@bachdesigngroup.com

7. Location of Property:

Street Address: 110 Black Horse Pike Block(s): 6502

Tract Area: _____ Lot(s): 2

8. Land Use:

Existing Land Use: vacant lot

Proposed Land Use (Describe Application): see attached

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	N/A
Front setback 2	N/A
Rear setback	N/A
Side setback 1	N/A
Side setback 2	N/A
Lot frontage	50 Feet
Lot depth	± 390 Feet
Lot area	± 3.0 Acres
Building height	N/A

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: _____ 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: 5-17-2016

Robert Holton

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

5-17-2016
Date

Signature

Robert Holton
Print Name

Sworn and Subscribed to before me this
17 day of May,
2016 (Year).

Signature

Judy A. McAleer
Notary Public of New Jersey
My Commission Expires 9/12/2016
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

5-17-2016
Date

Robert Holton
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 6502 Lot 2; 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:

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

Robert Holton
Name of property owner or applicant

Sworn and subscribed to
On this 17th day of May,
2016 before the following authority.

Notary public

Judy A. McAleer
Notary Public of New Jersey
My Commission Expires 9/12/2016

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).**

6/29/16
Date

Signature

Robert Holton
Print Name

Signature

Sworn and Subscribed to before me this 29 day of June, 2016 (Year).

Dennis L. Riley, Esq.
Attorney-at-Law
State of New Jersey

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). See #
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? ☑ No ☐ Yes

IF YES:

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

Signature of Applicant

*Robert Holton
22 Hyannis Avenue
Blackwood, NJ 08012

6/29/16
Date

Robert Holton
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 6502 Lot 2; 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:

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

Robert Holton
Name of property owner or applicant

Sworn and subscribed to
On this 29th day of June,
20 16 before the following authority.

Notary public Dennis L. Riley, Esq.
Attorney at Law
State of New Jersey

JUN 30 2016

RILEY & SHOVLIN, P.A.
ATTORNEYS AT LAW

Dennis L. Riley
Thomas A. Shovlin*

*NJ & PA BAR

At Valleybrook Country Club
200 Golfview Drive
Blackwood, New Jersey 08012

856-232-3800
FAX 856-232-3880

E-Mail Addresses:
DennisLRiley@aol.com
ThomasAShovlin@aol.com

June 29, 2016

Gloucester Township
Community Development
P.O. Box 8
Blackwood, NJ 08012
Attn: Donna Barrett

Re: Pat's Industry Application
Our File No. 10494-15-R

Dear Donna:

Sorry for the oversight as to the membership. It is a 100%. Please see the attached. If you need anything further please do not hesitate to contact our office.

Thank you in advance.

Sincerely,

RILEY & SHOVLIN, P.A.

DENNIS L. RILEY

DLR/lw
enc.

cc: Pat's Industry, LLC

JUN 30 2016

The property in question is located at 110 Black Horse Pike. The current use is vacant lot, with a partial fence, temporary trailer, approximately (5) five vehicles. There is a stone area in the front portion of the lot. The rest of the property is comprised of a stream and wooded areas. It is zoned CR Commercial Residential and is approximately 2.89 acres. The lot is irregularly shaped, with frontage on Black Horse Pike (SR 168). Properties to the north and south are also zoned CR. Properties to the east and west are zoned R-3 Single Family Detached.

