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

Agenda

Salute to the Flag **REVISED**

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, November 9, 2016***
Wednesday, November 23, 2016

RESOLUTIONS FOR MEMORIALIZATION

#162070C Bruce & Faye Merritt	Bulk C Variance Block: 15814 Lot: 6
#162067C Matthew Chester	Bulk C Variance Block: 1704 Lot: 24

APPLICATIONS FOR REVIEW

#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

#162076C
NVR, Inc., d/b/a Ryan Homes
Zoned: SCR-HC Overlay

Bulk C Variance
Block: 18504 Lots: 45,46,47,48
Location: 149,147, 145,143 Village Green La

10' x 14' deck w/ rear setbacks as follows: 17' (45), 17' (46), 13' (47), 14" (48)

#152041PMSFMSa1DM
1840 P Cheeseman Road, LLC
Zoned: IN

Minor Subdiv; Prelim/ Final Major Site Plan; Use "D" Variance
Block: 14003 Lot: 13
Location: 1840 Peter Cheeseman Rd., Blackwood

Residential Healthcare Facility/Drug & Alcohol Rehab Facility

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#162015CDM
88 Equities, LLC
Zoned: SCR

Minor Subdivision – Request for Extension
Block: 13203 Lot: 5.01
Location: 1532 Little Gloucester Rd., Clementon

Three (3) month extension of the minor subdivision approval

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 9, 2016

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

Roll Call:

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

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

Mr. Treger is seated for Mr. Scarduzio and Ms. Scully is seated for Mrs. Chiumento.

RESOLUTIONS FOR MEMORIALIZATION

#162052C
Edward Getley
Bulk C Variance
Block: 9302 Lot: 12

#162056C
Jeffery Barachko
Bulk C Variance
Block: 11504 Lot: 15

#162057C
Joseph & Rosemarie Tabasco
Bulk C Variance
Block: 15821 Lot: 53

#16260C
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

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Rosati	**Yes**

Resolutions Approved.

APPLICATIONS FOR REVIEW

#162064C
Michael Ianneli
Zoned: R3
6' Vinyl Fence w/11' EOP setback

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

Mr. Costa swears in Mr. Ianneli.
Mr. Dennis Riley (Esq.) explains the application. Mr. Riley states Mr. Ianneli just bought a house in the Glen Oaks development and there was a very old fence on the property. Mr. Ianneli was given a credit at the closing of the home to replace the fence. After replacing the fence he was given a citation. The vinyl fence is in the same exact location as the old fence. There is a lot of similar fencing in the development.
Mr. Mellett states there are no site implications.
Vice Chairman Simiriglia asks for the specific setback.
Mr. Riley states to a 0' setback.
Mr. Lechner states it is an 11' setback from the cart way on the property line.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**
Mr. Rosati	**Yes**
Mr. Treger	**Yes**
Ms. Scully	**Yes**
Chairman McMullin	**Yes**

Application Approved.

#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 fence w/21' F2 setback.

Mr. Costa swears in Mr. Lim.
Mr. Lim states the previous fence was there for 35 years and needs to be replaced. The new fence will be in the same exact spot as the old fence.
Mr. Mellett states there are no site implications.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**
Mr. Rosati	**Yes**
Mr. Treger	**Yes**
Ms. Scully	**Yes**
Chairman McMullin	**Yes**

Application Approved.

#162069D
Dollhouse Tattoo Parlor, LLC
Zoned: CR
Use "D" Variance
Block: 1004 Lot: 2
Location: 703B Black Horse Pike, Glendora
Tattoo Parlor & Art Gallery from a store front.

Mr. Costa swears in: Mr. Addison Bradley (planner), Mr. David Thatcher (Esq.) Mr. Joseph Auletto (Father/owner), and Ms. Nicole Auletto (owner).

Ms. Auletto is a lifelong resident of Runnemede with a BS (cum laude). She has 5 years experience as a tattoo artist. Ms. Auletto has a license after 2000 hours of apprenticeship.

A1- Tattoo license

- she currently is working under someone else's license,
- looking for a permanent location for her tattoo parlor business and she couldn't find a better property in the area considering size of store and location.
- she didn't want to be too close to another shop;
- likes the size and location of this store plus it's close to home;
- there will be 4 employees in total and they will all be licensed under her license,
- hours of operation 9am to 9pm/tattoo artists will work part of the day with different shifts,
- one artist may work 9:30 am to 2 pm and the next 2pm to 8 or 9 pm,
- wants to close the store before the bars let out; doesn't want "drunks" in the store,
- people vary in age from 18 to 80,
- all other employees will be by appointment too,
- 1 customer at a time,
- the employees have permission to park at the Glendora Fire Company, spaces are open to employees so the front of business is open for customers.

A2 - photo of front of the building in-between the Hair salon and Sports Outlet,

- an art gallery will be part of the business; wall space will be available to local artists to display or sell their art.
-tattoo parlors follow County health regulations,

Mr. Costa asks how many days a week the tattoo parlor will be open from 9am to 9pm.
Ms. Auletto states 7 days a week.
Mr. Lechner asks about trash disposal.
Ms. Auletto states they will have hazardous material pick up and Waste Management for regular trash.
Mr. Mellett asks if the hazardous material pick up would be inside or outside the store.
Ms. Auletto states there will be an outside box, she will call the service and they come pick up the hazardous waste.
Mr. Lechner asks if the unit is already an established space.
Mr. Thatcher states "yes".
Mr. Lechner states construction permits will be required.
Mr. Mellett: parking is an all angle lot which isn't ideal but there was only a certain amount of space. A tattoo parlor probably won't be a high intensity use. Restriping of the parking lot is necessary. There are two bollards that are floating.
Mr. Auletto states there were stop signs that have been moved. The re-striping will be done.

Mr. Mellett states remove the bollards.
Mr. Bucceroni states the parking isn't really an issue.
Mr. Mellett asks about proposed signage.
Mr. Thatcher states there will be a placard within the existing sign.

Mr. Bradley discusses CR district which is intended for older commercial areas before massive car ownership.
- low customer activity,
- employees park across the street,
- not a lot of retail use,
- art gallery a permitted use,
- tattoo parlors are allowed in Highway Commercial Zones,
- the tattoo service is much different now, they do eyebrows and lips (cosmetic),
- It's a personal service/care of person/& body care; which all show CR intent,
- not a detriment to the Master Plan and the zone ordinance fits in the definition.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**
Mr. Rosati	**Yes**
Mr. Treger	**Yes**
Ms. Scully	**Yes**
Chairman McMullin	**Yes**

Application Approved.

