Township of Gloucester
Zoning Board of Adjustment
Wednesday, April 12, 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,***

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

#172015C
Shoba Simon
Zoned: R3

Bulk C Variance
Block: 17102 Lot: 85
Location: 6 Felicia Ct., Sicklerville

Deck 20'x12' w/setback; 10'x10' Pergola w/setback

#172014C
Frederic Robinson
Zoned: R3

Bulk C Variance
Block: 1103 Lot: 12
Location: 6 Windy Way, Blackwood

Constructing 6' vinyl fence with 0' setback

#152032CDSPWMS
Bernie Wilson
Zoned: CR

RE-AFFIRMAITON
Block: 5403 Lot: 11
Location: 1414 Black Horse Pike. Blackwood

Re-Affirmation – Auto Repair & Towing

#152005DCM
1743 Farmhouse, LLC
Zoned: R3

Use "D" Variance
Block: 3306 Lots: 11 & 12
Location: 1010 E. Evesham Rd., Magnolia

Requesting an EXTENSION on the Use "D" Variance

#152005DCMPFMS
1743 Farmhouse, LLC
Zoned: R3

Prelim/Final Major Site Plan
Block: 3306 Lots: 11 & 12
Location: 1010 E. Evesham Rd., Magnolia

Expansion of existing house to a 14,526 sq. ft. catering/wedding facility. Owner to remain in existing house until construction of future house on Lot 11.

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #172015C**
Shoba Simon
6 Felicia Court
BLOCK 17102, LOT 85

DATE: March 21, 2017

The above application is to permit a 12' x 20' deck and 10' x 10' pergola in the R-3 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±13,144 sf	yes
Minimum lot frontage	75 ft.	91.285 ft.	yes
Minimum lot depth	125 ft.	247.96 ft.	yes
Maximum building coverage	20%	±12.2%[1]	yes
Maximum lot coverage	40%	±22.3%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (dwelling)	30 ft.	31.09 ft.	yes
Side yard (deck)	10 ft.	10.71 ft.	yes
Rear yard (deck)	**30 ft.**	**18 ft.**	**no***
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

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

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

§405.F – R-3 –Residential District, Area, Yard, Height and Building Coverage

1. Rear yard: (±18 ft. provided v. 30 ft. minimum required).

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

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

2. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result

in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 405.F, Area, Yard, Height and Building Coverage, to permit a deck and pergola eighteen (18) feet from the rear lot line (30 feet minimum required).

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

cc: Shoba Simon
Anthony Costa, Esq.
James Mellet, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №.: #17-2015C

Taxes Paid Yes/No ~~No~~ (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 160.00 Project # 11193

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

Escr. 150.00 Escr.# 11193

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: SHOBA SIMON (SHOBA MATHEWS)
Address: 6 - FELICIA COURT
City: SICKLERVILLE
State, Zip: NJ - 08081
Phone: (856) 217-5520 Fax: (___)___-____
Email: mathewsandshoba@gmail.com

2. Owner(s) (List all Owners)

Name(s): SHOBA SIMON (SHOBA MATHEWS)
6- FELICIA COURT
Address: SICKLERVILLE
City: NJ - 08081
State, Zip: _____
Phone: (856) 217-5520 Fax: (___)___-____

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

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

RECEIVED
MAR 20 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
R5	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: SHOBA SIMON (SHOBA MATHEWS)	Name:
Address: 6- FELICIA COURT	Address:
Profession: OWNER	Profession:
City: SICKLERVILLE	City:
State, Zip: NJ - 08081	State, Zip:
Phone: 856 217-5520 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: mathewsandshoba@gmail.com	Email:

7. Location of Property:

Street Address: 6- FELICIA COURT

Block(s): 17102

Tract Area:

Lot(s): 85

8. Land Use:

Existing Land Use:

Proposed Land Use (Describe Application): Deck → 20x12 and Pergola → 10x10 DECK will be 18 feet from the rear property line. Pergola → zero foot set back from the dwelling.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Pergola & To Dwelling	Proposed Deck
Front setback 1		
Front setback 2		
Rear setback		18
Side setback 1		10.76
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

Shobyathews
Signature of Applicant

03/20/17
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).**

03/20/17
Date

Shobya Mathews
Signature

SHOBA SIMON (SHOBA MATHEWS)
Print Name

Sworn and Subscribed to before me this 20 day of March, 2017 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Shobya Mathews
Signature of Applicant

03/20/2017
Date

SHOBA SIMON (SHOBA MATHEWS)
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 March 20th, shows and discloses the premises in its entirety, described as Block 17102 Lot 85; 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 Lynn Tregar of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

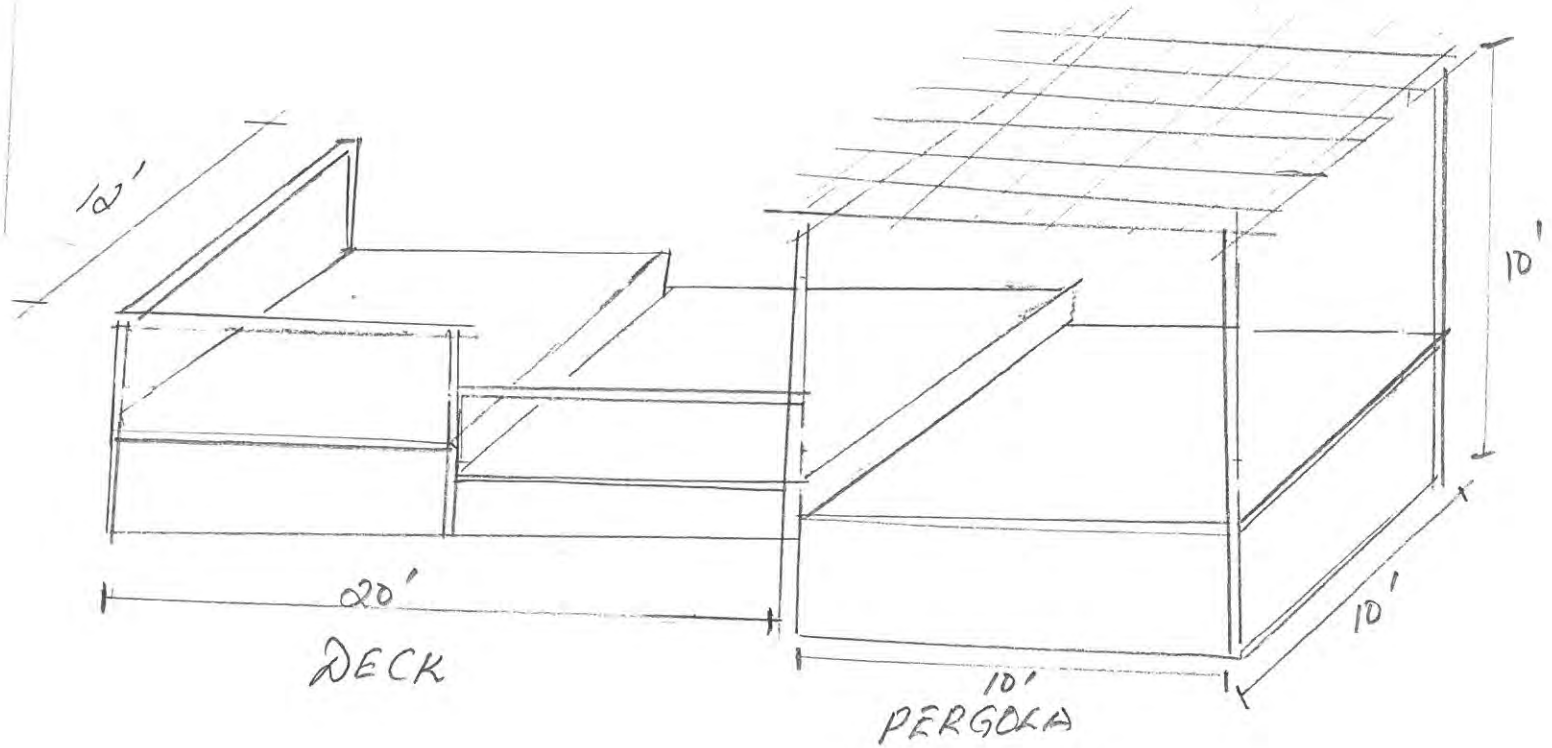
Sworn and subscribed to
On this 20 day of March,
20 17 before the following authority.

