Township of Gloucester
Zoning Board of Adjustment
Wednesday, March 22, 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, February 22, 2017***
Wednesday, March 8, 2017

RESOLUTIONS FOR MEMORIALIZATION

Gloucester Auto LLC Zoned: R3	Block: 13504 Lots: 24, 25 & 27 Location: 1450 Erial Rd., Blackwood
#12201DSPW The Villas of Broadacres (Parke Bank)	Landscaping Plan Block: 13306 Lots: 1-2-3-4-5
#152005DCM 1743 Farmhouse, LLC	Extension Use "D" Variance & Minor Subdivision Block: 3306 Lots: 11 & 12
#172007C Bradley Trinkner	Bulk C Variance Block: 9503 Lot: 16
#172009C Jason Sailer	Bulk C Variance Block: 18403 Lot: 8
#152041PMSFMSa1DM 1840 P Cheeseman Road, LLC	Minor Subdiv; Final Major Site Plan Block: 14003 Lot: 13 & 14

APPLICATIONS FOR REVIEW

#172010C
Sarah Di Bartolo-Hurley
Zoned: R3

Bulk C Variance
Block: 13002 Lots: 8
Location: 412 E. Central Ave., Blackwood

16 ½' x 13.10' L shaped storage room w/side setbacks 6.68'

#1720011C
Erial Community Church
Zoned: IN

Bulk C Variance
Block: 16301 Lot: 19
Location: 1725 New Brooklyn Rd., Erial

Add 3'x6' LED Sign to existing sign

#172012CDMPMSFMS
Group Four Properties, LLS
Zoned: HC

Bulk C/Use "D" Variance; Minor Subdivision
Prelim/Final Major Site
Block: 20303 Lot: 4
Location: 1409 Blackwood-Clementon Rd., Clementon

Subdivide 1 2.32 acre tract & construct a 5,166 sf Royal Farms w/16 motor fuel dispenser. Proposed cross-access w/the existing Commerce Square Center.

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, FEBRUARY 22, 2017

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	**Absent**
Mr. Treger	**Present (late arrival 7:40pm)**
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

The following application will be postponed until March 8, 2017.

#152041PMSFMSa1DM
1840 Peter Cheeseman Road, LLC
Zoned: IN
Minor Subdivision; Final Major Site Plan
Block: 14003 Lot: 13& 14
Location: 1840 Peter Cheeseman Rd., Blackwood
Residential Healthcare Facility/Drug & Alcohol Rehab Facility.

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday February 08, 2017.

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

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Scarduzio	**Yes**
	Mr. Rosati	**Yes**
	Chairman Simiriglia	**Yes**

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

Zoning Board of Adjustments 2016 Annual Report.

#172001C
Angela & Keith Dugan
Bulk C Variance

#172002C
Christopher Worthington
Bulk C Variance

Block: 8704 Lot: 16 **Block: 3202 Lot: 41**

#172003C
Rebecca Sonnheim
Bulk C Variance
Block: 3204 Lot: 23

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

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#12201DSPW
The Villas of Broadacres (Parke Bank)
Zoned:
Landscaping Plan
Block: 13306 Lot: 1-2-3-4-5
Location:
Administrative Amendment for Revised Landscaping.

Mr. Costa swears in: Mr. Gallo (Parke Bank), Mr. Gill (Gill landscaping).
Mr. Lechner briefly explains the reason for the new landscape plan.

Mr. Gallo states they have met with the homeowners and wanted to create something current and add some security. The Feedback from the residents was also reviewed by Mr. Lechner.

Mr. Gill states the security and beautification standards meet and surpass the township standards. The plantings will eventually take the focus off the fence. Mr. Gill is the on site maintenance contractor.

Chairman McMullin asks if there will be a variety of trees.
Mr. Gill states "yes".

Mr. Lechner goes into specifics: The fence was 25' from the road and caused short yards. The white fence was removed and the black fence was placed 8' from the road: 28 shade trees, 133 evergreens, 107 shrubs, and 180 grasses.

Mr. Costa asks Mr. Lechner if it will affect the bond.
Mr. Lechner states it can be done "in kind" .
Mr. Gallo states they will do whatever is appropriate.

Open to the public:
No Comments:

Open to Professionals:
No Comments:

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

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

Amendment Approved.

5 Minute Break:

Roll Call:

Vice Chairman Simiriglia	**Present**
Mr. Bucceroni	**Present**
Mr. Scarduzio	**Present**
Mr. Rosati	**Present**
Mr. Treger	**Present (late arrival 7:40pm)**
Chairman McMullin	**Present**
Mr. Costa	**Present**
Mr. Lechner	**Present**
Mr. Mellett	**Present**

#172004CD
Gloucester Auto, LLC
Zoned: R3
Bulk C & Use "D" Variance
Block: 13504 Lots: 24, 25 & 27
Location: 1450 Erial Rd., Blackwood
5,400 SF Convenience store & fuel canopy w/8 MPDs & associated improvements including 68 parking stalls, trash enclosures, tiered retaining walls & preliminary landscaping.

Mr. Jason Tuvel (Esq.) briefly reviews the application before introducing the professionals.
Mr. Tuvel states there is vacant land and a single family home involved in the application. The applicant is looking for a use variance only but they did provide items for a site plan. Royal Farms characteristics will be provided if the board approves the use. They have met with the county about the intersection, in 2016 the county had conducted a traffic survey, and improvements the county recommended will be done. All buffers and setbacks comply with the commercial zone.

Mr. Costa swears in: Mr. James Kinosian (site engineer), Mr. Matthew Seckler (traffic engineer), and Ms. Tiffany Cuviello (planner).

Mr. Kinosian (PE):
A1 - aerial exhibit
A2 - colorized rendering
- 3 lots surrounding used are residential, west of the property is commercial,
- Existing topography is relatively flat with a significant change along College dr. of about a 15' drop,
- Conceptual triangle shape of lot is adequate for the proposed use,
- Setbacks for commercial zone can be met,
- Setbacks for the canopy: 60' from College dr. - 40' from Erial dr.,
- There will be access along Erial drive,
- 20,000 sq. ft. of land will remain untouched,
- A very dense 25' landscape buffer from the residents with very tall evergreens,
- Topography: the steep grade change will be graded to tie in with College dr.,
- The elevation will be significantly lower than the south east residents and roadways south east of the property,
- Residential to the north will have large setbacks horizontally and added site line shrubs to help buffer, down oriented light fixtures will help with lighting.
- Pedestrian access will be worked out with the county to provide sidewalks plus crosswalks to the building,
- Driveways will be as far away from the intersections as possible,
- Shape and size of the property lend itself to this particular use,
- Large lot size allows the central location of the buildings,
- 23.7% lot coverage vs. 30% lot coverage if kept residential,

- will be ADA compliant.

Mr. Mellett discusses the intersection as the high point.
Mr. Kinosian states "yes".
Mr. Mellett asks if the drainage will be in the intersection.
Mr. Kinosian states it will be a sunken retention basin.
Mr. Mellett questions the distance from the residents to the east.
Mr. Kinosian states the building will be significantly lower, around 15' lower than the residences. There will be 10' difference where site features will be located.
Mr. Bucceroni asks how far the dumpsters will be from the homes.
Mr. Kinosian states 140'.
Mr. Costa asks where the pumps location to the nearest resident.
Mr. Kinosian states: East 200', SW 140', 170' building itself.

Mr. Matt Seckler: traffic engineer/planner for transportation: Stone Field Engineering/BS Union College/Masters Rutgers.
- reviews the December report and A3 aerial view.
- Regional perspective given:
Rt. 42 interchange changed the traffic pattern for the whole area, Gloucester Outlets area a commercial use and also changed the traffic, Camden County College expansion changes traffic, all of this makes College Dr. more of a thoroughfare than it used to be.
- Traffic is up 7% with 15,000 vehicles per day on College dr. which is a major arterial roadway now,
- 2 major county roadways,
- much discussion about left turn lanes on both College dr. and Erial Rd. along with changing turn signals.
- Applicant met with county 11/2016 and planner's access points were discussed,
- Traffic patterns 7am to 9am/11am to 2pm/4pm to 7pm (5pm to 6pm more accurate of traffic pattern),
Erial Rd. North bound in the AM is busy with College dr. being pretty balanced/midday 20% less than AM,
Erial queuing - 1/2 hour significant with 20 cars/College dr. 15 minutes.
There has been a 1% growth rate based on DOT.
- The projected number of trips generated by use is 2/3rds. of customers already driving by the area/not adding new customers. Businesses put gas stations on busy corners for a reason, customers don't go out of there way for gas, and they need to drive past the opportunity.
- there will be a 2 to 3 second delay in the future with this site built,
- DVRPC mad e suggestions for this intersection 6/2016,
A4 offsite roadway improvements:
1. eastbound approach fix / left turn land on 4 plus a through lane,
2. retiming of lights, hasn't been done since the 80's,
3. left run phasing EB and NB approach,
4. create sidewalk along College dr./improve safety and efficiency for a road which hasn't been done in 30 years. No significant negative impact. The study does not contemplate these improvements.
On Site: A2 referenced:
- minimum 30' drive aisle,
- 68 parking spaces with over 1/2 of the spaces up against the building,
- flush curb with bollards along the building,
- ADA accessibility,
- underground tank will be north of the canopy,
- no real loading zone because all deliveries are made by box trucks,
- 3 or 4 deliveries of fuel per week,
- box truck deliveries are mostly soda trucks 2 or 3 deliveries,
- fuel delivery takes about 20 to 30 minutes,
- tanks are remotely monitored and the trucks arrive about 1 or 2 hours after peak business hours,
- truck turns can be approved,
- 8 to 10 employees per shift and park as far away from the store as possible,
- 45 to 50 total employees; 70% full time/30% part time,
- 24 hour business,
- low flow diesel for cars: 8 gallons pumped per minute/no tractor trailers will be allowed to fuel up,
- no parking for larger vehicles,
- garbage and recycle about 2 to 3 times per week and the hours can be controlled by the tenant,
- parking 27 spaces (5 spaces per 1000) but 68 spaces are provided for a little bit longer dwelling time,
- Erial driveway 370' from the intersection/stop bar/College dr./ right in right out/ 250' from stop bar,
- level of service at driveways: 30 second delay during worst time period,
- signal timing would help the delay,

- transportation uses and plan uses have changed the roadway over time and this site will take advantage of / or thrive from the congestion,
- Distance of driveways meets the industry standards to intersections/ 100' required and the driveways are 2 to 3 times greater than that.

Mr. Mellett asks a question regarding the right turn only at College dr. going east. Suggestion to make 1 drive on Erial rd.; one in and one out.
Mr. Seckler discusses the convenience and stand point but this suggestion can be explored.
Mr. Mellett continues: no loading zone doesn't meet the ordinance. Consider this for the site plan in case another tenant is using the property. No large vehicle parking spaces? This may cause an issue with landscaping trucks trying to park with trailers.
Mr. Seckler states they could look at over size spaces but there is an abundance of parking spaces.
Mr. Lechner states sometimes those large spaces are being used as truck stops. Overnight trailers are being parked or just trailers unhitched.
Mr. Tuvel states the goal is not to have that here for a reason. The tractor trailers would be told to navigate off site.
Mr. Treger states the right turn only is a good idea.
Mr. Seckler states it can be revisited.
Mr. Bucceroni asks questions about the improvements to Erial Rd, and College dr..
Mr. Seckler states the improvements will be made.
Mr. Rosati asks what will stop people from cutting through the parking lot to College Dr..
Mr. Lechner states the police department will ask the applicant to allow title 39 (allow the police to ticket).
Mr. Bucceroni states limiting the parking spaces to single spots will limit who will get in the business.
Mr. Seckler states they may designate an area.
Vice Chairman Simiriglia asks the applicant if they had looked in the township with the proper zoning for this business.

2 MINUTE BREAK:

Roll Call:

Vice Chairman Simiriglia	**Present**
Mr. Bucceroni	**Present**
Mr. Scarduzio	**Present**
Mr. Rosati	**Present**
Mr. Treger	**Present**
Chairman McMullin	**Present**
Mr. Costa	**Present**
Mr. Lechner	**Present**
Mr. Mellett	**Present**

Ms. Tiffany Cuviello (planner):
- R3 no commercial permitted,
- across the street is highway commercial zone,
- R2 zone and R3 zones surround the area,
- development patterns have changed and this is a left over R3 zone. The growth since 1999 has changed the class of the roadway,
- A3 interchanges and expansion of the roadways/businesses/& college,
- 2015 creation of the redevelopment area along College dr./additional traffic,
- the site R3 - 3 units/8 or 9 homes on a corner that gets 15,000 vehicles per day. Front yards and back yards will be on this heavily travelled roadway.

Special Reasons:
- residential use vs. better fit.
- new use doesn't add traffic to the area,
- unique features of property; not attached to vacant land to attach to other residential homes,
- a grade change with 10' drop adds to the ability to screen residential area,
- traffic patterns and volumes fit the use,
- size and shape of the lot makes it adaptable to the use,
- 20,000 sq. ft. to buffer the residences,
- enhanced corner with landscaping,
- promotion of general welfare, better development for property,
- design setbacks even greater than required,
- discussion of redevelopment zone/outlets/Rt. 42 interchange,

Negative Criteria:
- re-examination of the zoning report in 2015,
- focus on changes in community,
- master plan since 1999 but the recognition of previous mentioned changes with Rt. 42 being the most significant on College dr..
- Not a substantial impairing of the zoning ordinance,
- This is not a detriment to the public good,
- being considerate to the residential area,
- fix interchanges/timing lights/ sidewalks.
- in the highway commercial zone gas stations are permitted,
- looked at other properties in the are and non were as appropriate or they weren't available, this was the best fit.

Vice Chairman Simiriglia asks which properties they looked at.
Ms. Cuviello states she's not sure which properties the applicant looked at.
Mr. Tuvel states the tenant is Royal Farms, but the use is the question.
Mr. Mellett asks about the impact of noise.
Mr. Tuvel states they have to meet DEP local and county noise ordinances. All deliveries can be done at 2 am if it's agreeable.
Mr. Mellett states the trash pick up is the noisiest.
Mr. Rosati asks if there are any close Royal Farms that are built.
Vice Chairman Simiriglia states there is one in Evesham and White Horse Pike.

PUBLIC PORTION:

Ms. Sarah Tidenpool - 1329 Erial Rd.
- lived here for 66 years on 10 acres,
- wants to know why the use has to change from residential,

Asks Mr. Tuvel if anyone else wanted to buy the property.
Mr. Tuvel states "no".
Ms. Tidenpool continues:
- there are millions of gas stations and fast food places in town,
- trucks delivering and using this new facility will be a problem,
- neighbors are overwhelmed by what has happened to Erial Rd. ,
- Whose general welfare is this helping,
- large trucks overnight making noise with deliveries,
- same thing happened with CVS, they made lots of promises but the run off from that property comes under College dr. and into the lake by her house; where is this run off going.
- don't need another 24 hour place,
- what if this tenant doesn't work out: ,
- my husband spend most of his retirement picking up trash and they get notices from the county about "her not keeping up with her trash"...that's not "her" trash!
- Mr. Costa explains that the state statute allows anybody to come before this board to request a use variance, it is up to the board if the applicant has enough proof to change the zoning. If the tenant goes away the zoning doesn't change; the zoning would go back. After 2 years the use goes away if the project isn't built.

Ms. Tidenpool asks if they would like to live across the street from this project. She also asks the specifications for notice for the zoning board.
Mr. Costa explains that everyone within 200' gets notified along with it being published in the paper.
Mr. Lechner states the board has 120 days to vote on the use if they don't feel they have enough information to vote tonight.
Vice Chairman Simiriglia asks Ms. Tidenpool if she would be happier about the project if it wasn't' 24 hours.
Ms. Tidenpool states "yes".
Mr. Bucceroni asks Ms. Tidenpool to contact him about the trash so he can get someone out to pick it up.

Mr. Scarduzio states they shouldn't have night deliveries because children need to sleep in the residences that are close by.
Mr. Costa states the hours of delivery can be restricted, only the use can be approved.
Mr. Tuvel states the fuel delivery is usually midnight to 5am but he's not sure.
Mr. Bucceroni states 10pm to 7am is the noise ordinance.
Mr. Mellett states some drainage and technical issues need to be addressed.

Mr. Robert Wynn and Mrs. Deborah Wynn: 36 Windmill dr.,
- Mr. Wynn states they have been living here for 25 years and he's not sure how he feels about the project. He states unless they build a wall it will affect them. He isn't sure why there can't be homes there. Mr. Wynn believes there are plenty of Wawa's and gas stations, how many do we need? He states there is no way I'm not going to see and hear this project. Getting out of his driveway is hard already and takes quite a while to get out. He would much rather see residences.