#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

Mr. Costa swears in Mr. Robert Holton (owner), Ms. Candace Kanaplue (Planner), and Mr. Anthony DiRosa (surveyor/engineer).
Mr. Dennis Riley (ESQ.) explains the application:
- The CR Zone on the Black Horse Pike by the tattoo parlor,
- GTMUA plant in the middle of the property,
- Mr. Holton will be using the property for storage of vehicles and repossessed/impounded vehicles.
- Mr. Holton's principle place of business is in Philadelphia but he lives two blocks up the street from the property being discussed.
- the use will be the storage of vehicles for about 30 days/around 6 cars at a time,
- no employees,
- the vehicles will be loaded and unloaded by tow truck,
A!- aerial shot of the lot:
- storage of accident and impounded cars,
- PSE&G is putting a pole in the lot with lighting,
- no signs,

- any fluids are drained and a tray is put under the vehicle so the fluids don't impact the environment,
- on the right of the lot is a buffer and in the front there is a vinyl fence,
- hours of operation: there could be days or weeks where this property isn't even used, but there could be drop offs in the middle of the night,
- there are no difficulties getting in or out of the lot.

Mr. Lechner asks if the brick block that was left on the property has been clean up yet.
Mr. Holton states he was on the property already and he is cleaning it up, the skids are gone. The tractor trailer is gone, it was his but he doesn't park it there any longer.
Mr. Lechner asks if there will be any more storage, besides the vehicles, on the property.
Mr. Holton states "no".
Mr. Mellett asks for the maximum amount of vehicles that will be stored on the property.
Mr. Holton states 20 total if he's allowed. More than likely it will be 6 to 8 vehicles at a time, but right now 10 to 12 cars would be acceptable.
Mr. Costa requests a clear answer on the number of vehicles.
Mr. Holton states he will request 20 but the average is 6 to 8.
Mr. Mellett asks if the delivery town truck is owned by Mr. Holton.
Mr. Holton states "yes, and it is 30' long along with an "everyday" truck that is 20' long.
Mr. Bucceroni asks about any wetlands on the property.
Mr. Holton states there are some wetlands on the other side
Mr. Bucceroni asks if the 20 car maximum includes the tow trucks.
Mr. Holton states "no, the tow trucks aren't parked at this location, he keeps them in Philadelphia or his home because they are in use 24 hours a day. "
Mr. Holton states the vinyl slats are a buffer/6' fence in the back. The cars that are towed come from Washington Twp. and Rt. 42.
A3- Photos of the site
Vice Chairman Simiriglia asks if there is enough room for turns and pulling in and out of the property.
Mr. Holton states "yes".
Vice Chairman Simiriglia asks if the front of the fence is always clear, it's a concern for him.
A4- existing conditions;
Mr. DiRosa states the property is by the Pine Run Branch.
- no new construction
- 120' to 130' of stone behind the fence,
- 60' between the fence and the Black Horse Pike/no obstructions to the traffic on the Black Horse Pike.
- pump station and pad for pump station in the middle of the lot,
- wooded area beyond gravel lot,
- no existing buildings and non are being proposed.

Mr. Mellett discusses the chain link fence and asks if there are any slats.
Mr. DiRosa states there is existing shrubbery.
Mr. Mellett's' concerns:
- where will 20 vehicles be stored and using only the stone area,
- how will the vehicles fit and turning issues/getting in and out for the tow trucks,
- constrained area with waterway and wetlands,
- tax map discussion,
- address wetlands,
- leakage from wrecked vehicles - seems there should be a more controlled answer instead of just putting a tray under the vehicle. Maybe a more controlled area or containment area, site plan issues.

Mr. Holton seems to think the containment pan is the best manner to keep the fluids out of the ground/it is what is used before they are dismantled.
Mr. Mellett believes it needs to be better thought out.
Mr. DiRosa believes there is no other way to control the run off from the vehicle and keeping it at the vehicle is the better way.
Mr. Lechner states there is no grading plan, so if there is spillage it could run into the Pine Run Branch.

Mr. Bucceroni discusses the drainage pipe on Brown Ave. and the storm boxes. Neighbors in the area complain about flooding.
Mr. Treger asks if all 20 cars will be behind the fence and if the lighting is just to see.
Mr. Holton states "yes" and "yes".
Mr. Mellett states in his professional opinion a site plan are really needed.
Vice Chairman Simiriglia states the fenced in area isn't very wide to turn around with all those cars in the way. He would like to see how the cars will be configured on the property.
Chairman McMullin states the board would like to see how the cars will be parked and a grading plan to protect the wetlands.
Mr. Mellett states he wants to see a way to contain the contaminants; define where regulated areas are (wetlands); flood hazard; streams.
Mr. Lechner explains the wetlands aren't on the tax map.
Mr. Holton states the 2 car lots next to him drain onto to his property which goes into the stream and leaches into the ground.
Vice Chairman Simiriglia states a damaged vehicle is more likely to leak.
Mr. Lechner states the board has to do their due diligence to reconcile any questions they may have.
Mr. McMullin summarizes: the board needs site plan and grading plan.
Mr. Mellett state the board needs a plan to address concerns: storage, maneuverability, environmental constraints, containment, if improvements are needed by using a sketch plot/site plan.
Mr. Lechner informs the applicant that a minor site plan may have escrows associated with it that may cost 1600.00 dollars. He would request the escrows be satisfied before the applicant gets finals. The applicant will have to re-advertise.

A motion to table the above mentioned application until 12/14/2016, & waiving the extension was made by Mr. Bucceroni and seconded by Mr. Treger.

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**
Mr. Rosati	**Yes**
Mr. Treger	**Yes**
Ms. Scully	**Yes**
Chairman McMullin	**Yes**

Application Tabled.

5 minute break:

Roll Call:

Vice Chairman Simiriglia	**Present**
Mr. Bucceroni	**Present**
Mr. Scarduzio	**Absent**
Mrs. Chiumento	**Absent**
Mr. Rosati	**Present**
Mr. Acevedo	**Absent**
Mr. Treger	**Present**
Ms. Scully	**Present**
Chairman McMullin	**Present**
Mr. Anthony Costa, Zoning Board Solicitor	**Present**
Mr. James Mellett, P.E.	**Present**
Mr. Ken Lechner, Township Planner	**Present**

#162058DSPW
Mohinders Gas, LLC
Zoned: HC
Use "D' Variance/Site Plan Waiver
Block: 18404 Lot: 1 & 2.01
Location: 585 Cross Keys Rd., Sicklerville
Proposed use continues as a gas station converting garage bays to a convenience store and the addition of a Propane Refilling Station.