SHOBA SIMON (SHOBA MATHEWS)
Name of property owner or applicant

Michele Lynn Tregar
Notary public

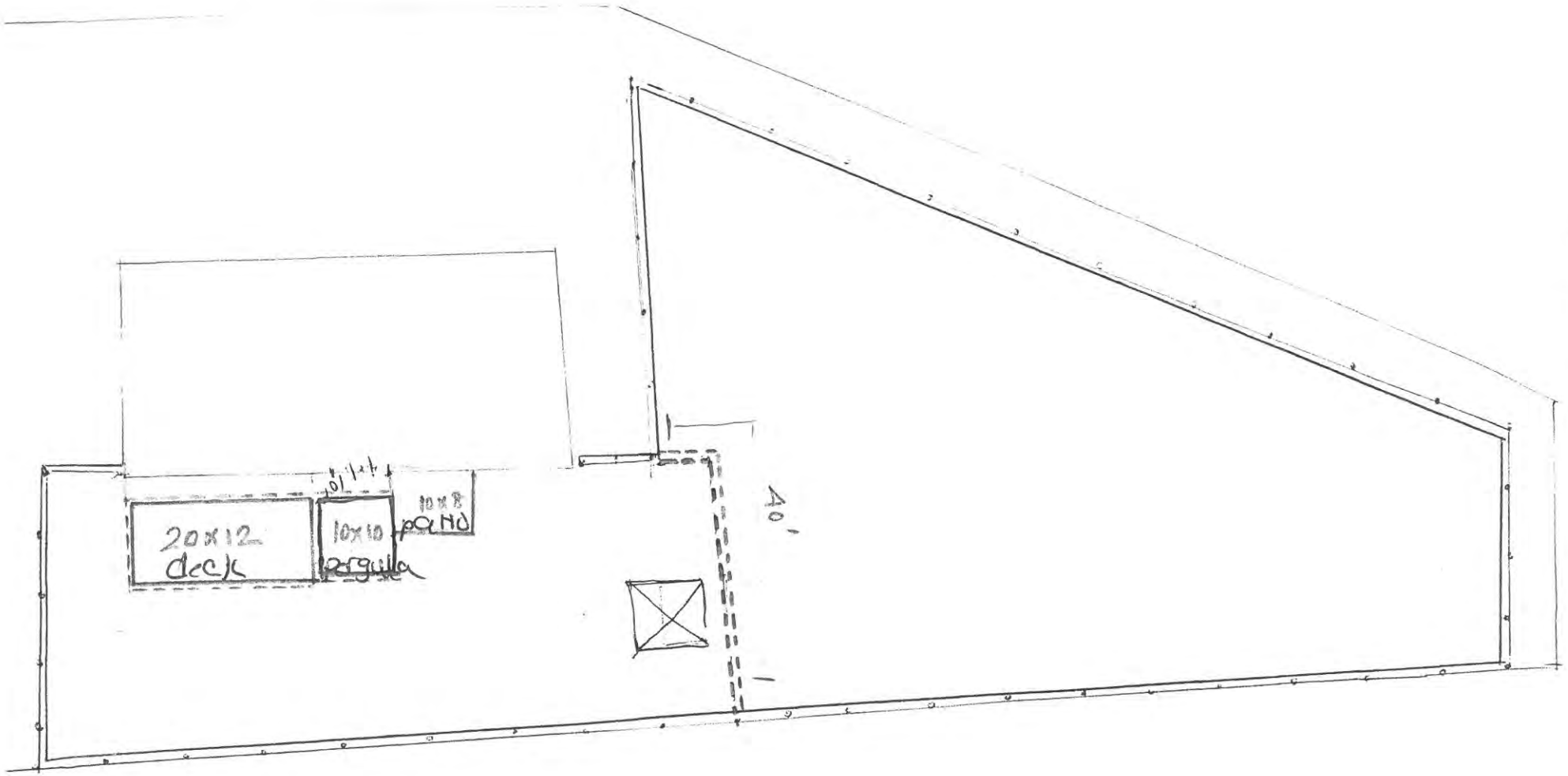
MICHELE LYNN TREGAR
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires October 1, 2018

RECEIVED
MAR 20 2017
BY

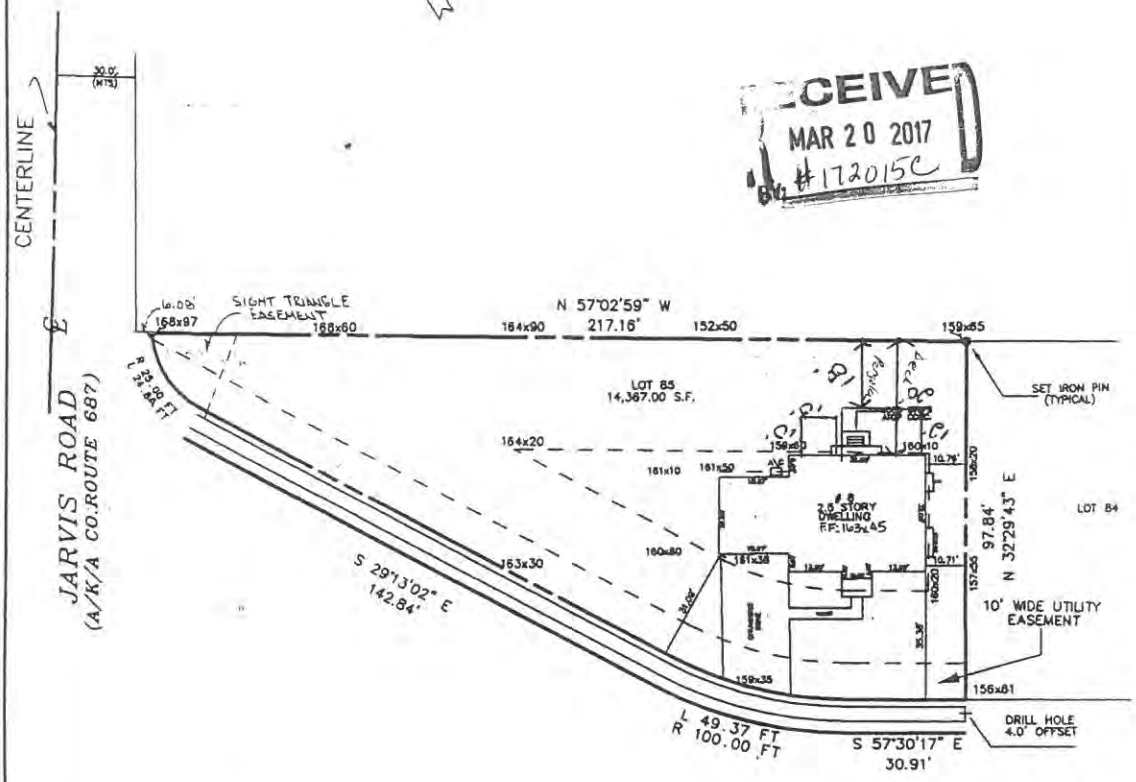


deck will be
18' from the
Rear property line

RECEIVED
MAR 20 2017
BY:



#580



RECEIVED
MAR 20 2017
#172015C

NOTES:

1. BEING LOT 85, BLOCK 17102 ON "FINAL PLAN OF LOTS FELICIA COURT" BY FEDERICI & AKIN, P.A. DATED 5/21/99 REVISED TO 12/1/99.
2. VERTICAL DATA SHOWN HERE-ON REFERENCED TO GRADING AND DRAINAGE PLAN.
3. 164x65 INDICATES TYPICAL SPOT ELEVATION OBSERVED IN FIELD.

