Township of Gloucester
Zoning Board of Adjustment
Wednesday, February 08, 2017
7:00 P.M.

Agenda

Salute to the Flag
Commencement Statement

General Rules

Meeting will start at 7:00P.M.
No applications will be heard after 09:30P.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, January 11, 2017***

RESOLUTIONS FOR MEMORIALIZATION

#162075DSPW Amanda Hotz	Use "D" Variance/Site Plan Waiver Block: 4301 Lot: 4
#162047CDPMFMS Bimbo Bakeries USA, LLC	Prelim/Final Major Site Plan Block: 13305/13307 Lot: 1-2-3; 5

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2016 Annual Report

APPLICATIONS FOR REVIEW

#172001C
Angela & Keith Dugan
Zoned: R3

Bulk C Variance
Block: 8704 Lot: 16
Location: 1701 Briarwood Dr., Blackwood

Extend kitchen 16' x 12' with 27' L S setback

#172002C
Christopher Worthington
Zoned: R3

Bulk C Variance
Block: 3203 Lot: 41
Location: 501 Fresno Pl., Magnolia

10' x 20' x 9' wood garage w/6' S & 7' R setbacks

#172003C
Rebecca Sonnheim
Zoned: R3

Bulk C Variance
Block: 3204 Lot: 23
Location: 650 Pasadena Dr., Magnolia

Driveway - 10' wide extension w/0'-3' setback; future 16' x 16' shed to be placed on pre-existing 16' x 16' concrete pad w/0' – 5' setback

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Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JANUARY 11, 2017

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

Roll Call:

Mr. Simiriglia	**Present**
Mr. Bucceroni	**Present**
Mr. Scarduzio	**Present**
Mrs. Chiumento	**Present**
Mr. Rosati	**Present (late 7:30)**
Mr. Acevedo	**Present**
Mr. Treger	**Present**
Ms. Scully	**Absent**
Mr. McMullin	**Absent**

Chairman Simiriglia 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

REORGANIZATION

A motion to elect Mr. McMullin as Zoning Board of Adjustment Chairman was made by Mr. Simiriglia and seconded by Mr. Rosati.

Roll Call:	**Mr. Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes**

Motion Approved.

A motion to elect Frank Simiriglia as Vice Chairman of The Zoning Board of Adjustment was made by Mrs. Chiumento and seconded by Mrs. Scarduzio.

Roll Call:	**Mr. Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes**

Motion Approved.

A motion to elect Ken Lechner as Secretary of The Zoning Board of Adjustment was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Acevedo	**Yes**

	Mr. Treger	**Yes**

Motion Approved.

A motion to elect Mrs. Jean Gomez as the recording secretary of the Zoning Board of Adjustment was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes**

Motion Approved.

A motion to elect Mr. Anthony Costa as Solicitor of the Zoning Board of Adjustment was made by Mrs. Chiumento and seconded by Mr. Bucceroni.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes**

Motion Approved.

A motion to elect Churchill Engineering (Mr. James Mellett) as engineering firm for The Zoning Board of Adjustment was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes**

Motion Approved.

A motion to approve the meeting dates with the removal of November 22, 2017 was made by Mrs. Chiumento and seconded by Mr. Scarduzio.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes**

Motion Approved.

A motion to approve The Courier Post and The Philadelphia Inquirer/South Jersey Addition as advertising newspapers was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes**

Motion Approved.

A motion to approve the agenda procedures; Zoning Board meetings will start at 7pm and end no later then 10:30pm with no new applications to be heard after 9:30 pm; was made by Mrs. Chiumento and seconded by Mr. Scarduzio.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Rosati	**Yes**
	Chairman McMullin	**Yes**

Motion Approved.

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday December 14, 2016.

Motion to approve the above-mentioned minutes was made by Mrs. Chiumento and seconded by Mr. Scarduzio.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Treger	**Yes (abstain on Ryan Homes)**

Motion Approved.

RESOLUTIONS FOR MEMORIALIZATION

#162031DSPW
Pat's Industry, LLC
Use "D" Variance, Site Plan Waiver
Block: 6502 Lot: 2

#162076C
NVR, Inc., d/b/a Ryan Homes
Bulk C Variance
Block: 18504 Lots: 45, 46, 47, 48

#152041PMSFMSa1DM
1840 Peter Cheeseman Road, LLC
Minor Subdiv; Prelim/Final Major Site Plan; Use "D" Variance
Block: 14003 Lot: 13

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 retail sales/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 swears in: Mr. Norm Rogers (PE), Addison Bradley (Planner), Ms. Beth Dixon (Bimbo representative).
Mr. Wade (ESQ.) starts by explaining the application and review previous discussions on the application.
Mr. Rogers starts with A1- the Store Sign and A2- Site Plan; the site plan is very similar to the October approval.
- 3 lots parcel with Entenmann's/Rita's/Pizza Hut with 2 facilities being demolished,
- South Side Plaza dr. is a parking lot for trucks that deliver from the distribution center,
- Employees park and use the trucks for deliveries,
- New parking, drive aisles;
- relocate Rita's store,
- parking spaces in front of store is 25 and only 14 are required.
- in the rear there are 74 parking spaces required and 74 are present with no new bulk variances.

Mr. Lechner's Letter:
Applicant responds:
- pg. 5 application check list in agreement,
- waiver comment; request 1 1/2 in. diameter for the shade trees instead of the 2 1/2 inch requested by Mr. Lechner. It seems the 1 1/2 inch diameter trees have a better survival rate and the end result will be the same.
- pg. 6 all agreed,
- pg. 7 cont./ #5, #6 agreed,
- #7 there is a discussion of additional decorative lights along Blackwood-Clementon Rd.. The applicant would like to use 3 box style lights because they want to inhibit the wattage along the County Rd.. The lights on the site are adequate for the sidewalk. Therefore they are asking for relief from the Decorative lights along Blackwood-Clementon Rd.
- There will be substantial landscaping in front of the building

*Mr. Andy Rosati arrives: 7:34pm.

Mr. Addison:
- the colonial lights are not on Favorites (restaurant/bar), Urgent Care, Auto Zone, or Rite Aid; they feel they are being singled out on the lighting issue

Mr. Lechner states that Urgent Care & Favorites were waivers and continues;
- Republic bank is installing 3 colonial lights,
- The redevelopment plan is from College dr. to Little Gloucester Rd., they can get bonuses,
- Hoping when the applications come in they will all have the same lighting for uniformity purposes.

Mr. Wade;
- The increased lighting is purely decorative,
- Safety is the main concern because the distribution side of the businesses and the decorative lighting won't add safety.

Mr. Mellett states that decorative lighting is used in parking lots all the time.
Mr. Lechner requests at least 2 lights for aesthetics.

Mr. Wade states Bimbo Bakeries has come into extra expenses with the building and they are looking for savings.
Chairman Simiriglia asks how much the decorative lighting costs.
Mr. Rogers states about 2500.00 each light; and the applicant is phasing the project because it is over budget, so Phase II will have a delay.
Mr. Wade states Bimbo is not a redeveloper.
Mr. Lechner states that lights are a requirement and he had not asked for them on Plaza dr. or Cherrywood dr..
Mr. Treger asks if the decorative lights are 2500.00 what is the difference.
Mr. Rogers states the decorative lights don't have the same illumination so they would have to use more of them.
Mr. Lechner is asking for 5 lights out of the total 8 lights.
Mr. Rogers states as long as the total cost is similar.
Mr. Bucceroni asks Mr. Rogers to point on the map where the lights are going.
Mr. Rogers explains all the lighting.
Mr. Bucceroni asks if all the lights match with the other businesses.
Mr. Addison states he's not sure but the other businesses probably have box lights.
Mr. Wade states having 2 or 3 decorative lights would look out of place, having the same lights looks cleaner.
Mr. Addison states they would have to do all 5 or none; he proposes, none.
Mr. Wade states the request is to keep the present lighting on the site plan and it is consistent with the surrounding lighting.
Mr. Rosati asks if their lights are brighter.
Mr. Mellett states their lights are higher so they get better illumination.
Mr. Lechner state she wants people to recognize they've entered a different area.
Mr. Addison feels this should have started with Favorites and Urgent Care.

Mr. Treger asks if they would be using the 3 existing lights.
Mr. Rogers's states "no, brand new lights".
Mr. Bucceroni asks if these are the lights that are around the outlets because they have already replaced 20 or more of the bulbs, they seem to be problematic.
Mr. Simiriglia asks if the township would own these lights.
Mr. Lechner "withdraws his comment".

Mr. Rogers discusses the Traffic Impact Statement:
- Transit route #459/Bimbo will provide a new bus shelter.
- School bus route but no stops in the vicinity,
- Walkway along Blackwood-Clementon Rd., handicap ramps will be upgraded (ADA),
- Auto techniques,
- Schematic plans/signage/traffic control.
- All other items under agreement.