Mr. Bucceroni states that if 6 homes were built on the site they would either face or back up to Erial Rd.. Would those home be marketable?
Mr. Wynn states discusses the buffer strip and inlet and outlets of the parking lot with Mr. Bucceroni.
Mr. Rosati asks if the trees buffer Mr. Wynn's residence.
Mr. Wynn states you hear everything and the buffer won't help along with the driveway coming into his front window.
Mrs. Wynn states she walks into those neighborhoods all the time. There are accidents all the time and extra driveways will add to the issue. It also takes forever to get out of The Quail Hollow development. Kids drive all around there and those left turn lanes aren't going to help.
Mr. Bucceroni states they can restrict the left turn lanes.
Mrs. Wynn states the Wawa is only a 3 or 4 minute walk.

Mr. Mike Grant: 41 Sunset dr.:
Mr. Grant discusses the smells that go along with this type of business, smells of cooking food and gas smells. There are 3 gas stations within 1/2 mile. The first thing he'll see when he looks out over his front yard will be a Royal Farms.
Mr. Costa explains the use variance decision process which doesn't take into account how many gas station are in town.

Ms. Diana Meirs-Ritz: 1501 Erial Rd. Owner of land for sale:
She has been a resident for 63 years with 30 years on Erial Rd. and originally she didn't want to sell, it took a lot of persuasion. But her husband has been hospitalized 12 times and they have this big piece of property they can't take care of. She thought she was going to be carried out of her house. She is hoping the new business will help the town and residents tax wise. This has impacted her on a personal level and she feels they were forced into a decision she didn't want to make. Her and her husband pick trash in front of their property too. She pleads to the board and residents to look at the entire picture when they look at this project.
Chairman McMullin asks if there were any other offers.
Mrs. Ritz states they always said no because they didn't want to sell. It was not an easy decision. All the offers have been commercial non were residential. She has friends that were surprised her land was zoned residential. She adds the roads have needed to be fixed for years and now it can be done. She feels this development doesn't make anything worse.
Mr. Lechner asks if the property was ever developed next to her.
Ms. Ritz states that Korman never took care of it but a home/structure on that property fell down and collapsed.

Mr. Tuvel state they will do everything possible to make the impact minimal. There will be no delivery between 11pm and 6am. There will be the Royal Farms elevation. Korman has owned this property since the 1960's and it will never be developed as residential.

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

Roll Call:	Vice Chairman Simiriglia	No
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mr. Rosati	Yes
	Mr. Treger	No
	Chairman McMullin	Yes

Application Denied.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 08, 2017

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

Roll Call:

Vice Chairman Simiriglia	**Present**
Mr. Bucceroni	**Absent**
Mr. Scarduzio	**Present**
Mrs. Chiumento	**Absent**
Mr. Rosati	**Present**
Mr. Acevedo	**Absent**
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

APPLICATIONS FOR REVIEW

#152005DCM
1743 Farmhouse, LLC
Zoned: R3
Use "D" Variance & Minor Subdivision
Block: 3306 Lots: 11 & 12
Location: 1010 E. Evesham Rd., Magnolia
Requesting an extension of the Minor Subdivision.

Ms. Farrell (Esq.) explains the extension for the applicant. The applicant had filed for a Platt and Deed but there were some errors in the description. The file for the deed needs more time because of the delay. The applicant would like to start building in the next 6 months.
Mr. Lechner states there is usually a 90 day limit. 90 days to file a deed extension and minor site plan.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

A motion to approve the above mentioned application for a deed and minor site plan extension for 90 days was made by Mr. Scarduzio and seconded by Mr. Rosati.

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

Extension Approve.

#172007C
Bradley Trinkner

Zoned: R3
Bulk C Variance
Block: 9503 Lot: 16
Location: 440 Hampton La., Somerdale
Front Porch with Roof on Concrete slab 34'7" w/setbacks F 23'3" - S 9'6"

Mr. Costa swears in Mr. Bradley Trinkner.
Mr. Trinkner states they can't conform to the ordinance, it is a new addition (new porch) and it will not be enclosed.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

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

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

Application Approved.

#172009C
Jason Sailer
Bulk C Variance
Block: 18403 Lot: 8
Location: 16 Spring hollow dr.
16' x 36' in ground w/side & rear setback of 5' to concrete

Mr. Costa swears in Mr. Sailer.
Mr. Sailer states they are installing an in ground pool but the septic and leech field encroach on the setbacks.
Mr. McMullin discusses the width of the sidewalk for the pool and how far the edge of the water will be from setbacks.

Open to the public:
No Comments:

Open to Professionals:
No Comments:

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

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

Application Approved.

#152041PMSFMSa1DM
1840 Peter Cheeseman Rd, LLC
Zoned: IN
Minor Subdiv; Final Major Site Plan
Block: 14003 Lot: 13 & 14
Location: 1840 Peter Cheeseman Rd., Blackwood
Residential Healthcare Facility/Drug & Alcohol Rehab Facility.

Mr. Costa swears in Mr. Wilkenson (PE)

Mr. Plackter (Esq.) states they have removed all references to the extended treatment building.
Mr. Costa states the board heard this application in December according to a court order, but the board is not waiving any remedies available.

Mr. Wilkenson (PE):
A1 - site plan dated 2/21/2017
- Variance condition; no parking in the front of the building w/a 50' buffer in place.
- parking is still way above the ordinance minimums,
- WAIVERS:
1. Shade trees - the applicant would like to put the 38 shade trees where there are openings vs. in a straight line since there are many plants and trees pre-existing. Mr. Wilkenson would like Mr. Lechner to come to the site and help with placement of the shade trees. Since only 11.6 acres is being disturbed on the site (10%) the applicant requests installing 112 trees vs. 283 trees.
Mr. Lechner states the tree ordinance was really meant for vacant land to be reforested.
2. concrete curbing - curb front and the first 2/3rds for employee parking. Mr. Wilkenson states they don't want to pave the back because they wanted to use it for drainage and the same for the right side of the parking lot.
Vice Chairman Simiriglia asks if bumper strips will be installed where there are no curbs.
Mr. Wilkenson states "Yes".
Mr. Mellett discusses the auxiliary parking lot and water erosion.
Mr. Wilkenson states river rock will be 6" think to slow the water erosion. All retention and detention ponds will be a 4 to 1 slope/swales will be 3 to 1 slope/basins will be 2 1/2' deep.
Mr. Wilkenson discusses truck circulation and emergency vehicles. They will use a 48' truck turn template for the Fire Marshal. 20' grading along the back / truck traffic / loading and unloading / being able to back a 40' truck into loading area. A review from Lighthouse (an operating property).
Mr. Mellett states since they have so much space the applicant should design a truck turn around vs. backing up a 40' truck.
Mr. Wilkenson clarifies by stating build a tractor trailer drive in and turn around.
Mr. Mellett "yes".
Mr. Wilkenson states it can be done and gave specifics.
Mr. Mellett states make sure the trash truck can do the same.
Mr. Lechner asks why the need 7 parking spaces in that area.
Mr. Wilkenson states they have 5 regular maintenance employees and they would like them to be able to park in that area.

Mr. Mellett's review letter:
Drainage:
- worried about sandstone in retention/detention ponds. The applicant will dig to the sandstone and will fill the pond with septic sand 10' wide; the second one will be 6' wide trench with Mr. Mellett on premises.
Mr. Mellett states the letter is 9 pages long with a lot of technical issues with such a large project. Mr. Mellett is confident it can be worked out as they nail down design and functions. Mr. Mellett suggests a demonstration of the fire truck access and maneuverability.
Mr. Wilkenson states there will be a placard on the side of the building for fire and signs that restrict access for emergency vehicles only.

Mr. Lechner requests adequate trash enclosures, he doesn't want dumpsters in parking spaces.
Mr. Wilkenson states it is a new facility and RCA will analyze the trash dumpster and recycle dumpster needs and make them bigger if necessary.
Mr. Lechner suggests the second enclosure be ghosted in the plan so it's already been considered and they don't have to come back to the board again.

Mr. Mellett asks the status of other approvals.
Mr. Wilkenson states the Flood hazard verification for Holly Run Stream with a 50' buffer is being reviewed and he will be walking it tomorrow. The new LOA for the entire site with 150' buffer. The DEP issue, new LOA and flood hazard vehicle verification will be available in 2 weeks.
Mr. Mellett states they can tweak those designs to stay out of those buffers.
Mr. Wilkenson states they are writing the permit/sewer conservation permit.
Mr. Wilkenson discusses the minor subdivision line (lot line adjustment) for the auxiliary parking.

Open to the public:
No Comments:

Open to Professionals:
No Comments:

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. Scarduzio	**Yes**
	Mr. Rosati	**Yes**
	Chairman McMullin	**Yes**

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172004CD
GLOUCESTER AUTO, LLC
Block 13504, Lots 24, 25 & 27

WHEREAS, Gloucester Auto, LLC, is the contract purchaser of the land and premises located at 1450 Erial 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 construct a 5,400 sf convenience store and fuel canopy with 8 MPDs and associated improvements within the R-3 Residential Districted where such use is prohibited for the property located upon Block 13504, Lots 24,25 and 27 as shown on the Official Map of the Township of Gloucester, said application being represented by Jason Tuvel, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 22, 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, Gloucester Auto LLC is the contract purchaser of the land and premises located at 1450 Erial Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 13504, Los 24, 25 and 27, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant produced James Kinosian, Professional Engineer, Tiffany Cuviello, Professional Planner, Matt Stekler, and Traffic Engineer. Introduced into evidence were (A1) an Aerial of the property, (A2) a color rendering, (A3) aerial of traffic, and (A4) offside roadway improvement.

James Kinosian, Professional Engineer, explained the site and said there are 3 lots at a signalized intersection, one lot is wooded with one house on it and there is a 15' drop in elevation along College Drive. The lots total 2.9 acres and the buildings would meet all the required setbacks. He explained there are residences and commercial uses surrounding the property. The topography is such that the development would be lower than the surrounding homes. He also explained that the driveways would be set back as far as possible from the intersection.

Matt Steckler, a Traffic Engineer, testified he did a traffic study and 66% of their customers would be from existing traffic and this use would only have a minimal impact on traffic and the level of service. They will work with the County to modernize the intersection and this would be a benefit to the public good. He explained deliveries are from Box Trucks to the front door and gasoline is delivered 5 times a week by tractor trailer, Trash is picked up 2-3 times a week, they would have a total of 45-50 employees with no more than 8-10 on 24/7 shift.

Tiffany Cuviello, Professional Planner, testified that special reasons exist to justify the use variance namely, that the 2.9 acre site is surrounded by some commercial uses, R-2 zoning is behind and across from this site and the site is no longer suitable for residential because the front or back yards would front at a major intersection and arterial roads. She was of the opinion that

this use is a better fit and it really does not add much traffic to the intersection, the property is oversized for residential use and the size is more adaptable to commercial use. She also stated that the setbacks are doubled the requirement needed and the lot coverage is also less than required and they are preserving 20,000 sf of wooded area and she stated that the Master Plan recognizes increased traffic at College Drive and is of the opinion there is no impairment to the Master Plan.

Approximately 5 members of the public spoke in opposition to the application. Among their concerns were noise and annoyance from the 24 hour operation, lights from the site and cars and other vehicles, traffic and the desire to keep the area residential.

UPON MOTION duly made and seconded to grant the applicant a Use Variance to construct a 5400 sf convenience store with 8 MPDs, the Board voted four (4) in favor, two (2) against; thereby denying the request and

WHEREAS, due to the lack of 5 affirmative votes the Board has determined that the relief requested by the applicant may not 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 concerns of two Board members that the applicant did not meet the special reasons for granting the Use Variance and they stated their concerns as traffic, the impact the 24 hour operation and the impact it would have on the residential properties, that the site is in the middle of a Residential zone and this use would better be addressed through a rezoning and not a Use Variance and they were of the opinion that the detriments exceed any benefit; and

WHEREAS, the statutory purposes will not 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 22nd day of February that the applicant, Gloucester Auto, LLC, is hereby DENIED the aforesaid Use Variance for the property located upon Block 13504, Lots 24, 25 & 27, 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 Simigrila	No
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Andrew Rosati	Yes
Ken Treger	No
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of March, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION #12201DSPW
Villas of Broadacre (Parke Bank)
Block 13306, Lots 1-2-3-4-5

WHEREAS, Parke Bank, is the record owner of the land and premises located between Plaza Drive and Broadacre Drive in the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for an Administrative Amendment for Revised Landscaping for the property located upon Block 13306, Lots 1-2-3-4-5, as shown on the Official Map of the Township of Gloucester, and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 8, 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, Parke Bank, is the record owner of the land and premises located at Plaza Drive and Broadacre Drive in the Gloucester Township, New Jersey, as shown on Block 13306, Lots 1-2-3-4-5, on the Official Tax Map of the Township of Gloucester.

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. Guy Gallo of Parke Bank stated the existing landscape plan was created by the Developer and they feel it is out of date. Introduced into evidence was A-1 a Revised Landscaping Plan showing the improved changes.

5. There was no objection to the application.

UPON MOTION duly made and seconded to grant the applicant an Administrative Amendment for Revised Landscaping the Board voted four (4) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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 8th Day of March, 2017 that the applicant, Parke Bank, is hereby granted the aforesaid amendment for the property located upon, Block 13306, Lots 1-2-3-4-5 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 and made a part hereof.

ROLL CALL:

LIST NAMES

Jay Mullin	Yes
Frank Simirigllia	Yes
Carmen Scarduzio	Yes
Andy Rosati	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 22nd Day of March 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
1405 Chewlanding Road, Suite 28
Laurel Springs, New Jersey -8021

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION #152005DCM
1743 FARMHOUSE, LLC
Block 3306, Lot 11 & 12

WHEREAS, 1743 FARMHOUSE, LLC, is the record owner of the land and premises located at 1010 East Evesham Road in the Magnolia 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 an extension of 90 days until June 8, 2017 of the minor subdivision for the property located upon Block 3306, Lot 11 & 12 , as shown on the Official Map of the Township of Gloucester, located in an R3 Zone, said application being represented by Dennis Riley Esq, and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 8, 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, 1743 Farmhouse, LLC, is the record owner of the land and premises located at 1010 East Evesham Road, in the Magnolia section of Gloucester Township, New Jersey, as shown on Block 3306, Lot 11&12, on the Official Tax Map of the Township of Gloucester, located in an R3 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. Carly K. Ferro, Esq. appeared on behalf of the applicant. She stated a Use Variance and minor subdivision were granted on April 8, 2015, however when they filed the subdivision there were errors in the legal description and now the time to file has expired and they are requesting a 90 day extension until June 8th, 2107 in order to file the subdivision.

5. There was no objection to the application.

UPON MOTION duly made and seconded to grant the applicant a 90 day extension until June 8th.2017 the Board voted four (4) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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 8th Day of March, 2017 that the applicant, 1743 FARMHOUSE, LLC, is hereby granted the aforesaid extension in order to file the minor subdivision for the property located upon, Block 3306, Lot 11 & 12 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

ROLL CALL:

LIST NAMES

Jay Mullin	Yes
Frank Simirigllia	Yes
Carmen Scarduzio	Yes
Andy Rosati	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 22nd Day of March 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
1405 Chewlanding Road, Suite 28
Laurel Springs, New Jersey -8021

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172007C
Bradley Trinkner
Block 9503, Lot 16

WHEREAS, Bradley Trinkner is the owner of the land and premises located at 440 Hampton Lane in the Somerdale section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a front porch 34.75' from the front property line instead of the required 30'and 9.5' from the side property line instead of the required 10' with a roof and building coverage of 22% instead of the required 20% for the property located upon Block 9503, Lot 16, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 8, 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, Bradley Trinkner is the owner of the land and premises located at 440 Hampton Lane in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 9503, Lot 16, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he is extending the old porch and is conforming to the existing setbacks.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of March, 2017, the applicant Bradley Trinkner is hereby granted the aforesaid variance for the property located upon Block 9503, Lot 16 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
Carman Scarduzzio	Yes
Andy Rosati	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd day of March, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172009C
Jason Sailer
Block 18403, Lot 8

WHEREAS, Jason Sailer is the owner of the land and premises located at 160 Spring Hollow Drive in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct an 16' x 36' in-ground swimming pool with 3' apron with 5' from the rear and side property line instead of the required 10' for the property located upon Block 18403, Lot 8, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 8, 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, Jason Sailer is the owner of the land and premises located at 160 Spring Hollow Drive in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18403, Lot 8, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has a short back yard and his fence is already on the property line and there is no other place to have the pool.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a poop apron, the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of March, 2017, the applicant Jason Sailer is hereby granted the aforesaid variance for the property located upon Block 18403, Lot 8 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
Carman Scarduzzio	Yes
Andy Rosati	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd day of March, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 152041PMSFMSa1DMA
1840 Peter Cheeseman Road, LLC
Block 14003, Lot 13 AND 14

WHEREAS, Peter Cheeseman LLC, is the owner of the land and premises located at 1840 Peter Cheeseman Road having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Minor Subdivision , certain waivers as noted on the plan and Final Major Site Plan for Phase One of the project, for the property located upon Block 14003, Lot 13 and 14, as shown on the Official Map of the Township of Gloucester, located in an IN Zone, said application being represented by Jack Plackter, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 8, 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, is the owner of the land and premises located at 1840 Peter Cheeseman Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 14003, Lot 13 and 14, on the Official Tax Map of the Township of Gloucester, located in an Institutional 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, Jack Plackter stated that Preliminary Site Plan approval was granted for Phase one in December, 2016.