Mr. Costa swears in: Mr. Douglas Frohock (Rep. from Allen's Propane), Mr. Singh Sukhjinder (owner).
Mr. Mark Iaconelli (ESQ.) explains the application.
- the applicant would like to convert the gas from a swap tank to a fill tank operation.
- concerns: asphalt seal, restriping, signage, vending machine removal, sheds removal, bollards.

Mr. Lechner reviews his report with the applicant:
- deed consolidation
- Parking, vacuum, soda machines, seal coat.
- the parking lot needs seal coat, the vacuum is remaining in the same spot, the soda machines will be removed. The applicant also needs to repaint the fire lines and add sidewalks along the entire frontage.
- the property is slightly smaller then required for a retail space; less than 7000 sq. ft...
- 16 parking spots,
- plenty of maneuverability room,
- the gas will be delivered at night or very early in the morning; not a 24 hour station, hours of operation will be 5am to 11pm with refueling during off hours.

Mr. Lechner states that a convenience store is permitted as a conditional use.

Mr. Mellett reviews his report with the applicant:
- auto maintenance will stop and the store will be open in that part of the building,
- 11 parking spaces are required and 17 are presently available,
- under water storm water maintenance; the storm water basin behind the building is very over grown and needs maintenance,

Mr. Iaconelli states the landscapers will keep it spruced up and the signage will be put up and meet DOT standards, which can be added to the plan.
Mr. Mellett states it will be cleaner that way. Also, the bollards should be placed behind the curb line.
Mr. Lechner reads the Fire Marshalls letter: UFC 312 requires bollards around the whole propane section.
Mr. Iaconelli states that will be no problem.
Mr. Singh states he has 11 filling stations and he will do whatever is needed.
Mr. Mellett states the sheds should be removed and the bushes & vegetation along Sicklerville road need to be trimmed to improve the site distance for vehicles.
Mr. Mellett requests the applicant add landscaping and plantings to the plan.
Mr. Iaconelli states they will look into landscaping.
Mr. Mellett discusses Camden County planning board approval for the sidewalks on Sicklerville Rd. /ADA standards necessary.

PUBLIC PORTION:
Mr. Costa swears in Ms. Arlene Litton: She lives behind the gas station and has well sewer issues/worried about contamination. In July there was a motor cycle accident and believes the added traffic will make it more dangerous. She only has one way in and one way out of her development. Ms. Litton states there are times they can't get out of her development. She says there are already 7 houses empty because of the problems with the development on Cross Keys Rd. Remediation issues and gas going into the ground and is an ongoing issue. Seven people have died from cancer and very rare cancers occurring. There was supposed to be testing of the water but it never happened.
Chairman McMullin states the zoning board has no jurisdiction in this matter.

Vice Chairman Simiriglia states they should contact the DEP, the water company or township council.
Ms. Litton states they've have robbers run through their development from Cross Keys; also there are empty houses that have been in foreclosure for 5 years.
Mr. Bucceroni states he works with public works and can help with the abandon houses issues. He points out that the gas station is just changing, not expanding.
Mr. Costa states the zoning board can only deal with zoning ordinances such as the permitted use of the station. Ms. Litton should contact the DEP or the county board of health.
Ms. Litton states they have no sewer.
Vice Chairman Simiriglia states you would be forbidden to sell a house without water service or sewer. This is a health situation and the MUA would have given assistance if sewer water was running down the street.
Ms. Litton is worried about the propane, it's a concern.
Mr. Costa asks if the houses were there first.
Ms. Litton states "yes", there were 8 houses around the station property. She states the property is over run and the leach fields are draining back to the houses. She is worried about new leach fields.

Mr. Costa swears in Ms. Elizabeth Klemowitz: She states where they work on the cars oil runs onto our property. Her husband has a very rare type of encephalitis.
Chairman McMullin states the site will be remediated and the state DEP will inspect it 3 times a year.
Ms. Klemowitz states traffic is bad and there are accidents every day. In 2001 there was pumped gas that polluted up to Camden County College and she's worried about propane now. She asks if the concrete will be cleaned or will the dirt just become more run off.
Mr. Bucceroni states the NJDEP will inspect and they will certify the criteria.

Mr. Singh state before WAWA was built he would get about 8000 cars, now he gets about 1300 to 1400 cars.
Mr. Iaconelli states there was a remediation problem from the previous owner and the tanks had alerts on them. There will be no more car fluids because the garage will be gone.
Mr. Lechner asks if the DEP is still monitoring the wells.
Mr. Singh states not anymore.

A motion to approve the above mentioned application with the condition: performance guarantee prior to the CO of the store was made by Mr. Rosati and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**
Mr. Rosati	**Yes**
Mr. Treger	**Yes**
Ms. Scully	**Yes**
Chairman McMullin	**Yes**

Application Use/Propane Approved.

A motion to approve the site plan waiver was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**
Mr. Rosati	**Yes**

Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Site Plan Waiver Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 23, 2016

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

Roll Call:

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

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

MINUTES FOR ADOPTION

Minutes for Wednesday, October 26, 2016

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

Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#162064C
Michael Iannelli
Bulk C Variance
Block: 10104 Lot: 14

#162068C
Kwok K. Lim
Bulk C Variance
Block: 8703 Lot: 1

#162069D
Dollhouse Tattoo Parlour, LLC
Use "D" Variance
Block: 1004 Lot: 2

#162058DSPW
Mohinders Gas, LLC
Use "D" Variance/Site Plan Waiver
Block: 18404 Lot: 1 & 2.01

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Scarduzio	**Yes**
Mr. Rosati	**Yes**

Resolutions Approved.

APPLICATIONS FOR REVIEW

#162047CDPMFMS
Bimbo Bakeries USA, LLC
Zoned: HC
Prelim/Final Major Site Plan
Block: 13305/13307 Lot: 1-2-3;5
Location: 1320/1340 Blackwood Clementon Rd. 700 Plaza Dr., Clementon
Expansion of an existing baked goods/distribution facility; construct a vehicle maintenance facility. Rita's Water Ice will be relocated into the expanded Entenmann's building adjacent to the retail bakery.

Mr. Costa states the above mentioned application requests a continuation til January 11, 2017 with no additional advertisement. The public was notified of the change of date and that no re-advertisement is necessary.

#162070C
Bruce & Faye Merritt
Zoned: SCR
Bulk C Variance
Block: 15814 Lot: 6
Location: 12 Michael Rd., Sicklerville Rd.
27' x 12' attached rear wood deck with 8' rear setback.

Mr. Costa swears in Mrs. Faye Merritt.
Mrs. Merritt states it is a small lot, 12' x 27' deck with steps on the side (no interference with the set back). The deck will not be covered.

Open to Public:
No Comments:

Open to Professionals:
No Comments:

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

Roll Call:

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

Application Approved.