Churchill (engineers') Report;
pgs. 1,2,3 description of project with improvements,
- cross access at location,
- Easement will be provided,
- 5,6,7,8 all related to parking,
- 74 spaces required; 74 spaces will be provided,
- Rita's will be open the 1st day of spring,
- Distribution is a 24/7 operation,
- Retail Entenmanns is 8am to 5pm.
- Rita's seasonal: Sun.-Thurs. noon to 10pm; Friday and Saturday 11am to 10:30pm.
- A short window for dual use,
- 4500 sq. ft. office space office space and employees will park in back,
- Pretty much the same uses,
- Comment 10: pedestrian connection: Mr. Rogers's states the shortest route is over the road and thru the parking lot, most people will be truck drivers.
Mr. Mellett asks how many employees will be in that building/non-truck drivers.
Mr. Rogers states 18 employees for distribution and retail, an increase of 7 to 25 office employees.
Comment #11: intersection with Millbridge: a neck down to discourage people in parking lot from exiting: Agreed
Comment #12: mix adjacent to intersection Blackwood-Clementon Rd. and Millbridge Rd.
Mr. Rogers discusses a sign for trucks that states "for deliveries only" and a secondary access.
There is much discussion about the 2 uses in the driveway with customers and Entenmanns trucks trying to get to the loading docks. Mr. Rogers' suggests the current access is warranted and they can direct vehicles with signage, along with the narrowing of the necks of the driveway to direct traffic.
Comment #13 agreed,
Comment #14 discussed,
Comment #15, #16 access easement,
Comment #18 movements from driveway; right in/right out,
Comments # 19 & #20: agreed,
Mr. Mellett: increased trench drains, they are usually pre-molded and engineering wants to maintain an 8" pipe.
Buffer/landscape/lighting:
- Irrigation will be provided for all landscape areas.
Mr. Mellett asks about the 25' light pole near a residential area.
Mr. Rogers states they will be using shields on the lights in the residential areas. There will be separate bonding for Phase I and Phase II of the project.
Mr. Wade states the lighting is dusk to dawn.
Mr. Rogers states the light nuisance will be significantly reduced. The gates are manual and for security purposes.
Mr. Mellett asks about the sight triangle.
Mr. Rogers states they will adjust the lights if need be.
Mr. Wade states their first meeting with the county is 1-24-2017.
Mr. Rogers states the water and sewer application will be filed immediately after approval.
Mr. Lechner states the Fire District #5 requested 5 things.
Mr. Rogers states the site items are agreed to for fire lanes and cutting back the islands for the fire trucks to fit.
If the building code requires fire suppression they will install them, otherwise it can be discussed.
Mr. Lechner discusses: building sub code official and maintenance building not being exempt from the barrier free zone.
- Police traffic: asking to enforce statute to allow officers to ticket for people parked in the fire lane.
Mr. Wade states they will be happy to fill out an application for the police department.
Mr. Lechner has a Performance Guarantee discussion; all must be bonded for CO for Phase I if Phase II is not complete.

A motion to approve the above application with the following conditions; waiver smaller caliper trees, no decorative lights was made by Mr. Rosati and seconded by Mr. Scarduzio.

Roll Call:

Mr. Bucceroni	**Yes**
Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Mr. Treger	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#162075DSPW
Amanda Hotz
Zoned: NC
Use "D" Variance/Site Waiver
Block: 4301 Lot: 4
Location: 630 Lower Landing Rd, Blackwood
Outside sitting area w/bar, music & TV's

Mr. Costa swears in: Mr. Addison Bradley (Planner), Ms. Amanda Hotz (owner).
Mr. John Wade introduces the application: The applicant is willing to remove the music request. In addition just a serving station will be on the deck; the existing bar will be the only bar.

Ms. Hotz states:
- She leases from another owner, Frank Bisconti,
- She has been in operation for 2 years,
- Hours of Operation: Monday, Tuesday, Sunday 11 am to 12 am: Thursday, Friday, And Saturday 11:30 am to 2:00 am.
- Lunches offered and dinners offered/bar menu,
- Same clientele,
- She wanted an outside patio because people want to be outside when the weather is nice and a lack of a patio loses customers,
- Being able to advertise an outside patio will keep her customers and grow her business which lags in the nicer weather,
- Her business in the summer is 1/2 of what it is in the cooler months,
- It's a make or break decision for her business,
- She has a good relationship with the town/no summons or violations/no police problems.

Ms. Hotz states her crown tends to be an older, calm group because the neighboring bars are loud and for the younger crowd. She has no problems with riffraff or fights.

Chairman Simiriglia asks if TV's and Music are off the table.
Ms. Hotz: "yes" they are off the table.

Mr. Addison Bradley (planner) :
- A concrete patio will be an improvement. It will be added to the side of the building and go around the front with a side access door.
- 3 piers will serve as bollards at the entrance,
- Stone bollards and railings (3ft.high), and a ceiling facade with a plastic curtain,
- No hook ups on bars, it is just a serving bar on rollers for glasses and ice,
- 17' x 58' facility,
- Parking for 99 occupants/50 spaces,
- allowed 150 chairs w/50 chairs,
- 99 in the building allows 46 on the patio and only about 16 seats will fit on the patio,
- landscaping on the side with the residence will be Leyland cypress for a buffer along with a border fence which exists already,

Mr. Bucceroni states he's not sure they'll be able to allow people to smoke on the patio.
Mr. Addison states the customers will have to go through the bar inside to access the patio.
Mr. Lechner states the plan is only showing 4 tables.
Mr. Wade states the occupancy/"live load" is 50 with a 150 max..
Mr. Mellett discusses the square footage of the building and patio; determining the parking should be sufficient.

Mr. Lechner clears up a question: the board is just considering outdoor dining and not the other additions on the plan.

Mr. Mellett; variance for landscape buffer needed, 25' requirement not met but the applicant has agreed to adding Leyland cypress.
Mr. Wade states they will meet with the zoning office to decide that.
Mr. Addison states they can work around the magnolia on site.
Mr. Mellett discuses a site plan waiver; a concrete tank for septic considered? Concrete Lids?
Mr. Addison states those are grease lids not septic.
Mr. Mellett asks if the light on the side of the building will be covered up.
Mr. Addison states if a pole light is needed plus added light on the deck.
Chairman Simiriglia states to watch the residence next door with any "down lighting".
Mr. Mellett states the parking lot needs to be re striped.
Mr. Addison states "agreed".

Mr. Lechner discusses the lack of a trash enclosure and the dumpsters just sitting in a parking space. Also a 55 gallon of grease sitting outside needs attention.
Mr. Addison states 6' cyclone fence with a gate will be installed where it stands now.
Mr. Lechner states they can discuss this when they discuss the Leyland cypress. Top and bottom locking channels will be needed on the trash enclosure fence along with the trash itself needing to be addressed.

PUBLIC PORTION:

Mr. Costa swears in Ms. Kelly: Tanglewood dr. :
She was glad to hear that TV's and music are being pulled from this application because she was concerned. The noise is disturbing and travels far.
Chairman Simiriglia states all approvals will be limited with a noise ordinance.

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

Roll Call:

Mr. Bucceroni	**Yes**
Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Mr. Treger	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162075DSPW
AMANDA HOTZ
Block 4301, Lot 4

WHEREAS, Amanda Hotz , is the tenant of the land and premises located at 630 Lower-Landing Road, in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use variance to allow outside seating and withdrew her request for outdoor music and televisions and for a Site Plan waiver for the property located upon Block 4301, Lot 4 as shown on the Official Map of the Township of Gloucester, in a NC Zone, said application being represented by John Wade, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on January 11, 2017, 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, Amanda Hotz is the tenant of the land and premises located at 630 Lower-Landing Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 4301, Lot 4, on the Official Tax Map of the Township of Gloucester, located in an HC Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified she has operated the bar for two years and she is losing business in the summer because patrons like to sit outside in nice weather. She has 8 employees with a maximum of 5 at any one time. There will be a maximum of 50 patrons on the patio.

Mr. Bradley, a Professional Planner, testified the patio will be concrete 17'x58' and there will be 50 parking spaces and a maximum of 99 customers total. He stated the patio is compatible with the existing building and the new patio will allow customers to smoke. He agreed to meet with Mr. Lechner on site to design a landscape buffer. The applicant also agreed to all comments in Mr. Mellett's letter of 1-9-17 and Mr. Lechner's letter of 12-12-16.

There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a Use Variance for outside dining only and Site Plan waiver ,the Board voted seven (7) in favor, none (0) against; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits 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 11th day of January, 2017 that the applicant, Amanda Hotz, is

hereby granted the aforesaid Use Variance and Site Plan waiver for the property located upon Block 4301, Lot 4, as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and conditioned upon the applicant meeting with Mr. Lechner .

ROLL CALL:

LIST NAMES

Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Andrew Rosati	Yes
Frank Simiriglia	Yes
Mike Acevedo	Yes
Ken Treger	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Frank Simiriglia **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 8th Day of February, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162047CDPMFMS
BIMBO BAKERIES USA, INC.
Block 13305 & 13307, Lots 1-2-3 AND 5

WHEREAS, Bimbo Bakeries, is the owner of the land and premises located at 1320 & 1340 Blackwood-Clementon Road; 700 Plaza Dr., in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for Preliminary and Final Site Plan and certain waivers for the property located upon Block 13305 & 13307, Lots 1-2-3 and 5 as shown on the Official Map of the Township of Gloucester, said application being represented by John Wade, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on January 11, 2017, as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Bimbo Bakeries is the owner of the land and premises located at Blackwood Clementon Road, in the Clementon section of Gloucester Township, New Jersey, as shown on Block 13305 & 13307, Lots 1-2-3 and 5, on the Official Tax Map of the Township of Gloucester, located in an HC Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Norman Rogers, Professional Engineer, and Addison Bradley, Professional Planner. Introduced into evidence were (A1) a Store sign (A2) on Site Plan.