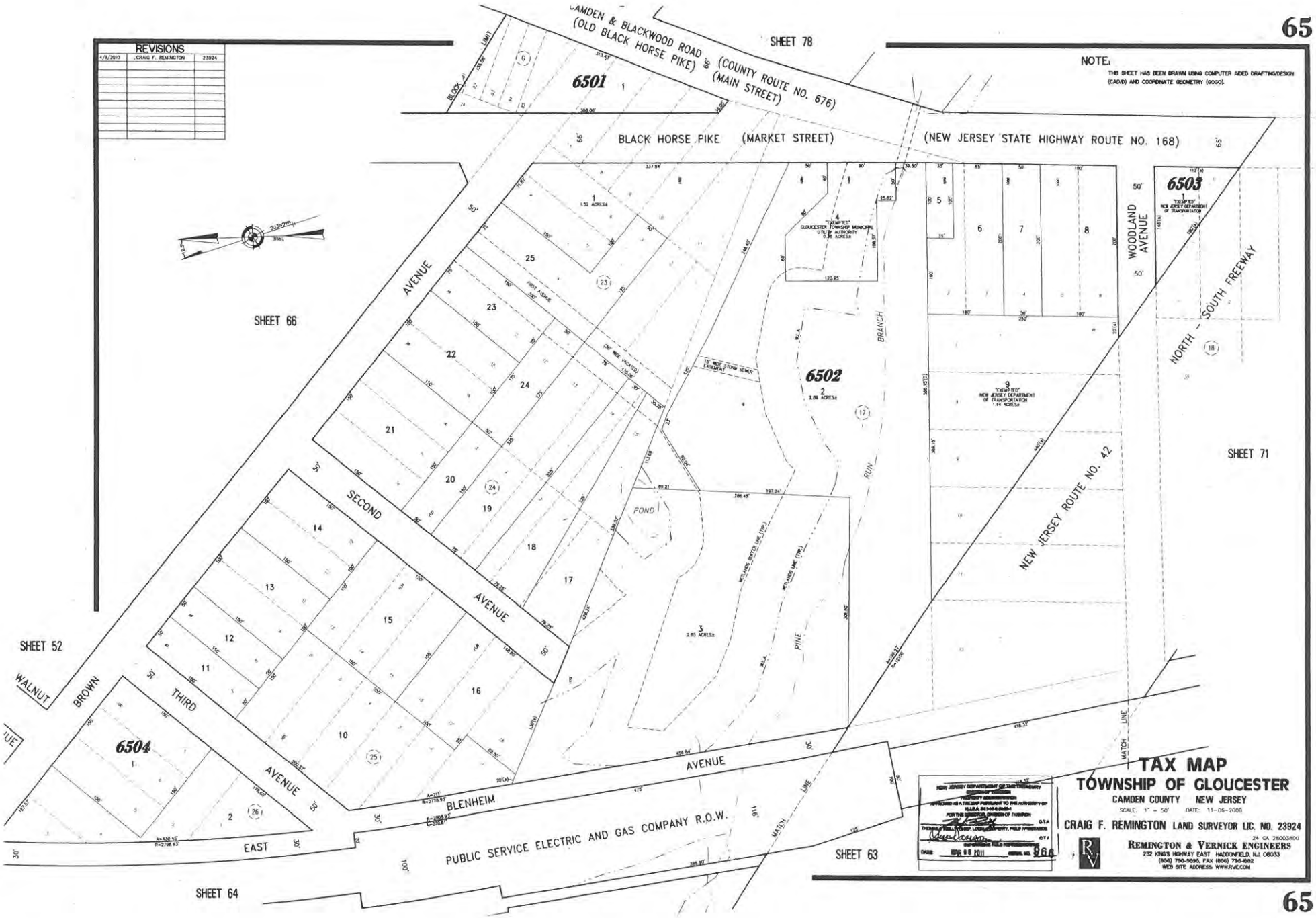
Permitted uses in the CR District do not include Impound yards. The proposed business will be part of a family run operation. The lot is proposed to be used for the temporary storage of impounded vehicles, which will be held for a maximum of (30) thirty days. The vehicles located on the property will be dropped off by tow truck operators employed by the owner of the impound yard. The yard area will be fenced in chain link fencing containing slats. Security lighting and cameras will be located around the property for (24) twenty four hour protection and surveillance. The owner anticipates a monthly average rotation of (20) twenty to (40) forty cars, maximum. It will typically be lower than this. There will be no employees located on the site, this use is proposed to be a yard to hold vehicles for (30) thirty days or less.

This lot has a G.T.M.U.A. pumping station in the middle of it. Our proposed use is to let the applicant continue to use the lot as a storage facility (up to (30) thirty days) for cars towed there.

RECEIVED
MAY 31 2016
BY:

Dennis L. Riley
Attorney in Fact

RECEIVED
MAY 31 2016
BY:


65
REVISIONS
4/1/2010 CRAIG F. REMINGTON 23924
CAMDEN & BLACKWOOD ROAD (COUNTY ROUTE NO. 676)
(OLD BLACK HORSE PIKE) (MAIN STREET)
SHEET 78
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (GOGO).
6501
BLACK HORSE PIKE (MARKET STREET)
(NEW JERSEY STATE HIGHWAY ROUTE NO. 168)
6503
WOODLAND AVENUE
NORTH - SOUTH FREEWAY
SHEET 66
6502
POND
RUN
BRANCH
PINE
NEW JERSEY ROUTE NO. 42
SHEET 71
FIRST AVENUE
SECOND AVENUE
THIRD AVENUE
BROWN
WALNUT
6504
BLENHEIM AVENUE
EAST
PUBLIC SERVICE ELECTRIC AND GAS COMPANY R.O.W.
MATCH LINE
SHEET 52
SHEET 63
SHEET 64
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 50' DATE: 11-06-2008
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS
232 KING'S HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-8882
WEB SITE ADDRESS WWW.RVE.COM
24 GA 28003400
65

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: Robert J Holton

Address: 110 Black Horse Pike

Block: 6502 Lot: 2

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

10/12/16
Date

Gloucester Township Tax Collector

OCT 12 2016

Printed on recycled paper

Blatt 62

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 11, 2016

APPLICATION No. #162051C

APPLICANT: MATT BRANDLEY

PROJECT No. 10720

BLOCK(S): 9203 Lot(S): 14

LOCATION: 237 HINTON WAY, 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.
☐ For Your Files.

Please Forward Report by AUGUST 22, 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
- ☐ 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

RECEIVED
AUG 18 2016
BY:

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

OK 8-18-16 JG Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 26, 2016

APPLICATION No. #162031DSPW

APPLICANT: PAT'S INDUSTRY, LLC

PROJECT No. #10487

BLOCK(S): 6502 Lot(S): 2

LOCATION: 110 BLACK HORSE PIKE, 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

RECEIVED JUN 23 2016

STATUS OF APPLICATION:

☒ **New Application – Use "D" Variance & Site Plan Waiver**

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by JUNE 13, 2016**

☐ For Your Files.