Mr. Ted Wilkenson, a Professional Engineer, testified on behalf of the applicant.

Mr. Wilkenson explains the major site plan. Introduced into evidence was (A1) a major site plan dated 2-21-17. Mr. Wilkenson testified the minor subdivision is a lot line adjustment to move parking spaces so no variance would be needed. He agreed to work with Mr.Lechner as to the planting of shade trees and a note would be added to the plan. He stated concrete curbing not Belgian block would be in certain areas as shown on the plan. He explained the Fire and other truck movements on site and agreed to provide a K-turn for trucks. He asked for and the Board granted a waiver of the 3 to 1 slope and agreed with the comments of Mr. Lechner's report dated 3-6-17 and Churchill's report dated 3-8-17 except for the waivers that will be shown on the plan. He also agreed to work with Mr. Mellet on grading issues. He will comply with the Fire Marshall's report and agreed to analyze the trash enclosure size and add additional ghost trash enclosures if needed.

5. There were no objections to the application .

UPON MOTION duly made and seconded to grant the waivers, Minor Site Plan and Major Final Site Plan the Board voted four (4) in favor, none (0) against, thereby 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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of March, 2017 that the applicant 1840 Peter Cheeseman Road, is hereby granted the aforesaid waivers, Minor Subdivision and Final Major Site Plan for the property located upon Block 14003, Lot 13& 14 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Carmen Scarduzio	Yes
Andrew Rosati	Yes
Jay McMullen	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullen **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 22nd Day of March, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #172011C**
Erial Community Church
1725 New Brooklyn Road
BLOCK 16301, LOT 19

DATE: February 28, 2017

The Applicant requests approval to add two (2) back-to-back 3' x 6' "LED Electronic Signs" to the existing free-standing sign within the IN – Institutional District as per the submitted sketch.

I. INFORMATION SUBMITTED

1. Land Development Application Form with Rider and checklist dated 02/16/17.
2. Resolution of Erial Community Church dated 1o/16/16.
3. Photo – Existing Sign.
4. Sketch plat.
5. Erial Community Church – sign plan.
6. As-Built Plan, as prepared by Clancy & Associates, Inc. comprising one (1) sheet dated 3/18/08.

II. ZONING REVIEW

§426, Signs

Sign Standards (Free-standing)			
Standard	**Required**	**Proposed**	**Complies**
Number (max.) - §426.Y(2)	1	1	yes
Area (max.) - §426.R(1)	**20 sf**	**42 sf[1]**	**no***
Height (max.) - §426.Y(2) - LED	6 ft.	9.75 ft.	enc
Property line setback - §426.R(8)	10 ft.	≥ 14 ft.	yes
L.E.D Reader Board - §426.L(1)	**N.P.**	**yes**	**no***

[1] = Existing sign 36 sf [4' x 6'] + proposed sign 18 sf [3 x 6'] = 42 sf.

enc = Existing nonconforming.

* = **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:

§513, Signs – Sign Standards (Free-standing)

1. Area: (42 sf provided v. 20 sf maximum allowed).
2. L. E. D. Reader Board: (Provided v. Not Permitted).

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:

1. 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).

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 426.R(1) to permit a freestanding sign with a total area of forty two (42) square feet (20 sf maximum allowed) and Section 426.L(1) to permit an electronic message center sign (Not permitted).

I have no further comments regarding the application at this time; however, reserve the right to provide additional comments during the Zoning Board of Adjustment meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Erial Community Church
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 2011C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 160.00 Project # 1112

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

Escr. 150.00 Escr.# 1112

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: ERIAL COMMUNITY CHURCH
Address: 1725 NEW BROOKLYN RD.
City: ERIAL MARTY
State, Zip: 08081 FREUND
Phone: 856-562-1032 - -
Email: UNCLEPEPPER@COMCAST.NET

2. Owner(s) (List all Owners)

Name(s): ERIAL COMMUNITY CHURCH
Address: 1725 NEW BROOKLYN RD
City: ERIAL
State, Zip: 08081
Phone: (856-562-1032) - -

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 FEB 16 2017 BY

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: THE SIGN COMPANY INC.	Name: MARTIN D. FREUND
Address: 2 SOUTH WHITE HORSE PIKE	Address: 59 CAMERON CIRCLE
Profession: SIGN BUILDER/INSTALLER	Profession: ELDER OF CHURCH
City: WATERFORD	City: CLEMETON
State, Zip: NJ. 08089	State, Zip: N.J. 08021
Phone: 856-753-4545 Fax: 856-753-0757	Phone: 856-562-1032
Email: SALES@THESIGNCO.NET	Email: UNCLEPEPPER@COMCAST.NET

7. Location of Property:

Street Address: 1725 NEW BROOKLYN ROAD Block(s): 16301

Tract Area: Lot(s): 19

8. Land Use:

Existing Land Use: Church/School

Proposed Land Use (Describe Application): 3'x6' LED electronic sign TO BE INSTALLED AT THE BOTTOM OF EXSISTING SIGN

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☒ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	14 FT
Front setback 2	
Rear setback	
Side setback 1	151 FT
Side setback 2	157.87 FT
Lot frontage	308.87 FT
Lot depth	865.25 FT
Lot area	6.09 ACRES
Building height SIGN	14' 11"

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: N/A
Number of parking spaces provided: _____
Number of loading spaces required: N/A
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

Martin D. Freund — 1/25/17

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).**

1/25/17
Date

Watson W Waddell
Signature

WATSON W WADDELL
Print Name

Sworn and Subscribed to before me this

25TH day of JANUARY,

2017 (Year).

Signature EDWARD F. DAISEY
NOTARY PUBLIC OF NEW JERSEY
My commission Expires June 25, 2017

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

Martin D Freund
Signature of Applicant

1/25/17
Date

MARTIN D. FREUND
Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

MARTIN D. FREUND
Name of property owner or applicant

Sworn and subscribed to
On this 25TH day of JANUARY,
20 17 before the following authority.

Notary public

EDWARD F. DAISEY
NOTARY PUBLIC OF NEW JERSEY
My commission Expires June 25, 2017

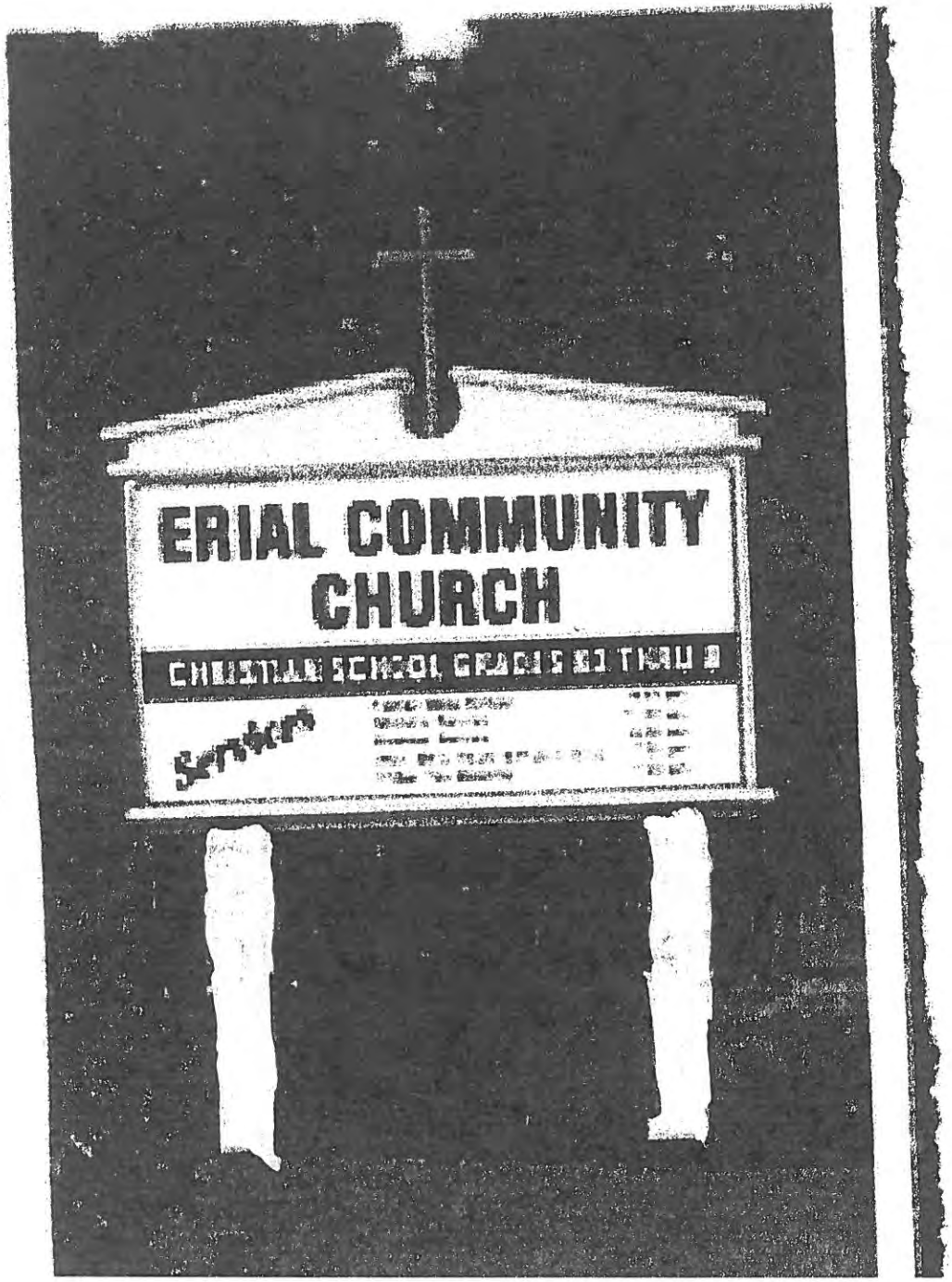
Resolution of Erial Community Church

Upon motion made on October 16, 2016, seconded and passed the following resolution was adopted:

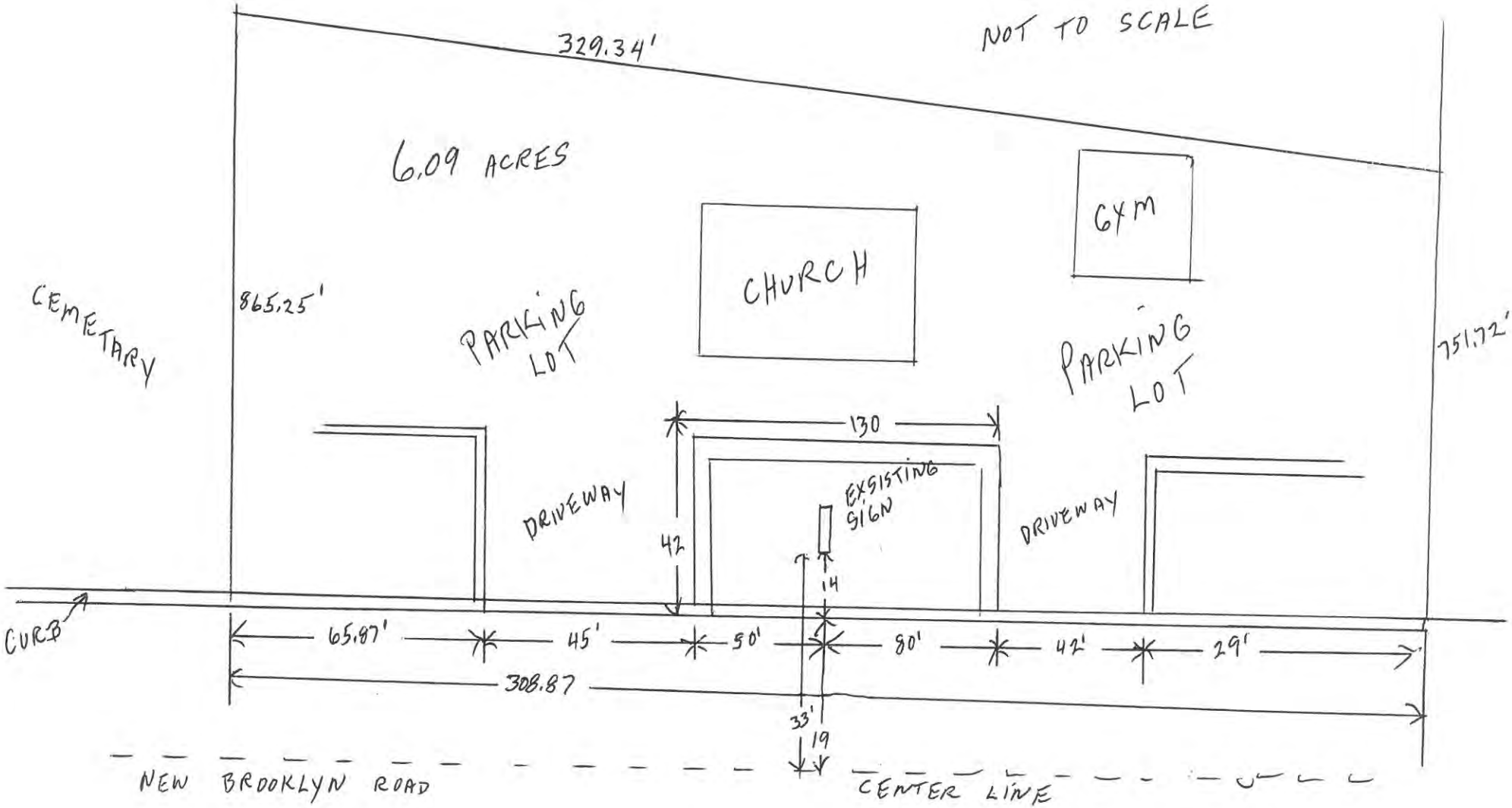
RESOLVED: That Erial Community Church authorizes its Board member Martin D. Freund to pursue and complete all documentation with the Township of Gloucester to obtain a construction permit to have an electronic digital sign attached under our sign in the front of our Church property.