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

Mr. Bradley, a Professional Planner, testified as to the waivers requested namely allowing one and a half caliper instead of the two and a half for the trees and the reason for the waiver of the decorative lights and the reason for the 18 foot driveway. The applicant agreed with all other comments in Mr. Lechner and Mr. Mellett's reports.

There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a Preliminary and Final Site Plan and the aforesaid waivers ,the Board voted seven (7) in favor, none (0) against; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of

the size and shape of the lot and the Board was of the opinion that the benefits 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 11th day of January, 2017 that the applicant, Bimbo Bakeries, is hereby granted the aforesaid Site Plan and waivers for the property located upon Block 13305 & 13307, Lots 1-2-3 and 5, as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Andrew Rosati	Yes
Frank Simiriglia	Yes
Mike Acevedo	Yes
Ken Treger	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Frank Simiriglia **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 8th Day of February, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2016 Annual Report

	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
01	#152057C	James F. Clark, Jr.	863 Williamstown-Erial Rd., Sicklerville	18301	10.01	30' x 14' (420 sq. ft.) shed 20' setback	C	Granted	05/11/2016
02	#152059DSPW	Pilot Services, Inc.	943 Little Gloucester Rd., Blackwood	20101	19	Adult Daycare Program for Developmental Disabilities	D SPW	Granted w/Conditions	01/27/2016
03	#152060C	Loren Dale Anderson	905 St. Mark Dr., Glendora	1307	5	75' x 60' Overhang (new roof over new door) w/3' setback	C	Granted	02/10/2016
04	#152061C	Pamela & William Farrell	1 E. Brookline Dr., Laurel Springs	8201	7	6' vinyl fence w/2nd front 23' setback & 26' rear setback	C	Granted	02/10/2016
05	#152063C	Ronald E. Green, Jr.	140 Corte DiCantania, Lacascata	11402	29	6' white & tan fence w/setbacks: F(1)=1'; F(2)=7'; R=7'	C	Granted w/Conditions	02/10/2016
06	#152065C	Al Belmont	125 Coles Rd., Blackwood	8302	7	336 sq. ft. shed	C	Granted	02/10/2016
07	#152041A	1840 P. Cheeseman Rd. LLC	1840 Peter Cheeseman Rd., Blackwood	14003	13	Appeal of Administrative Decision	A	Granted with Conditions	02/10/2016
08	#152041PMSFMS	1840 P. Cheeseman Rd. LLC	1840 Peter Cheeseman Rd., Blackwood	14003	13	Residential Substance Abuse Center	PMSFMS	REVISED	SEE BELOW
09	#152064CDSPW	David J. McCloskey	340 Erial Rd., Blackwood	11001	52	16' x 60' sided digital billboard	C D SPW	Granted with Conditions	02/10/2016
10	#162001BD	Brahin Properties	1263/1271/1289 Jarvis Rd., Sicklerville	16504	10/11/12	50 Single Family Homes	B D	Granted with Conditions	02/24/2016
11	#162003D	Arthur Steiner	2143 Garwood Rd., Erial	16102	32	Rebuilding SFD (Rancher) due to fire	D	Granted	02/24/2016
12	#162006C	Lisa Crowley	18 Persimmon St., Sicklerville	21002	18	10' x 16' wood shed w/2' Dwelling; 10' prop line	C	Denied	03/09/2016
13	#162008C	Susan Fago	30 Kenrick Ave., Erial	16004	1	4'chain link; 6' wood fence w/1' s/b(s)	C	Granted	03/09/2016
14	#162009C	James & Bryce Nelson	2 Sandstone Dr., Sicklerville	18306	1	240 sq ft shed; 5'fence w/ 25' setback	C	Granted	03/09/2016
15	#152041PMSFMSa1DM	1840 P. Cheeseman Rd. LLC (RCA)	1840 Peter Cheeseman Rd., Blackwood	14003	13	Residential Healthcare Facility/Drug & Alcohol Rehab	PMSFMSa1DM	Denied	04/14/2016
16	#162010C	Norman & Josette Nofrada	60 Argyle Ave., Blackwood	12807	1	20'x13' sunroom w/20'.6" s/b 2nd F	C	Granted	04/14/2016
17	#162011C	Denise & Al Wolf	36 Sherri Lane, Erial	17502	19	Pole Barn 30'x20'x14' w/6's/b	C	Granted	04/14/2016

ZONING BOARD OF ADJUSTMENT
Township of Gloucester – Camden County – New Jersey
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	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
18	#162012C	Keith Quigley	364 Harford Rd., Somerdale	9502	8	In ground pool 16' x 36' w/5' s/b to concrete (8' to water edge)	C	Granted With Conditions	04/14/2016
19	#162013DM	Robert Yost	711 Floodgate Rd., Glendora	1305	6 & 7	Moving boundary lines	DM	Granted With Conditions	08/10/2016
20	#162014C	Fred & Joan Staas	151 Florence Ave., Laurel Springs	8102	1	Replacing 6'wood fence w/6'vinyl w/s/b 16' 2nd F ; 27' F	C	Granted	05/11/2016
21	#162015CDM	88 Equities, LLC	1532 Little Gloucester Rd., Clementon	13203	5.01	Convert Units to non-age restricted & from condo to apts.	CDM	Granted with conditions	05/11/2016
22	#162016CDSPW	Harry Lamplugh	617 S. Black Horse Pk., Blackwood	5505	2.01	20'x40'x12' Pole Barn w/ 1' s/b	CDSPW	Granted With Conditions	08/10/2016
23	#162017C	Alexander Crown	1700 Winding Way, Clementon	13201	76	6' vinyl fence w/0' s/b; 12'x12' wood shed on 13'x13' concrete pad w/1' s/b (move shed to Laurel)	C	Granted with conditions	06/08/2016
24	#162018C	Patrick Countey	39 Brantley Way, Sicklerville	15602	1	6' wood fence w/12'4" s/b	C	Granted	06/08/2016
25	#162019C	Edward T. Downs	14 Sofia Ct., Blackwood	4001	8	7'x7' hot tub 2's/b house – 3' s/b apron 6' waters edge	C	Closed Not Needed	04/21/2016
26	#162020C	Ken Smith	644 Good Intent Rd., Blackwood	5001	22	30'x30'x15'9" Garage w/7' s/b R&S (approved w/10' s/b)	C	Granted with conditions	06/08/2016
27	#162021C	Thomas W. Tyler, Jr.	1257 Jarvis Rd., Erial	16504	13	34'x35'x25' w/8' s/b Pole Barn	C	Granted	07/13/2016
28	#162022C	Bruce L. Jones	19 Whalen Ave., Sicklerville	16802	12	12'x20' deck w/ 18' s/b rear	C	Granted	07/13/2016
29	#162025C	Jude & Debra Cohen	2 Laurel Wood Ct., Laurel Springs	20401	1	18'x22' composite deck	C	Granted	07/13/2016
30	#162026C	Joseph Massanova	719 Wyngate Rd., Somerdale	8801	17	6' vinyl fence w/F s/b 60'; S 20' s/b	C	Granted	07/13/2013
31	#162027C	Kristy & Tim Koebernik	301 South Dr., Blackwood	10703	1	6' wood fence w/10' F & S 1 & 2	C	Granted	08/10/2016
32	#162030C	John Glemser, Sr	228 Cedar Ave., Blackwood	10401	7	3 sheds w/setbacks	C	Granted With Conditions	08/10/2016
33	#162031C	Pat's Industry, LLC	110 Black Horse Pike, Blackwood	6502	2	Impound Lot	C		