REVIEWED DATE: 6-15-16
☒ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL:

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. 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 & Site Plan Waiver

w/o Comm

Signature

Bv# 66

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 26, 2016

APPLICATION No. #162031DSPW

APPLICANT: PAT'S INDUSTRY, LLC

PROJECT No. #10487

BLOCK(S): 6502 Lot(S): 2

LOCATION: 110 BLACK HORSE PIKE, 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 – Use "D" Variance & Site Plan Waiver**

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by JUNE 13, 2016**

☐ For Your Files.

RECEIVED
JUN 14 2016
BY:

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. 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 & Site Plan Waiver

OK 6-6-16 JCG 151dg

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

June 8, 2016

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

RECEIVED
JUN - 9 2016
BY

Re: Application #162031DSPW
Pat's Industry, LLC
110 Black Horse Pike, Blackwood, NJ 08012
Block 6502, Lot 2

Gentlemen:

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

We formally request, however, that automobiles for sale are not placed in the front of the property.

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

RECEIVED
JUN 01 2016
BY:

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 26, 2016

APPLICATION No. #162031DSPW

APPLICANT: PAT'S INDUSTRY, LLC

PROJECT No. #10487

BLOCK(S): 6502 Lot(S): 2

LOCATION: 110 BLACK HORSE PIKE, 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 – Use "D" Variance & Site Plan Waiver**

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by JUNE 13, 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 - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. 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 & Site Plan Waiver

PROPERTY IS IN A VERY HIGH, TEMPERAMENTAL TRAFFIC AREA. ENTRANCE/EXIT OF TOW TRUCKS, VEHICLES VERY DIFFICULT, ESPECIALLY DURING PRIME TIME. NEEDS TO BE DRESSED UP OR WILL BE A JUNK YARD RIGHT AT RT 42 OFF-RAMP. NEEDS SITE PLAN.

Signature Assessor 6/1/16

Bnft 69

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 13, 2016 **APPLICATION No. #162031DSPW**

APPLICANT: Pat's Industry, LLC **PROJECT No. #10487**

BLOCK(S): 6502 Lot(S): 2

LOCATION: 110 Black Horse Pike, Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☒ **New Application – Use "D" Variance & Site Plan Waiver**

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by October 24, 2016**

☐ For Your Files.

ENCLOSED:

OCT 13 2016

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. 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 & Site Plan Waiver

Ok 10-17-16 JTG Bldg ~ No Building Issues

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 13, 2016 **APPLICATION No. #162031DSPW**

APPLICANT: Pat's Industry, LLC **PROJECT No. #10487**

BLOCK(S): 6502 Lot(S): 2

LOCATION: 110 Black Horse Pike, 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 – Use "D" Variance & Site Plan Waiver**

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by October 24, 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 - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. 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 & Site Plan Waiver

THIS IS AN EXTREMELY DANGEROUS AND HIGH TRAFFIC AREA, ESPECIALLY WITH OFF RAMP (from Rt 42), and FORK TO O.B.H.P. VISUAL STORAGE OF VEHICLES COULD BE DETRIMENT TO AREA BUSINESSES.

Signature

10/13/16

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

October 18, 2016

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

Re: Application #162031DSPW
Pat's Industry, LLC
110 Black Horse Pike, Blackwood, NJ 08012
Block 6502, Lot 2

Gentlemen:

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

We formally request, however, that automobiles for sale are not placed in the front of the property.

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

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 21, 2016

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

Re: Mohinders Gas, LLC
Use Variance & Site Plan Waiver
Block 18404, Lots 1 & 2.01
585 Berlin Cross Keys Road
Gloucester Township, Camden County
Gloucester Application #162058DSPW
Our File No.: GX160121-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. A copy of a Township of Gloucester Zoning Board Transmittal dated October 12, 2016

B. A copy of a Township of Gloucester Land Development Application for Use Variance and Site Plan Waiver

C. A site sketch prepared by Chesmont Engineering dated November 30, 2015

D. Letters from the Township of Gloucester Township Police Traffic Safety Unit, Fire District # 5, Bureau of Fire Protection, Tax Collector & Municipal Utilities Authority

E. Site Plan Waiver Plans for "Mohinders Gas, LLC prepared by Gary R. Civalier dated July 8, 2016 including:

   a. Cover Sheet
   b. Existing Conditions & Demolition Plan
   c. Site Plan Waiver
   d. Grading Plan
   e. Details

We have reviewed the application and offer the following comments:

I. Project Description

1. The project site is located on the northwesterly corner of the Berlin-Cross Keys Road (C.R. 689) and Sicklerville Road (C.R. 705).

2. A gas station, "Speed Gas," and auto repair shop, "Efe's Auto Repair," are located at on the site.

3. The property contains a one-story masonry building with a four-bay service garage and office. There is also a canopy cover with four motor fuel dispensers and associated site improvements.

4. The site is known as Block 18404, Lots 1 & 2.01 and is approximately 1.22 acres.

5. The tract has approximately 117.80 feet of frontage along the Berlin-Cross Keys Road (C.R. 689) and 242.8 feet of frontage along Sicklerville Road (C.R. 705).