FURTHER RESOLVED: That in the event a variance is required Erial Community Church also authorizes its Board member Martin D. Freund to complete all required documentation, attend meetings and represent Erial Community Church in obtaining a variance to install a digital sign to be attached under our sign in the front of our Church property

Steven C. Melleby, Secretary

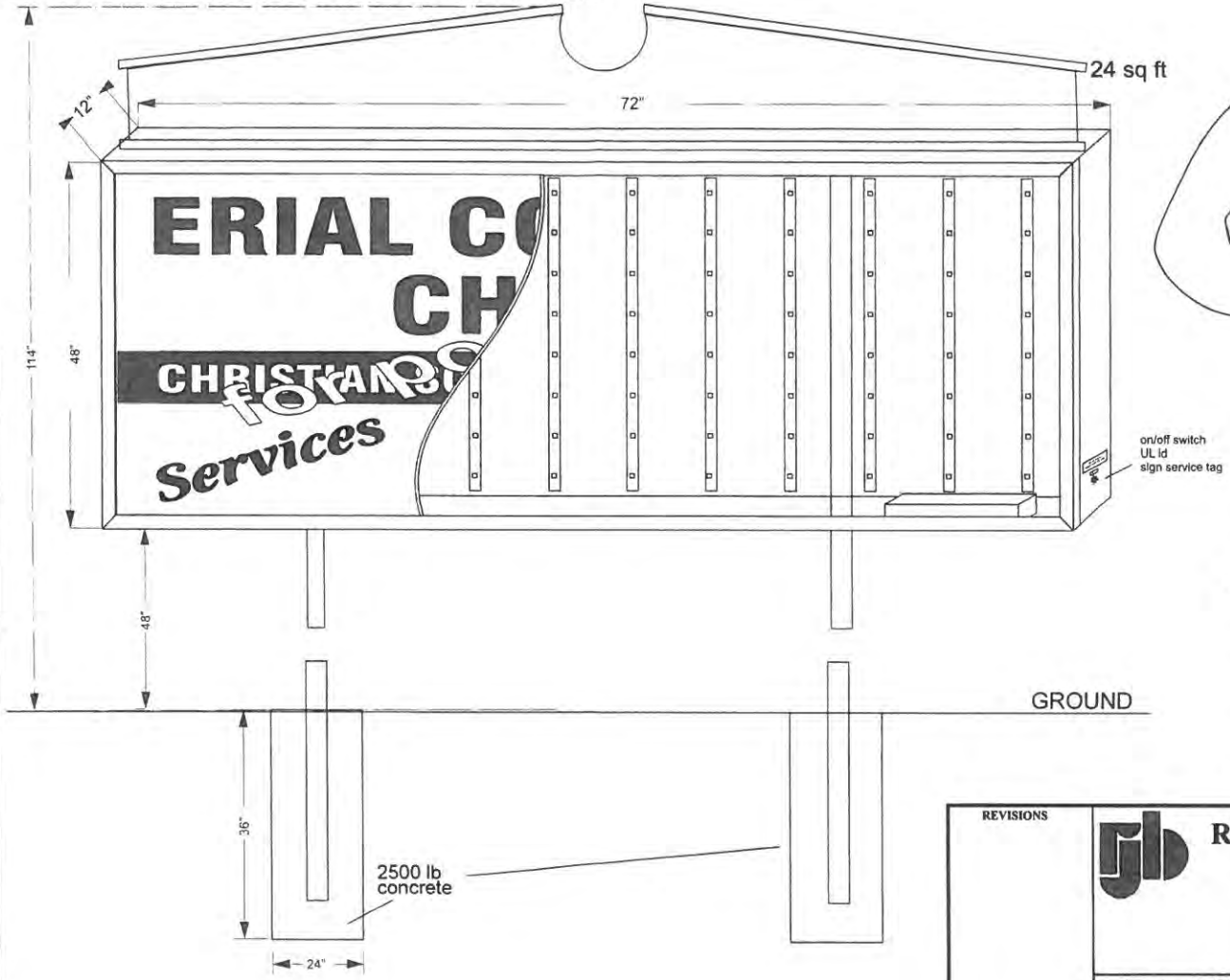


EXSISTING
SIGN



RECEIVED
FEB 16 2017
BY:

DOUBLE SIDED BOX SIGN WITH LED LIGHTING / POLE MOUNTED



PLAN FOR REPLACING DAMAGED SIGN

New Sign Graphic

Existing sign / to be removed

NO SCALE

Installation Shall meet IBC. 2012-NJ Edition, Appendix H. Wind Loads of 100 mph

"This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign"

REVISIONS

ROBERT J. BANSCHER
ARCHITECT - PLANNER
1437 SO. COLLINS COURT
BLACKWOOD, NEW JERSEY 08012
PHONE: (856) 227-0575
FAX: (856) 228-6926
E-MAIL: rjbarch@comcast.net

Erial Community Church

1725 New Brooklyn Erial Rd,
Sicklerville, NJ 08081

CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE PROCEEDING WITH WORK, AND CONTACT ARCHITECT IF ANY DISCREPANCIES OCCUR.

SCALE	PROJECT NO.	DWG. NO.	
none	B-0223	A 1	
DRAWN BY	DATE	PAGE OF	NJ REG. NO.
KRB	9/17/5		C-5625 • 2099

GTM SIGNS
AWNINGS & CANOPIES
Deptford NJ 80096
856.227.2333
karl@gtmsigns.com

Customer: Erial Community Church **Contact:** Matt Fritch **Ph #** 856.346.0705
Email: **Address:** 1725 New Brooklyn Erial Rd,
City State: Sicklerville, NJ 08081 **Designer:** Victoria Miller **Sales Person:**
Date: 9/14/15 **File Location:**

UL E337404 **Approved By:**
X Sign and Date

Copyright Notice © this drawing and all reproductions thereof are the property of GTM Signsinc. and my not in any way be reproduced, published, changed or used in any way without written consent

RECEIVED
FEB 16 2017

Zoning Permit Denial

1725 NEW BROOKLYN RD
Block/Lot 16301/19

Applicant
ERIAL COMMUNITY CHURCH
1725 NEW BROOKLYN ROAD
SICKLERVILLE N J 08081

Real Estate Owner
ERIAL COMMUNITY CHURCH
1725 NEW BROOKLYN ROAD
SICKLERVILLE N J 08081

This is to certify that the above-named applied for a permit to/authorization for
a proposed 3'X6' LED electronic message sign.. This application for approval is hereby denied

Zone
IN
Application is
Denied

Comments on Decision:
LED electronic message sign is not permitted without a variance approval by the Zoning Board of Adjustment under section 426-L & ff.

. 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 3, 2016

Applic No. 10914

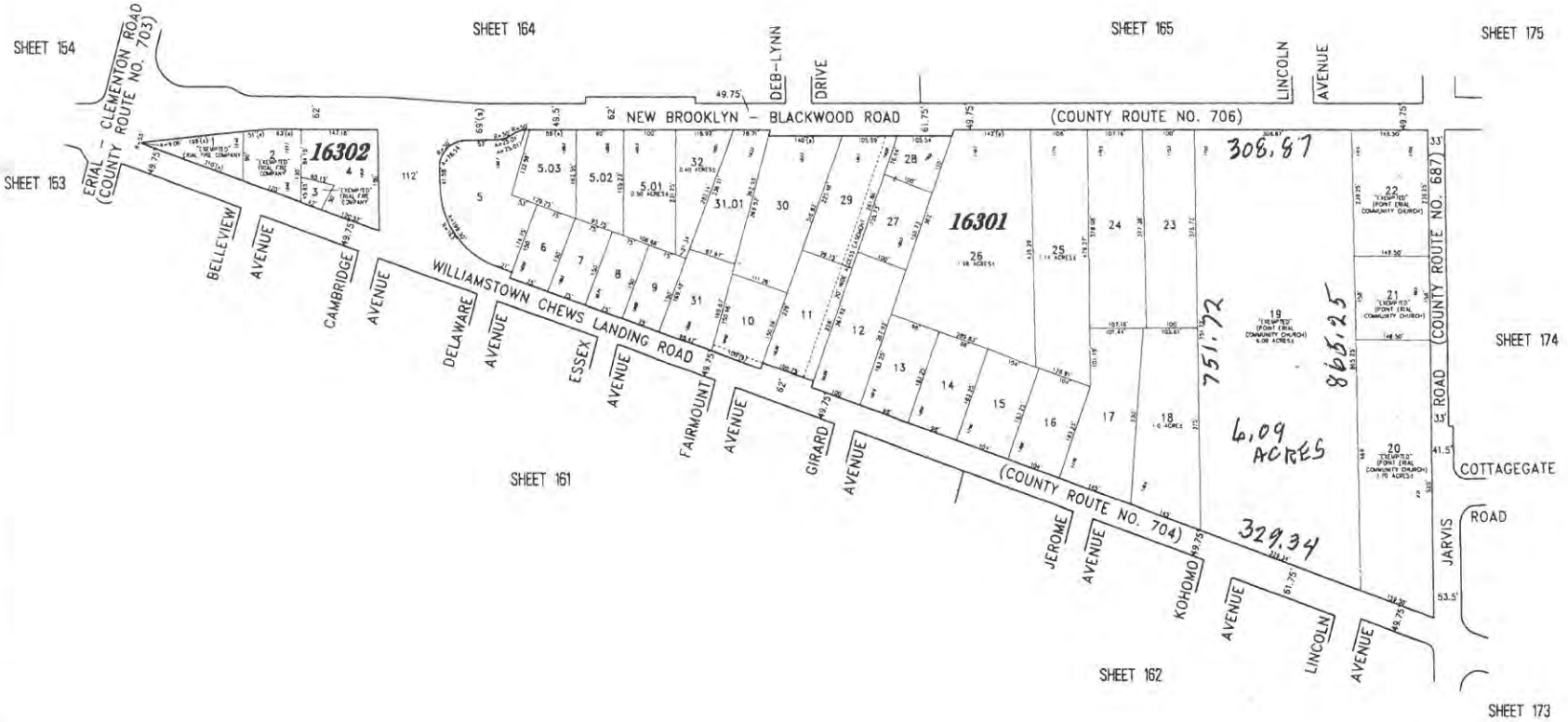
Cut Here

Deliver to...

ERIAL COMMUNITY CHURCH
1725 NEW BROOKLYN ROAD
SICKLERVILLE N J 08081

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

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



THIS TAX MAP PLATE HAS BEEN DIGITALLY DRAWN USING COMPUTER-AIDED DRAFTING/DESIGN (CADD) & COORDINATE GEOMETRY (COGO). IT IS BASED ON THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE BEARING THE OFFICIAL NEW JERSEY DIVISION TAXATION APPROVAL STAMP WITH APPROVAL DATE 03-08-2011 SERIAL NUMBER 888 AND SIGNATURES OF SIGNERS THOMAS J. REILLY, CHIEF, LOCAL PROPERTY, FIELD ASSISTANCE. SUE DAWSON, SUPERVISING FIELD REPRESENTATIVE. THIS TAX MAP PLATE HAS BEEN DIGITALLY UPDATED TO REFLECT CURRENT CONDITIONS. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE WITH THE OFFICIAL APPROVAL STAMP IS ON FILE WITH REMINGTON & VERNICK ENGINEERS.

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-08-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
24 GA 28003800

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

TO SHOW CONDITIONS AS OF 1-15-2015

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

February 23, 2017

RECEIVED
FEB 27 2017
BY:

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

Re: Application #172011C
Erial Community Church
1725 New Brooklyn Road, Erial, NJ 08081
Block 16301, Lot 19

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bin# 66

RECEIVED
FEB 27 2017

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 16, 2017

APPLICATION No. #172011C

APPLICANT: ERIAL COMMUNITY CHURCH

PROJECT No. 1112

BLOCK(S): 16301 **Lot(S):** 19

LOCATION: 1725 NEW BROOKLYN RD., ERIAL, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by February 28, 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

OK 2-22-17 JCG Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 16, 2017 **APPLICATION No. #172011C**

APPLICANT: ERIAL COMMUNITY CHURCH **PROJECT No. 1112**

BLOCK(S): 16301 Lot(S): 19

LOCATION: 1725 NEW BROOKLYN RD., ERIAL, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by February 28, 2017***

☐ For Your Files.

RECEIVED FEB 16 2017 BY:

ENCLOSED:

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

Assem 2/16/17

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 #170010C***
Sarah DiBartolo-Hurley
412 E. Central Avenue
BLOCK 13002, LOT 8

DATE: February 28, 2017

The above application is to permit a 16' 6" x 13' 10" "L" shaped Storage Room 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	8,750 sf	enc
Minimum lot frontage	75 ft.	50 ft.	enc
Minimum lot depth	125 ft.	175 ft.	yes
Maximum building coverage	20%	±11.0%[1]	yes
Maximum lot coverage	40%	±12.5%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (porch)	30 ft.	±13 ft.	enc
Side yard (addition)	10 ft.	±30 ft.[1]	yes
Side yard (addition)	**10 ft.**	**±6.68 ft.**	**no***
Rear yard (addition)	30 ft.	±122 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

[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 and Additional Uses and Structures Permitted in Residential District standards:

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

1. Side yard: (6.68 ft. provided v. 10 ft. minimum required).

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

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

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

3. 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 an "L" shaped addition six and sixty eight hundredths (6.68) feet from the side property line (10 ft. minimum required).

cc: Sarah DiBartolo-Hurley
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 №: #172010G

☐ Planning Board ☑ Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)

Fees 160.00 Project # 11094

Escr. 150.00 Escr.# 11094

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Sarah DiBartolo-Hurley
Address: 412 E. Central Ave
City: Blackwood
State, Zip: NJ, 08012
Phone: 856 904-9446 Fax: (___) ___-___
Email: sarah.dibartolo@comcast.net

2. Owner(s) (List all Owners)

Name(s): Sarah DiBartolo
Address: 412 E. Central Ave
City: Blackwood
State, Zip: NJ, 08012
Phone: (856) 904-9446 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 Reque
- ☐ Redevelopment Agreement
- ☐ _____

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[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: Sarah DiBartolo-Hurley	Name:
Address: 412 East Central Avenue	Address:
Profession: President/Business Owner	Profession:
City: Blackwood	City:
State, Zip: NJ, 08012	State, Zip:
Phone: 8569049446 Fax: n/a	Phone: ( ) - Fax: ( ) -
Email: sarah.dibartolo@comcast.net	Email:

7. Location of Property:

Street Address: 412 E. Central Ave Block(s): 13002

Tract Area: Lot(s): 8

8. Land Use:

Existing Land Use: Residential (16 1/2 x 13'10 L shaped STORAGE Room)

Proposed Land Use (Describe Application): Replace flooring/decking in previous enclosed laundry room/open porch and replace walls in previous enclosed laundry room/add new walls in open porch. Use existing foundation & roof.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots:

Proposed Form of Ownership:

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	
Side setback 1	6.68 feet
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

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

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 2.14.17

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).**

2-13-2017
Date

Sworn and Subscribed to before me this 13 day of February, 2017 (Year).

Sarah DiBartolo-Hurley
Signature

Sarah DiBartolo-Hurley
Print Name

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

☐ No ☐ Yes

Sarah DiBartolo-Hurley
Signature of Applicant

Sarah DiBartolo-Hurley
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:

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

Sarah DiBartolo-Hurley
Name of property owner or applicant

Sworn and subscribed to
On this 13 day of February, 2017 before the following authority.

Michele Lyn Treger
Notary public

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

RECEIVED
FEB 14 2017
BY:

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: Sarah DiBartolo

Address: 412 E. Central Ave

Block: 13002 Lot: 8

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

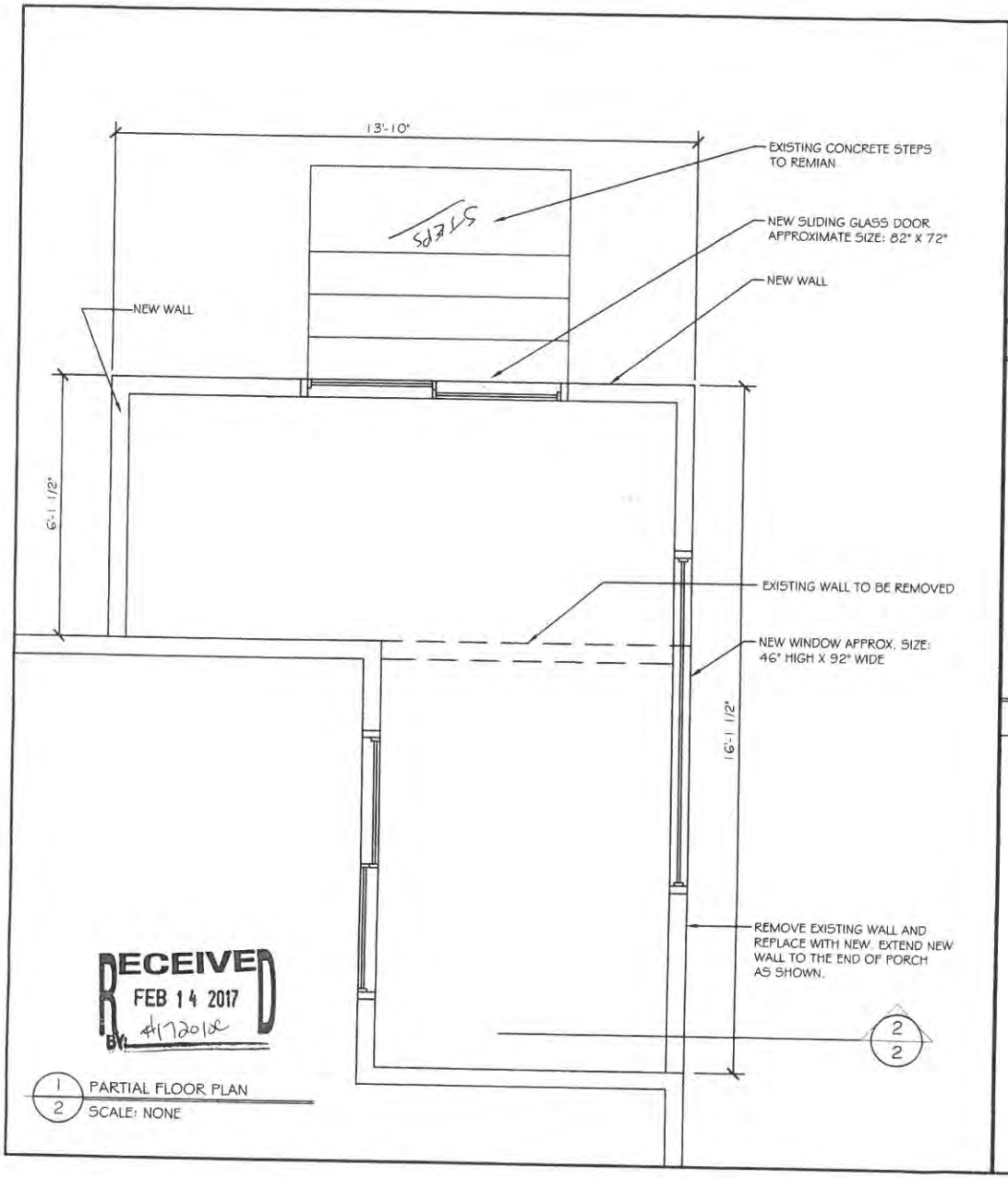
2/13/17
Date

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

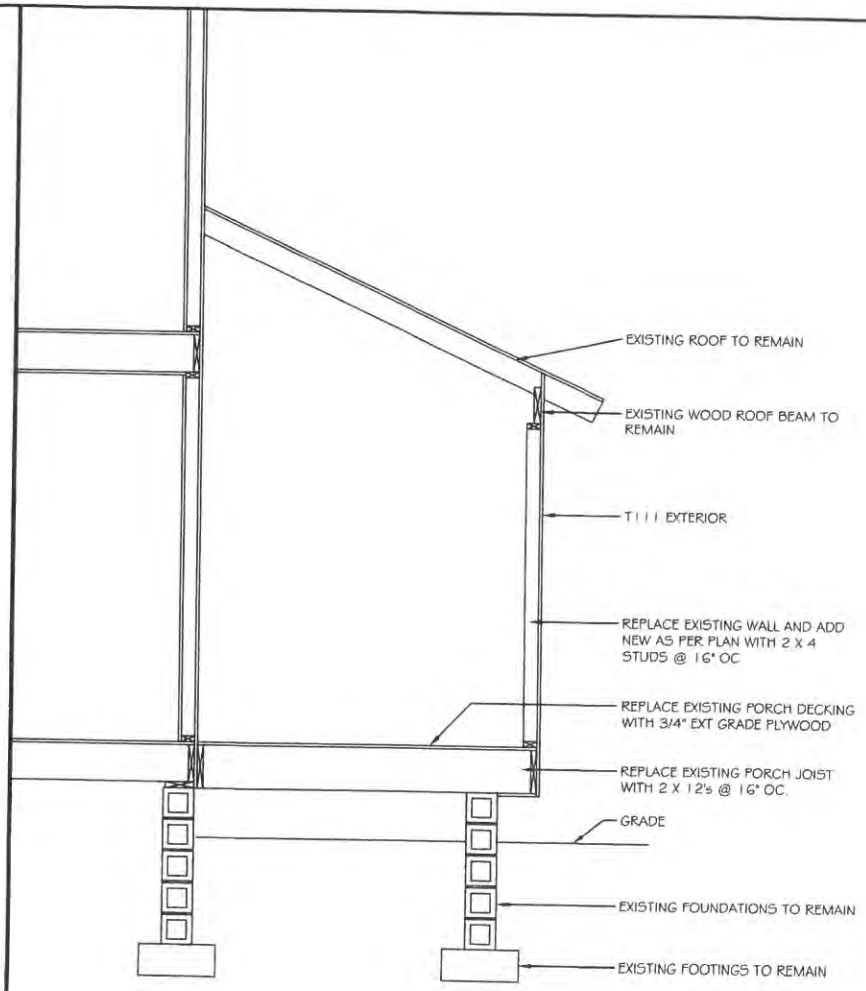
Tax Collector
Gloucester Township
Camden County

Printed on recycled paper



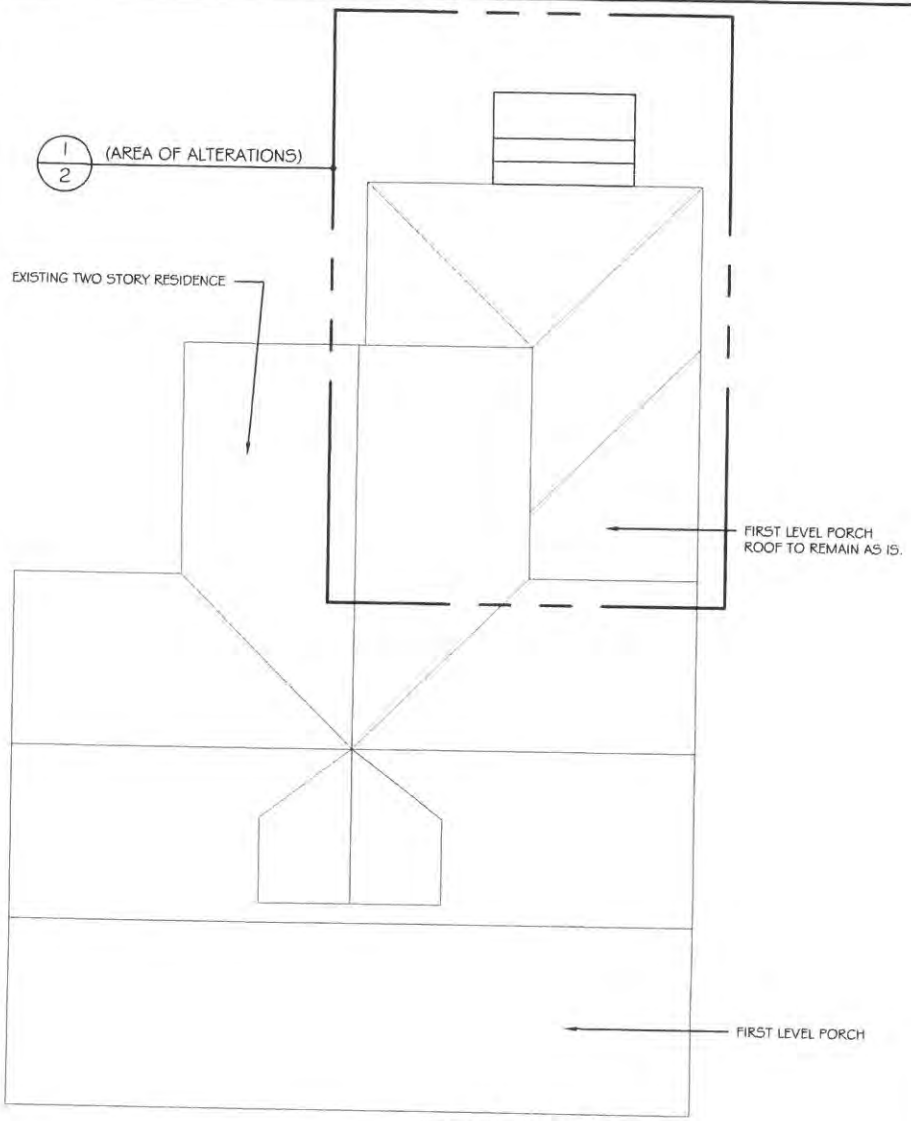
RECEIVED
FEB 14 2017
BY: 4172012

1/2 PARTIAL FLOOR PLAN
SCALE: NONE



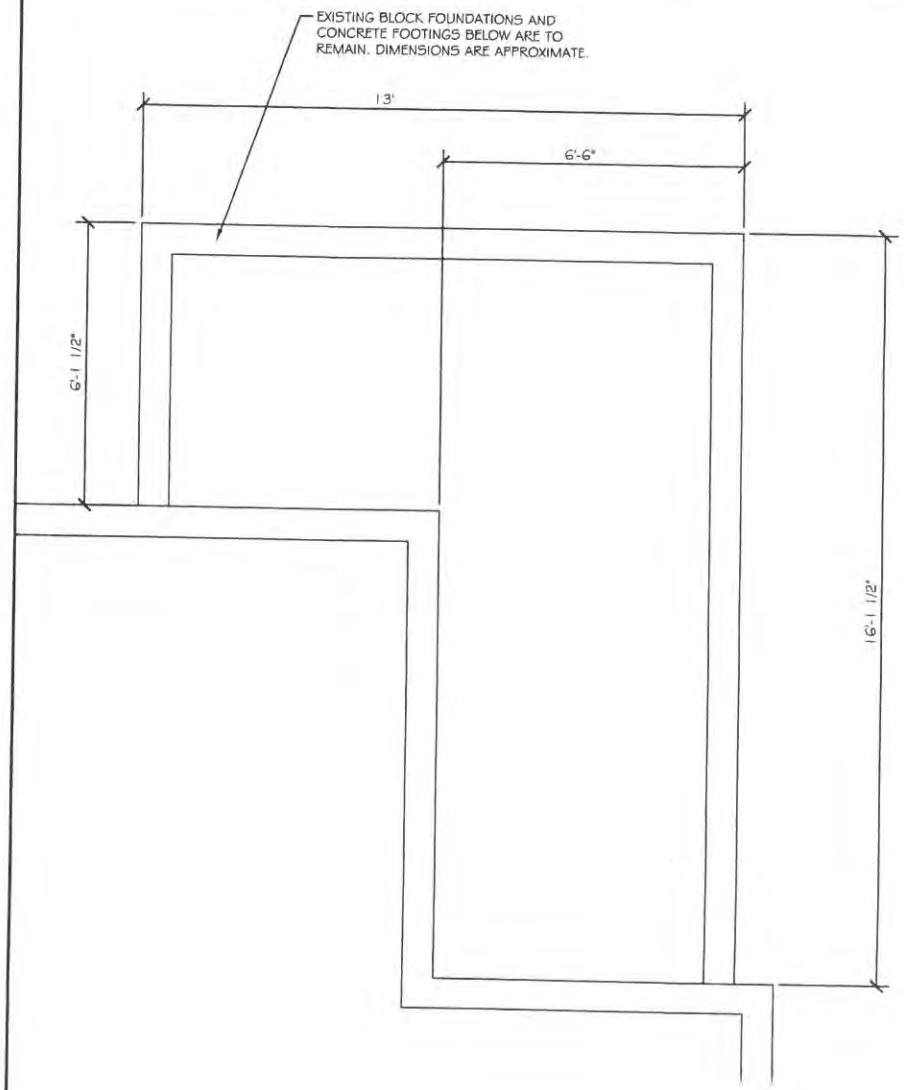
2/2 SECTION
SCALE: 3/8" = 1'-0"

MICHAEL AND SARAH HURLEY
412 EAST CENTRAL AVENUE
BLACKWOOD NJ 08012
REAR PORCH ALTERATION
2-6-2017 SHT 2 OF 2



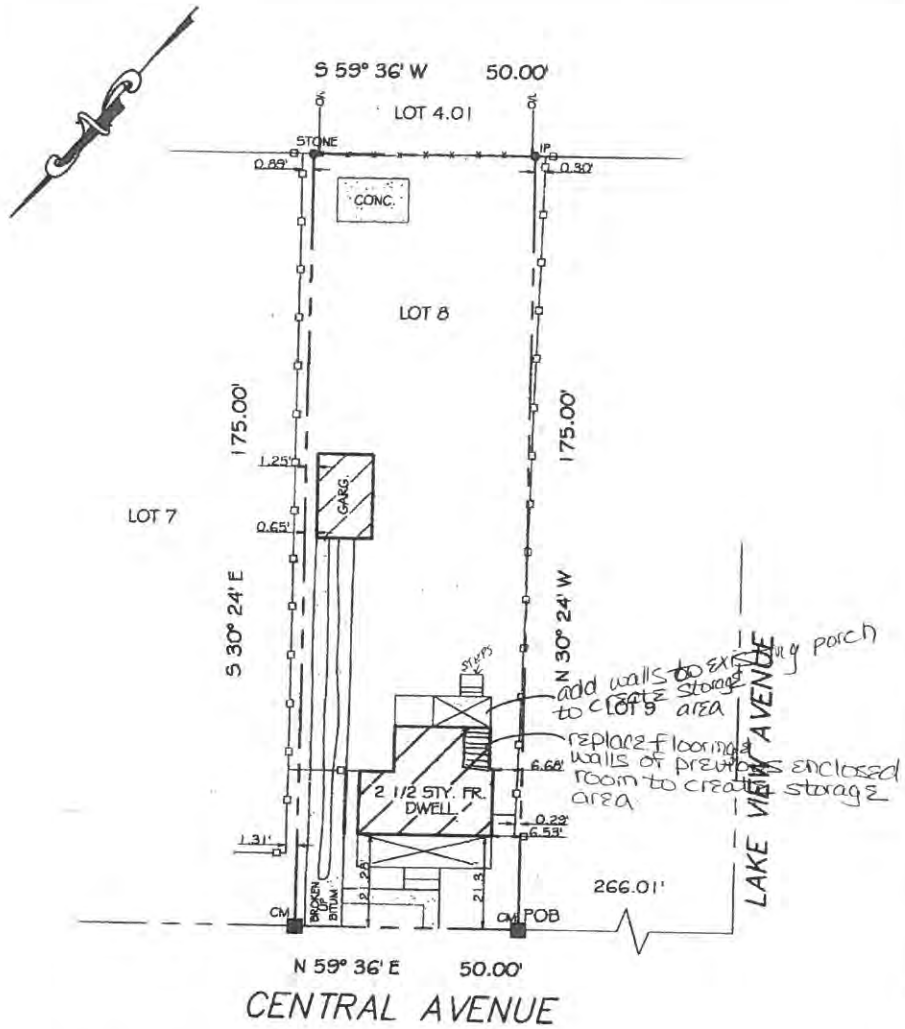
1/1 ROOF PLAN
SCALE: NONE

RECEIVED
FEB 14 2017
BY #172010



2/1 PARTIAL FOUNDATION PLAN
SCALE: 3/8" = 1'-0"

MICHAEL AND SARAH HURLEY
412 EAST CENTRAL AVENUE
BLACKWOOD NJ 08012
REAR PORCH ALTERATION
2-6-2017 SHT 1 OF 2



- BEING LOT 8, BLK. 13002, PLATE 130, TAX MAP
- SUBJECT TO BUILDING REGULATIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND AGREEMENTS OF RECORD, IF ANY.

RECEIVED
FEB 14 2017
BY: #772010C

Design Land Surveying
341 RTE 168 Turnersville, N.J. 08012
Toll Free Phone 1-800-418-9373
Phone (856) 374-1134 - Fax (856) 374-1061

MEMBER OF: BLSJ

DATE	11-15-00
SCALE	1"=30'
DRN:	AMD
SURVEY NO.	0010152

SURVEY OF PREMISES	SITUATE IN:
412 E. CENTRAL AVENUE	TOWNSHIP OF GLOUCESTER CAMDEN COUNTY NEW JERSEY

PAUL E. DiBARTOLO - INDEPENDENCE ABSTRACT & TITLE AGENCY

TO: WEICHERT FINANCIAL SERVICES, ITS SUCCESSORS AND/OR ASSIGNS

In consideration of the fee paid for making this survey, I hereby declare that the said survey accurately depicts the legal description furnished to me. No responsibility is assumed for (a) the location of easements that may be located below the surface of the lands, or (b) on the surface of the lands, and not visible, or (c) other interests not visible, or matters of title. This declaration is issued solely to the herein named purchaser for any transaction occurring within ninety (90) days of its date. The surveyor shall have no responsibility or liability for any reason unless the fee for the preparation of said survey is paid within thirty (30) days of its billing. Surveyor's liability for any reason shall not exceed the sum of ONE THOUSAND DOLLARS (1,000.00)

THOMAS N. TOLBERT
PROFESSIONAL LAND SURVEYOR
N.J. LIC. GS 38608

RECEIVED
FEB 27 2017

Bin# 63

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 14, 2017

APPLICATION No. #172010C

APPLICANT: SARAH DIBARTOLO-HURLEY

PROJECT No. 11094

BLOCK(S): 13002 **Lot(S):** 8

LOCATION: 412 E. CENTRAL AVE., BLACKWOOD

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by FEBRUARY 24, 2017***

☐ For Your Files.

ENCLOSED:

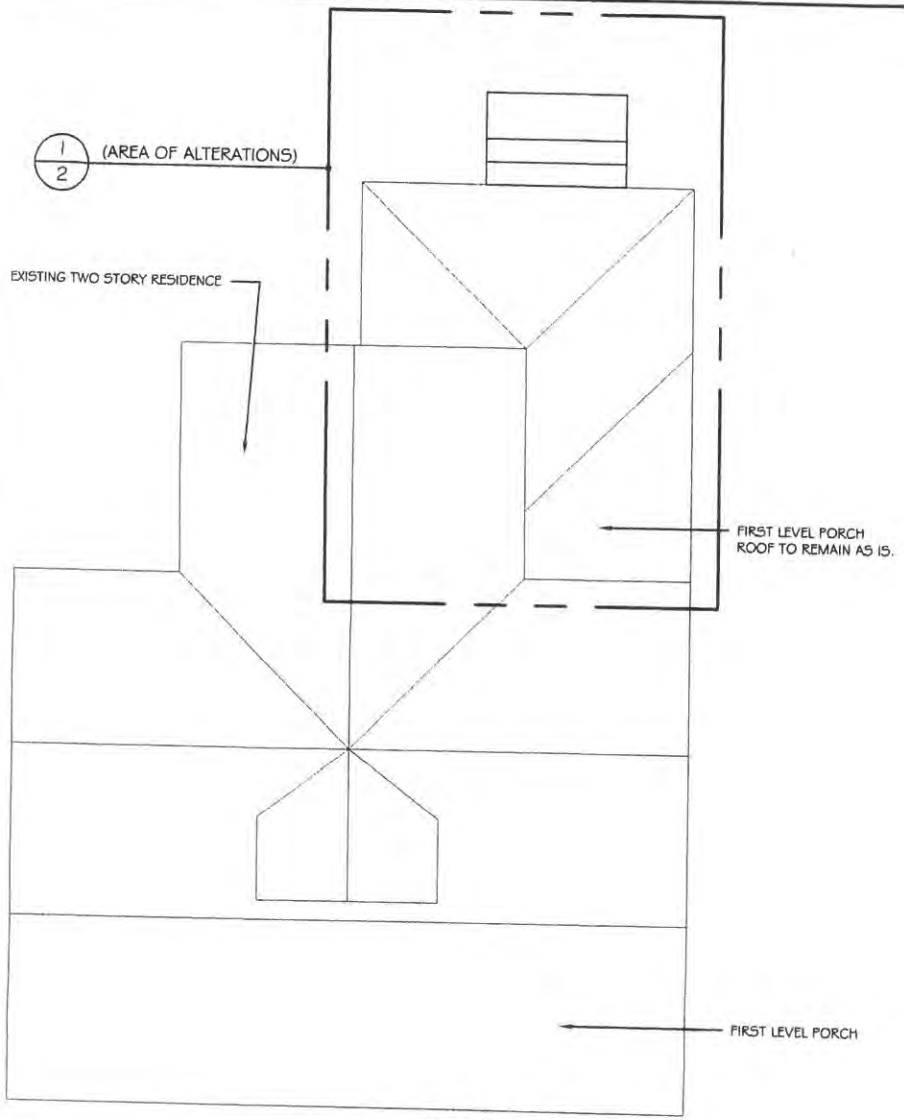
- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision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

-2217 JTG Bldg - Site Plan Only OK
See Note on Plans - Foundation is New
They where stopped for
working w/o a permit.

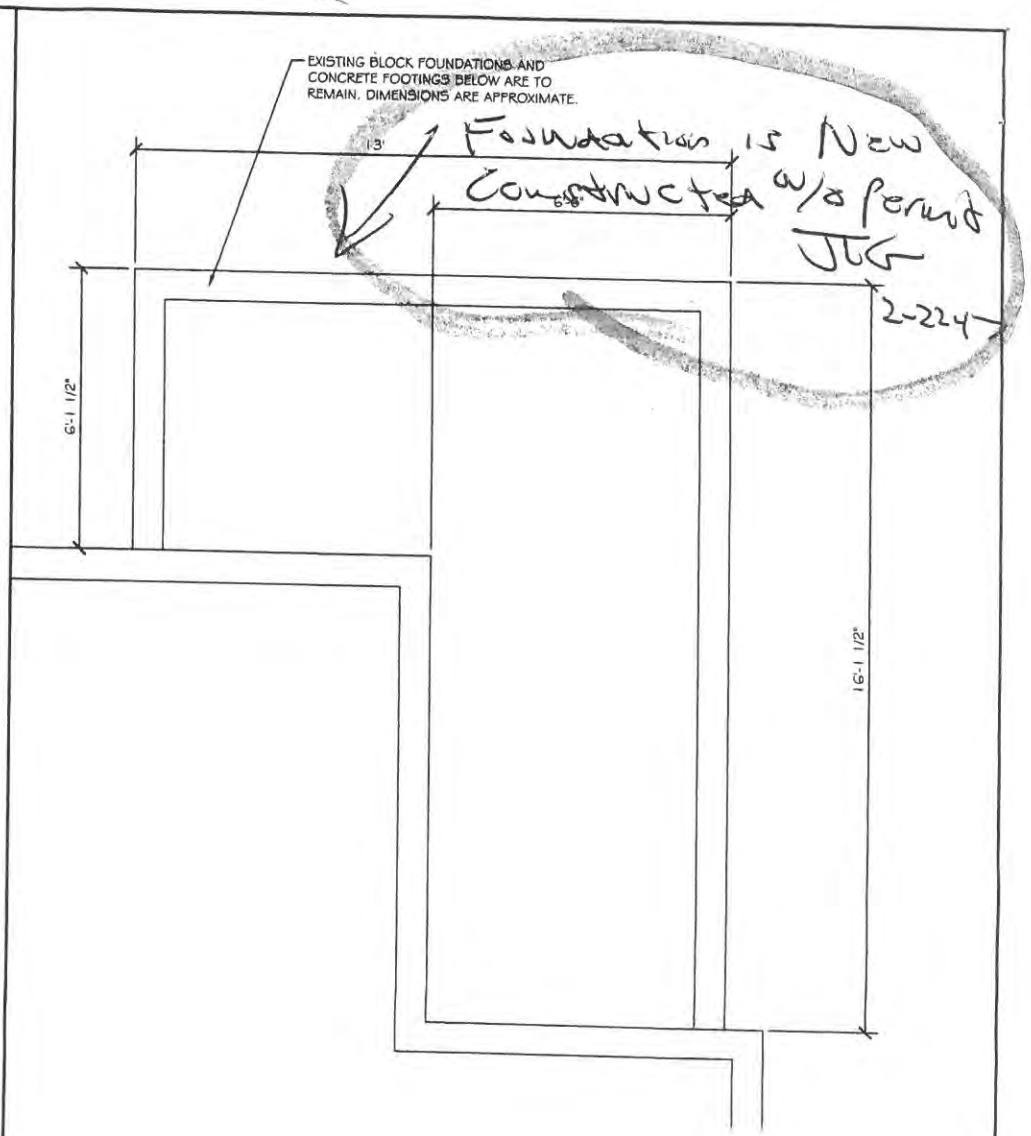
Signature

RECEIVED
FEB 27 2017
BY



1/1 ROOF PLAN
SCALE: NONE

RECEIVED
FEB 14 2017
BY
#172010c



2/1 PARTIAL FOUNDATION PLAN
SCALE: 3/8" = 1'-0"

MICHAEL AND SARAH HURLEY
412 EAST CENTRAL AVENUE
BLACKWOOD NJ 08012
REAR PORCH ALTERATION
2-6-2017 SHT 1 OF 2

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 14, 2017 **APPLICATION No. #172010C**

APPLICANT: SARAH DIBARTOLO-HURLEY **PROJECT No. 11094**

BLOCK(S): 13002 Lot(S): 8

LOCATION: 412 E. CENTRAL AVE., BLACKWOOD

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by FEBRUARY 24, 2017***
- ☐ For Your Files.

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- ☐ 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

REVIEWED
DATE: 2/18/17
BY: Pete Urso
Fire Marshal
WITH COMMENT ☐
WITHOUT COMMENT ☒
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 541
BLACKWOOD, N.J. 08012

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

RECEIVED
FEB 27 2017
BY:

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

February 21, 2017

RECEIVED
FEB 23 2017
BY:

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

Re: Application #172010C
Sarah Dibartolo-Hurley
412 E. Central Avenue, Blackwood, NJ 08012
Block 13002, Lot 8

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: February 14, 2017 | **APPLICATION No. #172010C**

APPLICANT: SARAH DIBARTOLO-HURLEY | **PROJECT No. 11094**

BLOCK(S): 13002 Lot(S): 8

LOCATION: 412 E. CENTRAL AVE., BLACKWOOD

RECEIVED
FEB 16 2017

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 FEBRUARY 24, 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

No Issues.

Signature

2/15/17

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 27, 2017 **APPLICATION No. 172012CDMPMSFMS**

APPLICANT: GROUP FOUR PROPERTIES, LLC (ROYAL FARMS) **PROJECT No. 11137**

BLOCK(S): 20303 Lot(s): 4

LOCATION: 1355 BLACKWOOD-CLEMENTON RD., CLEMENTON, NJ 08021

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☒ **New Application -** ***Bulk C & Use D Variance/Minor Subdivision/Preliminary & Final Major Site Plan***

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by March 20, 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 (Major)
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☒ 1 Copy - Final Site Plan (Major)
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☒ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☒ Recycling Report

RECEIVED MAR 14 2017 BY:

☒ **Bulk C & Use D** Variance(s) ☒ Prelim & Final Major Site Plan ☒ Minor Subdivision

Proposed new Lot #4.03 OK
Address to use: #1431 Blackwood-Clem Rd.

Signature 3/13/17

TOWNSHIP OF GLOUCESTER

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

RECEIVED
FEB 23 2017
BY:

For Office Use Only

Submission Date[1]: _____ Application No.: #172012CDMPMSFMS

Taxes Paid Yes/No Dwb (Initial)

Fees $1660.00 Project # 11137

☐ Planning Board ☒ Zoning Board of Adjustment

Escr. $9444.00 Escr.# 11137

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

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Group Four Properties, L.L.C.	Name(s): Same as Applicant.
Address: 14000 Horizon Way Suite 100	Address:
City: Mount Laurel	City:
State, Zip: New Jersey 08054	State, Zip:
Phone: (856) 439-9200 Fax: (856) -	Phone: (856) - Fax: (856) -
Email: dsilvestri@ic-re.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 Corporation and Limited Liability Partnership

Name of Attorney: Damien O. Del Duca, Esquire	Firm: Del Duca Lewis, LLC
Address: 21 E. Euclid Ave, Suite 100	State, Zip: New Jersey 08033
City: Haddonfield	Phone: (856) 427-4200 Fax: (856) 427-4241
	Email: dod@delducalewis.com

6. Name of Persons Preparing Plans and Reports:

Name: The Pettit Group, LLC	Name: Vargo Associates
Address: 497 Center Street	Address: 2771 Delsea Drive
Profession: Engineer	Profession: Surveyor
City: Sewell	City: Franklinville
State, Zip: New Jersey 08080	State, Zip: New Jersey 08322
Phone: (856) 464 - 9600 Fax: (856) 464 - 9606	Phone: (856) 694 - 1716 Fax: (856) 694 - 3102
Email: jpettit@thepettitgroup.com	Email: mikev@vargoassociates.com

7. Location of Property:

Street Address: 1409 Blackwood-Clementon Road Block(s): 20303

Tract Area: 13.21 acres Lot(s): 4

8. Land Use:

Existing Land Use: Commerce Square shopping center (former super market endcap)

Proposed Land Use (Describe Application): Subdivide a 2.32 acre tract and construct a 5,166 sf Royal Farms with 16 motor fuel dispensers. Proposed cross-access with the existing Commerce Square shopping center.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 2

Proposed Form of Ownership:

■ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	101.7 feet
Front setback 2	N/A
Rear setback	82.4 feet
Side setback 1	54.7 feet
Side setback 2	N/A
Lot frontage	225 feet
Lot depth	350 feet
Lot area	2.32 acres
Building height	21 feet 9 inches

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: 26 Number of parking spaces provided: 65

Number of loading spaces required: 1 Number of loading spaces provided: 0

15. Relief Requested:

■ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 2/23/17

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).**

_____ Signature

_____ Date

_____ Print Name

Sworn and Subscribed to before me this

_____ day of _____, _____ Signature

_____ (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 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
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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

2/23/17 Date

_____ Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

_____ 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 23rd day of February,
20 17 before the following authority.

_____ Notary public

LORETTA M. MORRISON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES
JUNE 24, 2018

OWNERSHIP DISCLOSURE STATEMENT

RECEIVED
FEB 23 2017
BY: #172012 CD MPMS FMS

Group Four Properties, L.L.C.
14000 Horizon Way, Suite 100
Mt. Laurel, New Jersey 08054

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

	NAME	ADDRESS
1	Vernon W. Hill, II	14000 Horizon Way, Suite 100 Mount Laurel, New Jersey 08054
2	John P. Silvestri	14000 Horizon Way, Suite 100 Mount Laurel, New Jersey 08054
3	Kenneth E. Lowther	14000 Horizon Way, Suite 100 Mount Laurel, New Jersey 08054
4		
5		
6		
7		
8		
9		
10		

*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

Sworn and subscribed before me this
21 day of February 2017.

Notary Public

Carol Ann Iosca
Notary Public of New Jersey
My Commission Expires Sept. 1, 2021

Name: John P. Silvestri
Title: Managing Member

Proposed Royal Farms
Summary of Application
Gloucester Township Zoning Board
Group Four Properties, L.L.C.
Block 20303, Lot 4
1409 Blackwood-Clementon Road

RECEIVED
FEB 23 2017
#172012 CD MPMSFMS
BY:

The applicant, Group Four Properties, L.L.C., is the owner of real property located on the northern side of Blackwood-Clementon Road between Millbridge Road and Little Gloucester Road and designated as block 20303, lot 4 on the municipal tax map. The property contains approximately 13.21 acres and is commonly known as the Commerce Square shopping center.

A Super Fresh supermarket previously occupied the endcap of the shopping center closest to Little Gloucester Road. The applicant is currently demolishing the former Super Fresh building and parking lot located in front of the building. The applicant seeks minor subdivision approval to subdivide a 2.32 acre portion of the property roughly in the location of the former Super Fresh parking lot. The applicant also seeks preliminary and final major site plan approval to construct a 5,166 sf Royal Farms with 16 motor fuel dispensers on the subdivided lot. The applicant proposes one new curb cut for the Royal Farms on Blackwood-Clementon Road. The proposed Royal Farms site and existing Commerce Square Shopping Center will have shared access at an existing traffic signal on Blackwood-Clementon Road.

The applicant also seeks a d(3) conditional use variance for the Royal Farms. The property is located in the HC – Highway Commercial zoning district. Convenience stores with motor fuel dispensers are a conditional use in the HC zoning district. Section 416(D)(5)(d) lists the following conditions:

1. The minimum distance from a motor fuel pump and the nearest parking space shall be 30 feet.
2. The closest portion of a motor fuel canopy shall be a minimum of 20 feet from a right-of-way line.
3. No more than four motor fuel dispensers shall be permitted.
4. The requirements of §507.B (buffering) must be met with the exception that the buffer shall be 35 feet.
5. When combined with motor fuel dispensers, a convenience store shall not exceed a total gross floor area of 3,200 square feet, unless it meets the following additional criteria:

   (a) The minimum lot size shall be increased to three (3) acres.
   (b) Drive-thru facilities shall have a minimum capacity of seven vehicles.
   (c) Public rest rooms shall be provided.
   (d) The requirements of §507.B (buffering) must be met with the exception that the buffer shall be 50 feet.

   Should these criteria be met, then subsection -5(d)(3) herein above (no more than four motor fuel dispensers) shall not apply.

The applicant meets all conditions except minimum lot size (3 acres minimum, 2.32 acres proposed) and maximum number of fuel dispensers (4 maximum, 16 proposed).

The applicant will present testimony that the 2.32 acre lot will accommodate the proposed use even though it does not meet the minimum lot size or maximum number of fuel dispensers. The Zoning Board has jurisdiction because the applicant requires a conditional use variance, also known as a d(3) variance. A conditional use variance has a lesser standard than a d(1) use variance because the governing body has recognized that the use is appropriate in this location, if the conditions are met. In a d(3) variance, the applicant must demonstrate that the site will accommodate the use despite the fact that all conditions are not met. A Royal Farms convenience store with gasoline pumps is particularly suitable at this location. The proposed lot is large enough to accommodate Royal Farm's parking requirements and to meet all bulk requirements other than the side yard parking setback requirement on one side of the proposed lot and maximum lot coverage, which the applicant is decreasing. The Royal Farms will also benefit from shared access with the adjacent Commerce Square shopping center.

The applicant seeks approval of the following bulk (c) variances:

1. Section 416(F) - Minimum Side Yard Parking Setback - 15 feet required, 4.2 feet proposed.
2. Section 416(F) – Maximum Lot Coverage – 50% permitted, 81.6% existing, 65.6% proposed.
3. Section 426(N)(1) - Maximum Changeable Copy Sign Area (50% of the freestanding sign area) - 34 sf permitted, 56 sf proposed.
4. Section 426(N)(6) - Maximum Changeable Copy Letter Height - 6 inches permitted, 24 inches proposed.
5. Section 426(O)(2)(D) - Maximum Directional Sign Height - 4 feet permitted, 4.125 feet proposed.
6. Section 426(Q)(2) - Maximum Number Of Facade Signs - 1 per building permitted, 4 on building and 3 on fuel canopy proposed.
7. Section 426(R)(1) - Maximum Freestanding Sign Area - 65 sf permitted, 124 sf proposed.
8. Section 426(R)(7) - Maximum Sign Height - 8 feet permitted, 25 feet proposed.
9. Section 426(R)(10) - to allow a pylon sign where pylon signs are not permitted.
10. Section 426(Aa)(13) - Maximum Fuel Pump Sign Area - 3 sf permitted, 3.2 sf proposed.
11. Section 426(Aa)(4) - Maximum Facade Sign Area on Canopy- 6.24 sf permitted, 35.6 sf proposed.

The bulk (c) variances can be granted under both N.J.S.A. 40:55D-70(c)(1) (hardship) and (c)(2) (where the benefits substantially outweigh the detriments). The variances are all related to signage except for the minimum side yard parking setback requirement and maximum lot coverage, which the applicant is decreasing. The variances are justified because the property is uniquely shaped and is located on Blackwood-Clementon Road, a major roadway. The building will be set back over 100 feet from Blackwood-Clementon Road. Strict application of the ordinance requirements would result in an undue hardship upon the applicant. In addition,

deviations from the ordinance requirements will advance purposes of zoning such as the safe and free flow of traffic, and promotion of a desirable visual environment through creative development techniques, good civic design and arrangement. The benefits of granting the variances substantially outweigh any detriments.

Granting the proposed variance relief will not change the nature and character of this neighborhood nor result in any material adverse impact on any neighbors. The Royal Farms and proposed signage is consistent with development up and down Blackwood-Clementon Road. The variances will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.

The applicant also seeks any other variances, waivers or approvals that may be required.

RECYCLING REPORT

FOR

GROUP FOUR PROPERTIES, LLC

Block 20303, Lot 4, Plate 203
Gloucester Township, Camden County, New Jersey

Date: February 22, 2017

Prepared by:

RECEIVED
FEB 23 2017
BY: #172012 CDMPNSFMS

THE PETTIT GROUP, LLC

Engineering • Architecture • Planning

David P. Kreck, PE, CME
NJ PE No. GE 40995

497 Center Street
Sewell, New Jersey 08080

Phone: 856-464-9600
Fax: 856-464-9606

After construction, solid waste will be generated by the intended use. The waste material will be segregated into non-recyclable and recyclable materials. The following describes the materials and methods by which the materials will be handled.

1. Waste materials to be collected.
    a. Non-recyclable refuse
    b. Recyclable refuse (paper, plastic, metal)
    c. Others as determined by the private hauler

2. Location the waste materials to be stored.
    a. The materials will be collected and stored in bins that will be located within the trash enclosure.

3. Method for collection of waste materials.
    a. The method of collection of the waste materials will be decided by the property owner.

4. Who shall pick up the waste materials?
    a. A private hauler, contracted with the property owner, will be responsible for the pickup of the waste materials.

5. Frequency that the materials shall be collected.
    a. The frequency of the collection will be at least once a week.

6. The amount of the storage area required for each material.
    a. The amount of storage needed for each segregated material will be determined by the property owner and the private hauler. Depending on the available storage space the frequency of pickup may be increased.

7. Time that the materials shall be collected.
    a. Trash and recycling shall be picked up between the hours of 7:00 AM to 10:00 PM in accordance with Camden County's Noise Ordinance regulations.

MASER
CONSULTING P.A.

Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

2 Penn Center, Suite 222
1500 JFK Boulevard
Philadelphia, PA 19102
T: 215.861.9021
F: 215.977.2887
www.maserconsulting.com

February 23, 2017
VIA UPS

RECEIVED
FEB 23 2017
BY: #172012CDM Pms Fms

Kenneth D. Lechner, PP, AICP, Director
Community Development and Planning
1261 Chews Landing Road
Blackwood, NJ 08012

Re: Traffic Assessment Letter
Royal Farms Convenience Store with Fueling Pumps
Block 20303, Lot 4
1409 Blackwood-Clementon Road (CR 534)
Gloucester Township, Camden County, New Jersey
MC Project No. 16003348A

Dear Mr. Lechner:

This Traffic Assessment has been prepared for InterState Commercial Real Estate ("Applicant") in support of a proposed partial redevelopment of Block 20303, Lot 4 in the Township of Gloucester, Camden County, New Jersey. The subject site has frontage along Blackwood-Clementon Road (CR 534) to the south, a PSE&G Easement to the west, residential land uses to the north, and an undeveloped parcel to the east. The subject site currently has a signalized access point along Blackwood-Clementon Road (CR 534), an unsignalized access point on the eastern portion of the property along Blackwood-Clementon Road (CR 534), and has cross access with Block 20303, Lot 4.02. A Site Location Map is enclosed as **Figure 1**.

The existing subject property contains a 40,000 SF supermarket, an in-line retail shopping center, a drive-thru bank and an automobile facility. The Applicant proposes to raze the existing 40,000 SF supermarket and develop a 5,166 SF convenience market with fueling pumps. The existing in-line retail shopping center, drive-thru bank, automobile facility and existing site driveways will remain. In addition to maintaining the existing site access points, the Applicant proposes a right-in/right-out site driveway along Blackwood-Clementon Road (CR 534) west of the signalized access point. The Site Plan is enclosed as **Figure 2**.

Existing Roadway Conditions

Blackwood-Clementon Road (CR 534) is an east/west oriented urban principal arterial under the jurisdiction of Camden County. In the vicinity of the project site, Blackwood-Clementon Road (CR 534) contains three westbound travel lanes and two eastbound travel lanes divided by a two-way left-turn lane ("TWLTL"). The posted speed limit is 45 MPH.

Trip Generation

Trip generation estimates for the proposed redevelopment were made utilizing the *Institute of Transportation Engineers* ("ITE"), Trip Generation, Ninth Edition. This publication establishes the trip generation rates based on studies conducted at development sites throughout the country.

The Applicant proposes to raze the existing 40,000 SF supermarket and develop a 5,166 SF convenience market with fueling pumps. As such, the trips generated by the existing 40,000 SF supermarket will be removed from the roadway network while new trips will be generated by the 5,166 SF convenience market with fueling pumps. Trip generation estimates for the existing supermarket and proposed convince market with fueling pumps were calculated based upon the following land uses:

- ITE Land Use Code ("LUC") 853 - Convenience Market with Gasoline Pumps; and
- ITE LUC 850 – Supermarket.

Pass-by Trips

Pass-By Trips are those trips which are not made for the sole purpose of patronizing the proposed development, and are currently within the existing traffic volumes. An example of a pass-by trip would be a motorist, whose existing commuting route makes use of the adjacent roadway, which directly intersects a proposed driveway. After the development is constructed, this motorist may elect to make an intermediate trip at the subject development while conducting their normal commuting trip. This trip is not 'new' to the roadway network, as it already existed prior to the development being constructed. The only impact this trip would have on the roadway network would be the increase in traffic for ingress and egress movements at the proposed site driveway.

Within the ITE *Trip Generation Handbook, 2nd Edition,* pass-by rates have been established for individual land uses. These rates are published as a percentage of the total site generated traffic. They are based on numerous site studies where surveys were conducted to determine if the trip was a primary destination or an intermediate trip. The ITE published average pass-by rate for a supermarket is 36% during the PM peak hour. The ITE published average pass-by rate for a convenience market with gasoline pumps is 63% during the AM peak hour and 66% during the PM peak hour. It is noted a pass-by percentage for the Saturday Peak Hour is not available for convenience markets; however, a pass-by percentage of 50% is consistent with data published for similar uses.

The ITE peak hour site generated trips inclusive of pass-by trips are detailed in **Table 1**. The comprehensive trip generation worksheets are enclosed.

Table 1 – Trip Generation

Condition	Land Use	Size	AM Peak Hour			PM Peak Hour			SAT Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
Existing to be Razed	850 - Supermarket	40,000 SF	84	52	136	193	186	379	217	209	426
	Pass-by (36% PM)		*0*	*0*	*0*	*68*	*68*	*136*	*0*	*0*	*0*
	Primary Trips		*84*	*52*	*136*	*125*	*118*	*243*	*217*	*209*	*426*
Proposed	853 - Convenience Market with Gasoline Pumps	5,166 SF	106	106	212	132	131	263	121	117	238
	Pass-by (63% AM, 66% PM, 50% SAT)		*67*	*67*	*134*	*87*	*87*	*174*	*59*	*59*	*118*
	Primary Trips		*39*	*39*	*78*	*45*	*44*	*89*	*62*	*58*	*120*
Net Change in Total Trips (+/-)			**+22**	**+54**	**+76**	**-61**	**-55**	**-116**	**-96**	**-92**	**-188**

Based upon the ITE trip generation calculations presented in the table above, the proposed redevelopment will marginally increase traffic volumes during the AM peak hour and will reduce traffic volumes during the PM and Saturday peak hours. Furthermore, based upon state and national standards, an increase in less than 100 peak hour trips is not considered significant. The New Jersey State Highway Access Code defines a "study area location" as an:

> *"Access point location or those other locations on the State highway system exceeding both 100 new half-trips during the critical peak hours(s)."*

The ITE elaborates further within Section 1.3 of the Manual on Transportation Engineering Studies by stating:

> *"100 vehicles per hour are of a magnitude that can change the LOS of an existing intersection approach."*

As the proposed redevelopment will reduce the number of generated trips during the PM and Saturday peak hour and will generate less than 100 additional trips during the AM peak hour, the project is not considered to significantly increase traffic volumes on the adjacent roadway network.

Additionally, the Applicant proposes a new right-in/right-out site driveway along Blackwood-Clementon Road (CR 534) west of the signalized access point. This proposed right-in/right-out site driveway will provide an additional access to/from the site and relocate a portion of traffic from the signalized access point.

Internal Circulation

The proposed Site Plan has been evaluated with respect to aisle design, general access and emergency access.

Aisle Design

In accordance with *Section § 510(G) – Aisle Width* of the Gloucester Township Land Development Ordinance , two-way aisles shall have a 24' minimum width. The proposed two-way aisles adjacent to off-street parking facilities are 30' wide exceeding the minimum municipal requirement. Additionally, in accordance with *Section § 510(K) – Entrance/Exit Drives Aisle* of the Gloucester Township Land Development Ordinance, two-way entrance and exit drives shall have a minimum width of 24' and a maximum width of 36'. The proposed two-way entrance and exit drives are 30' wide satisfying the municipal requirement.

General Access

The access evaluation was conducted utilizing *AutoTURN Version 8.1*, a computer aided drafting program that simulates the movements and physical restrictions of several vehicles. The Site Plan was evaluated utilizing the following vehicles anticipated on-site:

- Fueling Tank Truck;
- Delivery Truck (WB-50);
- Refuse Vehicle; and
- Standard Passenger Vehicle.

A passenger vehicle is able to circulate the site and access the parking stalls. A refuse vehicle is able to access the trash receptacle. The Fueling Tank Truck is able to access the underground fuel tanks without impeding vehicle fueling or parking operations.

Emergency Access

The proposed Site Plan was evaluated for emergency access utilizing the largest emergency vehicle available, a ladder style fire truck. The ladder style fire truck is able to access the convenience market building and the fueling areas.

Parking Assessment

The municipal parking requirement was referenced from the Gloucester Township Land Development Ordinance within *Section § 510 – Off-Street Parking*. For the proposed development, the following closest related land uses were utilized to assess the required number of off-street parking stalls:

- Convenience Store – Five (5) parking stalls for each 1,000 square feet of floor area.

The municipal parking requirement calculations are provided in **Table 2**.

Table 2 – Municipal Parking Requirement

Land Use	Size	Municipal Parking Rate	Municipal Parking Requirement	Proposed Parking Supply
Convenience Store	5,166 SF	5.0 parking stalls per 1,000 SF	26 parking stalls	65 parking stalls

The proposed parking supply exceeds the municipal parking requirement.

ADA Parking Requirements

In accordance with the Americans with Disabilities Act ("ADA") Standards for Accessible Design, a site with 65 striped parking stalls must provide three accessible parking stalls. One of the three accessible parking stalls must be designated van accessible. The Applicant proposes three accessible parking stalls, one of which is designated as van accessible parking stalls. The proposed parking supply is ADA compliant.

Summary

Based upon state and national guidance, the proposed redevelopment of the project site does not represent a "significant" increase in traffic volumes. Additionally, the site is designed with efficient internal circulation and the proposed parking supply exceeds the municipal parking requirement.

Please contact this office should you have any questions or require any additional information.

Very truly yours,

MASER CONSULTING P.A.

Nicholas D. Aiello, P.E., PTOE, PTP
Project Manager
Transportation Planning

KAM
Enclosures
cc: Ken Lowther, InterState Development Services (via email w/enc.)
Daniel Silvestri, InterState Commercial Real Estate (via email w/enc.)
Damien Del Duca, Esq., Del Duca Lewis Law Firm (via email w/enc.)
John Pettit, The Pettit Group, LLC (via email w/ enc.)

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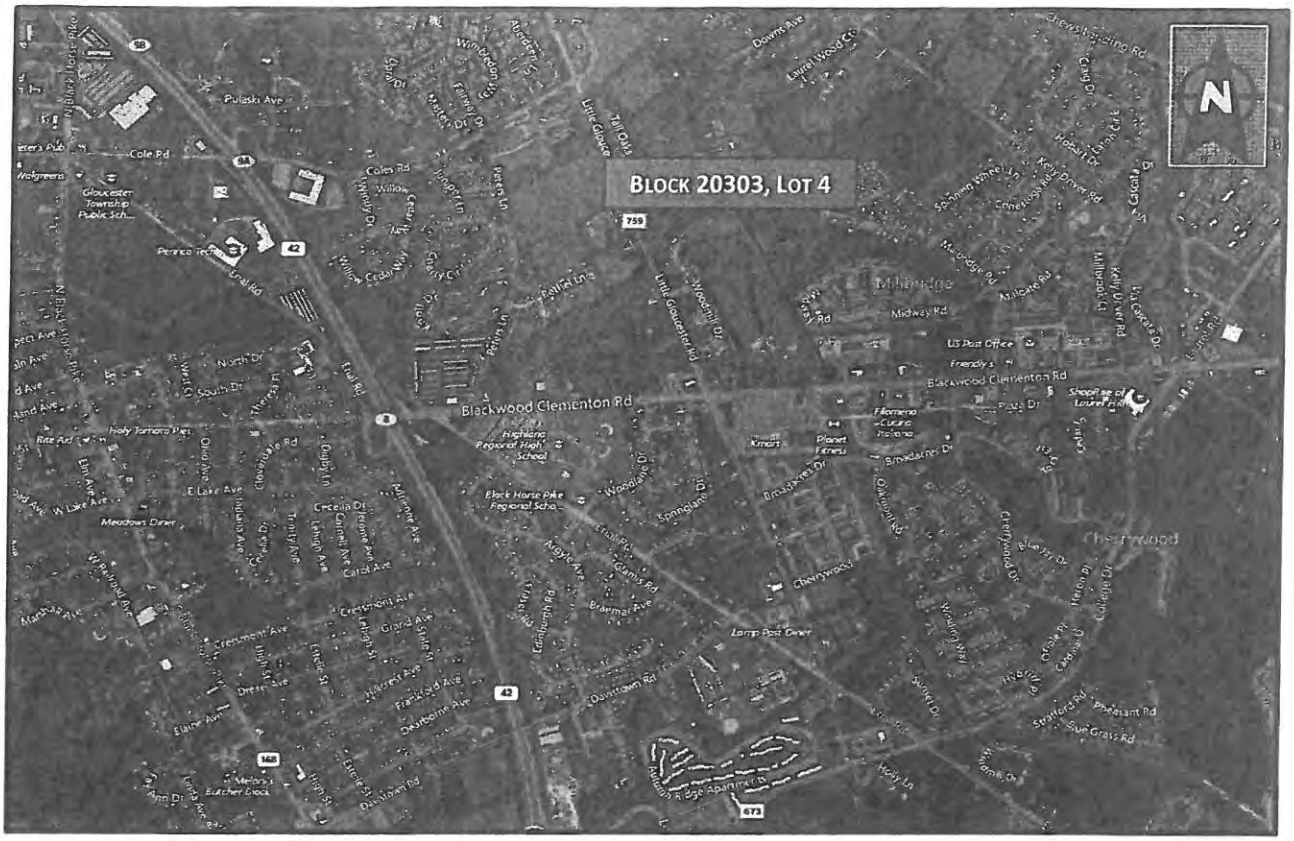
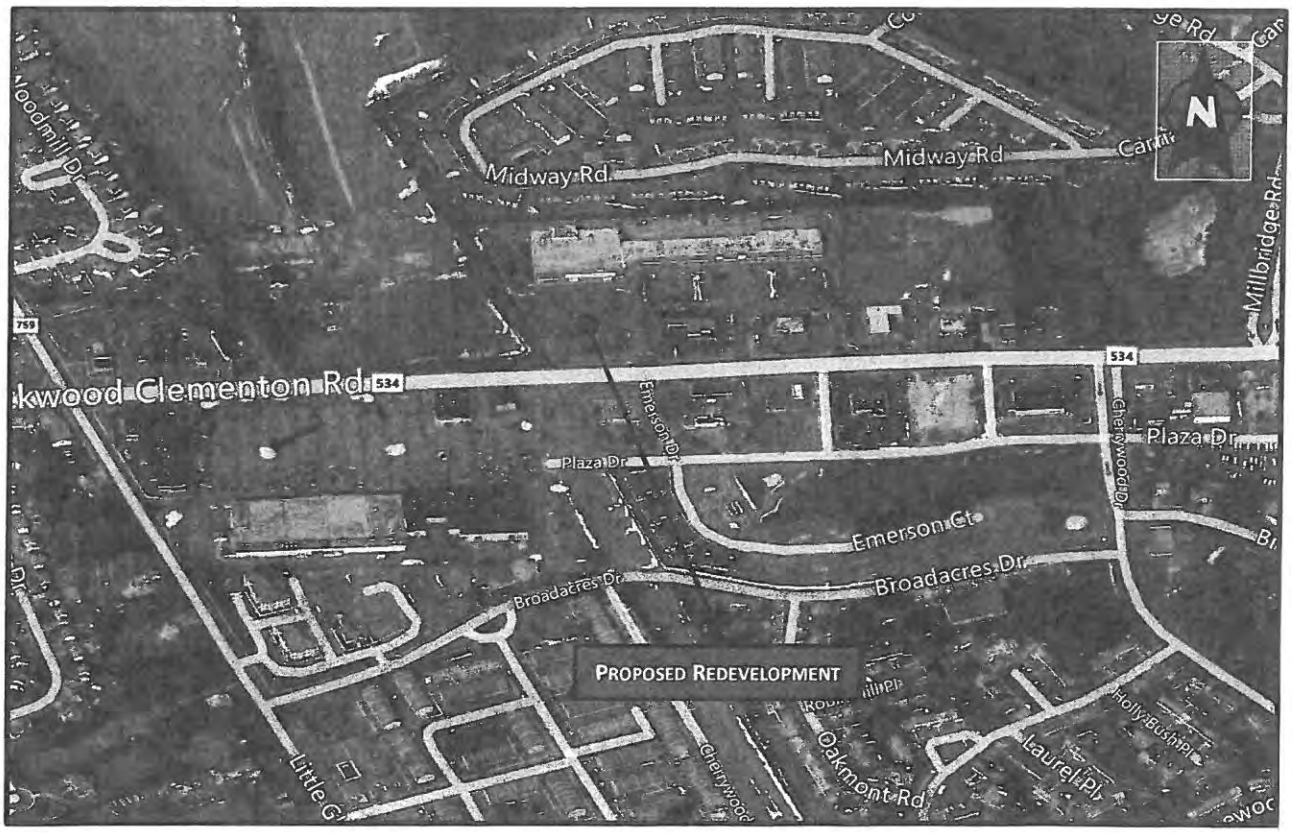
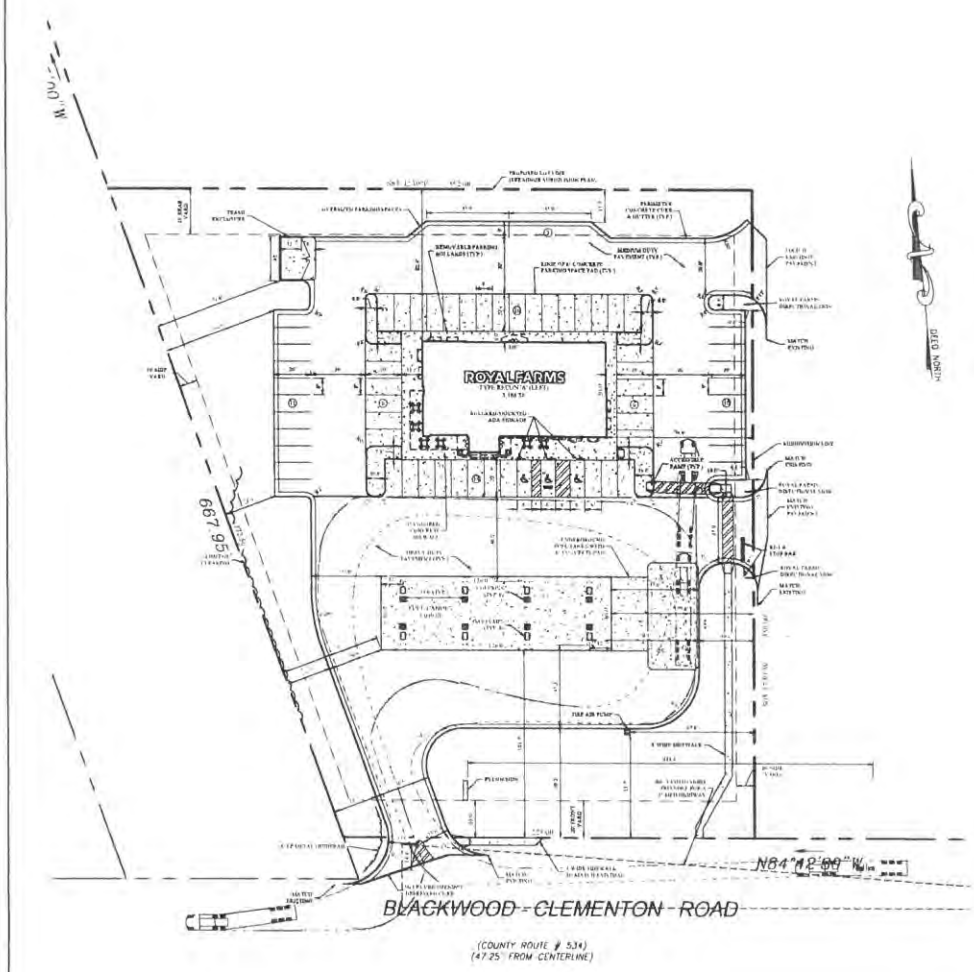




16003348A	Royal Farms	**Figure 1**
	Gloucester Township, Camden County, New Jersey	**Site Location Map**



GENERAL NOTES

1) OWNER/APPLICANT:
GROUP FOUR PROPERTIES, LLC
14000 HORIZON WAY, SUITE 100
MOUNT LAUREL, NJ 08054

2) EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY, TAX LOT 4, BLOCK 18303, GLOUCESTER TOWNSHIP, CAMDEN CO., NJ, PREPARED FOR INTERSTATE COMMERCIAL" BY VARGO ASSOCIATES, DATED [illegible]

3) THE APPLICANT SEEKS MINOR SUBDIVISION APPROVAL TO PERMIT THE CREATION OF TWO (2) LOTS FROM ONE (1) AND MAJOR SITE PLAN APPROVAL SO AS TO PERMIT CONSTRUCTION OF [illegible] ROYAL FARMS CONVENIENCE STORE WITH A FUEL CANOPY AND ASSOCIATED SITE IMPROVEMENTS.

4) PROPOSED BUILDINGS TO BE SERVICED WITH NEW SEWER AND WATER LINES.

5) NEW UTILITY LINES (GAS, ELECTRIC) ARE PROPOSED TO SERVICE THE BUILDINGS. ALL ELECTRIC, TELEPHONE AND CABLE SERVICE LINES SHALL BE UNDERGROUND.

6) ELEVATION DATUM IS NAVD 1988.

7) NO FRESHWATER WETLANDS EXIST ON THIS SITE, AS REFERENCED FROM NJDEP GEOWEB MAP VIEWER.

8) THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING TO THE MOST RECENT FEMA FIRM MAP [illegible]

9) THERE ARE CURRENTLY NO KNOWN DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE SUBJECT PROPERTY.

10) REQUIRED OUTSIDE AGENCY APPROVALS:
a. CAMDEN COUNTY PLANNING BOARD
b. CAMDEN COUNTY SOIL CONSERVATION DISTRICT
c. CAMDEN COUNTY MUA

WAIVERS & VARIANCES

1) SUBMISSION WAIVERS ARE REQUESTED FROM THE FOLLOWING:
a. CHECKLIST ITEM #4 - FROM PROVIDING DRAINAGE CALCULATIONS AND ENGINEER'S REPORT
b. CHECKLIST ITEM #5 - FROM PROVIDING AN ENVIRONMENTAL IMPACT REPORT
c. CHECKLIST ITEM #[illegible] - FROM PROVIDING A TRAFFIC IMPACT REPORT
d. CHECKLIST ITEM #[illegible] - FROM PROVIDING WETLANDS DELINEATION & AREA CALCULATION
e. CHECKLIST ITEM #[illegible] - FROM SHOWING ALL EXISTING STRUCTURES [illegible]

[illegible]

GLOUCESTER TOWNSHIP ZONING SCHEDULE

[illegible]

CONDITIONAL USE REQUIREMENTS

[illegible]

SIGNAGE REQUIREMENTS

[illegible]

PARKING REQUIREMENTS

[illegible]

GENERAL CONSTRUCTION NOTES

[illegible]

SCALE 1" = 30' FEET

THE PETTIT GROUP, LLC
Engineering • Architecture • Planning
497 Center Street • Sewell, NJ 08080
Tel 856-464-9600 Fax 856-464-9606
www.pettitgroup.com

REVISIONS
NO. DESCRIPTION DATE

FOR APPROVAL PURPOSES ONLY

ROYALFARMS
STORE #322
MAJOR SITE PLAN
1400 BLACKWOOD-CLEMENTON RD
BLOCK 18303, LOT 4, PLATE 183
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY
NEW JERSEY

FOR

GROUP FOUR PROPERTIES, LLC
14000 HORIZON WAY, SUITE 100
MOUNT LAUREL, NJ 08054

DAVID P. KRECK, PE, CME

SITE PLAN

3 of 12

FIGURE 2

Detailed Land Use Data
For 5.17 Gross Floor Area 1000 SF of CONVMARKETGAS 1
(853) Convenience Market with Gasoline Pumps

Project: 16003348A
Phase: Phase 1
Description: Royal Farms - Gloucester

Open Date: 2/14/2017
Analysis Date: 2/14/2017

Day / Period	Total Trips	Pass-By Trips	Avg Rate	Min Rate	Max Rate	Std Dev	Avg Size	% Enter	% Exit	Use Eq.	Equation	R2
Weekday AM Peak Hour of Adjacent Street Traffic	212	0	40.92	11.67	119.29	20.75	3	50	50	False		
Weekday PM Peak Hour of Adjacent Street Traffic	263	0	50.92	13.53	292.89	32.15	3	50	50	False		
Saturday Peak Hour of Generator	238	0	45.94	25.7	88.17	26.05	2	51	49	False		

Source: Institute of Transportation Engineers, Trip Generation Manual 9th Edition, 2012
TRIP GENERATION 2013, TRAFFICWARE, LLC

Detailed Land Use Data
For 40 Gross Floor Area 1000 SF of SUPERMARKET 1
(850) Supermarket

Project: 16003348A
Phase: Phase 1
Description: Royal Farms - Gloucester

Open Date: 2/14/2017
Analysis Date: 2/14/2017

Day / Period	Total Trips	Pass-By Trips	Avg Rate	Min Rate	Max Rate	Std Dev	Avg Size	% Enter	% Exit	Use Eq.	Equation	R2
Weekday AM Peak Hour of Adjacent Street Traffic	136	0	3.4	1	7.78	2.64	37	62	38	False		
Weekday PM Peak Hour of Adjacent Street Traffic	379	0	9.48	3.53	20.29	4.81	56	51	49	False	Ln(T) = 0.74 Ln(X) + 3.25	0.52
Saturday Peak Hour of Generator	426	0	10.65	5.78	22.6	4.88	67	51	49	False	Ln(T) = 0.57 Ln(X) + 4.18	0.56

RECEIVED
FEB 23 2017
#172012 CDMPMSFMS
BY:

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: Group Four Properties

Address: 1355 Blackwood Clem Road

Block: 20303 Lot: 4

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

2/23/17
Date

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

Printed on recycled paper

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application # 172012CDMPMSFMS **Block: 20303** **Lot: 4**

☐ Plans as shown along with available information do not reveal any anticipated traffic problems.

☐ Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.

☒ Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.

☐ Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

☒ **Other:**

At the new entrance/exit:

- **Stop Sign (At the Exit)**
- **No Left Turn Sign/Right Turn Only Sign (At the Exit)**
- **Recommended 81-35 Application be submitted. (Copy Attached)**

RECEIVED
MAR 01 2017
BY

Reviewed By: ☒ Lt. Jason Gittens
Signature: _____ Date Submitted: March 1st, 2017

Township of Gloucester

Application for N.J. Motor Vehicle Statutes/Chapter 81 Municipal Ordinance for Private Property

Instructions for completion of application

Box1: Corporate name, address, phone number and representative name and title

Box2: Date of request

Box 3: Complex name (ie; property, plaza, center) and address

Box 4: Authority name and address

Box 5: Applicant signature

Box 6: Applicants printed name

RECEIVED
MAR 01 2017
BY:

Contact:

Lieutenant Jason Gittens
Gloucester Township Police Department
Traffic Services Bureau
Direct: 856-374-5714
Fax: 856-374-3530
Email: jgittens@gtpolice.com

APPLICATION TO HAVE NEW JERSEY MOTOR VEHICLE STATUES AND CHAPTER 81 MUNICIPAL ORDINANCE MADE APPLICABLE TO PRIVATE PROPERTY

1. FROM:		2. DATE:
TO:	Township of Gloucester, Gloucester Township Police	

3. SUBJECT: Application to have motor vehicle statutes and chapter 81 Municipal Ordinance made applicable to:

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MAR 01 2017
BY:

4. By authority of N.J.S.A. 39:5A-1, application is hereby made by:

Requesting that the provision of Subtitle 1, Title 39, of the Revised Statues and Chapter 81 Municipal Ordinance shall be made applicable to the semipublic roadways, driveways, parking areas and other areas used for vehicular traffic on property shown on the enclosed map or site plan and know as:

Comments	5.
	6. ↑Authorized Signature
	↑Print Name

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

February 28, 2017

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MAR 01 2017
BY:

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

Re: Application #172012CDMPMSFMS
Group Four Properties, LLC (Royal Farms)
1355 Blackwood-Clementon Road, Clementon, NJ 08021
Block 20303, Lot 4

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bin#25

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 27, 2017 **APPLICATION No.** 172012CDMPMSFMS

APPLICANT: GROUP FOUR PROPERTIES, LLC (ROYAL FARMS) **PROJECT No.** 11137

BLOCK(S): 20303 **Lot(s):** 4

LOCATION: 1355 BLACKWOOD-CLEMENTON RD., CLEMENTON, NJ 08021

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ **New Application** - ***Bulk C & Use D Variance/Minor Subdivision/Preliminary & Final Major Site Plan***
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by March 20, 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 (Major)
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☒ 1 Copy - Final Site Plan (Major)
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☒ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☒ Recycling Report

RECEIVED MAR 06 2017 BY:

- ☒ **Bulk C & Use D** Variance(s)
- ☒ Prelim & Final Major Site Plan
- ☒ Minor Subdivision

OK 3-6-17 JTG Bldg

Signature