ZONING BOARD OF ADJUSTMENT
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	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
34	#162032C	Lisa Creedon	57 GrayPebble Cir, Sicklerville	18304	2	6' vinyl fence w/F2 s/b of 17'	C	Granted	08/10/2016
35	#162033C	Patricia Terramagra	125 7th Ave., Glendora	1208	6	5' vinyl fence w/s/b; shed w/s/b	C	Granted	08/10/2016
36	#162034C	Cynthia Beebe	992 Sicklerville Rd., Sicklerville	18401	9	8'dog eared wood fence w/ 20's/b	C	Granted	08/10/2016
37	#162035CDPFMSPF	Ville 2, LLC	1035 Sicklerville Rd., Sicklerville	18501	2 & 11	42 TNH; amend density(Phase IV)	CDPFMSPF	Granted	08/24/2016
38	#162038C	Edward Casey, Jr	321 Pine Ave., Blackwood	11606	24	6' vinyl fence w/9' s/b	C	Granted	08/10/2016
39	#162039C	John & Maryellen Gallen	212 Burleigh Dr., Somerdale	8903	19	7x11 roof overlay; concrete pad w/columns 23' s/b	C	Granted	08/10/2016
40	#162040C	Clifford Gano	12 Glamis Rd., Blackwood	12306	9	10x20x10 shed w/s/b 4.4'	C	Granted	09/14/2016
41	#162041C	Vin Gandhi	65 Mullen Dr., Sicklerville	18310	67	15x20 concrete patio w/1.5' s/b from property line	C	Granted	09/28/2016
42	#162042C	Frederick Kilichowski	300 Station Ave., Glendora	1702	6	6' vinyl fence w/10.5 s/b; shed 10x16 w/s/b 5' F2	C	Granted	09/14/2016
43	#162001BDCPMSFMS	Brahin Properties, Inc.	1289-1271-1263 Jarvis Rd., Sicklerville	16504	10,11,12	50 SFD w/accessory functions & 3 lots for open space & drainage	CPMSFMS	Granted Prelim Only	08/10/2016
44	#162045C	Jennifer Barbagiovanni	244 Ridge Ave., Blackwood	7807	8	6' stockade wood fence w/0 s/b	C	Granted	09/14/2016
45	#162046C	Ronald Babli	324 Keystone Ave., Blackwood	7811	7	Metal carport 20'x30'x12' w/5' R & S s/b	C	Granted	09/28/2016
46	#162047CD	Bimbo Bakeries USA, Inc.	1320-1340 Blkwd-Clementon 700 Plaza Dr., Clementon	13305 13307	1-2-3 7	Rita's Water Ice & Entenmanns Retail Bakery & Distribution	CD	Granted Need Site Plan	10/26/2016
47	#162048C	Gerard DiBona Alexandra Davis	23 Fairmount Ave., Sicklerville	16121	3	6' wht vinyl fence w/F2 s/b 16'	C	Granted	09/28/2016
48	#162049C	Mark Sannuti	16 Vail Rd., Sicklerville	19804	9	6' tan vinyl fence w/F2 s/b 3'	C	Granted	09/28/2016
49	#162051C	Matt Brandley	237 Hinton Way, Somerdale	9203	14	6' vinyl fence w/F1 38' s/b & F2 19'	C	Granted With Conditions	10/26/2016

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

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	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
50	#162051C	Edward Getley	808 Wyngate Rd., Somerdale	9302	12	2nd shed 10'x20'x11.5' w/5' s/b	C	Granted	11/09/2016
51	#162054C	Reza P. Razaui	6 Centennial Ct., Erial	17606	3	2nd shed 12'x28'x3' w/5' s/b	C	Granted With Conditions	10/26/2016
52	#162056C	Jeffrey Barachko	104 Pine Ave., Blackwood	11504	15	Rebuild structure & decking 33.5'x15' w/12' s/b F1 13' F2 s/b	C	Granted	11/09/2016
53	#162057C	Joseph & Rosemarie Tabasco	47 Shelly St., Sicklerville	15821	53	Sunrm 9'x12'x24' on wood frame construction; deck 12'x12' w/2.33 s/b	C	Granted With Conditions	11/09/2016
54	#162060C	Matthew Rosenhoover	2 Linden Ave., Blackwood	5802	1	6' wood fence w/8's/b	C	Granted	11/09/2016
55	#162001BDCPMSFMS	Brahin Properties	1263/1271/1289 Jarvis Rd., Sicklerville	16504	10/11/12	50 Single Family Homes	C PMS FMS	Granted Final Major Subdiv	10/26/2016
56	#162058DSPW	Mohinder's Gas, LLC	585 Berlin Cross Keys Rd, Sicklerville	18404	2	Gas Station; Convenience Store & Propane Refilling Station	D SPW	Granted	11/23/2016
57	#162062C	Patricia Stergin	1008 Central Ave., Glendora	1202	1	18'x12'x9'10" wood/vinyl shed 10'R s/b; F2 13'; 6' to 4' vinyl fence F2 s/b 11', 6'/4' fence 1' EOP	C	Granted	11/09/2016
58	#162064C	Michael Iannelli	13 Antientam Dr., Laurel Springs	10104	14	6' wht vinyl fence w/11' s/b	C	Granted	11/23/2016
59	#162067C	Matthew Chester	430 Huntington Ave., Glendora	1704	24	Expand BR 10'x15'w/3.8 S1, 6.5 S2, 13.4 R setbacks	C	Granted	12/14/2016
60	#162068C	Kwok K. Lim	850 Somerdale Rd., Blackwood	8703	1	6' vinyl fence w/F2 setback of 21'	C	Granted	11/23/2016
61	#162069D	Dollhouse Tattoo Parlour, LLC	703B Black Horse Pike, Glendora	1004	2	Tattoo Parlour & Art Gallery	D	Granted With Conditions	11/23/2016
62	#162047CDPMFMFMS	Bimbo Bakeries USA, LLC	1320-1340 Blackwood-Clementon Rd; 700 Plaza Dr., Clementon	13305 13307	1-2-3 5	Prelim & Final Major Site - Retail Distribution Center	PMS FMS	TABLED	01/11/2017
63	#162070C	Bruce & Faye Merritt	12 Michael Rd., Sicklerville	15814	6	27'x12' attached rear wood deck w/8' R setback	C	Granted	12/14/2016
64	#162075DSPW	Amanda Hotz	630 Lower Landing Rd., Blackwood	4301	4	Outside sitting area w/bar, music	D SPW	2017 Agenda	

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

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	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
65	#162076C	NVR, Inc. d/b/a Ryan Homes	149-147-145-143 Village Green La	18504	45,46,47,48	10'x14' deck w/ setbacks 17' to 13'	C	Granted	01/11/2017
66	#152041PMSFMSa1DM	1840 P. Cheeseman Rd. LLC (RCA)	1840 Peter Cheeseman Rd., Blackwood	14003	13	Residential Healthcare Facility/Drug & Alcohol Rehab	PMSFMSa1DM	Granted PMS only	01/11/2017
67	#162015CDM	88 Equities, LLC	1532 Little Gloucester Rd., Clementon	13203	5.01	Requesting Extension Minor Subdivision	C D M	Granted	

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 #172001C***
Angela & Keith Dugan
1701 Briarwood Drive
BLOCK 8704, LOT 16

DATE: January 17, 2017

The above application is to permit a 16' x 12' kitchen addition within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±9,375 sf[1]	yes
Minimum lot frontage			
Briarwood Drive	75 ft.	75 ft.	yes
High Street	75 ft.	125 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±16.2%[1]	yes
Maximum lot coverage	40%	±31.4%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (addition)			
Briarwood Drive	30 ft.	> 30 ft.[1]	yes
High Street	**30 ft.**	**±27 ft.[1]**	**no***
Side yard (addition)	10 ft.	±32 ft.[1]	yes
Rear yard (dwelling)	30 ft.	±54 ft.[1]	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/p	---

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

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

II. VARIANCE COMMENTS

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

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

1. Front yard (High Street): (±27 ft. provided v. 30 ft. minimum required).

2. Building height

   a. The applicant must provide the proposed building height to determine compliance.

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a 12' x 16' addition approximately seven (27) feet from the front property line along High Streetr (30 ft. minimum required).

IV. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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

cc: Angela & Keith Dugan
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №: #172001C

Taxes Paid Yes/No _____(Initial)

Fees 160.00 Project #_____

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. 150.00 Escr.#_____

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Angela Dugan/Keith Dugan	Name(s): Angela Dugan
Address: 1701 Briarwood Drive	Keith Dugan
	Address: 1701 Briarwood Drive
City: Blackwood	
State, Zip: NJ 08012	City: Blackwood
Cell Phone: (856) 397-1006 Fax:(___)___-___	State, Zip: NJ 08012
Email: sonnydoodle@gmail.com	Phone: (856) 397-1006 Fax:(___)___-___

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Rocco Romano	Name:
Address: 202 Smallwood Drive	Address:
Profession:	Profession:
City: Mickleton	City:
State, Zip: NJ 08056	State, Zip:
Phone: 856 381-7712 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: gromanorealtor@comcast.net	Email:

7. Location of Property:

Street Address: 1701 Briarwood Drive Block(s): 8704

Tract Area: Lot(s): 16

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): Kitchen extended 16'x12' w/ 27' left side property line (High St) in lieu of 30' setback. Setback

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 0

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1		Setback from E.O.P.*1	
Front setback 2	27'	Setback from E.O.P.*2	
Rear setback	54'	Fence type	
Side setback 1		Fence height	
Side setback 2		*E.O.P. = Edge Of Pavement.	
Lot frontage		**Pool Requirements**	
Lot depth		Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height		Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	

Garage Application		Shed Requirements	
Garage Area		Shed area	
Garage height		Shed height	
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		Setback from property line 1	
		Setback from property line 2	

14. Parking and Loading Requirements:

Number of parking spaces required: 1 Number of parking spaces provided: 1

Number of loading spaces required: 1 Number of loading spaces provided: 1

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

Angela Dugan — 11/28/16

Signature of Applicant — Date

Kurt Dugan — 12-13-16

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

12-13-16
Date

Signature: Angela Dugan

Print Name: Angela Dugan

Signature: Keith Dugan

Print Name: Keith Dugan

Sworn and Subscribed to before me this 13 day of December 2016 (Year).