6. The lot is located within the Highway Commercial (HC) District.

7. The applicant is proposing a propane cylinder fill system area. It appears that pre-filled propane containers are currently sold on site.

8. The applicant is also proposing to convert the existing 2,190 square foot four-bay service/office building into a convenience store with an office.

9. Miscellaneous associated site improvements are also being proposed, including paving, sidewalk and striping immediately adjacent to the convenience store.

II. Use Variance

1. The property is located within HC District. The purpose of the HC District is to provide for the development of commercial activities which are oriented for automotive use and traffic and which constitute the main shopping and service areas within the municipality.

2. A convenience store combined with motor fuel dispensers are listed as a conditional use in the HC District. However, it appears that the site does not meet all the conditions listed under Section 416.D.5 of the Gloucester Township Land Development Ordinance (LDO). The applicant is therefore seeking a Use Variance.

3. The applicant should describe typical operations for the overall business and proposed cylinder fill system, i.e. hours of operation, amount of employees, etc.

4. The applicant should indicate whether automobile maintenance will continue to be performed on site.

5. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.

6. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.

7. We defer review of conformance with the conditional use standards and the area yard and bulk requirements of the Ordinance to your office.

III. Site Plan Waiver

1. The applicant is requesting a Site Plan waiver for this project.

2. We have reviewed the submitted plans and visited the site. The applicant is proposing minimal site improvements. The Board may wish to consider the Site Plan Waiver. However, we would recommend that the following items be addressed:

   a. The applicant should address parking adequacy of the site. There appears to be 17 existing parking spaces, including one barrier free stall. According to the Land Development Ordinance the following parking requirements apply to the site:

      i. Convenience Stores require five parking spaces for each 1,000 square feet of store area; therefore, 11 parking spaces are required.

   b. It appears that the on-site stormwater management system and basin have not been maintained. This should be reviewed and addressed.

   c. The existing asphalt pavement and traffic striping are in poor condition. The applicant should, at a minimum, seal coat and restripe the entire area.

   d. The applicant should upgrade existing traffic signage that is in poor condition. All signage shall meet MUTCD standards. A note stating the same should be added to the plans.

   e. The need for the existing vending machines should be reviewed.

   f. The applicant should review the placement of the propane sales station and the vacuum/air stations. As proposed, they could affect the parking area for the convenience store.

   g. We recommend that the proposed bollards associated with the propane sales station be placed behind the curb line.

h. The applicant should indicate if the existing sheds and storage areas associated with the auto repair facility will be removed from the site. This should be indicated on the plans.

i. There is limited site distance from the westerly driveway exiting onto Sicklerville Road (C.R. 705) looking west. Sight triangles should be added to the plan. The existing vegetation should be trimmed within the sight triangles.

j. We recommend that landscaping/shade trees be provided, consistent with adjoining commercial businesses.

k. Sidewalk is required along the entire frontage of the site. This should be addressed.

3. We defer review of the handicap accessible parking spaces and the barrier free access to the Construction Official.

4. The proposed application may need to be approved by the Camden County Planning Board. This should be reviewed.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to the New Jersey Department of Transportation, Gloucester Township Municipal Utilities Authority, Camden County Conservation District, 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:tb:jm
C: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer
Mohinders Gas, LLC, Applicant (via email & mail)
Mr. Mark Iaconelli, Jr., Esq. (via email)
Mr. Gary Civalier, PE (via email)

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 №.: #162058.D SPW.

Taxes Paid Yes/No _____ (Initial)

Fees _____ Project # 10789

☑ Planning Board ☐ Zoning Board of Adjustment

Escr. _____ Escr.# 10789

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

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 06 2017 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 garage bays 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?