#162067C
Matthew Chester
Zoned: R4
Bulk C Variance
Block: 1704 .Lot: 24
Location: 430 Huntington Ave., Glendora
Expand bedroom (one floor) 10' x 15' with setbacks S1- 3.84, S2, S2-6.50' ; R-13.4'

Mr. Costa swears in Mr. Matthew Chester.
Mr. Chester states the home sets so far back off the road. He will be following the same contour and width.
Mr. Lechner states the property is only 25' wide.
Vice Chairman Simiriglia mentions the report from the fire department.
Mr. Costa explains the fire wall requirement that will be needed during the construction.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

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

Application Approved.

Next meeting December 14, 2016

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162070C
Bruce & Faye Merritt
Block 15814, Lot 6

WHEREAS, Bruce & Faye Merritt are the owners of the land and premises located at 12 Michael Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 12' x 27' deck 7.5'' setback from the rear lot line instead of the required 10' for the property located upon Block 15814, Lot 6, 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 November 23, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, Bruce & Faye Merritt are the owners of the land and premises located at 12 Michael Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15814, Lot 6, 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 he has a small lot and there is no other place to construct the deck.

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 27' deck 7.5 feet from the rear property line, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 23rd day of November, 2016, the applicants Bruce& Faye Merritt are is hereby granted the aforesaid variance for the property located upon Block 15814 Lot 6 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

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

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th day of December, 2016.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162067C
Matthew Chester
Block 1704, Lot 24

WHEREAS, Matthew Chester is the owner of the land and premises located at 430 Huntington 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 10' x 15' bedroom addition with setbacks of 3.84' & 6.50' from the side(s) lot line(s) instead of the required 10' and 13.50' setback from the rear property line instead of the required 20' for the property located upon Block 1704, Lot 24, 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 November 23, 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 Chester is the owner of the land and premises located at 430 Huntington Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1704, Lot 24, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has a 25' wide lot and the house sits far back from the Road and he is following the existing house setbacks.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 10' x15' bedroom, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 23rd day of November, 2016, the applicant Matthew Chester is hereby granted the aforesaid variance for the property located upon Block 1704 Lot 24 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

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

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th day of December, 2016.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

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

November 8, 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: Pat's Industry, LLC
Use "D" Variance & Site Plan Waiver
Block 6502, Lot 2
110 Black Horse Pike
Blackwood, NJ 08012
Gloucester Application #162031DSPW
Our File No.: GX16011-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 13, 2016;

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

C. A site sketch signed by Dennis L. Riley;

D. A copy of the Township of Gloucester Tax Map Sheet 65;

E. Letters from the Township of Gloucester Township Tax Collector and Municipal Utilities Authority;

F. A copy of an existing conditions plan, Block 6502, Lot 2, prepared by Bach Associates, PC., dated October 7, 2016

We have reviewed the application and offer the following comments:

I. Project Description

1. The project site is located at 110 Black Horse Pike. The site is located on the western side of Black Horse Pike (NJSH Route 168) between Brown Avenue and the North-South Freeway (Route 42).

2. The property is currently vacant. A portion of the site is fenced-in with a stone surface.

3. The property currently shares a driveway off of the Black Horse Pike (NJSH Route 168) with the Gloucester Township M.U.A. pump station on Lot 4.

4. The site is known as Block 6502, Lot 2 and is approximately 2.89 acres as per the Township of Gloucester Tax Map.

5. The site is irregularly shaped and has frontage along the Black Horse Pike (SR 168).

6. The lot is located within the CR Commercial Residential zoning district. Properties to the north and south are also zoned Commercial Residential. Properties to the east and west are zoned R-3 Single Family Detached.

7. The applicant is proposing to utilize the current facility to temporarily store impounded vehicles for a maximum of 30 days.

8. The applicant indicates that there will be a monthly average rotation of 20 to 40 vehicles.

II. Use Variance

1. The property is located in the Commercial Residential (CR) District.

2. The purpose of the Commercial Residential District is intended for older commercialized areas of the Black Horse Pike and Lower Landing Road developed before high levels of car ownership required significant off-street parking. This district retains a mix of residential uses including small apartment buildings. Because of the era in which the uses were established, commercial uses that entail relatively low customer activity are encouraged, while retaining certain personal services uses already established in this area.

3. An auto impound yard is not listed as a permitted use in the zone. Additionally, an auto impound facility is not listed as an accessory or conditional use in the zone. The applicant is therefore seeking a use variance.

4. The applicant should describe typical operations for the business.

5. The specific amount of autos to be stored at any one time should be specified.

6. The applicant should discuss loading operations, i.e. frequency, types of vehicles which deliver the cars to the site, etc.

7. The applicant should indicate the extent of the area to be used for the operations.

8. 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.

9. 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 (LDO).

10. We defer review of conformance with 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. It does not appear that the applicant is proposing any additional site improvements Should the Board consider the Site Plan Waiver, the Board may wish to consider the following items:

   a. It appears that the existing fenced area is limited in size. The applicant should demonstrate where the anticipated vehicle storage will be located.

   b. Loading/deliveries to and from the site should be addressed.

   c. The applicant indicates that lighting is proposed for the site. Any proposed lighting should be in accordance with section 508 of the LDO.

   d. The applicant should address any site signage.

   e. Parking for employees and visitors/customers should be addressed.

f. The proposed surface for the storage area should be considered.

g. The applicant should indicate whether the vehicles will be drained of fluids prior to storing. If so, it should be indicated where this work will take place.

h. Screening/buffering of the business should be considered.

3. Based on review of the tax map and application, there are wetlands and an associated wetland transition area located on the property. These areas are regulated under the NJDEP Freshwater Wetlands Protection Act. The applicant should submit information on the extent of the regulated areas.

4. Based on review of the submitted plan, there is a waterway, Pine Run Branch, which traverses the site. There is a floodway, flood hazard area and riparian zone associated with the waterway which is regulated under the NJDEP Flood Hazard Area Control Act. The applicant should submit information on the extent of the regulated areas.

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
Pat's Industry LLC, Applicant (via email & mail)
Mr. Dennis L. Riley, Esq. (via email)
Ms. Candace Kanaplue, PP, AICP (via email)
Mr. Anthony F. DiRosa, PE, PLS (via email)

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #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 №.: #162031D5PW

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

5-17-2016

Date

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

Sworn and Subscribed to before me this

29 day of June,

2016 (Year).

Signature

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).

*Robert Holton
22 Hyannis Avenue
Blackwood, NJ 08012

Signature of Applicant

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.

Dennis L. Riley, Esq.
Notary public 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.