CERTIFIED TO:

FIRST HORIZON HOME LOAN CORPORATION, ITS SUCCESSORS AND\OR ASSIGNS.

SURETY TITLE

TO THE OWNER GEORGE SIMON AND SHOBA SIMON

TO THE INSURER OF TITLE RELYING HEREON, IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY IN ACCORDANCE WITH THE DESCRIPTION FURNISHED, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS NOT VISIBLE) AS AN INDUCEMENT FOR THE INSURER OF TITLE TO TO THE LANDS AND PREMISES SHOWN HEREON.
THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.
NOTE: PROPERTY CORNERS NOT SET PER CONTRACTURAL AGREEMENT.

JAMES T. SAPIO, L.S. N.J. LIC. NO. 17780

SURVEY OF PREMISES
LOT: 85 BLOCK: 17102
"FELICIA COURT"

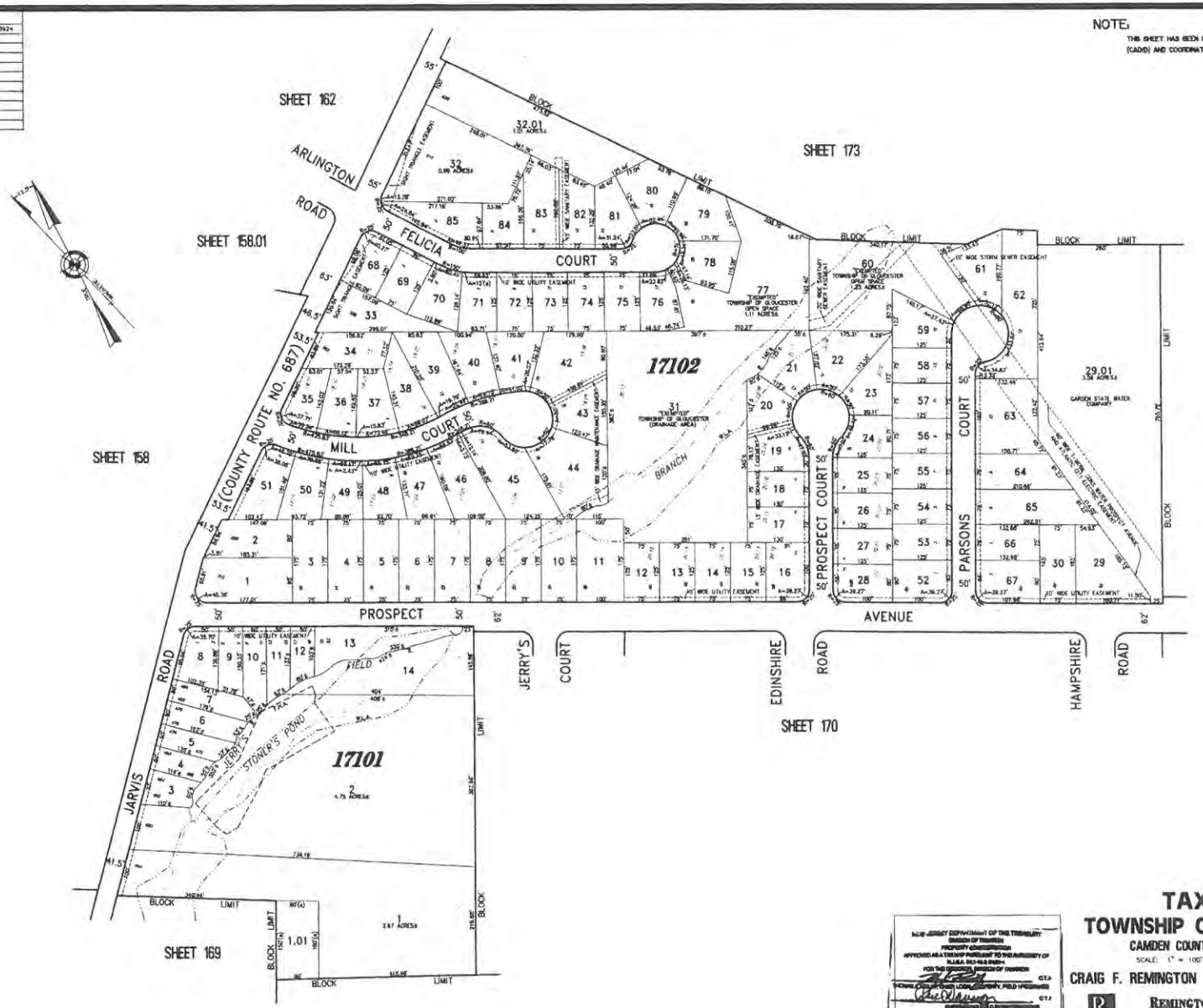
SITUATE:
GLOUCESTER TOWNSHIP
CAMDEN COUNTY, N.J.

JAMES T. SAPIO
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LIC. # 17780
19 STRATFORD AVENUE
STRATFORD, NEW JERSEY 08084
(856) 783-0055

SCALE	DRAWN BY	CHECKED
1'=40'	T.S.	J.T.S.
DATE	SHEET NO.	JOB NO.
10/15/02	1 OF 1	02-397

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

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



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

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

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

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

ZONING PERMIT DENIED

6 FELICIA CT
Block/Lot 17102/85

Applicant
SIMON SHOBA
6 FELICIA COURT
ERIAL NJ 08081

Real Estate Owner
SIMON SHOBA
6 FELICIA COURT
ERIAL NJ 08081

This is to certify that the above-named applied for a permit to/authorization for.
a proposed 20'X12' attached frame deck located 18' from rear property line and a 10'X10' pergula with a 0' setback from dwelling.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Deck is to maintain a minimum of 30' from rear property line and pergula is to maintain 10' from dwelling. A Variance approval is required prior to issuance of permit.

. 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
March 21, 2017

Applic No. 11194

Cut Here

Deliver to...

SIMON SHOBA
6 FELICIA COURT
ERIAL NJ 08081

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 #172014C**
Frederic W. Robinson
6 Windy Drive
BLOCK 11003, LOT 12

DATE: March 21, 2017

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

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	±11,193 sf	yes
Minimum lot frontage Windy Drive Willow Cedar Way	 75 ft. 75 ft.	 78.39 ft. 138.24 ft.	 yes yes
Minimum lot depth	125 ft.	127.29 ft.	yes
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
Principal Building Minimum Yard Depths and Height Limitations			
Front yard Windy Drive Willow Cedar Way	 30 ft. 30 ft.	 36.68 ft. 23.22 ft.	 yes enc
Side yard	10 ft.	12.37 ft.	yes
Rear yard	30 ft.	±55 ft.	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

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

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

II. VARIANCE COMMENTS

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

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence zero (0) feet from the property line along Willow Cedar Way (15 ft. minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 425.C(3) to construct six (6) foot high vinyl fence zero (0) feet from the property line along Willow Cedar Way (15 ft. minimum required).

IV. RECOMMENDATIONS

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

cc: Frederic W. Robinson
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

RECEIVED
MAR 14 2017
BY:

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 №: #172014C

Taxes Paid Yes/No DMB (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees 160.00 Project # 11183

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

Escr. 150.00 Escr.# 11183

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Frederic W. Robinson
Address: 6 Windy Dr
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 232-0520 Fax: (__)___-___
Email: _____

2. Owner(s) (List all Owners)

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

SAME

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
MAR 14 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: Frederic W. Robinson	Name:
Address: 6 Windy Dr.	Address:
Profession:	Profession:
City: Blackwood	City:
State, Zip: NJ 08012	State, Zip:
Phone: 856 732-0520 Fax: (___) ___-____	Phone: (___) ___-____ Fax: (___) ___-____
Email: fredrweat@gmail.com	Email:

7. Location of Property:

Street Address: 6 WINDY DR. Block(s): 11003

Tract Area: Lot(s): 12

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): To replace existing wood fence with vinyl fence at property line with zero setback

9. Property:

Number of Existing Lots: _____

Number of Proposed Lots: _____

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	X
Front setback 2 ✓	0
Rear setback ✓	0
Side setback 1 ✓	0
Side setback 2	0
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1 F2	0
Setback from E.O.P.*2 / E of 3	6
Fence type	Vinyl
Fence height	6'

*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

Frederic W. Robinson — 3/7/17

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).**

3/9/17
Date

Frederic W. Robinson
Signature

Frederic W. Robinson
Print Name

Sworn and Subscribed to before me this 9th day of March, 2017 (Year).

Judith A. Calabrese
Signature

JUDITH A. CALABRESE
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Frederic W. Robinson
Signature of Applicant

3/7/17
Date

Frederic W. Robinson
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 3-9-17, shows and discloses the premises in its entirety, described as Block 11003 Lot 12; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

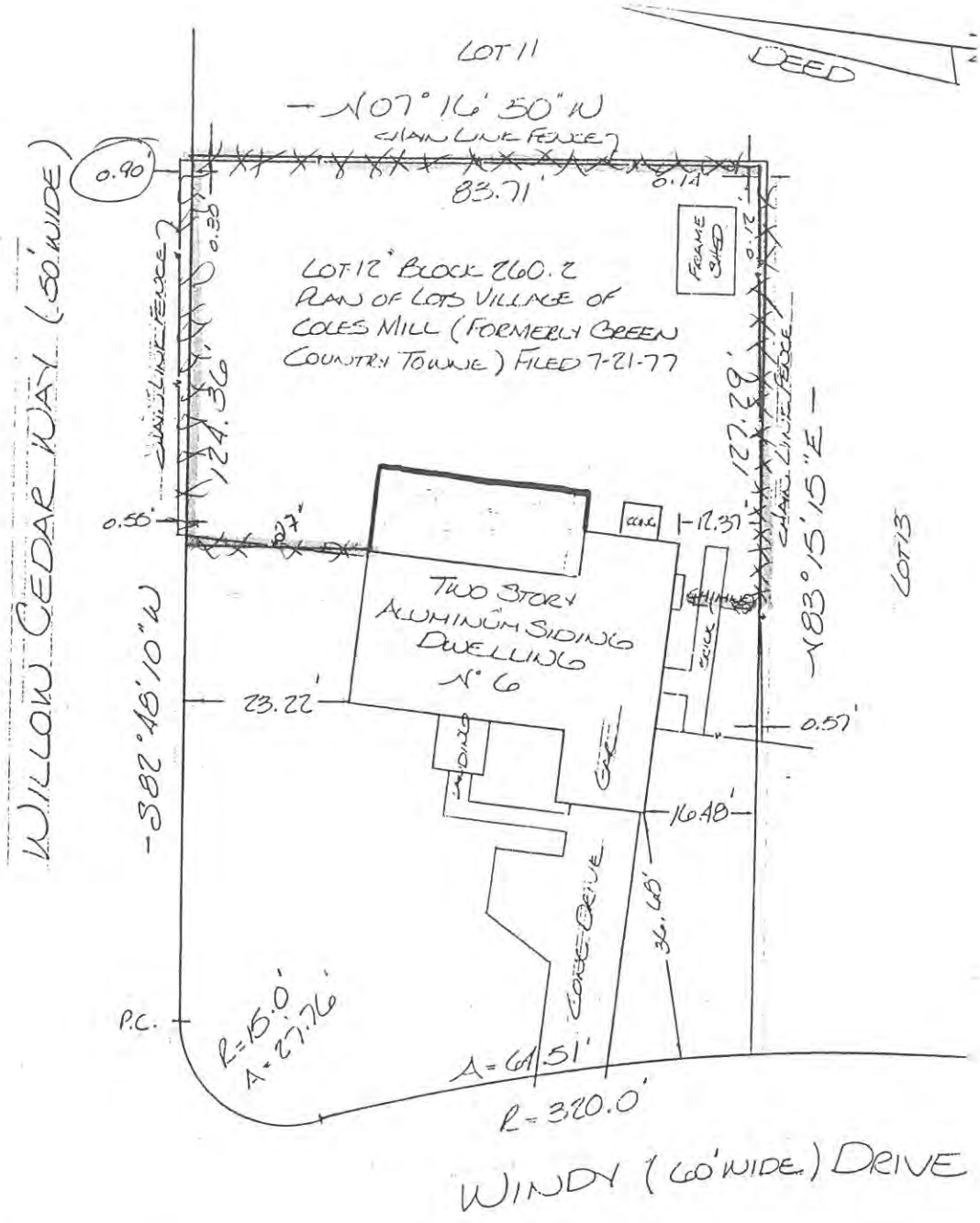
State of New Jersey,
County of Camden:

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

Frederic W. Robinson
Name of property owner or applicant

Sworn and subscribed to
On this 9th day of March,
20 17 before the following authority.

Judith A. Calabrese
Notary public



NOTE --

PARCEL SURVEYED BEING LOT 12 BLOCK 11003
TAX MAP TOWNSHIP OF GLOUCESTER

CORNER POINTS NOT SET AS PER WRITTEN CONTRACTUAL AGREEMENT WITH CLIENT

FREDERIC W. ROBINSON & LESLIE J. ROBINSON
CONGRESS TITLE CORPORATION
ARBOR NATIONAL MORTGAGE INC.
TO _____

any Insuror of Title relying hereon and any other party in interest:

In consideration of the fee paid for making this survey I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any Insuror of title to insure the title to the lands and

Walter H. Macnamara Assoc., Inc.

Professional Land Surveyors

4747 Westfield Ave., Pennsauken, NJ 08110

1" = 20'

Survey of Premises

Lot 11 ... Drive

GLEN V. BIANCHINI
Council President

ORLANDO MERCADO
Council Vice President

Council Members
RODNEY A. GRECO
DAN HUTCHISON
KEVIN A. KITCHENMAN
SHELLEY LOVETT
FRANKLIN T. SCHMIDT

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 (Clerk)
FAX: (856) 374-3528 (Finance)

CINDY RAU-HATTON
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To whom it may concern:

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

Name Frederic + Leslie Robinson

Address 6 Windy Dr. Blackwood, NJ 08012

Block 11003 Lot 12

3-13-17
Date

Maryann Bussa
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

RECEIVED
MAR 14 2017
BY

Bln# 65

B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 14, 2017 **APPLICATION No. #172014C**

APPLICANT: FREDERIC W. ROBINSON **PROJECT No. 11183**

BLOCK(S): 11003 Lot(S): 12

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 MARCH 27, 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

RECEIVED
MAR 21 2017
BY

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

3-20-17 OK JVG Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 14, 2017 **APPLICATION No. #172014C**

APPLICANT: FREDERIC W. ROBINSON **PROJECT No. 11183**

BLOCK(S): 11003 Lot(S): 12

LOCATION: ~~4726 NEW BROOKLYN RD, ERIAL, NJ 08081~~ 6 WINDY DRIVE

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 MARCH 27, 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

Fence Replacement OK.

Signature

3/15/17

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

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

March 17, 2017

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

Re: Application #172014C
Frederic W. Robinson
1725 New Brooklyn Road, Erial, NJ 08081
Block 11003, Lot 12

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER

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 №.: #152032C05PWM9(R) Taxes Paid Yes/No _____(Initial)

Fees $600.00 Project # 9470

☐ Planning Board ☐ Zoning Board of Adjustment

[1] Upon receipt of all fees, documents, plans, etc. Escr. _____ Escr.# 9470

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Bernard Wilson	Name(s): Raymon MacKay Jr
Address: 990 Lower Landing Rd	Address: 600 Lower Landing Rd
City: Blackwood	City: Blackwood
State, Zip: NJ 08012	State, Zip: NJ 08012
Phone: (609) 332-5881 Fax: (856) 374-2019	Phone: (___) ___-____ Fax: (___) ___-____
Email: _____	

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
- ☒ Reaffirmation

RECEIVED MAR 27 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: N/A	Firm: _____
Address: _____	State, Zip: _____
City: _____	Phone: (___) ___-____ Fax: (___) ___-____
	Email: _____

6. Name of Persons Preparing Plans and Reports:

Name:	Name: Bruce McKenna PE
Address:	Address: Po Box 127
Profession:	Profession: Engineer
City:	City: Pittman
State, Zip:	State, Zip: NJ 08071
Phone:(___)___-____ Fax:(___)___-____	Phone:(___)___-____ Fax:(___)___-____
Email:	Email:

7. Location of Property:

Street Address: 1414 N Black Horse Pike Block(s): 5403

Tract Area: 21296 Sq ft Lot(s): 11

8. Land Use:

Existing Land Use:

Proposed Land Use (Describe Application): Auto Repair + Towing
Reafirmation of minor site plan

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

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

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

_____ 3-22-17

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).**

× 3-23-17
Date

Signature

Bernard J Wilson
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

Bernard Wilson
Print Name

3-23-17
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:

Michelle Lyn Trego 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 23 day of March,
20 17 before the following authority.

Michele Lyn Trego
Notary public

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 152032CDSPW
BERNIE WILSON
Block 5403, Lot 11

WHEREAS, Bernie Wilson, is the tenant of the land and premises located at 1414 Blackhorse Pike 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 Bulk C & Use "D" Variance(s) and Site Plan waiver to operate a auto repair and towing business, for the property located upon Block 5403, Lot 11, as shown on the Official Map of the Township of Gloucester, located in an CR 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 June 24, 2015 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, Bernie Wilson is the tenant of the land and premises located at 1414 Blackhorse Pike, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5403, Lot 11, on the Official Tax Map of the Township of Gloucester, located in a CR Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that the property had been a gas station and has been vacant for a long time. He stated his business is for mechanical repairs only and there is no body work done on any vehicles and the towing is only to get the vehicles to his location for mechanical repairs only. His hours of operation are 7 to 7 Monday to Friday and one half day on Saturday.

Addison Bradley, a professional Planner, they would be cleaning up the location and this would improve the area. He indicated the bulk variances are existing and this use would be less intensive than the permitted gas station use. He was of the opinion that a site plan waiver would be appropriate and they would add landscaping and buffering along Blackhorse Pike. Introduced into evidence was A-1 photos and aerial of the site along with a sketch of the site. The Board, however, was of the opinion that a minor site plan needs to be submitted showing the buffering, landscaping, lighting and ingress and egress to the site.

5. The adjacent neighbor expressed concerns about how the property would appear and these issues will be addressed by requiring a minor site plan.

UPON MOTION duly made and seconded to grant the applicant a variance to allow an auto repair and towing the Board voted seven (7) 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 24th day of June, 2015 that the applicant, Bernie Wilson, is hereby granted the aforesaid variance for the property located upon Block 5403 Lot 11 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein conditioned upon a minor site plan to be submitted to the Board and the towing is limited to vehicles being brought in for mechanical repairs only.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Michelle Scully	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of July, 2015.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
63 Warwick Road
Stratford, New Jersey 08084

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 152032CDSPWMS
Bernie Wilson
Block 5403, Lot 11

WHEREAS, Bernie Wilson, is the tenant of the property located at 1414 North Black Horse Pike, 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 minor site plan, for the property located upon Block 5403, Lot 11, as shown on the Official Map of the Township of Gloucester, located in an CR 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 August 26, 2015 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, Bernie Wilson is the tenant of the land and premises located at 1414 North Black Horse Pike, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 5403, Lot 11, on the Official Tax Map of the Township of Gloucester, located in a CR 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, Addison Bradley, a professional planner testified on behalf of the applicant. He indicated that a use variance was previously granted and that the bulk variances

are all existing. He explained the site, paving and landscaping. He reviewed Mr. Lechner's letter and was in agreement with same except the board determined there was no need for a loading dock. There was discussion about the sidewalk waiver and also the planning of Leyland Cyprus trees in back of the building for proper screening purposes and also the applicant agreed to remove some asphalt and plant other trees. The board agreed that a sidewalk waiver would be allowed at the drive way only and that the existing signs were to be removed. The applicant also agreed as a condition of approval that there would be no lifts or repairs outside the building, that the existing signs would be removed and that he would submit new plans with the changes mentioned at the meeting. He also agreed that all repairs will be completed by April 1, 2016.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a minor site plan the Board voted four (4) in favor, and none (0) against, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of August, 2015, that the applicant, Bernie Wilson, is hereby granted the aforesaid minor site plan for the property located upon Block 5403, Lot 11 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony,

application and exhibits, same of which are incorporated herein, and further conditioned upon the applicant complying with the condition previously enumerated.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	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 23rd Day of September, 2015.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
1405 Chews Landing Road
Suite 28
Laurel Springs, New Jersey 08021

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 №: #152005DCM1 Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☒ Zoning Board of Adjustment Fees 1110.00 Project # 9113

Extension mD. Use

[1] Upon receipt of all fees, documents, plans, etc. Escr. 8830.00 Escr.# 9113

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: 1743 Farmhouse, LLC	Name(s): Stephen D. Crea
Address: 1010 E. Evesham Road	Denise L. Herker
	Address: same as Applicant
City: Magnolia	
State, Zip: New Jersey, 08049	City:
Phone: (609) 820 - 5472 Fax: (856) 232 - 3880	State, Zip:
Email: 1743farmhouse@gmail.com	Phone: (___) ___ - ____ Fax: (___) ___ - ____

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

☐ Informal Review [2]	☐ Planned Development [2]
☐ Minor Subdivision	☐ Interpretation [2]
☐ Preliminary Major Subdivision [2]	☐ Appeal of Administrative Officer's Decision
☐ Final Major Subdivision	☐ Bulk "C" Variance [2]
☐ Minor Site Plan	☒ Use "D" Variance [2] extension
☒ Preliminary Major Site Plan [2]	☐ Site Plan Waiver
☒ Final Major Site Plan	☐ Rezoning Request
☐ Conditional Use Approval [2]	☐ Redevelopment Agreement
☐ General Development Plan [2]	☒ Minor subdivision extension - Approved 3/22/17

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

6. Name of Persons Preparing Plans and Reports:

Name: Erik R. Littlehales - CES Engineer Services	Name:
Address: 645 Berlin-Cross Keys Road	Address:
Profession: Professional Engineer	Profession:
City: Sicklerville	City:
State, Zip: New Jersey, 08081	State, Zip:
Phone: (856) 228 - 2200 Fax: (856) 228 - 2324	Phone: ( ) - Fax: ( ) -
Email: elittlehales@ces-1.com	Email:

7. Location of Property:

Street Address: 1010 Evesham Road, Magnolia Block(s): 3306

Tract Area: 5.734 Acres Lot(s): 11 and 12

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): Expansion of existing house to a 14,526 square feet catering/wedding facility. Owner is to remain living in existing house until construction of future house on Lot 11.

9. Property:

Number of Existing Lots: 2

Number of Proposed Lots: 2

Proposed Form of Ownership:

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	219 ft.
Front setback 2	
Rear setback	153 ft.
Side setback 1	25 ft. existing bldg
Side setback 2	30 ft. prop. bldg.
Lot frontage	420 ft.
Lot depth	634 ft.
Lot area	5.734 ac
Building height	< 40 ft.

Fence Application	Proposed
Setback from E.O.P.*1	13 ft.
Setback from E.O.P.*2	
Fence type	split rail
Fence height	4' - 6"

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

Pool Requirements	
Setback from R.O.W.1	N/A
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	N/A
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	N/A
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: 99 Number of parking spaces provided: 99

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 2/23/17

Signature of Co-applicant — Date: 2/23/17

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).**

2/23/17
Date

Signature

Stephen D. Crea
Print Name

Sworn and Subscribed to before me this
23rd day of February
2017 (Year)
Lisa M. West

LISA M. WEST
A Notary Public of New Jersey
My Commission Expires June 16, 2021

Signature

Denise L. Herker
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

☒ No ☐ Yes

Signature of Applicant

Stephen Crea
Print Name

2/23/17
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 1/24/17, shows and discloses the premises in its entirety, described as Block 3306 Lot 11+12; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Sworn and subscribed to
On this 23rd day of February,
2017 before the following authority.

Stephen D. Crea + Denise L. Herker
Name of property owner or applicant

Lisa M. West
Notary public

LISA M. WEST
A Notary Public of New Jersey
My Commission Expires June 16, 2021

#18 - Stephen D. Crea
1010 E. Evesham Road
Magnolia, NJ 08049

Denise L. Herker
1010 E. Evesham Road
Magnolia, NJ 08049

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 a Use variance to permit a Catering/Wedding facility in a R3 Zone and a 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 April 8, 2015 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. After being sworn, Denise Harker, owner of the site explained that she is a wedding planner and they were hoping to use this site as a Wedding/Catering facility. She indicated they were stepping back in time since the house was built in 1743 and has the original interior, 21 rooms. a basement, original trees and landscaping. She also indicated there is a wedding tree that has been there since 1743. She indicated that her hours of operation would be mostly Friday and Saturday, however there may be some events during the week.

Norm Rogers. a Professional Engineer testified on behalf of the applicant. He indicated there is approximately 417 feet of frontage on Evesham Road and the property is approximately 5.75 acres.. There is an existing home that was built in 1743 and also a bar. Lot 12 consists of the existing home of 3136 sq. ft. and they are proposing an addition of 7910 ft. for a total of 11, 046 ft and the existing bar is 10.080 sq. ft. and an additional 2400 sq. ft.would make it 3400 80 sq. ft. and a total sq. footage for both of 14,526.

Admitted into evidence was (A1) a description of the site (A2) a minor subdivision. Mr. Rogers went on to explain ingress and egress, parking, fencing, trash and storm water. He indicated there are 100 parking spaces on site and they are 9 X 18'. As to traffic he indicated 17 homes could be built and would have a trip count of 174 trips whereas the catering facility would have trip count of 200 which in his opinion was minimal. Mr., Rogers reviewed Ken Lechner's letter of March 16, 2015 and agrees with the comments therein as well as Churchill Engineering's letter dated 3-23 and agrees with the conditions therein.

Addison Bradley, a Landscape Architect testified on behalf of the applicant. He indicated there is presently a rose garden, arbor trees and statutes with water fountains. The site has a historic setting and would be a gem for Gloucester Township.

Tiffany Cuvello, a Professional Planner, testified on behalf of the applicant. Ms. Cuvello stated that the purposes of zoning would be advanced in that this would be maintaining open space, it would be preventing 17 homes from being built, she also indicated that school and churches would be permitted in this zone as well as Assisted Living.. She indicated the proposed use would only be 5.7% of building coverage where 30% is allowed and the proposed use would be 30 % of lot coverage instead of the allowed 75%.

As far as the purposes of zoning, she indicated the site is particularly suited, that is an oversized lot for an R3 Zone, that there are preservation of the trees, there would be adequate light and a large open space. She went on to say that the visual environment would be enhanced ,it would be conserving a historical site and it would prevent urban sprawl. She was also of the opinion there would be no negative impact and it would not be adverse to the master plan. As a condition of approval the applicant agreed that there would be no outdoor speakers, there would be no catering activity after 11:00 PM, they agreed to work with Magnolia regarding special events, traffic and also agreed that there would be no spot lights.

5. Eleven people spoke in opposition to the project. Among their concerns were noise, traffic and they wanted to keep the area residential. Two people spoke in support of the application.

UPON MOTION duly made and seconded to grant the applicant a variance for a Catering business in a residential Zone, a Bulk Variance for the buffer requirement and minor sub division, the Board voted seven (7) 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 because the project would preserve open space, would preserve the historic nature of the property, the traffic would be minimal, the noise would be controlled, as well as the 70 some trees that would be preserved.

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 May, 2015 that the applicant, 1743 FARMHOUSE, LLC, is hereby granted the aforesaid Use variance. Bulk Variance and 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 Simiriglia	Yes
Kevin Bucceroni	Yes
Carmen Scarduzio	Yes
Rosati	Yes
Arlene Chiumento	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 13th Day of May 2015.

Ken Lechner, Secretary

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

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #152005DCM** **Escrow #9113**
1743 Farmhouse, LLC
BLOCK 3306, LOTS 11 & 12

DATE: April 06, 2017

The Applicant requests extension of a use variance for a "mixed use residential catering/wedding facility" and preliminary and final major site plan approval for 14,526 sf of building improvements within the R-3, Residential District. The project is located on the south side of Evesham Road east of Hollywood Avenue.

The plans and support documents have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

- Applicant: 1743 Farmhouse, LLC, 1010 E. Evesham Road, Magnolia, NJ 08049 (Telephone#609-820-5472).
- Owner: Stephen D. Crea and Denise L. Herker, 1010 E. Evesham Road, Magnolia, NJ 08049 (Telephone#609-820-5472).
- Engineer: Erik R. Littlehales, PE, PLS, Consulting Engineers Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).
- Attorney: Carly K. Ferro, Esq., The Law Office of Dennis L. Riley, Esq., 200 Golfview Drive, Blackwood, NJ 08012 (telephone #856-232-3800).

I. INFORMATION SUBMITTED

New Information

1. Land Development Application Form and checklist dated 02/28/17.
2. Project Narrative, as prepared by Consulting Engineers Services dated February 2017.
3. Recycling Report, as prepared by Consulting Engineers Services dated February 2017.
4. Traffic Assessment, as prepared by Consulting Engineers Services dated February 2017.
5. Environmental Impact Statement, as prepared by Consulting Engineers Services dated February 2017.
6. Stormwater Management Report, as prepared by Consulting Engineers Services dated February 2017.
7. Plan of Survey & Topography, as prepared by Consulting Engineers Services comprising one (1) sheet dated 02/14/17.
8. Minor subdivision plan, as prepared by Consulting Engineers Services comprising one (1) sheet dated 01/29/15, last revised 02/16/17.

9. Architectural plans, as prepared by OSK Design Partners, P.A. consisting of the following:

Sheet	Plan Description	Date / Latest Revision
P-1	Schematic Design Perspectives	8-22-16
P-2	Schematic Design Perspectives	8-22-16
A-1	Schematic Design - Proposed First Floor Plan	8-22-16
A-2	Schematic Design - Elevations	8-22-16
B-1	Renovated Barn Chapel	8-22-16
B-2	Renovated Barn Chapel	8-22-16

10. Engineering plans, as prepared by Consulting Engineers Services consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	02-21-17
2	Existing Conditions and Demolition Plan	02-21-17
3	Surrounding Site Features Plan	02-21-17
4	Site Plan	02-21-17
5	Grading and Drainage Plan	02-21-17
6	Utility Plan	02-21-17
7	Landscaping Plan	02-21-17
8	Lighting Plan	02-21-17
9	Landscaping and Lighting Details	02-21-17
10	Profiles	02-21-17
11	Construction Detail	02-21-17
12	Storm Sewer Details - A	02-21-17
13	Storm Sewer Details - B	02-21-17
14	Sanitary Sewer and Water Details	02-21-17
15	Soil Erosion and Sediment Control	02-21-17
16	Plan Soil Erosion and Sediment Control Notes and Details	02-21-17
17	Test Pit Logs	02-21-17
18	Vehicle Circulation Plan	02-21-17

Previous Information (Use Variance and Minor Subdivision)

11. Camden County Planning Board approval dated 01/27/16.
12. Consulting Engineers Services Transmittal/Response Letter dated 8/06/15.
13. Minor subdivision plan, as prepared by Consulting Engineers Services comprising one (1) sheet dated 01/29/15, last revised 7/23/15.
14. Riley & Shovlin, P.A. Transmittal Letter dated 01/06/15.
15. Land Development Application Form and checklist dated 02/09/15.
16. Use Variance plan, as prepared by Consulting Engineers Services comprising one (1) sheet dated 01/06/15.

II. ZONING REVIEW

1. mixed use residential catering/wedding facility is not a listed permitted use [§405.B].

§405.F –R3 –Residential District.

Description	Required (Other Uses)	Existing (Proposed Lot 12)	Conforms
Lot size (min.)	2 acres	5.010 ac.	yes
Lot frontage (min.)	100 ft.	339.49 ft.	yes
Lot depth (min.)	200 ft.	±707 ft.[1]	yes
Building Coverage (max.)	30%	±6.7%[1]	yes
Lot coverage (max.)[1]	75%	±34%[1]	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	30 ft.	283.8 ft.	yes
Side yard (min.) – (Barn addition)	**30 ft.**	**25 ft.**	**no***
Side yard (min.) – (Catering addition)	30 ft.	59.3 ft.	yes
Rear yard (min.) (deck)	50 ft.	±162 ft.[1]	yes
Building Height (max.)	40 ft.	< 40 ft.	yes
Buffer	25 ft.	25 ft.	yes
Parking Restaurant (250 seats) 1 space / 3 seats Employees (30 employees), plus 1 space /2 employees Total	 83 spaces <u>15spaces</u> 98 spaces	 99 spaces	 yes

1 = Scaled data.

* Variance required.

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

2. Freestanding Signs

SIGN STANDARDS (FREE-STANDING)			
Description	**Required**	**Proposed**	**Complies**
Number (max.) - §426.V(3)	**1**	**2**	**no***
Area (max.) - §426. V(3)	**45 sf**	**10 sf**	**no***
Height (max.) - §426. **V(3)**	4 ft.	4 ft.	yes
Property line setback (min.) - §426. V(3)	**4 ft.**	**10 ft.**	**no***

* 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.

3. Facade Signs
   a. The Application as submitted does not address facade signs

4. The following variances are approved by Zoning Board of Adjustment Resolution #152005DCM adopted May 13, 2015.

§405.F –R3 –Residential District.

Standard	Required	Proposed (Lot 11)	Complies
Lot size (min.)	9,375 sf	31,547 sf	yes
Lot frontage (min.)	75 ft.	76.10 ft.	yes
Lot depth (min.)	125 ft.	309.60 ft.	yes
Building coverage	20%	≤ 20%	yes
Lot coverage	40%	≤ 40%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.) – deck	30 ft.	≥ 30 ft.	yes
Side yard (min.)	10 ft.	≥ 10 ft.	yes
Rear yard (min.)	30 ft.	≥ 30 ft.	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	≤ 35 ft.	yes
Buffer	25 ft.	0 ft.	no*

* 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. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for preliminary and final major site plan requirements.

The Applicant has provided the checklist requirements or requested a waiver.

IV. WAIVER COMMENTS

The Applicant requests a waiver from the following required checklist items for subdivision and variance applications.

1. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
    a. The Applicant provided a Traffic Assessment, as prepared by Consulting Engineers Services dated February 2017 in lieu of a complete Traffic Impact Statement.

The Applicant requests the following waivers from Article V, Performance and Design Standards:

2. To provide parking between the front building line and street line in a residential district where the location is not allowed as per §510.F(3).
3. To provide a 6" thick dense grade aggregate gravel surface for twelve (12) parking spaces where a minimum 1.5" bituminous concrete surface course, Mix I-3 is requires as per §510.H(3).

V. VARIANCE COMMENTS

The instant application requires the following variances:

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

1. Side yard (Barn): (25 ft. provided v. 30 ft. minimum required).

§426,V, Signs Permitted in the R3 District
Free-Standing Signs

2. Number: (2 provided v. 1 maximum allowed).
3. Area: (45 sf provided v. 10 sf maximum allowed).
4. Setback: (3 ft. provided v. 10 ft. minimum required).

The following variances are approved by Zoning Board of Adjustment Resolution #152005DCM adopted May 13, 2015.

§405.B, Permitted Uses – R-3, Residential District

5. A "mixed use residential catering/wedding facility" is not listed as a permitted use in the R-3 - Residential District.

§507.B(3), Buffering

6. Buffer: (0 ft. provided v. 25 ft. minimum required).
   a. It appears the applicant is requesting a variance from the requirement to provide a buffer of the proposed mixed use residential catering/wedding facility from the proposed residential Lot 11.

VI. MAJOR SITE PLAN REVIEW COMMENTS

1. The plans shall be revised to provide landscaping along the base of the proposed monument signs as per §426.R(8).
2. The plans shall be revised to provide street shade trees as forty (40) feet on center as per §507.D(4).
3. The Applicant shall provide testimony to address the proposed 250 seating and associated parking as per §510.A, Off-Street Parking.
   a. The Applicant should provide testimony to address potential seating for the following other areas identified in the application:
      i. Proposed covered porch.
      ii. Bar.
      iii. Cocktail room.
   b. The Applicant shall provide testimony to address potential use of the catering facility and chapel simultaneously for separate events, which may impact parking demand as per §510.A, Off-Street Parking.
4. The plans shall be revised to provide a trash enclosure as per §510.L, Refuse/Recyclable Storage Areas.
   a. The applicant shall provide testimony addressing the proposed "covered trash/recycling area."
      i. Should the Board approve the plans shall be revised to provide a detail of the proposed covered structure.
5. The plans shall be revised to provide underground electric as per §518.D, underground wiring.
   a. The Applicant shall provide testimony addressing the Existing Overhead Wires that are proposed on Lot 11.

VII. GENERAL REVIEW COMMENTS

1. The plans shall be revised to amend the zoning table to apply the zoning requirements only for Lot 12.
2. The plans shall be revised to provide a detail of the proposed "Planter by Others."

VIII. ENVIRONMENTAL IMPACT STATEMENT COMMENTS

The submitted Environmental Impact Statement is substantially consistent with the requirements of §816, Environmental Impact Statement.

IX. LAND DEVELOPMENT ORDINANCE COMMENTS

The Applicant is advised of the following additional requirements of the Land Development Ordinance:

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

X. FINAL PROCEDURES

The following items must be completed prior to signature of the plans and deeds.

1. Provide twelve (12) signed and sealed minor subdivision plans for signatures.
2. Provide deeds for signatures.
3. County Planning Board Approval [Basis 40:55D-47(3), Minor subdivision].
4. The review escrow currently has a surplus in the amount of $527.62.

XI. RECOMMENDATIONS

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

Should the Applicant have any questions or wish to schedule a meeting to review the report, please contact the office at (856) 374-3511.

cc: 1743 Farmhouse, LLC
Carly K. Ferro, Esq.
Erik R. Littlehales, PE
Anthony Costa, Esq.
James Mellett, PE

RECEIVED
FEB 28 2017

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 №.: #152005 DCMPFMS Taxes Paid Yes/No _____(Initial)

Fees 1110.00 Project # 9113

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. 8830.00 Escr.# 9113

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: 1743 Farmhouse, LLC	Name(s): Stephen D. Crea
Address: 1010 E. Evesham Road	Denise L. Herker
	Address: same as Applicant
City: Magnolia	
State, Zip: New Jersey, 08049	City:
Phone: (609) 820 - 5472 Fax: (856) 232 - 3880	State, Zip:
Email: 1743farmhouse@gmail.com	Phone: (___) ___ - ____ Fax: (___) ___ - ____

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Erik R. Littlehales - CES Engineer Services	Name:
Address: 645 Berlin-Cross Keys Road	Address:
Profession: Professional Engineer	Profession:
City: Sicklerville	City:
State, Zip: New Jersey, 08081	State, Zip:
Phone: (856) 228 - 2200 Fax: (856) 228 - 2324	Phone: (___) ___ - ____ Fax: (___) ___ - ____
Email: elittlehales@ces-1.com	Email:

7. Location of Property:

Street Address: 1010 Evesham Road, Magnolia Block(s): 3306

Tract Area: 5.734 Acres Lot(s): 11 and 12

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): Expansion of existing house to a 14,526 square feet catering/wedding facility. Owner is to remain living in existing house until construction of future house on Lot 11.

9. Property:

Number of Existing Lots: 2

Number of Proposed Lots: 2

Proposed Form of Ownership:

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	219 ft.
Front setback 2	
Rear setback	153 ft.
Side setback 1	25 ft. existing bldg
Side setback 2	30 ft. prop. bldg.
Lot frontage	420 ft.
Lot depth	634 ft.
Lot area	5.734 ac
Building height	< 40 ft.

Fence Application	Proposed
Setback from E.O.P.*1	13 ft.
Setback from E.O.P.*2	
Fence type	split rail
Fence height	4' - 6"

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

Pool Requirements	
Setback from R.O.W.1	N/A
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	N/A
Garage height	
Number of garages (Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	N/A
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: 99 Number of parking spaces provided: 99

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 2/23/17

Signature of Co-applicant — Date: 2/23/17

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).**

2/23/17
Date

Signature

Stephen D. Crea
Print Name

Sworn and Subscribed to before me this 23rd day of February 2017 (Year).

LISA M. WEST
A Notary Public of New Jersey
My Commission Expires June 16, 2021

Signature

Denise L. Herker
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

☐ No ☒ Yes

IF YES:

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

☒ No ☐ Yes

Signature of Applicant

2/23/17
Date

Stephen Crea
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 1/24/17, shows and discloses the premises in its entirety, described as Block 3306 Lot 11+12; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

Sworn and subscribed to
On this 23rd day of February,
20 17 before the following authority.

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

Stephen D. Crea + Denise L. Herker
Name of property owner or applicant

Lisa M. West
Notary public

LISA M. WEST
A Notary Public of New Jersey
My Commission Expires June 16, 2021

#18 - Stephen D. Crea
1010 E. Evesham Road
Magnolia, NJ 08049

Denise L. Herker
1010 E. Evesham Road
Magnolia, NJ 08049

RECEIVED
FEB 28 2017
#152005 DCMPFMS

PROJECT NARRATIVE

FOR

FOUNDERS GROVE

PLATE 33, BLOCK 3306, LOTS 11 AND 12

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #3303

February 2017

Erik R. Littlehales, P.E.
N.J. Professional Engineer
License #24GE04312700

Prepared for:
1743 Farmhouse, LLC
1010 East Evesham Road
Magnolia, NJ 08049

Prepared by:
CONSULTING ENGINEER SERVICES
Professional Engineers, Planners and Land Surveyors
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081
(856) 228-2200 Fax (856) 232-2346

TABLE OF CONTENTS

1 SITE DESCRIPTION 1
2 EXISTING CONDITIONS 1
3 PROPOSED DEVELOPMENT 1
4 SITE OPERATION 1

1 SITE DESCRIPTION

Consulting Engineer Services (CES) has prepared this Project Narrative for Founders Grove development, a proposed wedding/catering development located on Plate 33, Block 3306, Lots 11 and 12 on the official Tax Map of the Township of Gloucester, Camden County, New Jersey (hereinafter the "Site"). The approximate 5.734 acre site consists of two (2) contiguous lots and is located within the Township's R-3 Residential Zone. The proposed Site has frontage along Evesham Road (Camden County Route 544).

2 EXISTING CONDITIONS

The site currently has a residential house and barn which will remain after the development is completed. Wetlands are present on the site, located along the southern boundary of the property. Surrounding land use consists primarily of residential uses.

3 PROPOSED DEVELOPMENT

Major Site plan approval is being sought by 1743 Farmhouse, LLC to develop the Site into a wedding/banquet facility. The proposed improvements will total 14,526 square feet. The main building addition will be 8,913 square feet and the existing residence to remain is 3,136 square feet. The existing barn is 1,321 square feet and a 1,156 square foot barn addition is proposed. The developed Site will have direct access to Evesham Road. Parking, sidewalks, and associated lighting and landscaping will be provided within the Site. Proposed layout of the site is in general accord with the use variance plan approved by the Gloucester Township Zoning Board.

Stormwater runoff generated from the proposed improvements will be conveyed via overland flow and underground stormwater piping to proposed stormwater management basin. The proposed stormwater conveyance and management facilities will be in conformance with Township requirements.

4 SITE OPERATION

The facility is proposed to be utilized as a catering venue, hosting indoor and outdoor weddings and other similar events. It is also proposed to maintain one (1) residential dwelling within the existing house.

Based on information provided by the applicant, the majority of events are expected to be held on weekends, and some events may occur on weekday evenings. The catering facility is expected to accommodate a maximum of 250 seats, with up to 30 employees to service the largest events.

The proposed facility is anticipated to receive deliveries by single container box truck (such as a UPS delivery truck). The deliveries are anticipated to occur as required and will generally occur during normal business hours.

Trash pickup will be provided by a private company and will occur once weekly. A trash/recyclable enclosure for waste disposal is proposed at the side of the building.

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter

Block: 3306

Lot: 11

Qualifier:

Owner: CREA STEPHEN D & HERKER DENISE L

Prop Loc: 1010 E EVESHAM RD

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2017	2		2,864.71	2,864.71	.00	2,864.71
2017	1		2,864.71	.00	.00	.00
2017		Total	5,729.42	2,864.71	.00	2,864.71
2016	4		3,070.11	.00	.00	.00
2016	3		3,070.11	.00	.00	.00
2016	2		2,659.30	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 02/28/17 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/07/2017

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter.

RECEIVED
FEB 28 2017
BY:

Tax Account Maintenance

Add | Edit | Close | Delete | Previous | Next | Detail | Letter

Block: 3306
Lot: 12
Qualifier:
Owner: CREA STEPHEN D & HERKER DENISE L
Prop Loc: 1010 E EVESHAM RD

Tax Bill | PTR Form | Restricted Edit

General | Assessed Value | Additional | Billing | Deductions | Balance | All Charges | Add/Omit | Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2017	2		2,864.71	2,864.71	.00	2,864.71
2017	1		2,864.71	.00	.00	.00
2017		Total	5,729.42	2,864.71	.00	2,864.71
2016	4		3,070.11	.00	.00	.00
2016	3		3,070.11	.00	.00	.00
2016	2		2,659.30	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 02/28/17 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/07/2017

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter.

RECEIVED
FEB 28 2017
BY:

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 28, 2017 **APPLICATION No. #152005DCMPFMS**

APPLICANT: 1743 FARMHOUSE, LLC **PROJECT No. 9113**

BLOCK(S): 3306 **Lot(S): 11 & 12**

LOCATION: 1010 E. EVESHAM RD., MAGNOLIA, NJ 08049

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C & Use "D" Variance**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by MARCH 21, 2017***
- ☐ For Your Files.

ENCLOSED: ***VARIANCE PLAN ENCLOSED***

RECEIVED
MAR 15 2017
BY:

- ☐ 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 ☒ Prelim Major Site Plan ☒ Final Major Site Plan

Reviewed
☒**Approved** ☐**Not Approved**
Gloucester Twp. Fire Dist. 1
Fire Official: _____
Date: 3/13/2017

_____
Signature

3306 11:12

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 28, 2017 **APPLICATION No. #152005DCMPFMS**

APPLICANT: 1743 FARMHOUSE, LLC **PROJECT No. 9113**

BLOCK(S): 3306 **Lot(S): 11 & 12**

LOCATION: 1010 E. EVESHAM RD., MAGNOLIA, NJ 08049

TRANSMITTAL TO:

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

RECEIVED
MAR 14 2017
BY:

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C & Use "D" Variance**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by MARCH 21, 2017***
- ☐ For Your Files.

ENCLOSED: ***VARIANCE PLAN 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 ☒ Prelim Major Site Plan ☒ Final Major Site Plan

OK - No issues.
No new lot #'s needed.

Signature assessor 3/13/17

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

March 8, 2017

RECEIVED
MAR 9 2017
BY:

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

Re: Application #152005DCMPFMS
1743 Farmhouse, LLC
1010 E. Evesham Road, Magnolia, NJ 08049
Block 3306, Lots 11 & 12

Gentlemen:

In response to your letter regarding the above application, a Form "A" 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

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application: 152005DCMPFMS **Block: 3306** **Lot: 11 & 12**

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

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

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

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

☐Other:

RECEIVED
MAR 0 1 2017

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

Signature: _____ Date Submitted: March 1st, 2017