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

9/07/16
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

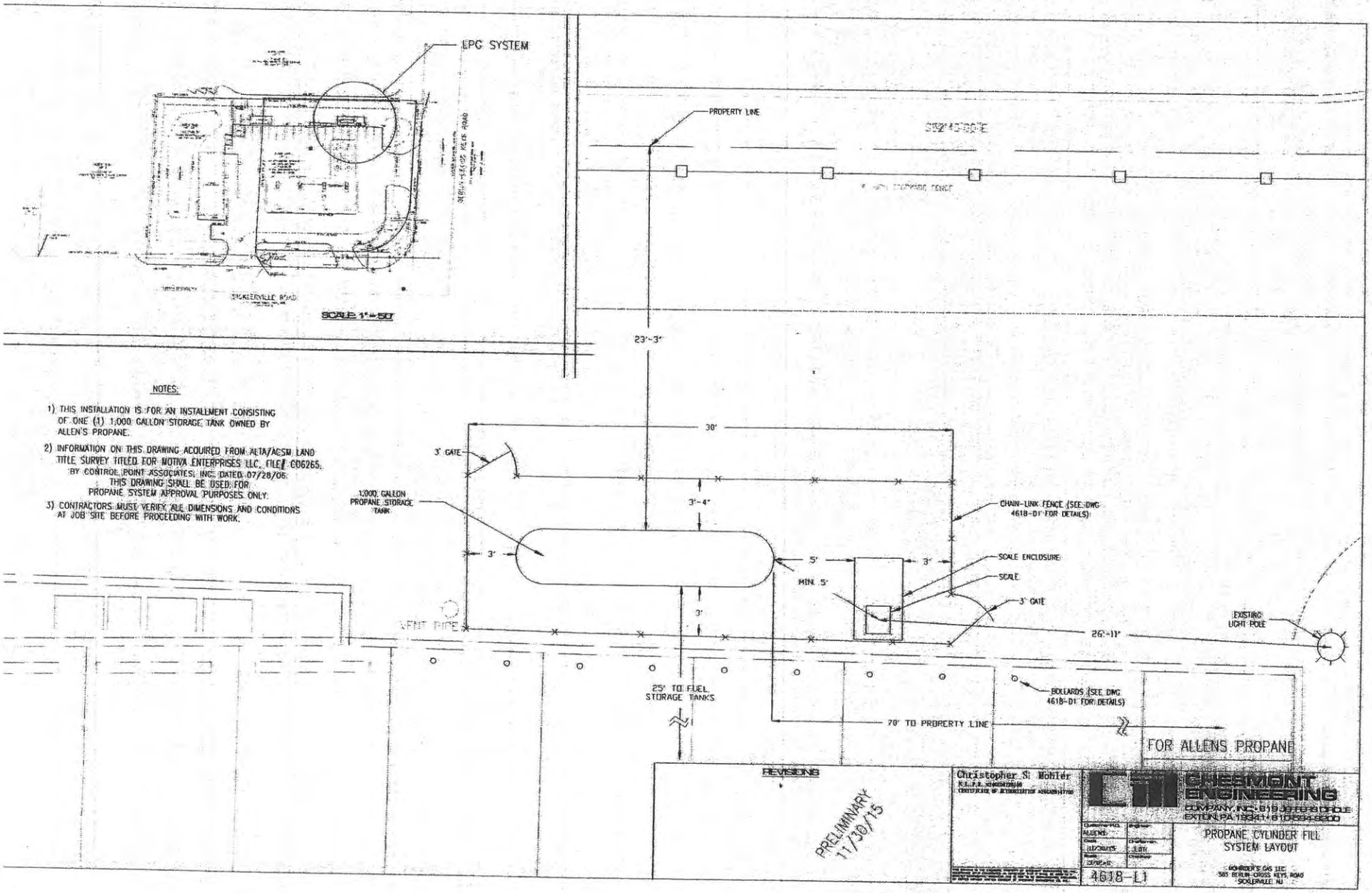
Schedule B
"List of All Application Submission Materials"

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~~ #16 2058 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

#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 **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
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.

9/15/16

Bn# 62

TOWNSHIP OF GLOUCESTER
~~PLANNINGING~~ BOARD TRANSMITTAL
ZONING

#162058 DSPW

DATE: September 12, 2016 **APPLICATION NO.** ~~161058CU S PW~~

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
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**

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

JCB Bldg

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #162069D Escrow ##10889**
DOLLHOUSE TATTOO PARLOUR, LLC
BLOCK 1004, LOT 2

DATE: November 1, 2016

The Applicant requests use variance approval for a tenant fit-up for a "Tattoo studio and art gallery" within the CR – Commercial Residential District. The project is located on the southwest corner of the Black Horse Pike and Eighth Avenue.

I. ZONING REVIEW

ZONE: A Tattoo Parlour is not a listed permitted use in the CR –Commercial Residential District [§414.B].

Section 414.F, CR –Commercial Residential District

Description	Other Use	Proposed	Complies
Lot size (min.)	1 acre	0.20 acres	enc
Lot frontage (min.) Black Horse Pike Eighth Avenue	 100 ft. 100 ft.	 217.06 ft. 125 ft.	 yes yes
Lot depth (min.)	300 ft.	125 ft.	enc
Building coverage (max.)	15%	n/p	---
Lot Coverage (max.)	50%	n/p	---
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	20 ft.	n/p	---
Side yard (min.)	10 ft.	n/p	---
Rear yard (min.)	25 ft.	n/p	---
Building Height (max.)	35 ft.	n/p	---
Floor Area Ratio (max.)	0.25	n/p	---
Parking spaces 5 spaces/service bay	15 spaces	n/p	---

enc = Existing non-conformance.

n/p = Not provided.

II. VARIANCE COMMENTS

The Application as submitted requires the following variance from the CR - Commercial Residential District:

§414.B, Permitted Uses ("D1" – use variance)

1. Tattoo parlour, which is not a listed permitted use in the CR –Commercial Residential District [§414.B].

POSITIVE CRITERIA ("D1" use variance)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D1" variance:

2. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1).
    a. Uses determined as not "inherently beneficial."
        i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare *(basis Medici v. BPR Co., 107 N.J. 1 (1987))*.
            1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
            2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
    b. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

NEGATIVE CRITERIA

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

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

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

III. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

The Applicant must address the positive criteria including special reasons, standards of zoning and the negative criteria applicable to the required variance for the following master plan and zoning issues.

1. Master Plan
    a. Consistency of the proposed "Tattoo studio and art gallery" with the criteria of the following Mixed Business/Residential (B-1) land use classification of the master plan.