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: Angela Dugan

Print Name: Angela Dugan

12/13/16
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application under the date of 12-13-16, shows and discloses the premises in its entirety, described as Block 8704 Lot 16; 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:
Michelle Lyn Treger of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant: Angela Dugan

Sworn and subscribed to
On this 13 day of December 2016 before the following authority.

Notary Public: Michele Lyn Treger

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

Zoning Permit Denial

1701 BRIARWOOD CT
Block/Lot 8704/16

Applicant
DUGAN KEITH E & ANGELA
1701 BRIARWOOD ROAD
BLACKWOOD NJ 08012

Real Estate Owner
DUGAN KEITH E & ANGELA
1701 BRIARWOOD ROAD
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard 16'X12' addition located 54' from the rear property line and 27' from the left side property line (2nd front property line).. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Addition must be setback a minimum of 30' from the property line along High St. A Variance approval is required prior to issuance of permits.

Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
November 16, 2016

Applic No. 10951

Cut Here

Deliver to...

DUGAN KEITH E & ANGELA
1701 BRIARWOOD ROAD
BLACKWOOD NJ 08012

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To whom it may concern:

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

Name Keith + Angela Dugan

Address 1701 Briarwood Dr.

Block 8704 Lot 16

11-23-16
Date

Maryann Bussa
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

1261 Chews Landing-Clementon Rd. at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com

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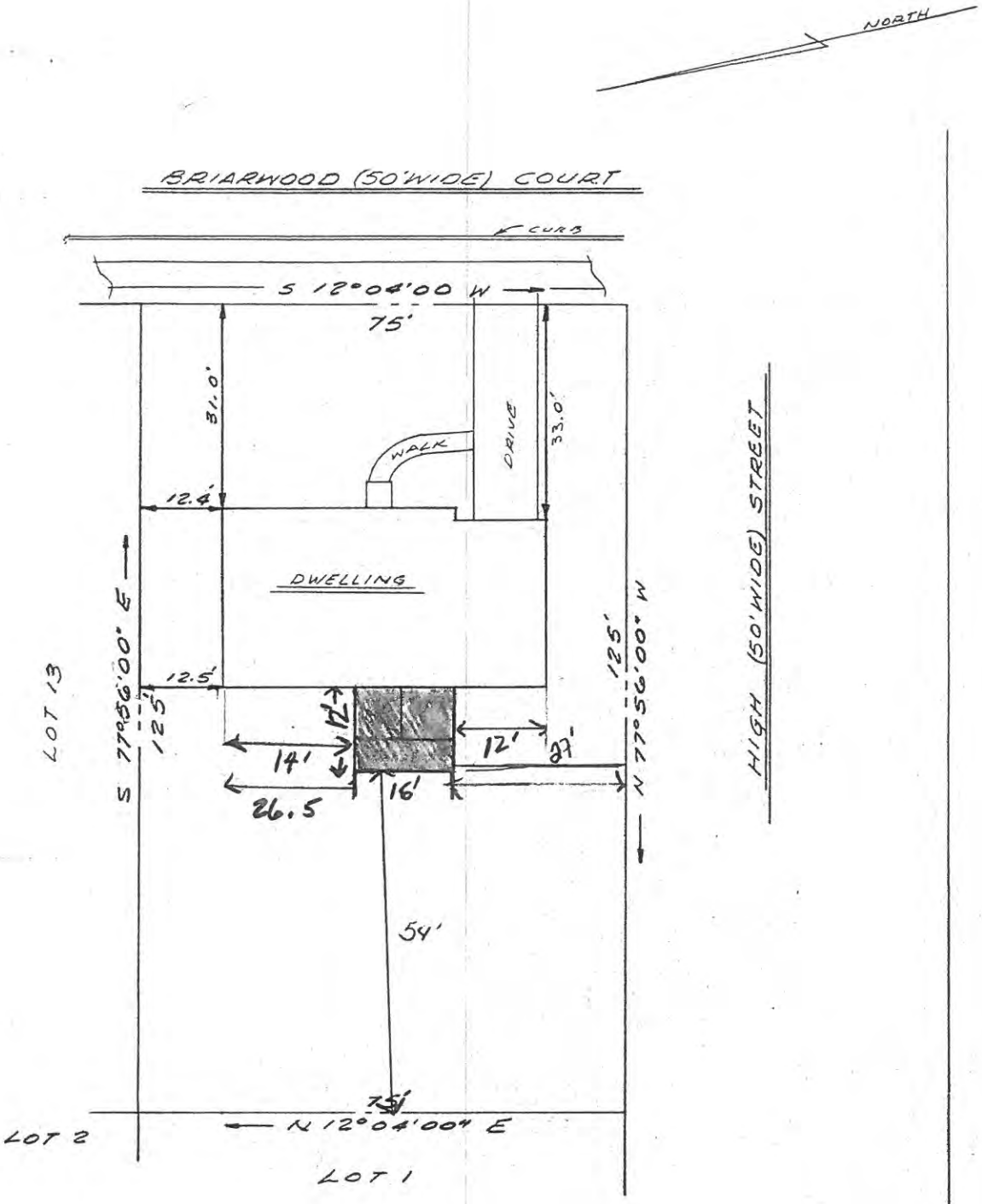


FINAL: 10-14-75

TO: ANY INSUROR OF TITLE RELYING HEREON AND ANY OTHER PARTY IN INTEREST "IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON. THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY."

Robert G. Mattson, Land Surveyor #14459

PLAN OF SURVEY
BLOCK 126.1 LOT 14
"BRIARWOOD"
SITUATE
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN, N.J.

DATE 7-8-75	DRAWN R.J.R.	JOB Nº
SCALE 1" = 20'	CHECKED R.G.M.	1222W1106

SMA Speitel, Mattson Associates
LAND SURVEYING, PLANNING & CONSULTING ENGINEERING
RAMBLEWOOD CENTER • ROUTE 73 & RAMBLEWOOD PARKWAY
MOUNT LAUREL, NEW JERSEY 08057 • 609-235-7482

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

January 9, 2017

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

Re: Application #172001C
Angela & Keith Dugan
1701 Briarwood Drive, Blackwood, NJ 08012
Block 8704, Lot 16

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

Bun #

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 3, 2017 **APPLICATION No.** #172001C

APPLICANT: ANGELA & KEITH DUGAN **PROJECT No.** 11011

BLOCK(S): 8704 **Lot(S):** 16

LOCATION: 1701 Briarwood Dr., Blackwood 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

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

Please Forward Report by January 16, 2017

ENCLOSED:

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

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

OK 1-5-17 JCG 1128

Signature

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #172002C***
Christopher J. Worthington
501 Fresno Place
BLOCK 3203, LOT 41

DATE: January 18, 2017

The above application is to permit a 10' x 20' detached private garage within the R-3 Residential district as per the attached sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Lot size (min.)	9,375 sf	±17,563 sf[1]	yes
Lot frontage (min.)– cul-de-sac	56.25 ft.	64.55 ft.	yes
Lot depth (min.)	125 ft.	106.07 ft.	enc
Building coverage (max.)	20%	±7.2%[1]	yes
Lot coverage (max.)	40%	±11.9 %[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	30 ft.	n/a	n/a
Side yard (min.)	10 ft.	n/a	n/a
Rear yard (min.)	30 ft.	n/a	n/a
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a
§422.H, PRIVATE GARAGES			
Area (Max.)	800 sf	200 sf	yes
Less than area of principal building	< ±1,078 sf[1]	200 sf	yes
Stories (max.)	1	1	yes
Number of garages (max.)	1	1	Yes
Front yard (min.)	N.P.	±80 ft.[1]	yes
Side yard (min.)	10 ft.	±93 ft.[1]	yes
Side yard (min.)	**10 ft.**	**±5 ft.[1]**	**no***
Rear yard (min.)	**10 ft.**	**±6 ft.[1]**	**no***
Side wall height (max.)	9 ft.	6.5 ft.	yes
Garage height (max.)	14 ft.	±9 ft.	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.

II. VARIANCE COMMENTS

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

§422.H, Private Garages

1. Side yard: (±5 ft. provided v. 10 ft. minimum required).
2. Rear yard: (±6 ft. provided v. 10 ft. minimum required).

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.H, Private Garages to permit a detached private garage five (5) feet from the side property line and six (6) feet from the rear property line (10 ft. minimum required).

cc: Christopher J. Worthington
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №.: #17 2002C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment CW

Fees 160.00 Project # 1102

[1] Upon receipt of all fees, documents, plans, etc. REVISED 1/10/2017

Escr. 150.00 Escr.# 1102

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Christopher J. Worthington
Address: 501 Fresno Place
City: Magnolia
State, Zip: NJ 08049
Phone: 609 471-8008 Fax: (__)__-____
Email: CJWorthington7@gmail.com

2. Owner(s) (List all Owners)

Name(s): Christopher J Worthington
Address: 501 Fresno Place
City: Magnolia
State, Zip: NJ 08049
Phone: 609 471-8008 Fax: (__)__-____

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Christopher J Worthington
Address: 501 Fresno Place
Profession: Printer / homeowner
City: Magnolia
State, Zip: NJ 08049
Phone: 6094768008 Fax: ( ) -
Email: CJWorthington7@gmail.com

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

7. Location of Property:

Street Address: 501 Fresno Place, Magnolia NJ
Block(s): 3203
Tract Area:
Lot(s): 41

8. Land Use:

Existing Land Use: RESIDENTIAL
CJW - 10x20x9 WOOD

Proposed Land Use (Describe Application): SIZE / SETBACK / #2ND GARAGE
6' side s/b 7' R' s/b

9. Property:

Number of Existing Lots:
Number of Proposed Lots:

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

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

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

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

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

Garage Application	
Garage Area	200 sf
Garage height 7' side wall	9 ft
Number of garages (Include attached garage if applicable)	1
Number of stories	1

~~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: NA Number of parking spaces provided: _____

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 12/15/16

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

12/15/16
Date

Signature

Christopher Worthington
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

Christopher Worthington
Print Name

11-20-16
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, 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:

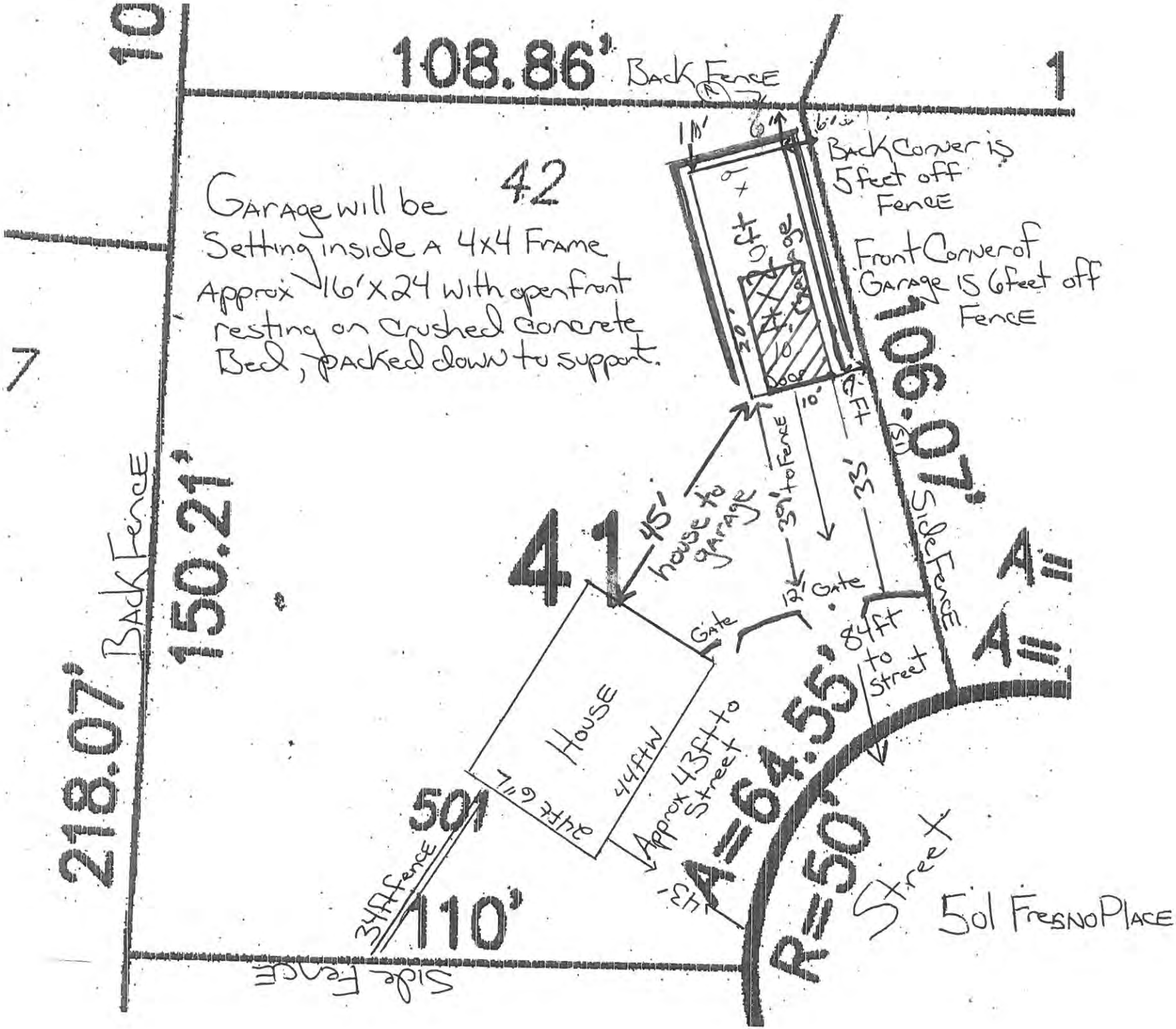
Michele Lyn Treg of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

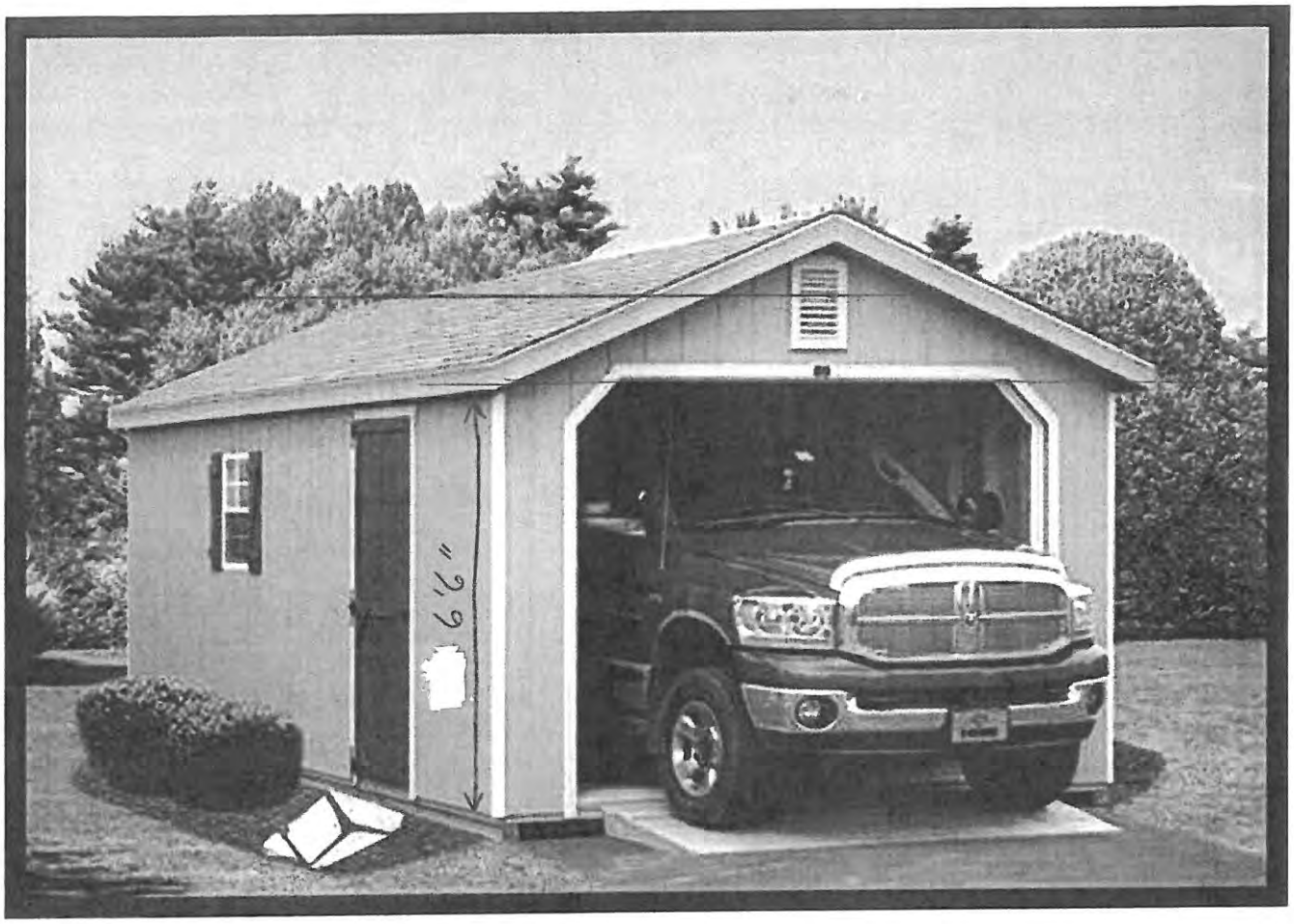
Name of property owner or applicant

Sworn and subscribed to
On this 15 day of December,
20 16 before the following authority.

Michele Lyn Treg
Notary Public

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


108.86'
Back Fence
1
10
42
Garage will be
Setting inside a 4x4 Frame
Approx 16'x24 with open front
resting on crushed concrete
Bed, packed down to support.
Back Corner is
5 feet off
Fence
Front Corner of
Garage is 6 feet off
Fence
106.07'
Side Fence
7
Back Fence
150.21'
218.07'
41
45' house to garage
39' to Fence
33'
12' Gate
Gate
84ft to street
A=
A=
House
44ftW
24ft 6"L
Approx 43ft to Street
A=64.55'
R=50'
Street
501 Fresno Place
501
34ft fence
110'
Side Fence



AGS Structures single car garages are great for lawn equipment storage, car, truck or boat storage, or even for hobby car you hope to restore. Our standard siding choices are wood siding which is painted or upgrade to vinyl siding which is 30% more. Our single car garages are delivered fully assembled ready for same day use. Our single car garages comes with one overhead garage door, reinforced floor, (2) windows and a single entry doo. We also offer other options such as vents, shutters, flower boxes or even ramps.

STANDARD FEATURES & SPECIFICATIONS:

- 4 x 4 pressure treated skids
- Floor is 3/4" SmartFloor with 2 x 4 joists 12" on center
- Roof and walls are 2 x 4's 16" on center
- 1/2" LP Smartside
- 6'6" side walls for 10'W garages
- 7' side walls for 12'W and 14'W garages
- 10' wide come with (1) 8' x 6'6" overhead door with diamond plating at entry
- 12' or 14' wide come with (1) 9' x 7' overhead door with diamond plating at entry
- (1) 3' x 6'6" side entry door
- (2) 18" x 27" Windows
- 30-year architectural shingles
- Tar paper on roof

200 sq ft 10X20X9

over 200' perm. foundation

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

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Consulting Engineer

January 9, 2017

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

Re: Application #172002C
Christopher J. Worthington
501 Fresno Place, Magnolia, NJ 08049
Block 3203, Lot 41

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

Date: January 9, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Christopher J. Worthington

Site: 501 Fresno Pl

Block: 3203 Lot: 41

Application #: 172002C

1. *A structure over 200 sqft. requires a permanent foundation & possible sealed engineer plans.*

Thank you,

Jim Gallagher
Building SubCode Official

Bn# 63

B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 3, 2017 **APPLICATION No. #172002C**

APPLICANT: CHRISTOPHER J. WORTHINGTON **PROJECT No. 11012**

BLOCK(S): 3203 Lot(S): 41

LOCATION: 501 FRESNO PL, MAGNOLIA, NJ 08049

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 January 16, 2017***

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

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

1-5-17 Bldg Note - Structure over 200 ## requires a permanent foundation + possible Engineer Sealed Plans. JLG

Signature

Joanne, Please Type Note for Ken. Thank you Jim G

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: Christopher Worthington

Address: 301 Fresno Place

Block: 3203 Lot: 41

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

1/4/17
Date

Gloucester Township Tax Collector

JAN 04 2017

Printed on recycled paper

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #172003C***
Rebecca Sonnheim
650 Pasadena Drive
***BLOCK* 3204 *LOT* 23**

DATE: January 18, 2017

The Applicant requests approval for a 16' x 16' shed and concrete drive within three (3) of the side property line within the R-3 Residential District as indicated on the sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Lot size (min.)	9,375 sf	±9,700 sf[1]	yes
Lot frontage (min.)	75 ft.	98.09 ft.	yes
Lot depth (min.)	125 ft.	136.93 ft.	Yes
Building coverage (max.)	20%	±14.2%[1]	yes
Lot coverage (max.)	40%	±27.8%[1]	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	30 ft.	36.4 ft.	yes
Side yard (min.)	10 ft.	18 ft. / 9.9 ft.	yes
Rear yard (min.)	30 ft.	±75 ft.[1]	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

[1] = Scaled data.

Description	Required	Proposed	Complies
§422.L, RESIDENTIAL TOOL SHED			
Shed area (max.)	**168 sf**	**256 sf**	**no***
Number (max.)	1	1	yes
Maximum shed height (max.)	12 ft.	n/p	---
Distance between adjacent buildings	10 ft.	> 10 ft.	yes
Front yard (min.)	N.P.	no	yes
Side yard (min.)	**5 ft.**	**2 ft. 7 in.**	**no***
Rear yard (min.)	**5 ft.**	**2 ft. 3 in.**	**no***

N.P. = Not Permitted.
* = Variance required.
Variance Expiration: The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.

II. VARIANCE COMMENTS

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

§422.L, Residential Tool Shed

1. Area: (256 sf provided v. 168 sf maximum allowed).
2. Side yard: (2 ft. 7 in. provided v. 5 ft. minimum required).
3. Rear yard: (2 ft. 3 in. provided v. 5 ft. minimum required).

§424, Driveways (Residential)

4. Side yard: () ft. provided v. 3 ft. minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.L, Residential Tool Shed to permit a shed two hundred fifty six (256) square feet (168 sf maximum allowed) and two (2) feet seven (7) inches from the side property line and two (2) feet three (3) inches from the rear property line (5 ft. minimum required) and a concrete driveway zero (0) feet from the side property line (3 ft. minimum required).

IV. RECOMMENDATIONS

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

cc: Rebecca Sonnheim
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit # 10851

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 №.: #172003 C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☐ Zoning Board of Adjustment

Fees 160.00 Project # 11013

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

Escr. 150.00 Escr.# 11013

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Rebecca Sonnheim
Address: 650 Pasadena Dr
City: Gloucester Twp, NJ
State, Zip: 08049
Phone: 856 906 3979 Fax: (__)___-____
Email: _____

2. Owner(s) (List all Owners)

Name(s): Rebecca Sonnheim
Address: 650 Pasadena Dr
City: Gloucester Twp
State, Zip: NJ 08049
Phone: 856 906-3979 Fax: (__)___-____

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

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

RECEIVED JAN 03 2020 BY: _____

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: _____
Address: _____
City: _____

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

6. Name of Persons Preparing Plans and Reports:

Name: Clancy + Associates	Name:
Address: 610 Asbury Ave.	Address:
Profession: Engineer + Land Surveyor	Profession:
City: National Park	City:
State, Zip: NJ 08063	State, Zip:
Phone: 856 853 7300 Fax: 856 853 7381	Phone: (__)___-____ Fax: (__)___-____
Email:	Email:

7. Location of Property:

Street Address: 650 Pasadena Dr. Block(s): 3204

Tract Area: Lot(s): 23

8. Land Use:

Existing Land Use: Single Family Dwelling

Proposed Land Use (Describe Application): CONCRETE DRIVEWAY varience 0-3" | & future 16x16 shed on 16x16 concrete pad variance 0-5"

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	DRIVEWAY	Setback from E.O.P.*1	
Front setback 2	10' wide	Setback from E.O.P.*2	
Rear setback	~~extension~~	Fence type	
Side setback 1	~~with 0-3'~~	Fence height	
Side setback 2	~~variance~~	*E.O.P. = Edge Of Pavement.	
Lot frontage		**Pool Requirements**	
Lot depth		Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height		Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		**Shed Requirements**	
Garage Area		Shed area	256' 16'x16'
Garage height		Shed height	
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		Setback from property line 1	2' 7"
		Setback from property line 2	2' 3"

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

Rebecca _____ 12/19/16

Signature of Applicant Date

_____ _____

Signature of Co-applicant Date

17. Consent of Owner(s):

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

12/19/16
Date

Rebecca
Signature

Rebecca Sonnheim
Print Name

Sworn and Subscribed to before me this

19 day of December

2016 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Rebecca
Signature of Applicant

12/19/16
Date

Rebecca Sonnheim
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 12/19/16, shows and discloses the premises in its entirety, described as Block 3204 Lot 23; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

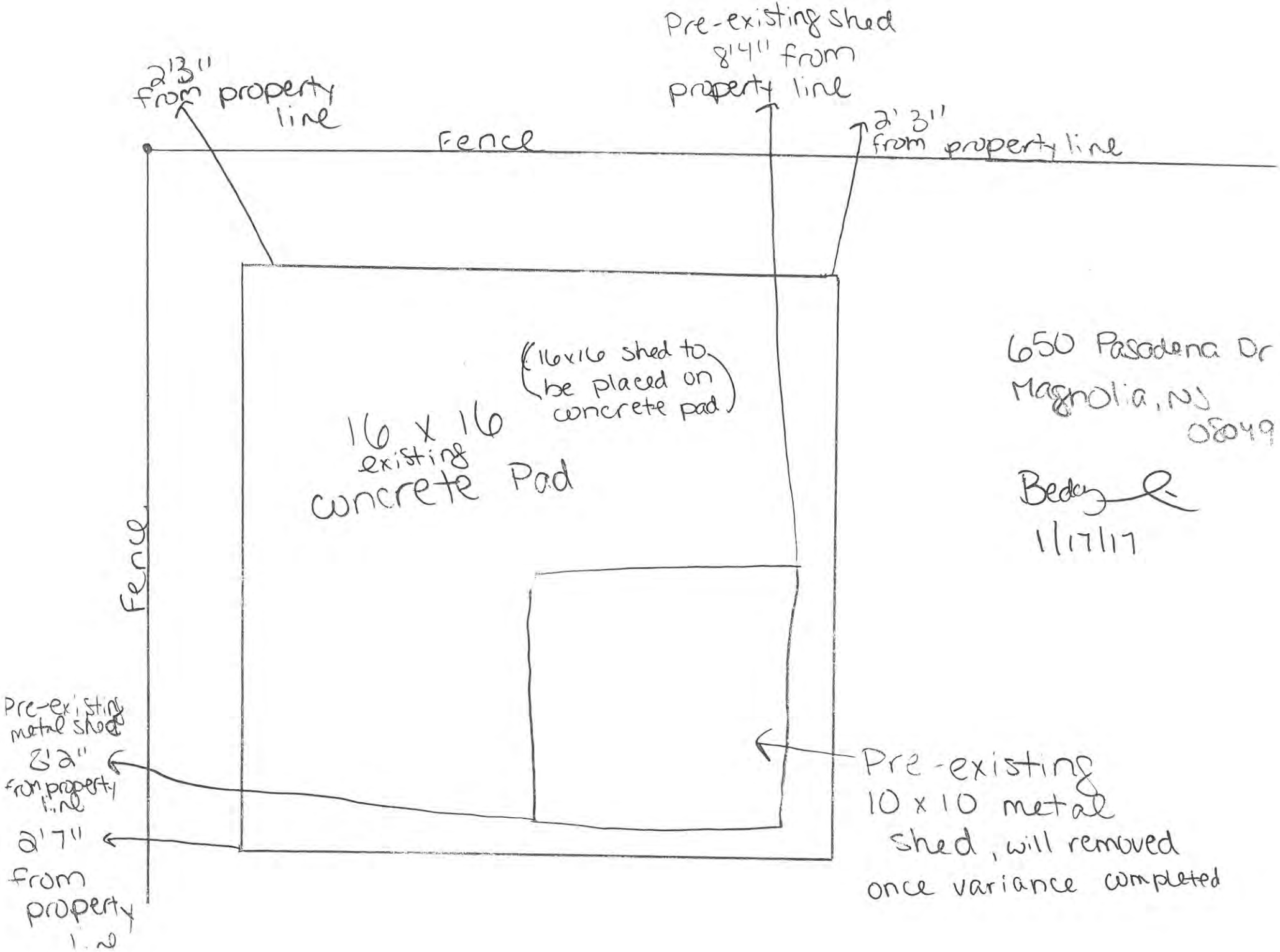
Michele Lyn Treger of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Rebecca
Name of property owner or applicant

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

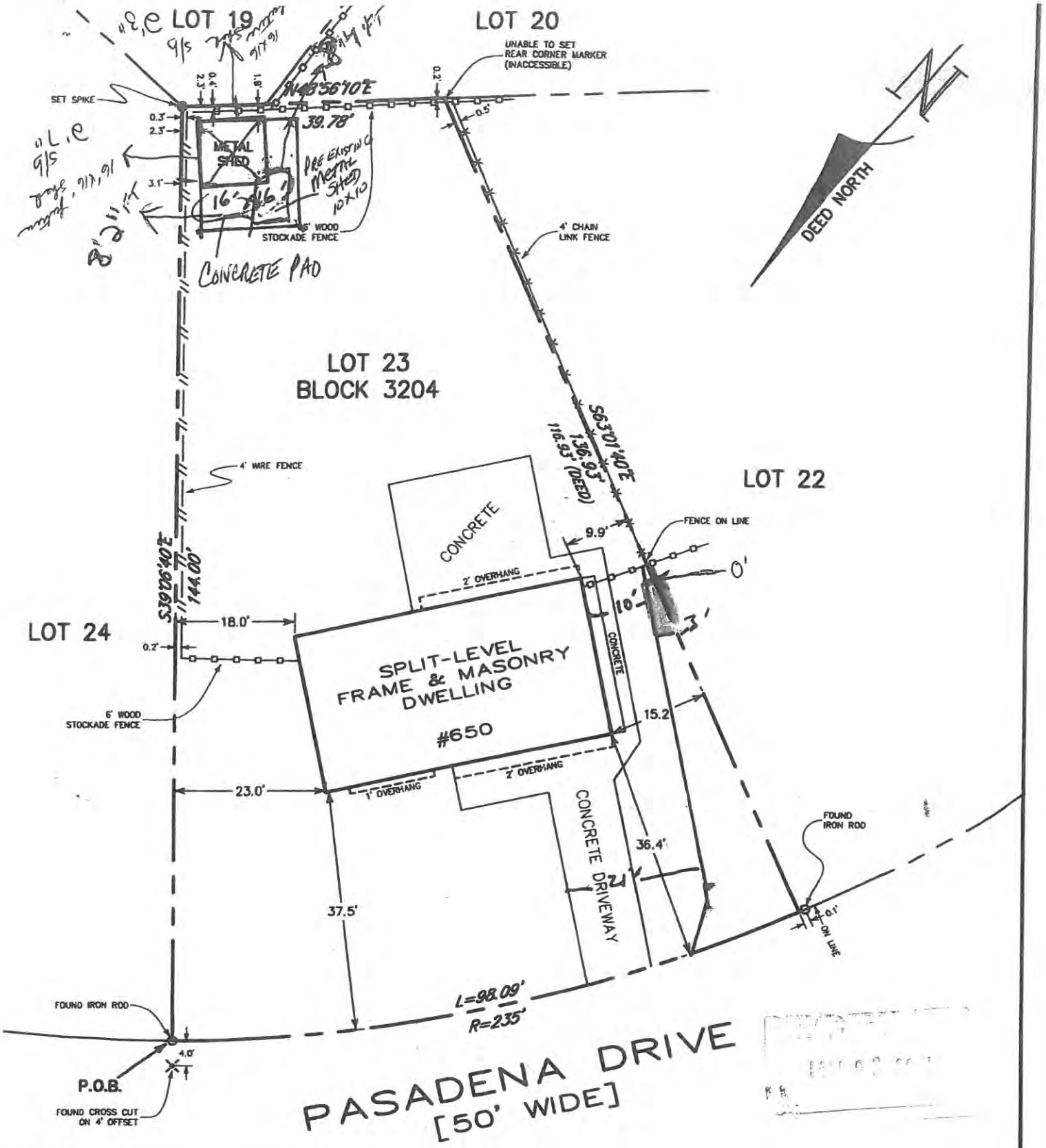
MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

Michele Lyn Treger
Notary public



650 Pasadena Dr
Magnolia, NJ
08049

Becky
1/17/17



BEING BLOCK "K" PLAN OF CATALINA HILLS.

ALSO BEING LOT 23, BLOCK 3204 ON THE TAX MAP OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, STATE OF NEW JERSEY.

COMMONLY KNOWN AS 650 PASADENA DRIVE, MAGNOLIA POST OFFICE, NJ 08049-1636.

IS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE AND IS SUBJECT TO ANY EASEMENT ON, ABOVE OR BELOW THE GROUND OR ANY OTHER PERTINENT FACT THAT SUCH A REPORT MAY DISCLOSE AT MAY ALTER THIS PLAN. THE PRESENCE OF WETLANDS, WETLANDS BUFFER AND/OR ANY OTHER ENVIRONMENTAL STUDY TYPE LINES, RESTRICTIONS OR CONDITIONS ARE NOT SHOWN ON THIS PLAN AND HAVE NOT BEEN DETERMINED.

ALLIED MORTGAGE GROUP, INC.
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR
TITLE AMERICA AGENCY CORP.

PLAN OF SURVEY

LOT: 23 BLOCK: 3204

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: Rebecca A. Sonnheim

Address: 650 Pasadena Dr

Block: 3304 Lot: 23

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

12/19/14
Date

Gloucester Township Tax Collector

Printed on recycled paper

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

January 9, 2017

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

Re: Application #172003C
Rebecca Sonnheim
650 Pasadena Drive, Magnolia, NJ 08049
Block 3204, Lot 23

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

Date: January 9, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Rebecca Sonnheim

Site: 650 Pasadena Dr

Block: 3204 Lot: 23

Application #: 172003C

1. *The walls of the shed less than 5' from the property lines require 1hr. fire-rated exterior walls (rated from both inside & outside).*
2. *A shed over 200 sqft. requires a foundation & possible sealed engineer plans.*

Thank you,

Jim Gallagher
Building SubCode Official

Bin # 62

B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 3, 2017 **APPLICATION No.** #172003C

APPLICANT: REBECCA SONNHEIM **PROJECT No.** 11013

BLOCK(S): 3204 **Lot(S):** 23

LOCATION: 650 PASADENA DR., MAGNOLIA, NJ 08049

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 January 16, 2017***

☐ For Your Files.

ENCLOSED:

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

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

Bldg Note - (1) The walls of the shed less than 5' from the property lines - Require 1 hr Fire rated Exterior walls (Rated from both inside + outside
(2) A Shed over 200 # Requires a foundation + possible Sealed Engineer Plans.
Jeanine Please type Notes for Ken
Thanks JMG

Signature