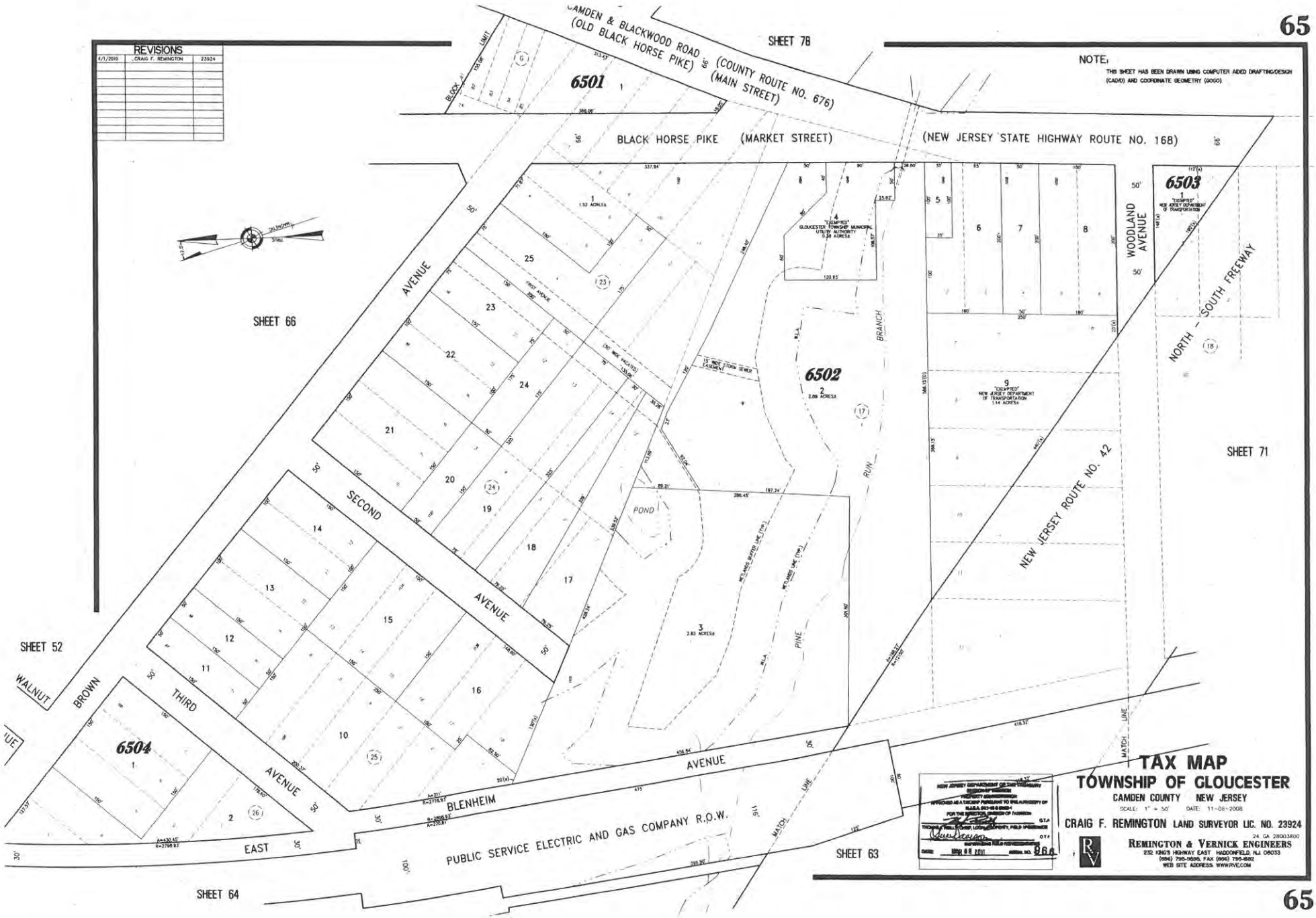
Permitted uses in the CR District do not include Impound yards. The proposed business will be part of a family run operation. The lot is proposed to be used for the temporary storage of impounded vehicles, which will be held for a maximum of (30) thirty days. The vehicles located on the property will 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:


REVISIONS
4/1/2010 CRAIG F. REMINGTON 23924
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (GOGO).
CAMDEN & BLACKWOOD ROAD (COUNTY ROUTE NO. 676)
(OLD BLACK HORSE PIKE) (MAIN STREET)
SHEET 78
6501
BLACK HORSE PIKE (MARKET STREET)
(NEW JERSEY STATE HIGHWAY ROUTE NO. 168)
6503
WOODLAND AVENUE
NORTH - SOUTH FREEWAY
SHEET 66
AVENUE
SECOND AVENUE
6502
RUN BRANCH
POND
PINE
NEW JERSEY ROUTE NO. 42
SHEET 71
SHEET 52
WALNUT
BROWN
THIRD AVENUE
6504
BLENHEIM AVENUE
EAST
PUBLIC SERVICE ELECTRIC AND GAS COMPANY R.O.W.
SHEET 63
SHEET 64
MATCH LINE
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 50' DATE: 11-06-2008
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
24 GA 28003800
REMINGTON & VERNICK ENGINEERS
232 KING'S HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-9595, FAX (856) 795-8882
WEB SITE ADDRESS: WWW.RVE.COM

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

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

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 BY:

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: 6-23-16 ☒ APPROVED ☐ NOT APPROVED GLOUCESTER TWP. FIRE DISTRICT 2 FIRE OFFICIAL ☐

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
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- ☐ Recycling Report

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

w/o Comments

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:

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- ☐ Recycling Report

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

OK 6-6-16 JKG 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

June 8, 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

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:

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- ☐ Recycling Report

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

Signature assessor 6/1/16

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.

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:

☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
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☐ Recycling Report

OCT 14 2016

☐ 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.

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OCT 13 BY:

☐ 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
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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

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 #162076C**
NVR, Inc. d/b/a Ryan Homes
Village Green Lane
BLOCK 18504, LOTS 45. 46. 47 and 48

DATE: November 30, 2016

The above application is to permit a 10' x 14' deck on each lot within the SCR – Senior Citizen Residential district.

I. ZONING INFORMATION

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

SCR ~ Senior Citizen Residential District:

Standard	Required	Proposed (Lot 45)	Proposed (Lot 46)	Complies
Minimum lot size	2,000 sf	> 2,000 sf	> 2,000 sf	yes / yes
Minimum lot frontage	20 ft.	20.47 ft.	20.12 ft.	yes / yes
Minimum lot depth	100 ft.	99.91 ft.	99.91 ft.	enc / enc
Maximum building coverage	60%	≤ 34%[1]	≤ 34%[1]	yes / yes
Maximum lot coverage	70%	≤ 52%[1]	≤ 52%[1]	yes / yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (dwelling)	20 ft.	±33 ft.[1]	±36 ft.[1]	yes / yes
Side yard (deck)	20 ft. end wall only	±3 ft.[1]	±3 ft.[1]	yes / yes
Rear yard (deck)	**20 ft.**	**17 ft.**		**no***
Rear yard (deck)	**20 ft.**		**17 ft.**	**no***
Maximum Height	35 ft.	≤ 35 ft.	≤ 35 ft.	yes / yes

[1] = Scaled data.

enc = Existing nonconformance.

* = 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.

Standard	Required	Proposed (Lot 47)	Proposed (Lot 48)	Complies
Minimum lot size	2,000 sf	> 2,000 sf	> 2,000 sf	yes / yes
Minimum lot frontage	20 ft.	20.01 ft.	20 ft.	yes / yes
Minimum lot depth	100 ft.	101.93 ft.	100.00 ft.	yes / yes
Maximum building coverage	60%	≤ 34%[1]	≤ 34%[1]	yes / yes
Maximum lot coverage	70%	≤ 52%[1]	≤ 52%[1]	yes / yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (dwelling)	20 ft.	±41 ft.	±40 ft.	yes
Side yard (deck)	20 ft. end wall only	±3 ft.[1]	±3 ft.[1]	yes / yes
Rear yard (deck)	**20 ft.**	**13 ft.**		**no***
Rear yard (deck)	**20 ft.**		**14 ft.**	**no***
Maximum Height	35 ft.	≤ 35 ft.		yes / yes

[1] = Scaled data.

* = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

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

1. Rear yard (Lot 45): (17 ft. provided v. 20 ft. minimum required).
2. Rear yard (Lot 46): (17 ft. provided v. 20 ft. minimum required).
3. Rear yard (Lot 47): (13 ft. provided v. 20 ft. minimum required).
4. Rear yard (Lot 48): (14 ft. provided v. 20 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)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 409.F, Area, Yard, Height and Building Coverage, specifically to permit a deck, as follows:

1. Block 18504, Lot 45 - seventeen (17) feet from the rear lot line (20 feet minimum required).
2. Block 18504, Lot 46 - seventeen (17) feet from the rear lot line (20 feet minimum required).
3. Block 18504, Lot 47 - thirteen (13) feet from the rear lot line (20 feet minimum required).
4. Block 18504, Lot 48 - fourteen (14) feet from the rear lot line (20 feet minimum required).

cc: Michael F. Floyd, Esq. (via e-mail)
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Taxes Paid Yes/No _____ (Initial)

Submission Date[1]: _____ Application No. # 162076C

☐ Planning Board ☒ Zoning Board of Adjustment

WAITING FOR $50 POD rec'd $100

Fees (150.00) Project # 10960

Escr. 150.00 Escr.# 10960

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

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List All Owners)
Name: NVR, Inc. d/b/a Ryan Homes	Name(s): *Please see attached owner listing
Address: 1020 Laurel Oak Road	Address:
City: Voorhees	City:
State, Zip: New Jersey 08043	State, Zip:
Phone: (856)889-1462 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: jmcnee@nvrinc.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
- ☐ _____

[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 Company and Limited Liability Partnership.

	Firm: Archer & Greiner, P.C.
Name of Attorney: Michael F. Floyd, Esq.	State, Zip: New Jersey 08033
Address: One Centennial Square	Phone: (856)616-6140 Fax: (856)673-7164
City Haddonfield	Email: mfloyd@archerlaw.com

6. Name of Persons Preparing Plans and Reports:

Name: Henry J. Haley, P.E.	Name:
Address: 645 Berlin-Cross Keys Road, Suite 1	Address:
Profession: Professional Engineer	Profession:
City: Sicklerville	City:
State, Zip New Jersey 08081	State, Zip
Phone: (856)228-2200 Fax ( ) -	Phone: ( ) - Fax: ( ) -
Email: hhaley@ces-1.com	Email:

7. Location of Property:

Street Address: Village Green Lane Block(s): 18504

Tract Area: 16,302 +/- square feet Lot(s): 45, 46, 47, & 48

8. Land Use:

Existing Land Use: Townhouses

Proposed Land Use (Describe Application) Please see attached cover letter and Application Addendum.

9. Property

Number of Existing Lots: 4

Number of Proposed Lots: 4

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: Please see attached cover letter.

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel: Please see attached cover letter.

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	(See attached Application Addendum)
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 to property line 1	
Setback to 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	
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:

Archer & Greiner, P.C.

By: Michael F. Floyd

Name: Michael F. Floyd, Esq.
Title: Attorneys for Applicant

11/18/16
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).**

***Please see attached Affidavits of Ownership and Consent**

_____
Signature

_____
Date

_____
Print Name

_____
Signature

Sworn and Subscribed to before me this _____day of _____, (Year).

_____
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 land into six (6) 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 this applicant a corporation?	☐ No ☑ Yes
E.	Is this applicant a limited liability corporation?	☑ No ☐ Yes
F.	Is the applicant a partnership?	☑ No ☐ Yes

IF YES TO ANY OF THE ABOVE: *Please see attached corporate disclosure statement.

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 stockholders and individual partners with 10 percent or more ownership have been listed. (Use a separate sheet.) ☐ No ☐ Yes

_____
Signature of Applicant

_____
Print Name

Date

19. Survey waiver certification:

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

_____ 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 _____ day of _____,
20____ before the following authority.

_____
Notary Public

115047725v1

AFFIDAVIT OF OWNERSHIP AND CONSENT

STATE OF NEW JERSEY :
: SS.
COUNTY OF CAMDEN :

Marjorie L. Yost, of full age, with an address of 149 Village Green Lane, Sicklerville, New Jersey 08081, being duly sworn according to law, appeared and on oath deposes and says, as the Owner of that land situated, lying, and being in the Township of Gloucester, Camden County, New Jersey, and known and designated as Block 18504, Lot 45, on the Official Gloucester Township Tax Maps (the "Property"), hereby consents to allow NVR, Inc. d/b/a Ryan Homes ("Ryan Homes"), a Virginia Corporation, with an address of 1020 Laurel Oak Road, Suite 200, Voorhees, New Jersey 08043, to file and process application forms, maps, plans, surveys, plats and other related, supporting documents and reports that are required for all applicable Federal, State and local approvals in connection with obtaining a Rear Yard Setback Variance Approval on the Property. Owner consents to the inspection of the Property in connection with any application as deemed necessary by the municipal agency. Owner also consents to Ryan Homes conducting any surveys and inspections required in the course of Ryan Homes' pursuit of obtaining a Rear Yard Setback Variance on the Property.

By: _____
Marjorie L. Yost

Sworn and subscribed to before
me on this 29th day of
August _____, 2016

_____
Notary Public

MATTHEW J NIGRO
Notary Public
State of New Jersey
My Commission Expires Aug 17, 2020

114779697v1

AFFIDAVIT OF OWNERSHIP AND CONSENT

STATE OF NEW JERSEY :
: SS.
COUNTY OF CAMDEN :

Cara M. McCarthy, of full age, with an address of 147 Village Green Lane, Sicklerville, New Jersey 08081, being duly sworn according to law, appeared and on oath deposes and says, as the Owner of that land situated, lying, and being in the Township of Gloucester, Camden County, New Jersey, and known and designated as Block 18504, Lot 46, on the Official Gloucester Township Tax Maps (the "Property"), hereby consents to allow NVR, Inc. d/b/a Ryan Homes ("Ryan Homes"), a Virginia Corporation, with an address of 1020 Laurel Oak Road, Suite 200, Voorhees, New Jersey 08043, to file and process application forms, maps, plans, surveys, plats and other related, supporting documents and reports that are required for all applicable Federal, State and local approvals in connection with obtaining a Rear Yard Setback Variance Approval on the Property. Owner consents to the inspection of the Property in connection with any application as deemed necessary by the municipal agency. Owner also consents to Ryan Homes conducting any surveys and inspections required in the course of Ryan Homes' pursuit of obtaining a Rear Yard Setback Variance on the Property.

By: Cara M. McCarthy
Cara M. McCarthy

Sworn and subscribed to before
me on this 25 day of
August, 2016

Notary Public

JOHN J PICCININO
Notary Public
State of New Jersey
My Commission Expires Nov. 13, 2017
I.D.# 2426936

114779695v1

AFFIDAVIT OF OWNERSHIP AND CONSENT

STATE OF NEW JERSEY :
: SS.
COUNTY OF CAMDEN :

Jennifer Ambrose, of full age, with an address of 145 Village Green Lane, Sicklerville, New Jersey 08081, being duly sworn according to law, appeared and on oath deposes and says, as the Owner of that land situated, lying, and being in the Township of Gloucester, Camden County, New Jersey, and known and designated as Block 18504, Lot 47, on the Official Gloucester Township Tax Maps (the "Property"), hereby consents to allow NVR, Inc. d/b/a Ryan Homes ("Ryan Homes"), a Virginia Corporation, with an address of 1020 Laurel Oak Road, Suite 200, Voorhees, New Jersey 08043, to file and process application forms, maps, plans, surveys, plats and other related, supporting documents and reports that are required for all applicable Federal, State and local approvals in connection with obtaining a Rear Yard Setback Variance Approval on the Property. Owner consents to the inspection of the Property in connection with any application as deemed necessary by the municipal agency. Owner also consents to Ryan Homes conducting any surveys and inspections required in the course of Ryan Homes' pursuit of obtaining a Rear Yard Setback Variance on the Property.

By: _____
Jennifer Ambrose

Sworn and subscribed to before
me on this 31st day of August
August 31st, 2016

_____
Notary Public

114779620v1

CAROLE E BAWA
ID # 50014883
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires April 27, 2020

AFFIDAVIT OF OWNERSHIP AND CONSENT

STATE OF NEW JERSEY :
: SS.
COUNTY OF CAMDEN :

La Shaun Gould, of full age, with an address of 143 Village Green Lane, Sicklerville, New Jersey 08081, being duly sworn according to law, appeared and on oath deposes and says, as the Owner of that land situated, lying, and being in the Township of Gloucester, Camden County, New Jersey, and known and designated as Block 18504, Lot 48, on the Official Gloucester Township Tax Maps (the "Property"), hereby consents to allow NVR, Inc. d/b/a Ryan Homes ("Ryan Homes"), a Virginia Corporation, with an address of 1020 Laurel Oak Road, Suite 200, Voorhees, New Jersey 08043, to file and process application forms, maps, plans, surveys, plats and other related, supporting documents and reports that are required for all applicable Federal, State and local approvals in connection with obtaining a Rear Yard Setback Variance Approval on the Property. Owner consents to the inspection of the Property in connection with any application as deemed necessary by the municipal agency. Owner also consents to Ryan Homes conducting any surveys and inspections required in the course of Ryan Homes' pursuit of obtaining a Rear Yard Setback Variance on the Property.

By: La Shaun Gould
La Shaun Gould

Sworn and subscribed to before
me on this 13 day of
~~August~~ September, 2016

Anna Maria DiStefano
Notary Public

114779557v1

ANNA MARIA DISTEFANO
Notary Public
State of New Jersey
My Commission Expires Apr 16, 2019

ARCHER
ATTORNEYS AT LAW

Michael F. Floyd, Esq.
Member of New Jersey and Pennsylvania Bar

mfloyd@archerlaw.com
856-616-6140 Direct
856-673-7164 Direct Fax

Archer & Greiner, P.C.
One Centennial Square
Haddonfield, NJ 08033
856-795-2121 Main
856-795-0574 Fax
www.archerlaw.com

November 18, 2016

VIA HAND DELIVERY
Kenneth D. Lechner, PP, AICP, Secretary
Township of Gloucester Zoning Board of Adjustment
1261 Chews Landing Road
Blackwood, New Jersey 08012

Re: NVR, Inc. d/b/a Ryan Homes
Application for "c" or Bulk Variance Approval
Block 18504, Lots 45, 46, 47, & 48
Gloucester Township, Camden County, New Jersey
Our File No.: RYA-018-089

Dear Ms. Pendino:

Enclosed are the following, which we are submitting on behalf of our client, NVR, Inc., d/b/a Ryan Homes (the "Applicant"), in connection with the above-captioned Application for "c" or Bulk Variance Approval:

1. Land Development Application, with Checklist - original and seven (7) copies;

2. Variance Plan entitled "The Villages at Cross Keys, Block 18504, Lots 45, 46, 47, and 48, Township of Gloucester, Camden County, New Jersey," prepared by Consulting Engineer Services, dated November 14, 2016 – twelve (12) signed and sealed copies;

3. Escrow Agreement – one (1) copy;

4. Affidavit of Ownership and Consent for Block 18504, Lot 45 – original and seven (7) copies;

5. Affidavit of Ownership and Consent for Block 18504, Lot 46 – original and seven (7) copies;

6. Affidavit of Ownership and Consent for Block 18504, Lot 47 – original and seven (7) copies;

7. Affidavit of Ownership and Consent for Block 18504, Lot 48 – original and seven (7) copies;

8. Our firm's check, in the amount of $100.00, made payable to Gloucester Township, to satisfy the Variance Application fee; and,

9. Our firm's check, in the amount of $150.00, made payable to Gloucester Township, to satisfy the initial escrow deposit.

This Application for "c" or Bulk Variance Approvals is to allow for four existing townhouses to encroach upon the 20-foot rear-yard setbacks of various depths. The existing townhouses are located at 149 Village Green Lane, 147 Village Green Lane, 145 Village Green Lane, and 143 Village Green Lane, Gloucester Township, New Jersey, on properties identified as Block 18504, Lots 45, 46, 47, and 48, on the Official Tax Maps of Gloucester Township (collectively, the "Properties").

The Applicant is requesting "c" or Bulk Variance Approvals for varying Rear-Yard Setbacks to allow for the owners of the Properties to construct raised decks, 10 feet by 14 feet in size, if they so choose. More specifically, the Applicant is requesting "c" or Bulk Variance Approvals that would allow for the construction of raised decks that would encroach upon the 20 foot Rear-Yard Setbacks as follows: seventeen (17) +/- feet for Lot 45, seventeen (17) +/- feet for Lot 46, thirteen (13) +/- feet for Lot 47, and fourteen (14) +/- feet for Lot 48. The legal justifications for the requested Bulk Variances are explained in the attached Application Addendum.

The Properties are fee-simple owned townhouses that are located in the Senior Citizen Residential – Highway Commercial (SCR-HC) Zoning Overlay District. Under §409.F.1 of the Gloucester Township Zoning Ordinance, fee-simple townhouses in the SCR-HC Zone are required to have a twenty (20) foot rear-yard setback. However, after construction of the townhouses, the As-Built Survey of the Properties revealed irregular rear-setback lines along the Properties. Absent obtaining Variance Approval, these irregular rear-setback lines would preclude the owners of the Properties from constructing the standard 10 foot by 14 foot rear-decks that are available for other properties within the Villages at Cross Keys community.

I would appreciate it if you would place this Application on the agenda of the Gloucester Township Zoning Board of Adjustment meeting and public hearing scheduled for December 14, 2016, commencing at 7:30pm. Unless you advise us otherwise, we will plan to attend the December 14, 2016 Zoning Board of Adjustment meeting. We will publish and serve the appropriate Notice for the December 14, 2016 public hearing on the Application, and thereafter,

we will forward to you our Affidavit of Service of Notice and the Affidavit of Publication of the *Courier Post*, upon our receipt of same.

If you have any questions or need any additional information, please do not hesitate to contact me.

Thank you for your courtesy and assistance.

Very truly yours,

MICHAEL F. FLOYD

MFF/JMS:dl
Enclosures
cc: Jason McNee (w/encs.) (*Via Federal Express*)
James Mellett, PE (w/encs.) (*Via Federal Express*)
Anthony Costa, Esquire (w/encs.) (*Via Federal Express*)
Henry Haley, PE (w/encs.) *(Via E-mail)*

115048161v1

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

Bill# 63

DATE: November 22, 2016 **APPLICATION No. #162076C**

APPLICANT: NVR, INC. d/b/a Ryan Homes **PROJECT No. 10960**

BLOCK(S): 18504 Lot(S): 45, 46, 47, 48

LOCATION: 149, 147, 145 & 143 Village Green La., Sicklerville

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 DECEMBER 5, 2016***

☐ For Your Files.

ENCLOSED:

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

NOV 29 2016

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

OK 11-28-16 JVG Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: November 22, 2016 **APPLICATION No. #162076C**

APPLICANT: NVR, INC. d/b/a Ryan Homes **PROJECT No. 10960**

BLOCK(S): 18504 Lot(S): 45, 46, 47, 48

LOCATION: 149, 147, 145 & 143 Village Green La., Sicklerville

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)

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by DECEMBER 5, 2016***
- ☐ For Your Files.

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- ☐ 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

APPROVED
DATE: 11-21-16
BY:
Bureau of Fire Prevention
Fire District 5
1781 Sicklerville Rd.
Sicklerville, NJ 08081

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

November 28, 2016

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

Re: Application #162076C
NVR, Inc., d/b/a/ Ryan Homes
149, 147, 145 & 143 Village Green Lane, Sicklerville, NJ 08081
Block 18504, Lots 45, 46, 47 & 48

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: November 22, 2016 **APPLICATION No. #162076C**

APPLICANT: NVR, INC. d/b/a Ryan Homes **PROJECT No. 10960**

BLOCK(S): 18504 Lot(S): 45, 46, 47, 48

LOCATION: 149, 147, 145 & 143 Village Green La., Sicklerville

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 DECEMBER 5, 2016

ENCLOSED:

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- ☐ 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 11/23/16

Douglas M. Long Δ
Albert K. Marmero Δ
Timothy M. O'Donnell Δ
Brian P. Shotts Δ†
Jordan David Δ†
Demetrica Todd-Ruiz Δ

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November 30, 2016

Via Electronic Mail and Regular Mail
Mr. Kenneth Lechner
Secretary, Zoning Board of Adjustment
Gloucester Township
1261 Chews Landing Road
Clementon, NJ 08021

RE: 88 Equities, LLC,
Minor Subdivision – Request for Extension
Application # 162015CDM

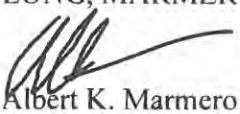
Dear Mr. Lechner:

As you will recall, the above referenced application received both use variance approval and minor subdivision approval at the Zoning Board's April 16, 2016 meeting, with said approvals being memorialized in a Zoning Board Resolution dated May 11, 2016. Per N.J.S.A. 40:55D-47(d), the minor subdivision portion of this approval expires after 190 days, so the date for expiration has just passed, or will pass shortly.

I am writing to seek a three (3) month extension of this minor subdivision approval, pursuant to N.J.S.A. 40:55D-47(f). The Applicant was barred from perfecting this minor subdivision until an official vote of community members could be completed to allow the subject property to be separated into two separate communities (age-restricted and non-age-restricted). That vote has now taken place and a majority of the community has agreed to this separation and the community's attorney has drafted an amendment to their master deed to memorialize this action. With that being said, the Applicant now expects to receive County approval of the subdivision in December, and this will be the last remaining outside agency approval. Once this is complete, the Applicant would then perfect the minor subdivision.

Thank you for your cooperation. If an appearance before the Board to explain this situation is required, please contact me and we can arrange such appearance.

Very truly yours,
LONG, MARMERO, & ASSOCIATES, LLP



Albert K. Marmero
Counsel for 88 Equities, LLC