> "The Mixed Business/Residential/Professional Office land use category is intended for intermixed areas of residences and businesses at residential scales. This is proposed for a number of the older, mainly commercial, sections of the Township along the Black Horse Pike (Rt. 168). Because of the general lack of parking, this land use category is not proposed for auto-oriented commercial uses with high parking demand, nor uses that required frequent delivery or delivery by tractor trailer. The prototypical uses would be for furniture or carpet stores or other retail stores with a low customer turnover, business establishments that offer products or services off-premises to customers, and similar low traffic volume uses. A floor area ratio for business uses of between .15 and .25 is proposed primarily because many buildings in this category occupy large proportions of their lot."

2. Zoning
    a. Consistency of the proposed "Tattoo studio and art gallery" with the CR –Commercial Residential District and character of the built environment.
3. Use Variance
    a. The Applicant shall provide testimony addressing the "Tattoo studio and art gallery" use including but not necessarily limited to the following:
        i. A description of proposed business operations such as number of employees, hours of operation, etc.
        ii. The number and location of any parking spaces to accommodate the proposed use.
        iii. Location and measures for trash disposal and recycling.

IV. 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.*

V. 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.

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

cc: Dollhouse Tattoo Parlour, LLC
David A. Thatcher, Esq.
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 №: #162069D

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 250.00 Project # 10889

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

Escr. 1200.00 Escr.# 10889

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Dollhouse Tattoo Parlour, LLC
Address: 600 Glover Drive
City: Runnemede
State, Zip: NJ 08078
Phone: (609) 350-3287 Fax: ( ) -
Email: ncauletto@gmail.com

2. Owner(s) (List all Owners)

Name(s): The Sports Outlet, Inc.
Address: 330 Black Horse Pike
City: Glendora
State, Zip: New Jersey 08029
Phone: 856 939-2030 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
- ☐ _____

OCT 24 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	(CB)	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: David A. Thatcher, Esq.
Address: 128 Ganttown Road
City: Turnersville
Firm: Thatcher Passarella, P.C.
State, Zip: NJ 08012
Phone: 8562323270 Fax: 856232-7818
Email: dthatcher@thatcherpassarella.com

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 №: #162069D Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☑ Zoning Board of Adjustment Fees_____ Project #_____

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Dollhouse Tattoo Parlour, LLC
Address: 600 Glover Drive
City: Runnemede
State, Zip: NJ 08078
Phone: (609) 350-3287 Fax: (___)___-____
Email: ncauletto@gmail.com

2. Owner(s) (List all Owners)

Name(s): _____
Address: _____
City: _____
State, Zip: _____
Phone: (___)___-____ Fax: (___)___-____

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

- ☐ Informal Review [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: David A. Thatcher, Esq.
Address: 128 Ganttown Road
City: Turnersville
Firm: Thatcher Passarella, P.C.
State, Zip: NJ 08012
Phone: 856 232-3270 Fax: 856 232-7818
Email: dthatcher@thatcherpassarella.com

6. Name of Persons Preparing Plans and Reports:

Name:	Name:
Address:	Address:
Profession:	Profession:
City:	City:
State, Zip:	State, Zip:
Phone:(___)___-____ Fax:(___)___-____	Phone:(___)___-____ Fax:(___)___-____
Email:	Email:

7. Location of Property:

Street Address: 703B Black Horse Pike Block(s): 1004

Tract Area: Lot(s): 2

8. Land Use:

Existing Land Use: Vacant Store Front

Proposed Land Use (Describe Application): See attached "Project Description"

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 Lease Agreement/Project Description/Survey

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

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	
Side setback 1	
Side setback 2	
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	
Shed height	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant

10/20/16

Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

10/18/16
Date

Signature

FRANK DiTiLLiO
Print Name

Sworn and Subscribed to before me this

ENRIQUE R. PAGAN
Notary Public - State of New Jersey
Commission # 2394663
My Comm. Expires Mar. 30, 2020

Signature

DOLORES DiTiLLiO Dolores DiTillio
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

Nicole Auletto
Print Name

10/20/16
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 10/20/2016, shows and discloses the premises in its entirety, described as Block 1004 Lot 2; 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:
Nicole Auletto of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Dollhouse Tattoo Parlour LLC
Name of property owner or applicant

Sworn and subscribed to
On this 20th day of October, 2016 before the following authority.

Ruth A Durning
Notary public

RUTH A DURNING
ID # 2334576
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires September 16, 2020

DESCRIPTION OF APPLICATION

Applicant, Dollhouse Tattoo Parlour, LLC, seeks use variance approval to operate a tattoo studio and art gallery from a storefront located at 703B Black Horse Pike, Glendora, New Jersey.

The property is located in the CR Zoning District in which tattoo establishments are not specifically authorized.

The sole principal member of Dollhouse Tattoo Parlour, LLC, Nicole Auletto, is licensed by the Camden County Department of Health as a licensed tattoo artist (copy of license attached) and will be the owner and operator of this business. There will be a total of four employees each of whom is also licensed to perform tattoos.

The business hours of operation will be from 9:00 a.m. to 9:00 p.m., Monday through Sunday. Ms. Auletto does not want to be open any later than 9:00 p.m. so as to discourage undesirable elements from frequenting her business. Almost all customers are by appointment only which will further discourage bad elements.

The store will include an art gallery in the front/reception area with tattoo facilities in the rear. Ms. Auletto wants to create a brighter, more positive environment for her tattoo establishment in an effort to distance her business from the negative stigma usually associated with traditional tattoo establishments.

Lease Agreement

THIS NEW AGREEMENT GOES INTO EFFECT.. TO DEC.,31ST,2018

BETWEEN **DOLLHOUSE TATTOO PALOUR,LLC** AND FRANK AND DOLORES DITILLIO,HIS WIFE REFERRED TO AS LANDLORD.

TO LEASE STORE LOCATED AT 703-B
BLACK HORSE PIKE,GLENDORA,NJ.08029

APPROX.**2,500** SQ. FEET TOGETHER WITH COMMON AREA

.ALL WORKERS OF CENTER MUST PARK IN GLENDORA FIRE PARKING LOT.

TERM OF LEASE-36 MOS.

1ST YEAR 2,000.00 PER MO. **JAN 1 ST, 2017 TO DEC.,31ST 2017**
2ND YEAR 2,000.00 PER MO. **JAN 1 ST, 2018 TO DEC.,31ST 2018**
3RD YEAR 2,100.00 PER MO. **JAN 1ST, 2019 TO DEC.,31ST,2019**

2 YEAR OPTION -MUST NOTIFY 2 MONTHS BEFORE ENDOF LEASE

4THYEAR **2,150.00** PERMONTH **JAN 1st, 2020 TO DEC 31ST 2020**
5TH YEAR **2,250.00** PERMONTH **JAN 1ST,2021 TO DEC.,31ST.2021**

****IF WE HAVE INCREASES IN ABOVE COSTS TENANT WILL PAY SHARE**

SNOW REMOVAL 25% OF COST
WATER MUNICIPAL SEWAGE,AND COUNTY SEWAGE YOUR PORTION OF COST
PROPERTY TAXES,INSURANCE INCREASES,PARKING INCREASES,ETC.

ALL EMPLOYEES MUST PARK ACROSS HIGHWAY (BLACK HORSE PIKE) FIRE DEPT. PARKING LOT
LANDLORD WILL REPLACE HEATING AND AIR WITH NEW UNIT IF NEEDED
AND PUT DOWN NEW FLOOR

MONEY DUE AT SIGNING---(1) MONTH SECURITY DEPOSIT---$2,000.00
(1ST MONTH RENT ----$2,000.00
LAST MONTH RENT ----$2,000.00

$6,000.00 TOTAL DUE

FRANK DITILLIO,SR

DOLORES DITILLIO

TENANT
NICOLE AULETTO
PRES.DOLLHOUSE
TATTOO PALOUR

TENANT

WITNESSED BY_____ DATE----------

LEASES 2015/cdr

CERTIFICATE OF INCORPORATION
of
The Sports Outlet, Inc.

The undersigned individual, being at least 18 years of age and acting as the sole incorporator of the corporation being organized hereby (the "Corporation") pursuant to the New Jersey Business Corporation Act (the "Act"), hereby certifies as follows:

FILED

APR 16 1996

LONNA R. HOOKS
Secretary of State

ARTICLE I
CORPORATE NAME

The name of the Corporation is The Sports Outlet, Inc.

ARTICLE II
PURPOSE

The purpose for which this Corporation is organized is to engage in any activity within the purposes for which corporations may be organized under the Act.

ARTICLE III
REGISTERED AGENT AND OFFICE

The name of the initial registered agent is c/o Adam M. Kotlar, Esquire. The address at which the registered agent can be reached is at 1913 Greentree Road, Cherry Hill, New Jersey 08003.

ARTICLE IV
STOCK

The aggregate number of shares which the Corporation shall have authority to issue is 1,000.

ARTICLE V
BOARD OF DIRECTORS

The first Board of Directors shall consist of two Directors:

Frank DiTillio, 330 Black Horse Pike, Glendora, New Jersey 08029
Delores DiTillio, 330 Black Horse Pike, Glendora, New Jersey 08029.

ARTICLE VI
INCORPORATOR

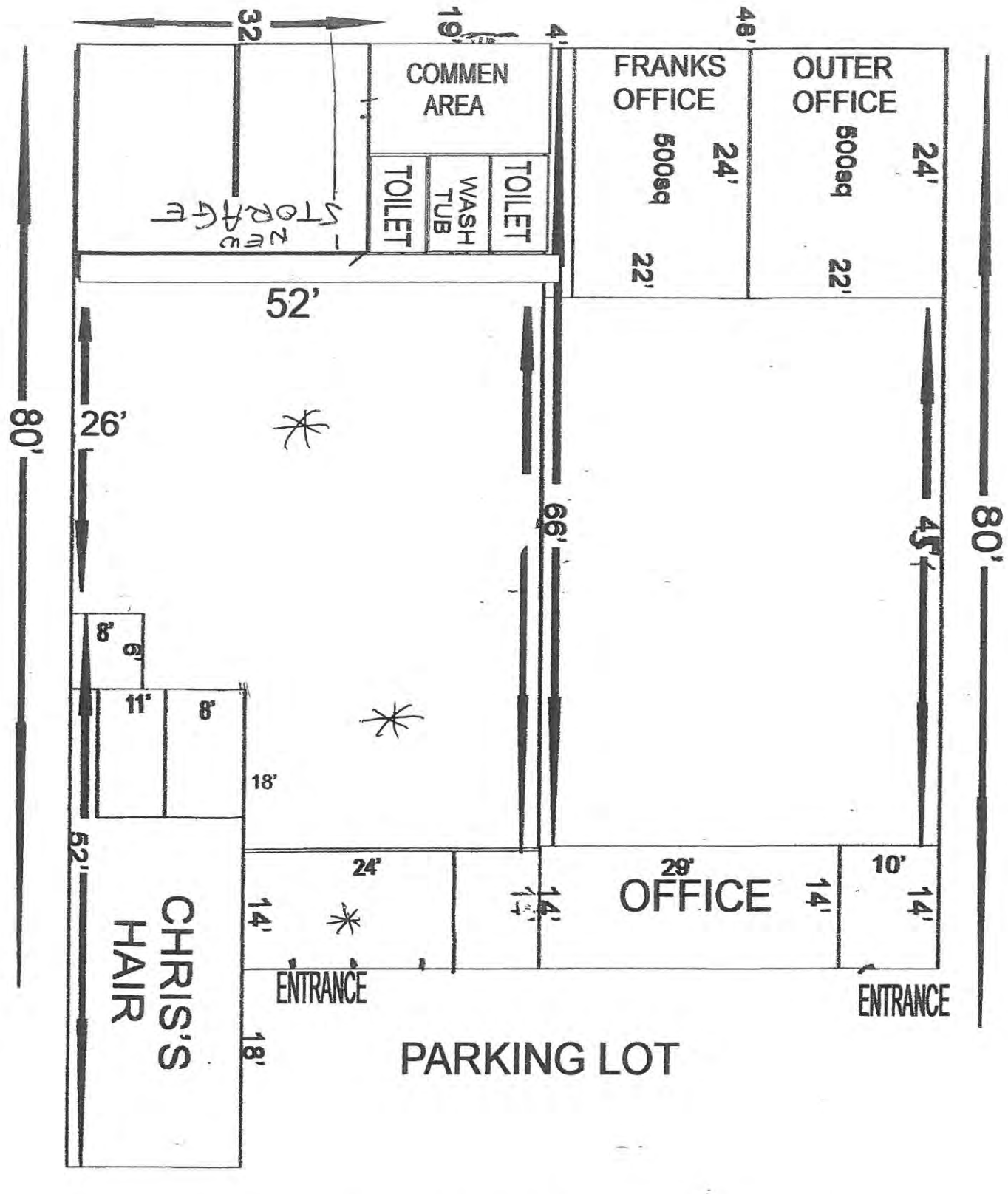
The name and address of the Incorporator is Adam M. Kotlar, Esquire, 1913 Greentree Road, Cherry Hill, New Jersey 08003.

ARTICLE VII
DURATION

The duration of the Corporation is perpetual.

In witness whereof, this Certificate has been signed by 11th day of April 1996.

Signature: Adam Kotlar


32'
19'
4'
48'
COMMEN AREA
FRANKS OFFICE
500sq
24'
22'
OUTER OFFICE
500sq
24'
22'
TOILET
WASH TUB
TOILET
STORAGE
52'
80'
26'
66'
45'
80'
8'
6'
11'
8'
18'
52'
24'
14'
14'
29'
OFFICE
14'
10'
14'
CHRIS'S HAIR
18'
ENTRANCE
ENTRANCE
PARKING LOT
BLACKHORSE PIKE

OCT 24 2016

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
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: Frank & Delores DiTillo

Address: 703 Black Horse Pike

Block: 1004 Lot: 2

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

10/27/16
Date

Gloucester Township Tax Collector

OCT 31 2016

Printed on recycled paper

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 24, 2016 **APPLICATION No. #162069D**

APPLICANT: DOLLHOUSE TATTOO PARLOUR, LLC **PROJECT No. #10889**

BLOCK(S): 1004 **Lot(S): 2**

LOCATION: 703B BLACK HORSE PIKE. 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 – Use "D" Variance**

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by NOVEMBER 4, 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 - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. 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. Helps vacant area.
Should be kept clean + Signage to a minimum.

Signature [signature] 10/24/16

Bin # 65

B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 24, 2016 **APPLICATION No. #162069D**

APPLICANT: DOLLHOUSE TATTOO PARLOUR, LLC **PROJECT No. #10889**

BLOCK(S): 1004 **Lot(S): 2**

LOCATION: 703B BLACK HORSE PIKE. 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 – Use "D" Variance**

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by NOVEMBER 4, 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 - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. 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 10-25-16 JTG 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

October 27, 2016

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

OCT 31 2016

Re: Application #162069D
Dollhouse Tattoo Parlour, LLC
703B Black Horse Pike, Glendora, NJ 08029
Block 1004, Lot 2

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh