Township of Gloucester
Zoning Board of Adjustment
Wednesday, June 14, 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, March 22, 2017***
Wednesday, May 10, 2017

RESOLUTIONS FOR MEMORIALIZATION

#172016C Gerald Quigley	Bulk C Variance Block: 2001 Lot: 21 & 22
#172018C John Iannello	Bulk C Variance Block: 8903 Lot: 11
#172020C Eber Morse	Bulk C Variance Block: 18204 Lots: 4
#172021C Shawn Davidson	Bulk C Variance Block: 20904 Lots: 1
#152005DCM 1743 Farmhouse, LLC	Use "D" Variance Block: 3306 Lots: 11 & 12
#152005DCMPFMS 1743 Farmhouse, LLC	Prelim/Final Major Site Plan Block: 3306 Lots: 11 & 12

APPLICATIONS FOR REVIEW

#172019C
G. David Wible, Jr.
Zoned: RA

Bulk C Variance
Block: 20202 Lot: 6
Location: 6 Woodmill Dr., Clementon

19'x9'x7' 2nd garage/carport w/.5 S setback

#172026C
Poonam Kaushal
Zoned: R3

Bulk C Variance
Block: 1201 Lot: 14
Location: 621 Hobart Dr., Laurel Springs

16'x12x wood deck with 21' R s/b

#172022C
Gregory & Joann Mattia
Zoned: R3

Bulk C Variance
Block: 15607 Lot: 12
Location: 23 Mercer Dr., Sicklerville

8' vinyl fence with zero (0) R s/b

#172023C
John Bennett
Zoned: R3

Bulk C Variance
Block: 11507 Lots: 25
Location: 152 W. Central Ave., Blackwood

8'x 18' deck sitting on patio w/18" S s/b

#172024C
Robert Mantusavage
Zoned: R1

Bulk C Variance
Block: 17502 Lots: 60
Location: 1630 New Brooklyn-Erial Rd., Sicklerville

Detached garage 14'x36'x9' with S1 s/b 5' & S2 9's/b

#172025C
Nick Louie
Zoned: R2

Bulk C Variance
Block: 19306 Lot: 3.10
Location: 19 Erik Ct., Sicklerville

2nd flr deck 16'x20' with 29' R s/b

Meeting Adjourned

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172016C
Gerald Quigley
Block 2001, Lot 21 & 22

WHEREAS, Gerald Quigley is the owner of the land and premises located at 133 Sixth Avenue in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 288 sq. foot shed instead of the required 168 sq. feet and 3.2'from the side property line and 2.5' from the rear property line instead of the required 5' for the property located upon Block 2001, Lot 21 & 22, as shown on the Official Map of the Township of Gloucester, located in a R-4 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 10, 2017 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Gerald Quigley is the owner of the land and premises located at 133 Sixth Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 2001, Lot 21 & 22, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he bought the property in 2005 and erected a shed for lawn equipment and personal items and the shed has been there for 12 years. He did not know he needed a permit.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 288 sq. foot shed with 3.2' and 2.5' from the property lines, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 10th day of May 2017, the applicant Gerald Quigley is hereby granted the aforesaid variances for the property located upon Block 2001, Lot 2122 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 the applicant complying with the letter of the Construction official.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Andy Rosati	Yes
Ken Treger	Yes
Richard Rosato	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th day of June, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172018C
John Ianello
Block 8903, Lot 11

WHEREAS, John Ianello is the owner of the land and premises located at 664 Chatham Road in the Somerdale section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 14'x10'x8' shed on a 15'x11' concrete slab 2.5'from the side and rear property line instead of the required 5' for the property located upon Block8903, Lot 11, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 10, 2017 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, John Ianello is the owner of the land and premises located at 664 Chatham Road in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 8903, Lot 11, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has a small back yard on a corner lot and will be taking down the existing shed.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 10'x14' shed on 15'x11' concrete slab 2.5' from the property line, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 10th day of May 2017, the applicant John Ianello is hereby granted the aforesaid variances for the property located upon Block 8903, 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 the applicant complying with the letter of the Construction official.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Andy Rosati	Yes
Ken Treger	Yes
Richard Rosato	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th day of June, 2017.

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Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172020C
Eber Morse
Block 18204, Lot 4

WHEREAS, Eber Morse is the owner of the land and premises located at 1040 New Brooklyn Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 960 sq. foot garage instead of the required 800 sq. feet and side wall height 12' instead of the required 9' and building height of 16' instead of the required 14' for the property located upon Block 18204, Lot 4, as shown on the Official Map of the Township of Gloucester, located in a R-1 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 May 10, 2017 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Eber Morse is the owner of the land and premises located at 1046 New Brooklyn Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18204, Lot 4, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has a large lot and the 24'x40' pole barn can hardly be seen from the street. He stated the garage is for personal and the height is needed to allow for storage of his camper.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 960 sq. foot garage with a side wall 12' high and total height of 16', the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 10th day of May 2017, the applicant Eber Morse is hereby granted the aforesaid variances for the property located upon Block 18204, Lot 4 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Andy Rosati	Yes
Ken Treger	Yes
Richard Rosato	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th day of June, 2017.

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Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172021C
Shawn Davidson
Block 20904, Lot 1

WHEREAS, Shawn Davidson is the owner of the land and premises located at 29 Mayflower Drive in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 6' vinyl fence 0' from the property line along Asperula Drive instead of the required 15' for the property located upon Block20904, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 10, 2017 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Shawn Davidson is the owner of the land and premises located at 29 Mayflower Drive in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 20904 Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has a small back yard on a corner lot and the location of the fence is similar to others in the area.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 10th day of May 2017, the applicant Shawn Davidson is hereby granted the aforesaid variance for the property located upon Block 20904, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Andy Rosati	Yes
Ken Treger	Yes
Richard Rosato	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th day of June, 2017.

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Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

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

WHEREAS, 1743 FARMHOUSE, LLC, is the record owner of the land and premises located at 1010 East Evesham Road in the Magnolia section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for an Extension of the previously granted Use D Variance for one year until April, 2018 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 Carly Ferro Esq, and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 10, 2017 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, 1743 Farmhouse, LLC, is the record owner of the land and premises located at 1010 East Evesham Road, in the Magnolia section of Gloucester Township, New Jersey, as shown on Block 3306, Lot 11&12, on the Official Tax Map of the Township of Gloucester, located in an R3 Zone.

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

3. All property taxes were paid to date.

4. Carl Ferro, Esq. appeared on behalf of the applicant. She stated a Use Variance was granted on April 8, 2015, however this is a large project and they just received funding and are requesting a one year extension of the Use Variance until April, 2018.

5. There was no objection to the application.

UPON MOTION duly made and seconded to grant the applicant a One Year Extension of the Use D Variance until April, 2018 the Board voted six (6) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 10th Day of May, 2017 that the applicant, 1743 FARMHOUSE, LLC, is hereby granted the aforesaid extension in order to file the minor subdivision for the property located upon, Block 3306, Lot 11 & 12 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Richard Rosato	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Ken Treger	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th Day of June 2017.

_____

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION #152005DCMPFMS
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 Preliminary and Final Major Site Plan, Bulk Variances and Waivers as enumerated in Mr. Lechner's letter dated 4-6-17 and Churchill Engineering letter dated 4-10-17 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 Carly Ferro Esq, and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 10, 2017 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, 1743 Farmhouse, LLC, is the record owner of the land and premises located at 1010 East Evesham Road, in the Magnolia section of Gloucester Township, New Jersey, as shown on Block 3306, Lot 11&12, on the Official Tax Map of the Township of Gloucester, located in an R3 Zone.

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

3. All property taxes were paid to date.

4. Norm Rogers, a Professional Engineer, explained the site plan, drainage, lighting, signage, ingress and egress and landscaping. Mr. Rogers explained the reasons for the variances, namely, the side yard setback for the barn, the need for relief of curbing along the stone driveway, the need for the 25' buffer variance to their residential lot and the square footage for the sign. He testified there is adequate parking, there will be new curb and sidewalk along Evesham Road. He also agreed as a condition of approval that the performance bond will include landscaping and that any replacement would be at the discretion of the Township Planner. He also agreed with all the comments in the Planner and Engineers letter except for the waivers the Board granted as the record shows.

Mr. Blackman, an Architect, explained the rendering and the building and amenities. Introduced into evidence were A-1 Site Plan, A-2 Elevations and A3 Rendering.

5. One neighbor expressed concern about hours of operation and drainage. Mr. Mellet explained there would be no problem with drainage and the resolution granting the Use Variance states closing time is 11 P.M.

UPON MOTION duly made and seconded to grant the applicant a Preliminary and Final Major Site Plan approval, Waivers and Bulk Variances the Board voted six (6) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 10h Day of May, 2017 that the applicant, 1743 FARMHOUSE, LLC, is hereby granted the aforesaid Site Plan, Bulk Variances and Waivers 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

Frank Simiriglia	Yes
Ken Treger	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Rich Rosetti	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th Day of June 2017.

_____

Ken Lechner, Secretary

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

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

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

Roll Call:

Vice Chairman Simiriglia	**Present**
Mr. Bucceroni	**Present**
Mr. Scarduzio	**Present**
Mrs. Chiumento	**Present**
Mr. Rosati	**Present**
Mr. Acevedo	**Absent**
Mr. Treger	**Present (7:35pm arrival)**
Ms. Scully	**Absent**
Chairman McMullin	**Present**

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

MINUTES FOR ADOPTION

Zoning Board Minutes Wednesday February 22, 2017.

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

Roll Call:

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

Minutes Approved.

Zoning Board Minutes Wednesday March 8, 2017.

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

Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

Gloucester Auto, L.L.C **Block: 13504 Lots: 24,25,&27**
Zoned: R3 **Location: 1450 Erial Rd., Blackwood**

#12201DSPW
The Villas of Broadacres (Parke Bank)
Landscaping Plan
Block: 13306 Lots: 1,2,3,4,5

A motion to approve the above mentioned resolutions (2/22/2017) was made by Mr. Scarduzio and seconded by Vice Chairman Simiriglia.

Roll Call:

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

Resolutions Approved.

March 8, 2017 Resolutions:

#152005DCM
1743 Farmhouse, LLC
Extension Use "D" Variance & Minor Subdivision
Block: 3305 Lots: 11 & 12

#172007C
Bradley Trinkner
Bulk C Variance
Block: 9503 Lot: 16

#172009C
Jason Sailer
Bulk C Variance
Block: 18403 Lot: 8

#152041PMSFMSa1DM
1840 P. Cheeseman Rd.
Minor Subdiv; Final Major Site Plan
Block: 14003 Lot: 13 & 14

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

Roll Call:

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

Resolutions Approved.

#172010C
Sarah DiBartolo-Hurley
Zoned: R3
Bulk C Variance
Block: 13002 Lot: 8
Location: 412 E. Central Ave., Blackwood
16 1/2" x 13'.10" L shaped storage room w/side setbacks 6.68'

Mr. Costa swears Ms. DiBartolo-Hurley.
Ms. Hurley explained the 6.68' concrete slab is existing, it was part of an enclosed porch. The applicant would like to put the walls back up. The foundation was already there along with the roof.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

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

Roll Call:

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

Application Approved.

#1720011C
Erial Community Church
Zoned: IN
Bulk C Variance
Block: 16301 Lot; 19
Location: 1725 New Brooklyn Rd., Erial
Add 3' x 6' LED sign to existing sign

Mr. Costa swears in Mr. DelDucco (Esq.) and Mr. Martin Freund (church elder).
Mr. DelDucco explains the specifics of the new sign; a reader board, 18 sq. ft.; it will not "twinkle', "flash" or be animated, it will only scroll.
Mr. Freund states the school advertises for sign up and church activities. It will be added to the existing sign and the information on it will be more accurate. The sign will only scroll church and school events.
Mr. Bucceroni asks Mr. Freund if township emergencies (police) will be allowed to be posted on the sign.
Mr. Freund states "yes".

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

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

Roll Call:

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

Application Approved.

5 minute break:

Roll Call:

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

Mr. Lechner **Present**

Mr. Treger is now present to hear the next application.

#172012CDMPMSFMS
Group Four Properties, LLS
Zoned: HC
Bulk C/Use "D" Variance; Minor Subdivision
Prelim/Final Major Site Plan
Block: 20303 Lot: 4
Location: 1409 Blackwood - Clementon Rd., Clementon
Subdivide 1 2.32 acre tract & construct a 5166 sq. ft. Royal Farms w/16 motor fuel dispenser
Proposed cross-access w/the existing Commerce Square Center.

Mr. Costa swears in: Ms. Tiffany Cuviello (planner), Mr. McMann (Royal Farms rep.), Mr. Petit (PE), Mr. Mike Vargo (PLS), Mr. Aiello (Traffic Engineer).
Mr. DelDuca (Esq.): explains the application:
A1 - aerial view: lot 4 with Superfresh demolished.
A2 - colored rendering of site plan 2/21/2017
- divide the lot for a 5166 sq. ft. store with gas pumps,
- 65 parking spaces,
- main entrances in front and back with parking all around the building,
- long parking slots in rear,
- additional curb cut with a right in; right out only drive added; with a pork chop pushed to the east to help prevent left turns.
- county approval at the end of April.

Application asking for the following:
- Final Site Approval,
- Prelim Site Plan
- Minor Subdivision
- variances
- conditional use variance.

D3 - conditional Use Variance:
1. allowed gas dispensers 4 need 8
2. 3200 sq. ft. store unless you have 3 acres (2.32 acres)
3. 8 pumps allowed with 3 acres.

- could move the subdivision line and include the driveway,
- variance for impervious coverage for 78.3% where the ordinance allows 75% ,
- signage variances
- don't need a loading area,
- written description of operations,
- irrigation, will consider adding, but Royal Farms uses low water plants and they will be placed between the parking lot and Blackwood Clementon Rd.

Mr. McMann (Royal Farms Rep.) Operations:
- convenience w/ gas based out of Baltimore, MD,
- typical convenience store products/fried chicken and sandwiches,
- have indoor and outdoor seating, trying to blend fast food with casual dining, the chicken is "world famous".
- 24 hour operation,
- loading area; largest truck is the tractor trailer that delivers fuel the rest are box truck deliveries,
- fuel trucks will deliver 2 to 3 times a week w/off peak deliveries,
- 8 to 10 employees at a time with 30 to 40 in total,
- diesel for SUV's ; NO high flow diesel,
- trash will be picked up 2 to 4 times a week,
- signage is a typical Royal Farms package,

Mr. Costa asks if the fuel deliveries would be during peak hours.
Mr. McMann states they would be after lunch, before or after dinner and not after 10 pm,
Mr. Mellett states the box truck deliveries are a concern because where will it park with no loading zone.
Mr. McMann states during standard operations the box trucks typically deliver and unload at the rear entrance, they see this as a more efficient use of parking space.

Mr. Petit (PE):
- minor subdivision and discussions of the overall lot,
- right in/ right out drive aisle,
- 5166 sq.ft. building,
- 4 pump islands,
- 26 spaces needed and they have 65 spaces,
- 256 spaces needed and they have 263 spaces,
- remainder of lot 4 will have store,
- reducing impervious coverage on Royal Farms lot 1/3 of an acre with storm water management,
- lot 4 impervious coverage improved from 78.9% to 78.3%,
- water and sewer will connect in the back of the site,
- NW corner will be the site of the block trash enclosure (with brick veneer),
- substantial landscaping package,

Mr. DelDuca:
- owners of the farm to the west want us to plant evergreens and Royal Farms will add to the western boundary line (will submit a revised plan).

Mr. Petit:
- lighting will be 19' LED's throughout the site,
- lighting survey on existing lighting to be done,
A3 - rendering of typical Royal Farms,
- variance : parking setback - 4',2" where 10' is required, because of where they drew the subdivision/property line.
Mr. Lechner states the compliance with parking spaces need to be shown.
Mr. Petit states the parking spaces in front will count but that will be no problem.
Mr. Lechner and Mr. Petit discuss the easement between the 2 lots; cross parking; shared utilities reciprocal easement and sidewalks under the canopy.
Mr. Mellett and Mr. Petit discussed the number of oversized spaces; improvement of the main driveway; repairs to the driveway; storm water quantitative analysis; drainage patterns; containment of fuel spills under the canopy along with training the employees what to do in case of a spill.
Mr. Mellett and Mr. Petit discuss the striping of the site; length of vehicles that are unloading and the safety of unloading in the rear of the store; drive aisles 45' wide and maneuverability around vehicles.

Mr. Aiello (Traffic Engineer): Discusses the following:
- traffic analysis and the investigation of site,
- east and west roadway with signal,
- right in and right out access,
- westbound 3 lanes with right only on Blackwood-Clementon Rd.
- trip analysis- there will be less traffic then a supermarket in peak hours and Saturdays, but slightly higher in the morning,
- no significant impact to the traffic signal,
- mostly "pass by trips".
County changes requested:
- primary concern design of the right in/right out drive lane and suggested pork chop with an island to prevent left turns,
- comply with ADA sidewalk frontage,
- distance between the right in/right out lane and the traffic light,
- will provide striping to convert acceleration lane to deceleration lane.

Mr. Lechner states the police department requests: stop sign at exit, no left turn sign and request Title 39 enforcement.
Mr. DelDuca agrees to the above mentioned requests and states they will be added to the plan.

Mr. Mellett state the right in/right out driveway is a concern.
Mr. Aiello states the right in/right out drive allows direct access to parking along with gas pumps in front of the lot; it is a very efficient pass by maneuver; it helps distribute traffic away from the signal.
Mr. Mellett discusses the right out and safety of that merge.
Mr. Aiello states the deceleration lane improved will extend the island to channel all the way to the travel lane. County wants us to investigate moving the driveway to the east.
Mr. Mellett discusses wider radius with concerns to the acceleration lane and R.O.W acquisition.
Mr. Aiello states the challenge is the grade.

A4 - signs and color

Ms. Cuviello (planner):
- analysis of variances,
- seating on inside with table outside,
Variances:
1. D3 - 2.32 acres not 3 acres, site plan can function appropriately, they could adjust the lot line to 3 acres if not for the financial complication. The overall shopping center is over 10 acres. The pad sight functions appropriately with 10% less impervious coverage.

C2 variance:
- Well sign: numbers of signs; sign is duplicated on rear building, front 125 sq. ft., rear 5 sq. ft.: Canopy sign has Royal Farms name on it, under fuel dispensers for the gas station is all part of the Royal Farm branding. Directional signage on internal access lanes.
-Free standing signs; 162 sq. ft. display fuel prices; 50 sq. ft. Royal Farms signs; 28 sq. ft. sign that is part of the pricing sign which is not inconsistent with other signage in town. 25' high sign with no skirting on sign but will provide landscaping.
- benefits to general welfare with detriment to others on roadway,
- positive re-investment into the community,
- no substantial detriment to the corridor only a positive.
Mr. Lechner states he has no objection to the directional signs: variance required change copy ordinance.
Mr. Mellett recommends irrigation at least in the frontage.
Mr. Lechner states there is a lot of lawn.
Mr. DelDuca states he will leave it up to the board. (no waiver).

PUBLIC PORTION:

Mr. Lark Paoli : west of Royal Farm Site:
- questions the 24 hour operation and where the run off in the north west corner will be going. The trees they plant have to be high enough the horses don't see the car lights/business lights.
Mr. DelDuca states they are willing to walk the site and fill in the holes with evergreen trees.
Mr. Paoli asks them to plant taller trees.
Mr. Lechner asks if the horses are out at night.
Mr. Paoli states "yes in every field".
Mr. Bucceroni states the applicant should be able to direct the lights away from the farm.
Mr. DelDuca states the signs are back shielded; lights are illuminated and no brighter than any other sign.
Mr. Paoli asks about run off.
Mr. Petit state there will be no run off from the parking lot onto the farm.
Vice Chairman states the run off will be the same as before.
Mr. Paoli asks if there will be any outside music or speakers.
Mr. DelDuca states there will be low level music under the canopy.
Mr. McMullin suggests turning the music off at 10pm.

Mr. DelDuca states you shouldn't be able to hear the music at the farm.
Mr. Costa states at night you may be able to hear the music.
Mr. Petit states the music will not be heard over Blackwood Clementon Rd. traffic/road noise.
Mr. Mellett wants Mr. Pettit's office to scale back where the illumination hits the farm.
Mr. Lechner saw the foot candle report and didn't see any overage.
Mr. Mellett discusses the foot candle report/the offices will work it out together.
Mr. Lechner asks Mr. Paoli is there are any horses in the 300 ft. easement.
Mr. Paoli states the horses are next to the easement; there is about 300 ft. between the fence and property.
Mr. Lechner states there is no illumination 40' from the property line according to Mr. Pettit's report.

Ms. Kelly Paoli states the previous trees planted by Super Fresh died due to combination of the hill/run off and lack of water.
Mr. Lechner states the trees will have 2 years and they usually survive if they last that long.
Mr. Mellett states they could irrigate to help the trees.
Mr. DelDuca requests not to enforce the irrigation.
Vice Chairman Simiriglia state that area is a steep slope and the water does drain away from the roots.
Mr. DelDuca believes where the trees are is more important; if they die they will be replaced.
Vice Chairman Simiriglia states if the trees die in 1 1/2 years, you replace them but the bond is only good for 2 years, what will happen if those last trees die too.
Mr. DelDuca and the applicant eventually agree to irrigate the trees.

A motion to approve the above mentioned application with the following conditions: agree to Mr. Lechner's and Mr. Mellett's letters, agree to written response to gas spills, " no left turn" sign & agreement to title 39 and stop sign, lights away from neighbors (to be worked out w/professionals), no music to reach neighbors' property, agreed to walk the property and irrigate: was made by Mr. Treger and seconded by Mr. Scarduzio.

Roll Call:

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

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MAY 10, 2017

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

Roll Call:

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

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

MINUTES FOR ADOPTION

Zoning Board minutes for Wednesday April 12, 2017

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Rich Rosetti	**Yes**

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#172010C
Sarah Di Bartolo-Hurley
Bulk C Variance
Block: 13002 Lot: 8

#172012CDMPMSFMS
Group Four Properties, LLS
Bulk C/Use "D" Variance; Minor Subdiv.
Prelim/Final Major Site
Block: 20303 Lot: 4

#172014C
Frederic Robinson

#152032CDSPWMS
Bernie Wilson

#1720011C
Erial Community Church
Bulk C Variance
Block: 16301 Lot: 19

#172015C
Shoba Simon
Bulk C Variance
Block: 17102 Lot: 85

Bulk C Variance
Block: 1103 Lot: 12

RE-AFFIRMATION
Block: 5403 Lot: 11

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Rich Rosetti	**Yes**

Resolutions Approved.

APPLICATIONS FOR REVIEW

#172016C
Gerald Quigley
Zoned: R4
Bulk C Variance
Block: 2001 Lot: 21 & 22
Location: 133 Sixth Ave., Glendora
12' x 24' 8.5' wood shed w/2.5 Rear setback and 3.2 side setback.

Mr. Costa swears in Mr. Gerald Quigley.
Mr. Quigley states he put the shed up in 2005 to store bikes and lawn equipment, it's been up ever since.
Mr. Costa states there is a note from the construction inspector about a fire rating and a concrete permanent base for the shed.
Mr. Lechner states Mr. Quigley will need a zoning permit, a construction permit and he has to fire rate the walls.
Mr. Mellett asks Mr. Quigley if there are any drainage problems.
Mr. Quigley states "no".
Mr. Rosati asks how long it's been up and why they didn't get the proper permits.
Mr. Quigley states it has been up since 2005 and his wife took care of everything, he assumed it was done correctly as no one had directed them to get permits. His wife has passed away.
Mr. Treger and Mr. Quigley discuss the setbacks.
Mr. Lechner passes out a picture of the shed to the board.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

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

Roll Call:

Mr. Bucceroni	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Treger	**Yes**
Mr. Rich Rosetti	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#172018C
John Iannello
Zoned: R3
Bulk C Variance
Block: 8903 Lot: 11
Location: 664 Chatham Rd., Somerdale
14'x 10' x 8' shed on 15'x 11'concrete slab w/2 1/2' S & R setbacks.
Mr. Costa swore in Mr. Iannello.
Mr. Iannello states he has a small yard and wants to keep the shed in the corner to have more space. He is replacing his 10' x 16' shed and replacing it with the 10'x 14' shed at a different end of the yard.
Mr. Lechner states he will need the 1 hour fire rating for the exterior walls; inside, outside and the over hang because he is less than 5' from the property line.

Mr. Costa suggests Mr. Iannello fire rate the shed for him before it is delivered.
Mr. Lechner states Mr. Iannello can call Mr. Gallagher and he can help him with the specifics.
Mr. Mellett tells Mr. Iannello to make sure the run off from the shed is directed onto his property and not his neighbors".

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

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

Roll Call:

Mr. Bucceroni	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Treger	**Yes**
Mr. Rich Rosetti	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#172019C
G. David Wible, Jr.
Zoned: RA
Bulk C Variance
Block: 20202 Lot: 6
Location: 6 Woodmill Dr., Clementon
19' x 9' x 7' 2nd garage/carport w/.5 setback.

Mr. Costa swears in Mr. David Wible, Jr..
Mr. Wible states the carport is 6" from the property line. He doesn't believe he has enough space to move it in on his property; he is using it to store his 2002 Thunderbird; the carport has been there for 2 years (9' x 19'). The carport is constructed of all steel.
Mr. Mellett asks if there is concrete underneath the carport.
Mr. Wible states "yes".
Mr. Mellett asks Mr. Wible where the run off is going.
Mr. Wible states the concrete slab leans towards the front of the house.
Mr. Bucceroni asks if there is room in the backyard.
Mr. Wible states "probably" but he can't get the car and carport into the backyard without a driveway.
Mr. Bucceroni states he believes the water has to go onto his neighbors' property because it is so close to the property line. Mr. Bucceroni believes the best remedy is to move it into the backyard.
Mr. Wible doesn't believe he can do that.
Mr. Rosati discusses the wooden fence w/a gate and the proximity to the property line (6").
Mr. Treger asks if there is a plastic door on the carport.
Mr. Wible states he had a tarp with bungee cords.
Chairman Simiriglia asks Mr. Wible what is in front of the carport.
Mr. Wible states there is a driveway 6" off the property line.
Chairman Simiriglia states he probably needs a waiver for that too. The fire code may still be viable because sheet metal doesn't have a good fire rating. Chairman Simiriglia believes he needs to re-configure it anyway to keep the water off his neighbors' property.
Mr. Lechner states the carport is 33' from the curb line.
Chairman Simiriglia states the concrete is 6" off the side property line.

PUBLIC PORTION:

Mr. Wolfe (3 Woodmill dr.) across the street.
Mr. Wolfe is concerned that everyone will want to do this now. Maybe his next door neighbor will decide to put up a second garage.

Mr. Lechner states Mr. Wible will need a 3rd variance for the distance between the garage and the dwelling (17"), along with a 10' setback and 2nd garage variance if you move it to the backyard.

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

Roll Call:

Mr. Bucceroni	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Treger	**Yes**
Mr. Rich Rosetti	**Yes**
Chairman Simiriglia	**Yes**

Application Tabled with no re-advertisement necessary.

#172020C
Eber Morse
Zoned: R1
Bulk C Variance
Block: 18204 Lot: 4
Location: 1046 New Brooklyn Rd., Sicklerville
Pole building 24' x 40" x 12.4' w/24' setback (personal use).

Mr. Costa swears in Mr. Eber Morse.
Mr. Morse states he has thought out the square footage he needs for the last 8 years. He owns campers at times and needs a 9' to 10' overhead door for them to fit. Mr. Morse states his neighbor has a 14' sidewall on his pole barn so his won't be the highest on the street.
Mr. Costa asks what are in the neighboring lots.
Mr. Morse states the house to the left is abandoned (foreclosed); his driveway has a far setback; his lot is 400' deep and 100' wide; the pole barn will be 24' from one side property line and 30' from the other.
Mr. Lechner states the council did just change the heights for pole barns about 3 or 4 months ago. The reason was to keep the smaller/older lots in town from building massive, non-residential type pole barns. But, Mr. Morse has an acre lot.
Mr. Mellett states drainage shouldn't be a concern.
Mr. Bucceroni states it's not that unusual for the are.
Mr. Treger asks Mr. Morse if he has an existing garage.
Mr. Morse states "no".
Mr. Treger asks Mr. Morse how he plans on getting to the pole barn with vehicles.
Mr. Morse states he will have a stone driveway and eventually a gravel driveway.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

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

Roll Call:

Mr. Bucceroni	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Treger	**Yes**
Mr. Rich Rosetti	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#172021C
Shawn Davidson
Zoned: R3

Bulk C Variance
Block: 20904 Lot: 1
Location: 29 Mayflower Dr., Sicklerville
6' vinyl fence w/setbacks F1 - 2.5' & F2 - 3.6'

Mr. Costa swears in Mr. Shawn Davidson.
Mr. Davidson states he is a corner lot and he will lose 1000 sq. ft. if he can't put the fence where they would like. It seems other properties have the same setback in the neighborhood.
Mr. Costa asks if the fence blocks any neighbors' driveways.
Mr. Davidson states "no".
Mr. Mellett states there are no site implications.
Mrs. Chiumento asks if the fence is different on both sides of the house.
Mr. Davidson states the fence will be 8' form the back of the home on the left side.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

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

Roll Call:

Mr. Bucceroni	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Treger	**Yes**
Mr. Rich Rosetti	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#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.

Mr. Costa states the reason the applicant is returning is because they had not noticed Magnolia on their application so the board wasn't supposed to hear the application.
Mr. Costa also states the applicant agrees to Mr. Mellett and Mr. Lechner's letters and all conditions will be met.
Mr. Costa makes note: NO PUBLIC PRESENT.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

A motion to approve the above mentioned application and extend the Use D Variance to April, 2018 was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:

Mr. Bucceroni	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Treger	**Yes**
Mr. Rich Rosetti	**Yes**

Chairman Simiriglia	**Yes**

Application Approved.

#152005DCMPFMS **Prelim/Final Major Site Plan**
1742 Farmhouse, LLC **Block: 3306 Lots: 11 & 12**
Zoned: R3 **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.

Mr. Rogers goes through all the variances and 11 waivers again:
Variances:
- barn's pre-existing 10' from the property line and 10' to 25' from the side yard,
- relief for curbing
- 25' residential buffer
- 45 sq. ft. sign
- post performance bond for pre planted trees and planners directive.

Waivers:
- pg.6 #1 12' to 10'
- sidewalk waiver from frontage to buildings
- basin change
- note 5 pg. 9 grading/Item 5 48 hour drainage
- pg. 12 item 11 lighting off 1 hour after events end
- parking in front of barn: 6" stone surface vs. paved driveway in front of barn
- existing above ground residential wires
-fence along the entire property length
- signs/monument 4'
- G,H,I items/no curbing along stone drive by barn
- traffic assessment vs. detailed traffic report
- reduction of height of trees already planted and added to bond
- add landscape to trash enclosure.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

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

Roll Call:

Mr. Bucceroni	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Treger	**Yes**
Mr. Rich Rosetti	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

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 #172019C***
G. David Wible Jr.
6 Woodmill Drive
BLOCK 20202, LOT 6

DATE: April 13, 2017

The above application is to permit a 9' x 19' detached private garage within the RA, Residential Attached district as per the attached sketch.

I. ZONING INFORMATION

1. Zone: RA ~ Residential Attached District [§407].

RA Zone Requirements (§407.F):

Standard	Required	Proposed	Complies
Lot size (min.)	6,250 sf	±5,365 sf[1]	yes
Lot frontage (min.)	50 ft.	40 ft.	yes
Lot depth (min.)	125 ft.	120.29 ft.	yes
Building coverage (max.)	30%	±7.2%[1]	yes
Lot coverage (max.)	60%	±11.9 %[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	30 ft.	29.9 ft.	enc
Side yard (min.)	0 ft. one side, 15 ft. other side	0 ft. 10.8 ft.	yes enc
Rear yard (min.)	30 ft.	n/a	n/a
Useable Yard Area (min.)	40%	≥ 40%	yes
Height (max.)	35 ft.	n/a	n/a

§422.H, PRIVATE GARAGES			
Area (Max.)	800 sf	171 sf	yes
Less than area of principal building	< ±1,098 sf[1]	171 sf	yes
Stories (max.)	1	1	yes
Number of garages (max.)	**1**	**2**	**no***
Front yard (min.)	N.P.	±33 ft.[1]	yes
Side yard (min.)	10 ft.	±30.5 ft.[1]	yes
Side yard (min.)	**10 ft.**	**±0.5 ft.[1]**	**no***
Rear yard (min.)	10 ft.	±77 ft.[1]	yes
Side wall height (max.)	9 ft.	7 ft.	yes
Garage height (max.)	14 ft.	7 ft.	yes

[1] = Scaled data. enc = Existing nonconformance.
* = Variance required

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

II. VARIANCE COMMENTS

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

§422.H, Private Garages

1. Number: (2 provided v. 1 maximum allowed).
2. Side yard: (0.5 ft. provided v. 10 ft. minimum required).

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.H, Private Garages to permit a second detached private garage (1 maximum allowed) and five tenths (5) feet from the side property line (10 ft. minimum required).

cc: G. David Wible Jr.
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

RECEIVED
APR 3 - 2017
BY:

For Office Use Only

Submission Date[1]: _____ Application №.: 17B019Z

Taxes Paid Yes/No ✓ (Initial)

Fees #150.00 Project # 11238

☐ Planning Board ☑ Zoning Board of Adjustment

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

Escr #160.00 Escr.# 11232

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: G. David Wible Jr.	Name(s): Valerie J. & G. David Wible Jr.
Address: 6 Woodmill Dr.	Address: 6 Woodmill Dr.
City: Clementon	City: Clementon
State, Zip: NJ 08021 (C) 856-261-8714	State, Zip: NJ 08021
Phone: (856) 228-3537 Fax: (___) ___ (C) 856-261-9229	Phone: (856) 228-3537 Fax: (___) ___
Email: Wibled62@msn.com	

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: John T. Butler (SURVEY)
Address: 306 Fellowship Rd
Profession: NJ Land Surveyor
City: Mount Laurel
State, Zip: NJ 08054
Phone:(___)___-____ Fax:(___)___-____
Email: _____

Name: NEWMART BLDRS, INC
Address: 1000 Cycle Lane
Profession: _____
City: South Hill
State, Zip: VA 23970
Phone:(800) 542 8480 Fax:(___)___-____
Email: _____

7. Location of Property:

Street Address: 6 Woodmill Dr, Clementon, NJ 08021 Block(s): 20202
Tract Area: _____ Lot(s): 6

8. Land Use:

Existing Land Use: Primary Residence
Proposed Land Use (Describe Application): Construction of a carport to provide protection to owner's Collector Vehicle. 19'x9'x7' Aprox 6" from Side of Carport to property Line.

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: _____

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	
Side setback 1	Approx 6"
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	19' x 9'
Garage height	7'
Number of garages (Include attached garage if applicable)	2 (Including existing garage)
Number of stories	1

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☑ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

[signature] — Signature of Applicant

3/30/17 — Date

Valerie J. Wible — Signature of Co-applicant

3/30/17 — Date

State of NJ County of Camden
Subscribed and sworn before me on 4/3/17 (Date)
(Notary Signature)

CLIFFORD OLIVER - NOTARY PUBLIC - 50007224 THE GREAT SEAL OF THE STATE OF NEW JERSEY My Comm. Exp. 12-15-2019

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).**

4/3/17
Date

Signature

G. David Wible Jr.
Print Name

Sworn and Subscribed to before me this 3rd day of April, 2017 (Year).

Valerie J Wible
Signature

Valerie J. Wible
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

G. David Wible Jr.
Print Name

4/3/17
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 Rev. 4/1/87, shows and discloses the premises in its entirety, described as Block 20202 Lot 6; 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:

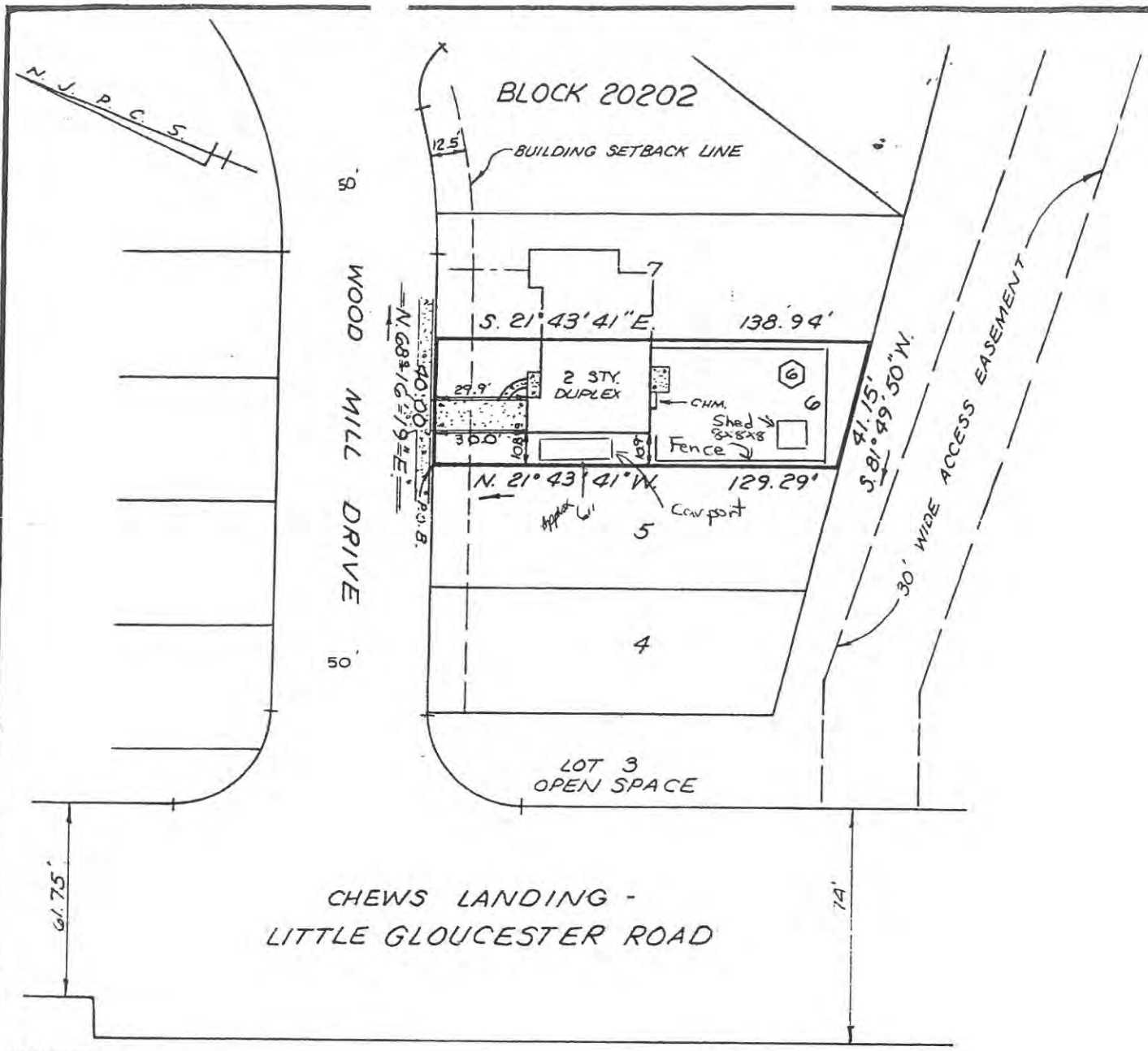
G. David Wible Jr. of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to
On this 3rd day of April, 20 17 before the following authority.

Name of property owner or applicant

Notary public

CLIFFORD OLIVER - NOTARY PUBLIC - 50007224 THE GREAT SEAL OF THE STATE OF NEW JERSEY My Comm. Exp. 12-15-2019



DESCRIPTION
BEING KNOWN AND DESIGNATED AS LOT 6
BLOCK 20202 AS SHOWN AND SET FORTH
ON A CERTAIN PLAN ENTITLED " FINAL PLAT
PHASE TWO - WOOD MILL POND"
PREPARED BY TAYLOR, WISEMAN & TAYLOR
DATED NOV. 1985 AND FILED IN THE
CAMDEN COUNTY CLERK'S OFFICE ON
JUNE 5, 1986 AS MYLAR NO. 404-6
AND LINEN NO. 717-6.

NOTE
PROPERTY CORNERS NOT SET AT TIME OF SURVEY
AS PER WRITTEN CONTRACTUAL AGREEMENT WITH CLIENT

⬡ - INDICATES ADDRESS NUMBER

CERTIFIED TO: G. DAVID WIBLE, JR. AND VALERIE J. WIBLE (H/W), CENLAIR HOME FUNDING, INC., U.S. TITLE AGENCY, INC.

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON.

John T. Butler

NJ LAND SURVEYOR LICENSE NO 23938
JOHN T. BUTLER

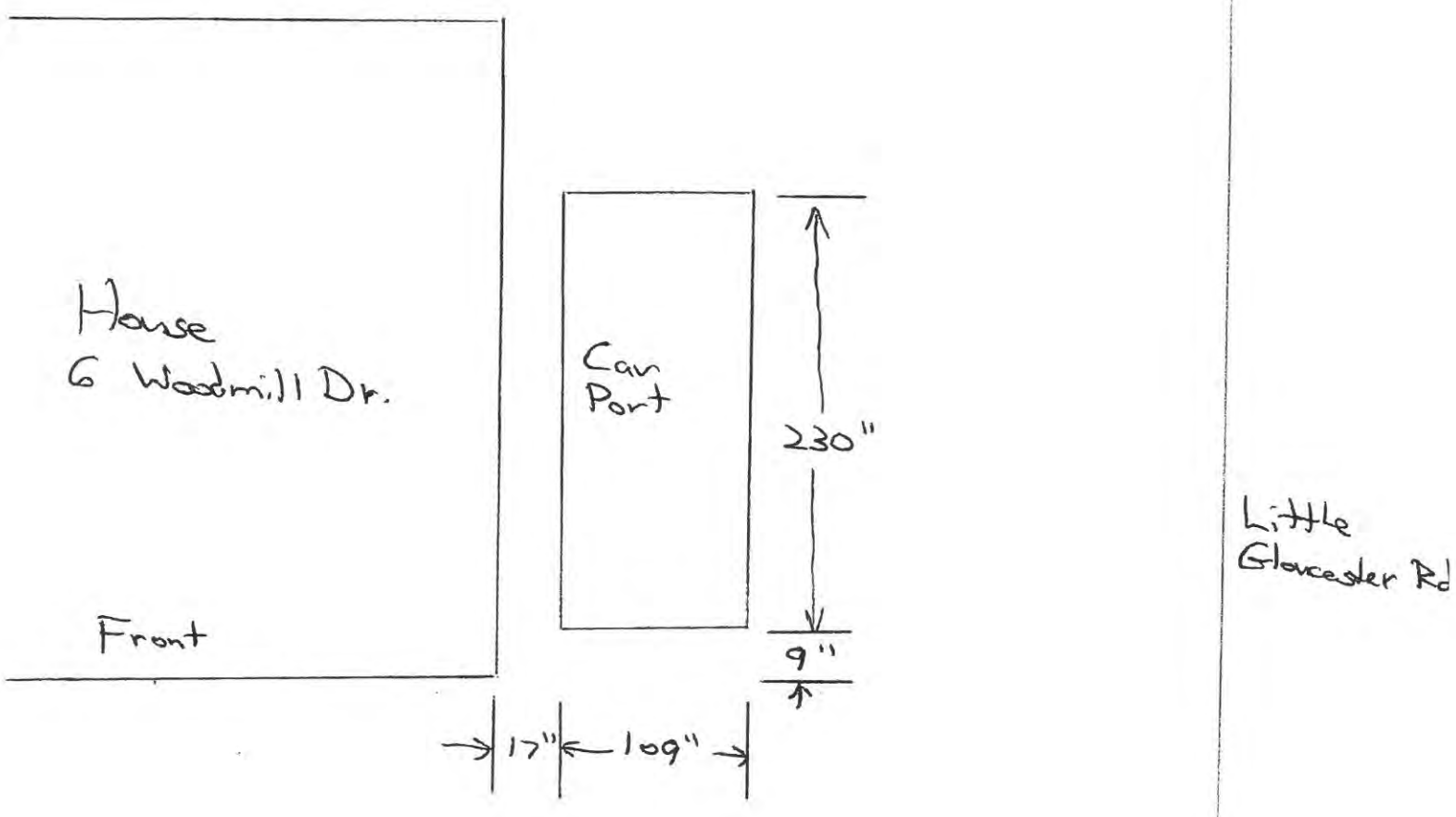
WOOD MILL POND

SURVEY OF LOT 6 BLOCK 20202 PHASE 2
GLOUCESTER TOWNSHIP
CAMDEN COUNTY, NEW JERSEY

TAYLOR . WISEMAN & TAYLOR
CONSULTING ENGINEERS SURVEYORS
PLANNERS LANDSCAPE ARCHITECTS
306 FELLOWSHIP ROAD MOUNT LAUREL NJ 08054

DATE	SCALE	DRWG NO.
6-25-86	1" = 50'	318 - 17039

REV 4-1-87 (FINAL)


House
6 Woodmill Dr.
Front
Car Port
230"
9"
17"
109"
Little Gloucester Rd
Woodmill Dr.

NOTE:
THIS STRUCTURE IS IN COMPLIANCE WITH THE 2009 & 2012 INTERNATIONAL BUILDING CODES. LOADS ARE IN ACCORDANCE WITH ASCE/SEI 7-05 & 7-10.

WIND SPEED (3 SECOND WIND GUST)		130 MPH (170 Ult.)
IMPORTANCE FACTOR	WIND	0.77
	SNOW	0.8
	SEISMIC	1.0
BUILDING CATEGORY		I
EXPOSURE		C
INTERNAL PRESSURE COEFFICIENT		±0.55
COMPONENT AND CLADDING PRESSURE	WALLS	+37.8/-47.5 PSF
	ROOF	+25.6/-76.8 PSF
STRUCTURE TYPE		OPEN or ENCLOSED
GROUND SNOW LOAD		30 / 40 / 50 PSF
SEISMIC DESIGN CATEGORY		D2

TABLE 1

FRAME SPACING BASED ON WIND SPEED AND SNOW LOAD

BOW SPAN	POST HEIGHT	130 / 30 TS 2"x3" GAGE	130 / 30 TS 2"x3" SPACING	130 / 40 TS 2"x3" GAGE	130 / 40 TS 2"x3" SPACING
26'	8'-0"	12	3'-9"	12	3'-6"
	12'-0"	12		12	
28'	8'-0"	12	3'-6"	12	3'-0"
	12'-0"	12		12	
30'	8'-0"	12	3'-0"	12	2'-6"
	12'-0"	12		12	

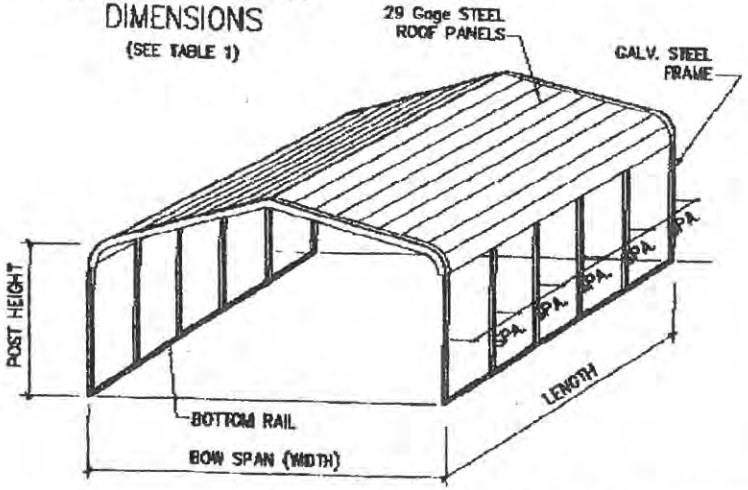
NOTE: CORNER BRACE AND TOP BRACE REQUIRED FOR ALL SPANS.

* WIND SPEED: $V_{asd} = V_{ult} \times \sqrt{0.6}$
ASCE 7-05 USES WIND SPEED WITH 3 SECOND GUST FACTOR,
ASCE 7-10 USES ULTIMATE WIND SPEED.

METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS, AND NAILS EXPOSED TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

BENT BOW CARPORT DIMENSIONS

(SEE TABLE 1)



NOTES: ALL STEEL TUBING SHALL HAVE A MINIMUM YIELD STRENGTH (Fy) OF 65 KSI OR BETTER.

ALL FASTENERS ARE CASE HARDENED STEEL HEX SELF-TAPPING SCREWS, ¼"-14 FOR FRAMING, #12-14 FOR TOP AND TRIM. ROOF DECK SCREWS SHALL HAVE RUBBER WASHERS.

FASTEN METAL ROOF AND SIDE PANELS WITH SELF DRILLING FASTENERS AT 8" O.C. MAX.

ALL FIELD CONNECTIONS SHALL BE ¼"x1" SELF DRILLING SCREWS, UNLESS NOTED OTHERWISE.

ALL SHOP CONNECTIONS SHALL BE WELDED.

THE OWNER IS RESPONSIBLE FOR COMPLYING WITH LOCAL BUILDING CODE REQUIREMENTS.

FOR PRE-APPROVAL ONLY

STATE OF NEW JERSEY
ROBERT L. LIEBBE
038333
LICENSED PROFESSIONAL ENGINEER

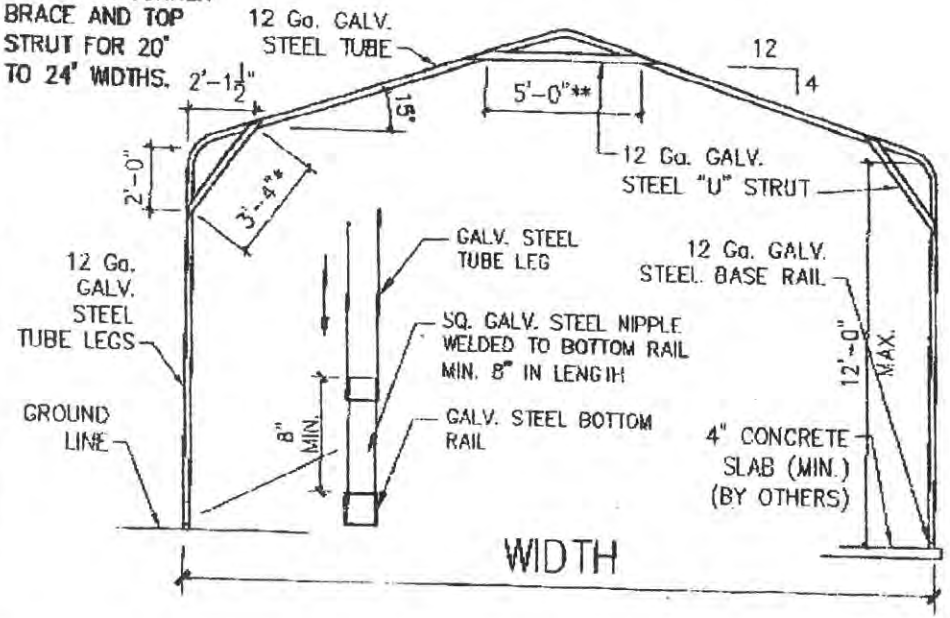
9-28-2014

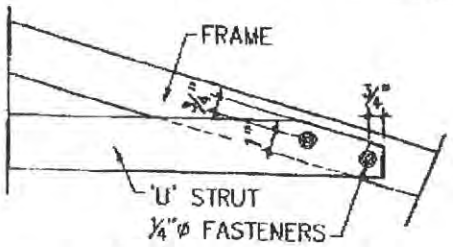
NEWMART BUILDERS
2x3
BENT-BOW CARPORTS
850 LOCUST STREET
SOUTH HILL, VA 23970
PHONE (434) 447-2693
TOLL FREE 1-800-547-8480
FAX (434) 447-2694

September 28, 2014

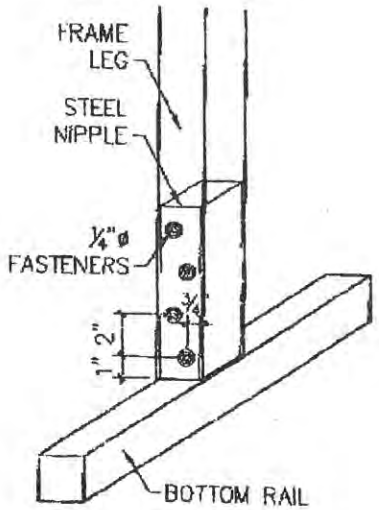
BENT BOW CARPORT

*PROVIDE CORNER BRACE FOR 10' TO 12' POSTS.
**PROVIDE CORNER BRACE AND TOP STRUT FOR 20' TO 24' WIDTHS.

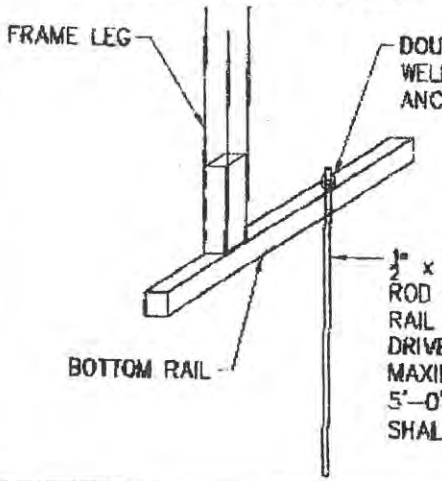




STRUT OR BRACE CONNECTION



GROUND ANCHOR DETAIL



HELICAL ANCHOR DETAIL

"MINUTE MAN" #650 DHS OR EQUAL, SCREW DOWN TYPE ANCHOR ATTACHED TO BOTTOM RAIL ACCORDING TO MANU-FACTURERS RECOMMENDATIONS. (MAXIMUM ALLOWABLE LOAD IS 3150 LBS PER ANCHOR)

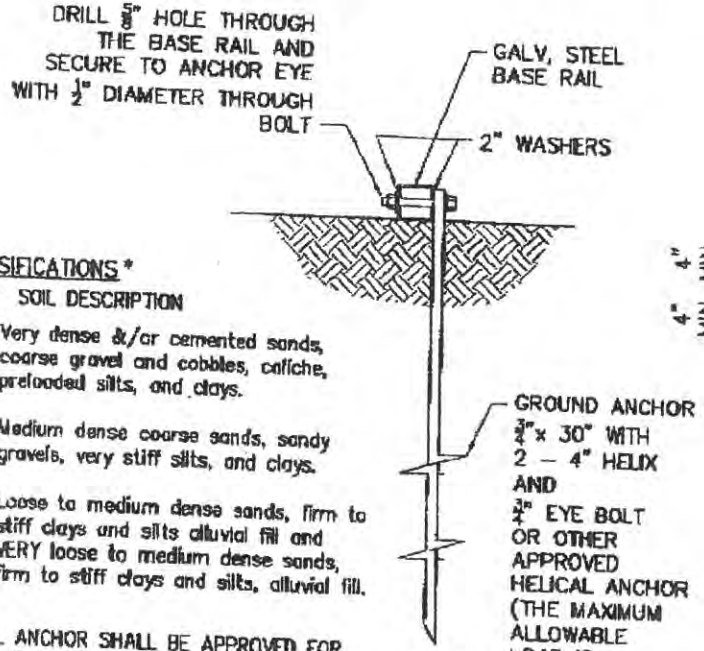
PROVIDE MIN. 2 HELICAL ANCHORS EACH SIDE NEAR ENDS OF BOTTOM RAIL TO ACHEIVE 130 MPH WIND GUST RATING. USE GROUND ANCHORS ON EACH SIDE SPACED EVENLY BETWEEN HELICAL ANCHORS.

FRAME CONNECTION

STATE OF NEW JERSEY
ROBERT LEE BEAM
24GE03930300
PROFESSIONAL ENGINEER

FOR PREAPPROVAL ONLY

9-28-2014



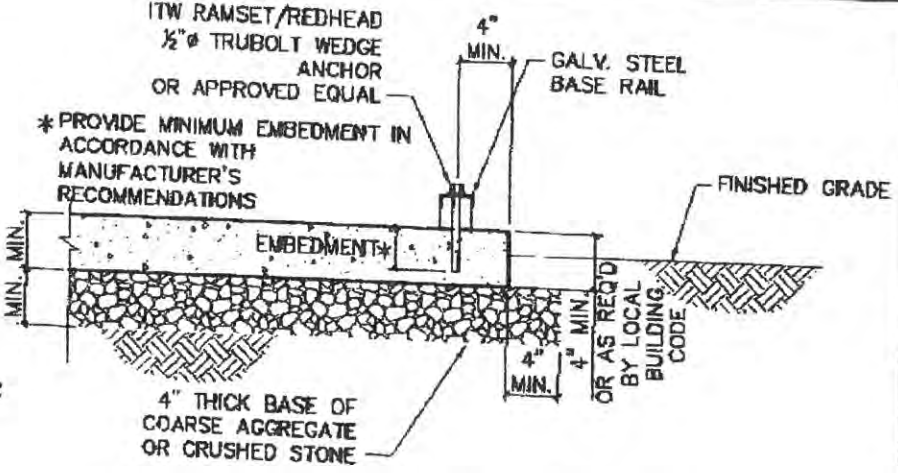
SOIL CLASSIFICATIONS *

SOIL CLASS	SOIL DESCRIPTION
2	Very dense &/or cemented sands, coarse gravel and cobbles, caliche, preloaded silts, and clays.
3	Medium dense coarse sands, sandy gravels, very stiff silts, and clays.
4	Loose to medium dense sands, firm to stiff clays and silts alluvial fill and VERY loose to medium dense sands, firm to stiff clays and silts, alluvial fill.

THE HELICAL ANCHOR SHALL BE APPROVED FOR USE IN SOIL CLASSIFICATIONS 2, 3, AND 4.

* Taken from HUD "Standard for Installation of Mobile Homes"

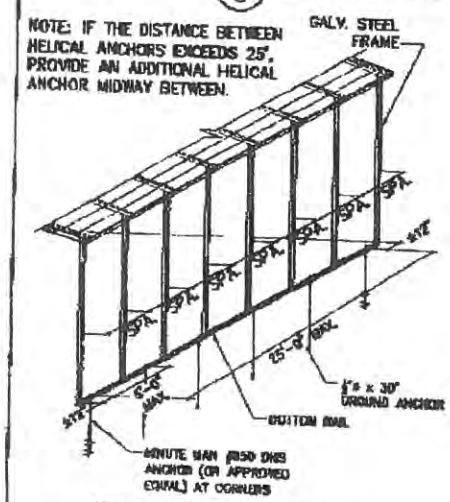
1/3 SOIL BASE RAIL ANCHOR DETAIL



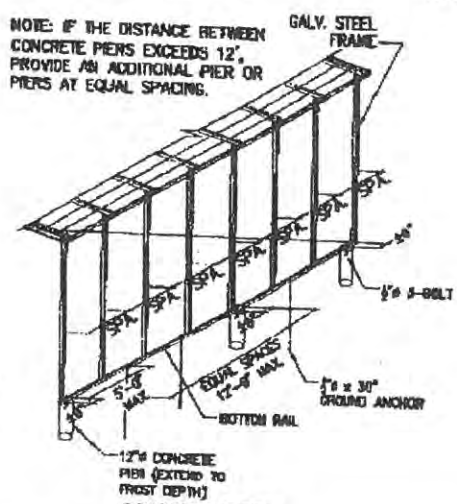
2/3 CONCRETE BASE RAIL ANCHORAGE

NOTES:
LIGHT GAGE METAL FRAME CARPORTS ARE VERY LIGHTWEIGHT AND FLEXIBLE STRUCTURES. THE BOTTOM RAIL IS USUALLY PLACED EITHER DIRECTLY ON LEVEL GROUND AND SECURED WITH GROUND ANCHORS, OR IS PLACED ON A 4" CONCRETE SLAB OVER A 4" LAYER OF STONE AND SECURED TO THE SLAB WITH 1/2"ø ANCHOR BOLTS. EXTENDING THE FOUNDATION TO FROST DEPTH TO PREVENT HEAVING IS GENERALLY NOT REQUIRED. HOWEVER, THE OWNER IS RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE WHICH MAY BE MORE RESTRICTIVE.

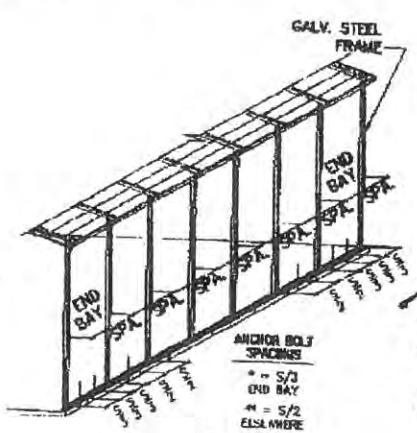
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) OF 2500 PSI AT 28 DAYS.



HELICAL GROUND ANCHORS

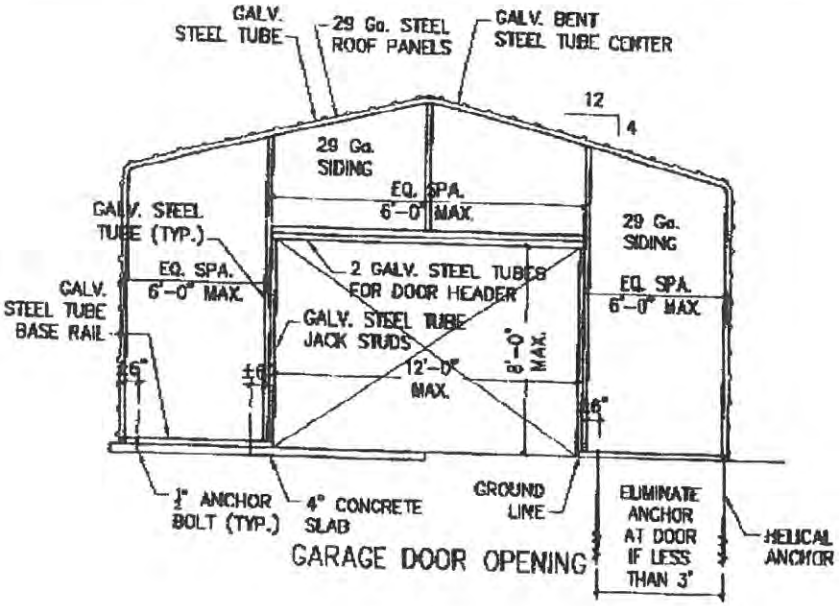


CONCRETE PIERS



ANCHOR BOLTS

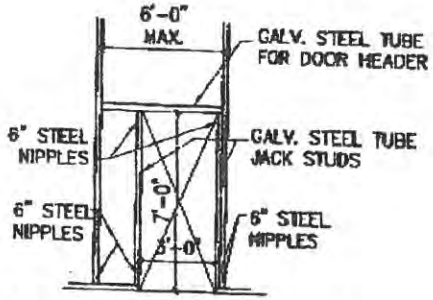
STATE OF NEW JERSEY
ROBERT L. WILBERT
PROFESSIONAL ENGINEER
FOR PREAPPROVAL ONLY
9-28-2014



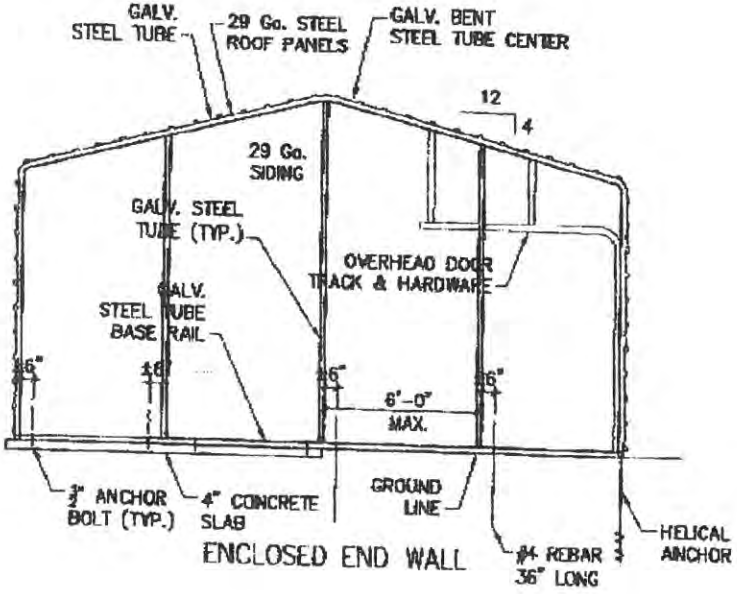
GARAGE DOOR OPENING

CARPORT WIDTH	MAX. DOOR WIDTH
12'	8'
18'	10'
20'	12'
22'	12'
24'	12'

MAX. DOOR WIDTH FOR SIDE OPENING IS 12'



STANDARD DOOR OPENING

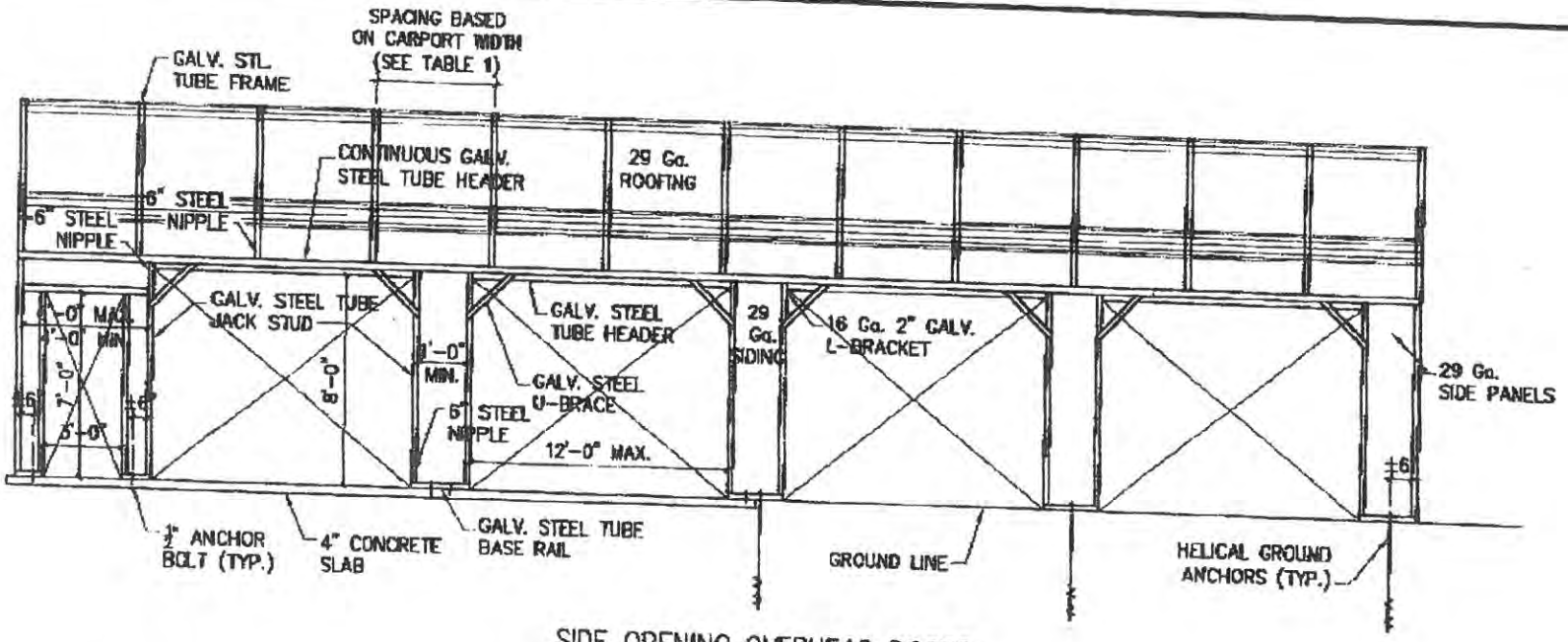


ENCLOSED END WALL

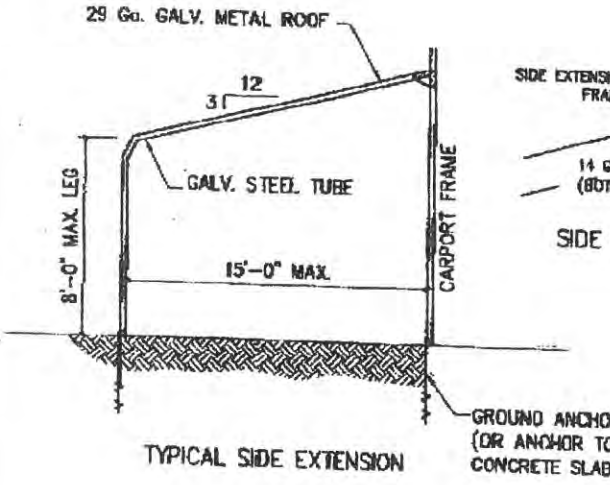
STATE OF NEW JERSEY
PROFESSIONAL ENGINEER

FOR PREAPPROVAL ONLY

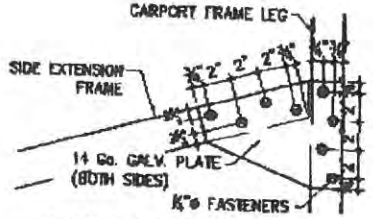
9-28-2014



SIDE OPENING OVERHEAD DOORS



TYPICAL SIDE EXTENSION



SIDE EXTENSION CONNECTION

STATE OF NEW JERSEY
FOR PREAPPROVAL ONLY
PROFESSIONAL ENGINEER

9-28-2014

Toll Free (800) 547-8480
Phone (434) 447-2693

NEWMART BUILDERS, INC.
1000 Cycle Lane, SOUTH HILL VA. 23970

Fax (434) 447-2694
Scheduling (877) 411-5119

DEALER: J056 KASPER - SC
INVOICE: J50177
DATE: 2/4/2015

QUOTES VALID FOR 30 DAYS

2/5/2015 15:40

NON CERTIFIED ☐
CERTIFIED ☒

TO CERTIFY ADD BRACING AND ANCHORS

NORTH PRICE 2X3 ONLY
PRICES VALID FOR ALL DIRECT SERVICE STATES

NAME: DAVID WIBLE
ADDRESS: 6 WOODMILL DRIVE
CITY: CLEMENTON

STATE: NJ
ZIP: 08021
50 LB SNOW LOAD AVAILABLE

PHONE: (856) 228-3537
PHONE: (856) 261-8714
CELL:

BUILDING COLOR
ROOF: LIGHT GRAY
SIDES: BLUE
TRIM: WHITE

	WIDTH		LENGTH		HEIGHT	DRIP STOP= $ 162.00
CARPORT SIZE:	9	X	20	X	7	ROOF/WHOLE BLDG
ROOF PRICE:	$4.75 PER SQ.FT.		ROOF SQ. FOOTAGE:		180	$855.00
CLOSE SIDES:	1					$154.00
CLOSE ENDS:	1					$236.25
GABLE ENDS:	2					$151.20
ROLLUP DOORS:	Select One 0					
ROLLUP DOORS:	Select One 0					
WALKIN DOORS:	48 IN. DOOR		1			$250.00
WALKIN DOORS:	Select One		0			
FRAME OUTS:	$100/FRAME OUT					
WINDOWS:	Select Qty. 0					
ROOF BRACES:	YES		10x21		1	$100.00
CORNER BRACES:	YES		10x21		1	$200.00
ANCHOR TO CONCRETE:	YES				1	$120.00
MOBILE HOME ANCHORS:	NO				0	
SIDE OPENINGS:	NO 0					
DUTCH CUT:	NO 0					

I DO OR DO NOT WANT THE FOLLOWING OPTIONS LISTED BELOW. PLEASE INITIAL AFTER SELECTION.

MOBILE HOME ANCHORS: NO ☐ YES ☐ INITIAL: _____
ROOF BRACES: NO ☐ YES ☐ INITIAL: _____
CORNER BRACES: NO ☐ YES ☐ INITIAL: _____

SUB TOTAL:	$2,228.45
SALES TAX %:	7.00%
SALES TAX:	$155.99
TOTAL:	$2,384.44
PROCESS FEE:	$195.00
SUB TOTAL:	$2,189.44
SURCHARGE:	$20.00
BALANCE:	$2,209.44

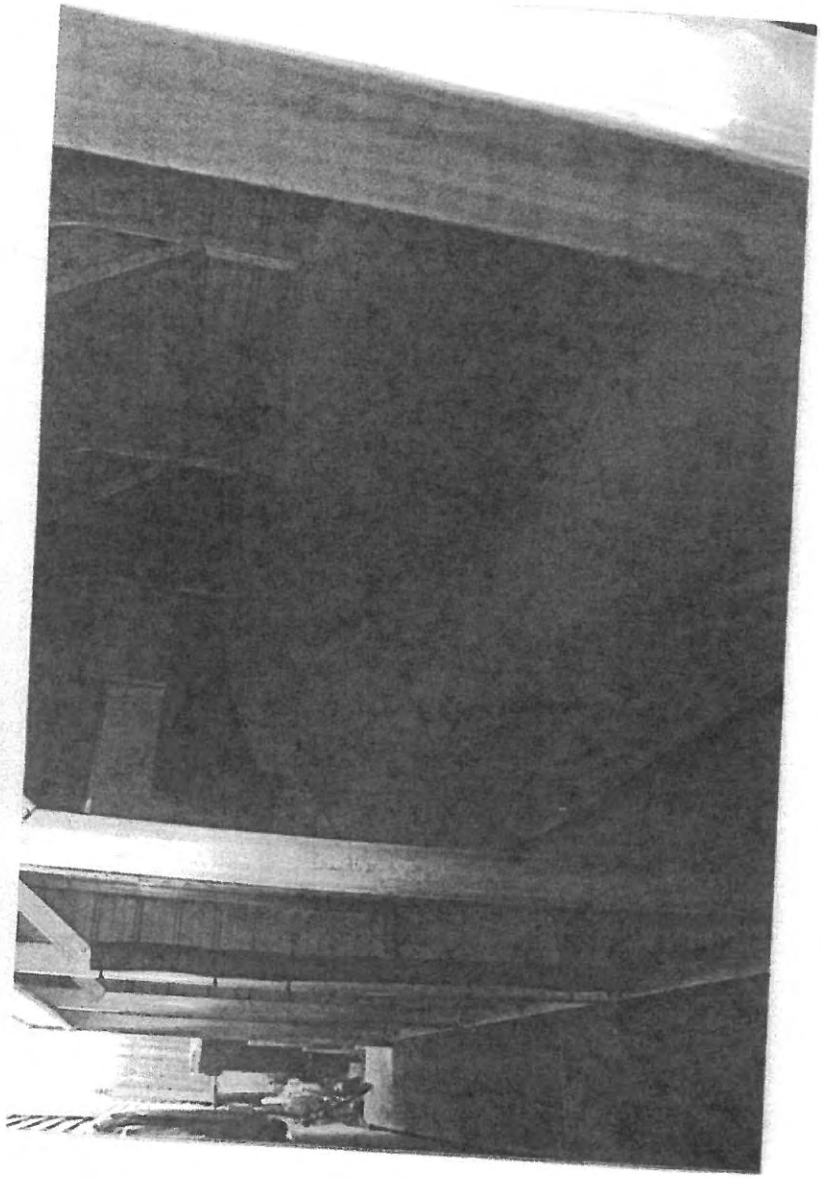
Certified Buildings meet 130 mph winds and 30lb snow load. Higher wind and snow loads are available by special quote. Newmart builders Inc. is a manufacturer and distributor of retail metal buildings components for assembly. Newmart Builders is not the contractor nor should we be represented by the customer as the contractor for this purchase. The customer or their representative should represent themselves as such when applying for permits for assembly within their locality. 20 year limited warranty on rust through of framing assuming normal user care and maintenance. We are not responsible for permits, covenant searches, restrictions, or acts of God (such as flooding, hail, lightning, wind, ice, snow, earthquakes, etc.) Please contact your local Building inspector or Homeowners Association for information. Customer's responsibility to check with Miss Utility or applicable service companies for underground obstacles. We are entering your property at your request, therefore we cannot be held responsible for any damages that may occur. Your lot must be level for proper assembly. Balance is due upon delivery. Newmart Builders reserves the right to accept or refuse any orders received. All orders received are subject to management approval to insure proper pricing. Non Certified Buildings are under no warranty. **No refunds on process fee after 3 business days.** Accepted Credit Cards : MasterCard & Visa3% Credit Card Fee Applies. **BUILDING LENGTHS ARE MEASURED ON ROOF; GROUND LENGTH IS 1' SHORTER**

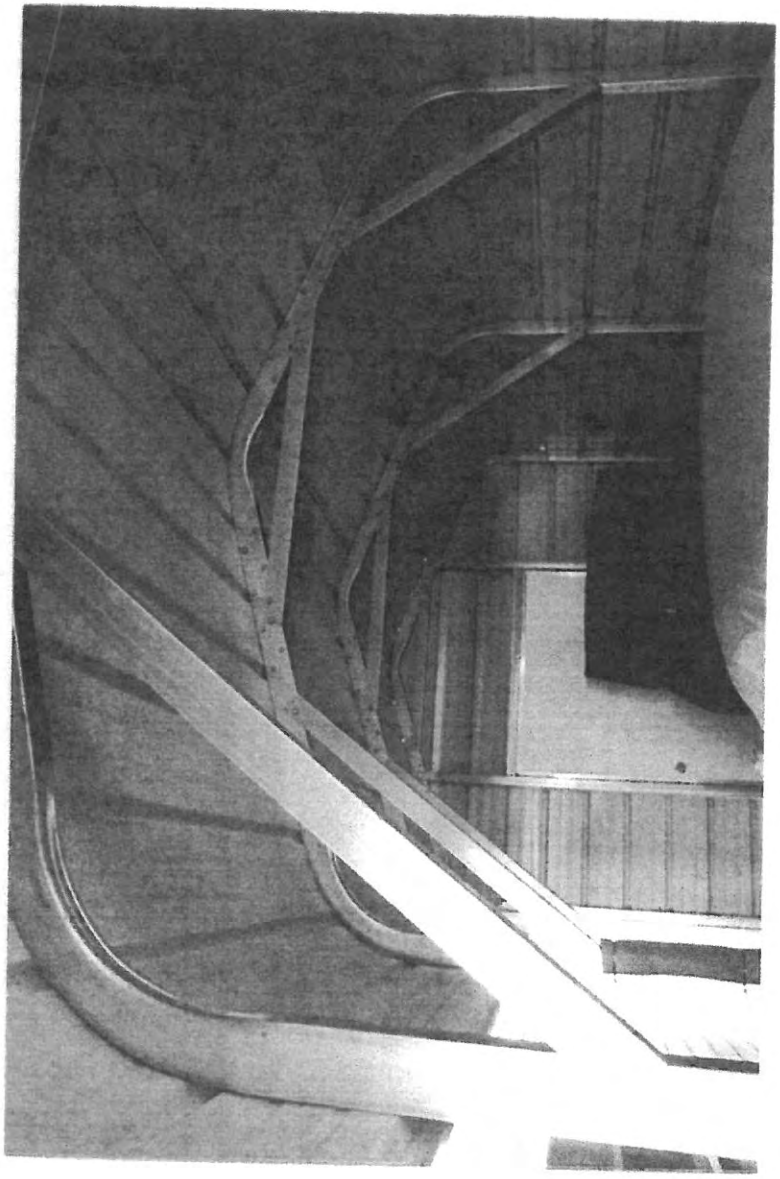
CONTRACTOR IS (CUSTOMER'S NAME): _____ **IN OFFICE USE ONLY, CHECKED BY:** _____

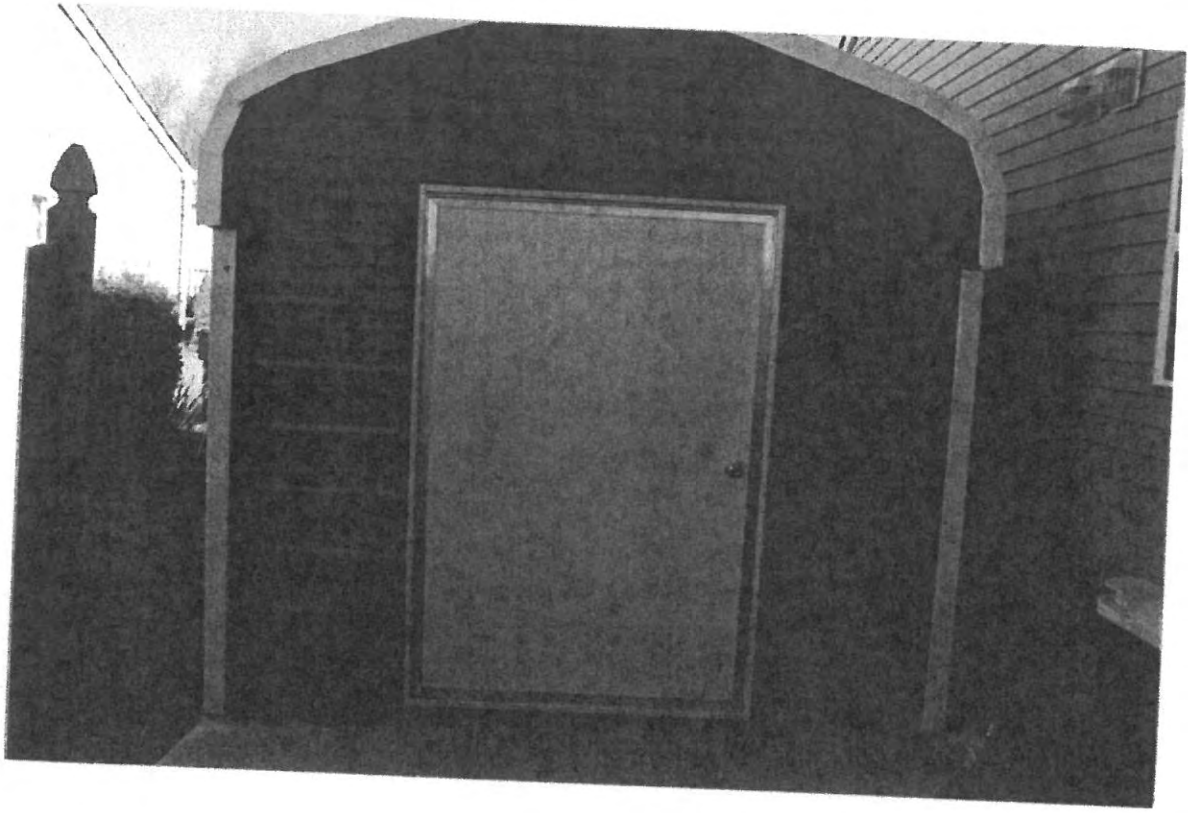
X _____
I HAVE READ AND UNDERSTAND THE INFORMATION ABOVE AND GIVE MY APPROVAL FOR DELIVERY.

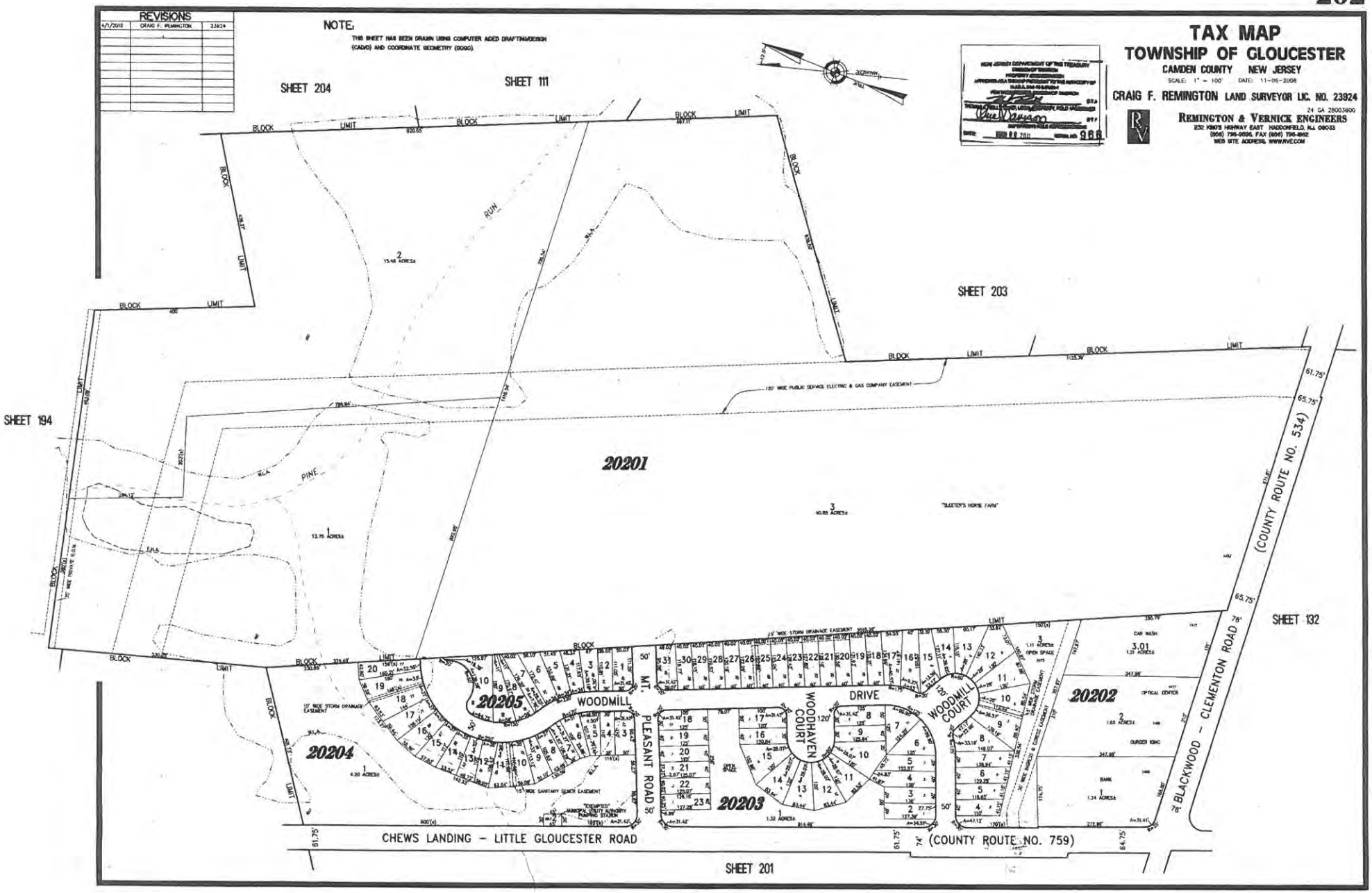
X _____
SIGN AFTER DELIVERY

REVISED
3/19/2014
S CHAPMAN








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
SHEET 204
SHEET 111
SHEET 203
SHEET 194
SHEET 132
SHEET 201
20201
20202
20203
20204
20205
WOODMILL DRIVE
WOODHAVEN COURT
WOODMILL COURT
MT. PLEASANT ROAD
CHEWS LANDING - LITTLE GLOUCESTER ROAD
(COUNTY ROUTE NO. 759)
BLACKWOOD - CLEMENTON ROAD
(COUNTY ROUTE NO. 534)
PINE RUN
120' WIDE PUBLIC SERVICE ELECTRIC & GAS COMPANY EASEMENT
15' WIDE SANITARY SEWER EASEMENT
"SLEETER'S HORSE FARM"
CAR WASH
OPTICAL CENTER
BURGER KING
BANK

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: Valerie J & David C. Wible

Address: 6 Woodmill Drive

Block: 20202 Lot: 6

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

3-29-17
Date

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

Printed on recycled paper

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

April 10, 2017

RECEIVED
APR 11 2017
BY:

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

Re: Application #172019C
G. David Wible, Jr. & Valerie J.
6 Woodmill Drive, Clementon, NJ 08021
Block 20202, Lot 6

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

RECEIVED
APR 18 2017
BY:

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

APPLICATION NO. 172019C

DATE: April 4, 2017

Block: 20202 Lot: 6

LOCATION: 6 Woodmill Drive, Clementon, NJ 08021
G. DAVID WIBLE, JR. & Valerie J.

Escrow: #11232
Zoned: RA

TRANSMITTAL TO:

O	Camden County Planning	O	Taxes & Tax Assessor	O	MUA
O	Tony Costa, Esq.	O	Aqua Water Co.	O	Construction
O	Churchill, Esq.	O	New Jersey America	O	Traffic/Police
O	Planner	O	Fire District 1 2 3 4 5 6	O	GTEMS

STATUS of APPLICATION: Construction of a carport 19' x 9' x 7' to store Collector Vehicle. Bulk C Variance

- ☑ 1 Copy – Survey
- ☐ 1 Copy – Recycle Trash Report
- ☐ 1 Copy – Fresh Water Wetlands Statement/Ordinance Relief
- ☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
- ☐ 1 Copy - Certification from Tax Assessor –New Lot Numbers
- ☐ 1 Copy - Minor Subdivision/Legal Descriptions/Access & Road Easements
- ☐ 1 Copy - Stormwater Management Report
- ☐ 1 Copy – Traffic Impact Study
- ☐ 1 Copy – Plan of Survey & Topography

Not sure this fits in this neighborhood of twin-style homes.

assessor

4/17/17

Bin# 62

B

RECEIVED
APR 19 2017
BY:

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

APPLICATION NO. 172019C

DATE: April 4, 2017

Block: 20202 Lot: 6

LOCATION: 6 Woodmill Drive, Clementon, NJ 08021
G. DAVID WIBLE, JR. & Valerie J.

Escrow: #11232

TRANSMITTAL TO:

Zoned: RA

O	Camden County Planning	O	Taxes & Tax Assessor	O	MUA
O	Tony Costa, Esq.	O	Aqua Water Co.	O	Construction
O	Churchill, Esq.	O	New Jersey America	O	Traffic/Police
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- ☐ 1 Copy - Minor Subdivision/Legal Descriptions/Access & Road Easements
- ☐ 1 Copy - Stormwater Management Report
- ☐ 1 Copy – Traffic Impact Study
- ☐ 1 Copy – Plan of Survey & Topography

4-18-17 JTG Bldg – Structures within 5' of the property line – Requires 1 hr fire rating – rated from both the interior + exterior

Jeanna - Please type Note for Ken. Thanks

JTG

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

Date: April 19, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

RECEIVED
APR 19 2017
BY

Applicant: G. David Wible Jr

Site: 6 Woodmill Dr

Block: 20202 Lot: 6

Application #: 172019C

1. *Structures within 5' of the property line require 1 hr fire rating, rated from both the interior & exterior.*

Thank you,

Jim Gallagher
Building SubCode Official

Wible

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #172019C **Block: 20202 Lot: 6**

☒ **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
APR 19 2017
BY:

Reviewed By: Lt. Jason Gittens Signature: Date: 4/19/17

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 #172026C**
Poonam Kushnal
621 Hobart Drive
BLOCK 11201, LOT 14

DATE: May 17, 2017

The above application is to permit a 12' x 16' deck 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	±13,278 sf	yes
Minimum lot frontage Hobart Drive Craig Drive	 75 ft. 75 ft.	 115.12 ft. 91.22 ft.	 yes yes
Minimum lot depth	125 ft.	110.57 ft.	enc
Maximum building coverage	20%	±10.4%[1]	yes
Maximum lot coverage	40%	±25.7%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (dwelling) Hobart Drive Craig Drive	 30 ft. 30 ft.	 33.57 ft. 38.22 ft.	 yes yes
Side yard (deck)	10 ft.	47 ft.	yes
Rear yard (deck)	**30 ft.**	**21 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: (21 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 twenty one (21) 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: Poonam Kushnal
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit # 11300

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 2026C

☐ Planning Board ☑ Zoning Board of Adjustment

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

Taxes Paid Yes/No _____(Initial)

Fees 160.00 Project # 11344

Escr. 150.00 Escr.# 11344

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Poonam Kaushal
Address: 621 Hobart Drive
City: Clementon (Lakeen Springs)
State, Zip: NJ 08021
Phone: (856) 258-2099 Fax: (___) ___-____
Email: _____

2. Owner(s) (List all Owners)

Name(s): Poonam Kaushal
621 Hobart Drive
Address: _____
City: Clementon
State, Zip: NJ 08021
Phone: (856) 258-2099 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
MAY 03 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: Bill Kennedy	Name:
Address: 621 Hobart Drive	Address:
Profession: Handyman	Profession:
City: Clementon	City:
State, Zip: NJ 08021	State, Zip:
Phone: (856 258-9099 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email:	Email:

7. Location of Property:

Street Address: 621 Hobart Drive Block(s): 11201

Tract Area: Lot(s): 14

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): DECK WOOD
16 by 12 NOW
21 Feet Rear S/B

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	21 FT
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

Poonam Kaushal — Signature of Applicant

5-2-17 — 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).**

5-2-17
Date

Poonam Kaushal
Signature

Poonam Kaushal
Print Name

Sworn and Subscribed to before me this 2nd day of May, 2017 (Year).

Poonam Kaushal
Signature

POONAM KAUSHAL
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

Poonam Kaushal
Signature of Applicant

5-2-17
Date

Poonam Kaushal
Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 11201 Lot 14, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Poonam Kaushal
Name of property owner or applicant

Sworn and subscribed to
On this 2nd day of May,
20 17 before the following authority.

Judith A. Calabrese
Notary public

ZONING PERMIT DENIED

621 HOBART DR
Block/Lot 11201/14

Applicant
KAUSHAL POONAM M
621 HOBART DRIVE
LAUREL SPRINGS, NJ 08021

Real Estate Owner
KAUSHAL POONAM M
621 HOBART DRIVE
LAUREL SPRINGS, NJ 08021

This is to certify that the above-named applied for a permit to/authorization for.
a proposed rear yard attached frame 16'X12' deck located 21' from the rear property line.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Deck is to maintain a minimum of 30' from the rear property line. A Variance approval is required by the Zoning Board of Adjustment 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

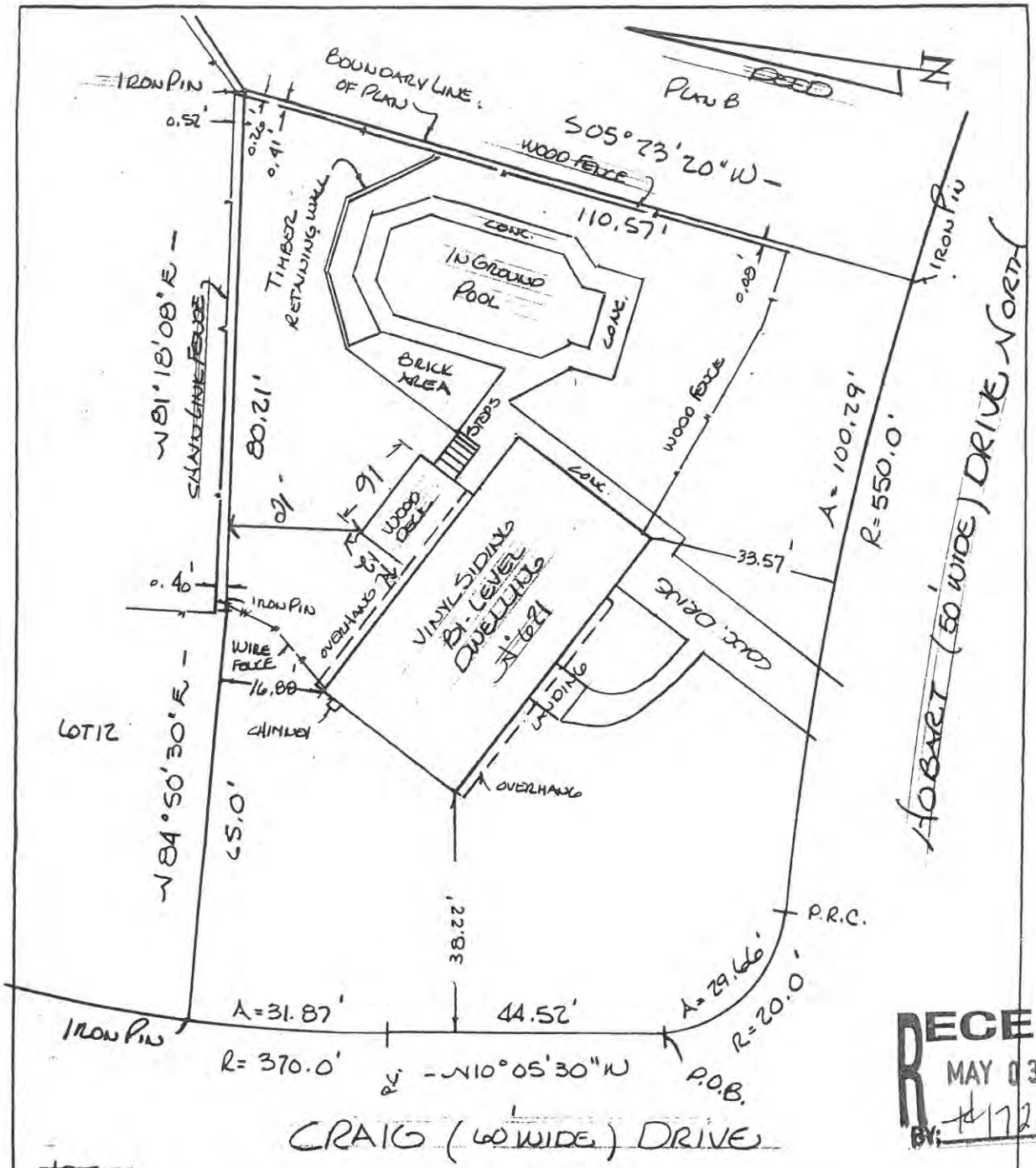
Alisa Ortiz
Zoning Officer
April 24, 2017

Applic No. 11300

Cut Here

Deliver to...

KAUSHAL POONAM M
621 HOBART DRIVE
LAUREL SPRINGS, NJ 08021



RECEIVED
MAY 03 2017
BY: #172026C

NOTE:-
PARCEL SURVEYED BEING LOT 13 BLOCK 257-A PLAN A LAUREL HILLS
ALSO BEING LOT 14 BLOCK 11201 TAXMAP TOWNSHIP OF GLOUCESTER

BANK OF AMERICA, N.A. ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR
FIDELITY TITLE ABSTRACT CO.

POONAM M. KAUSHAL

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 premises shown thereon. Responsibility limited to current transaction.

RICHARD S. HUMPHRIES
P.L.S. N.J. LIC. 34859
DATE OF SURVEY SEPT. 4, 2006

Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
Certificate of Authorization 24GA28052300
813 Haddon Ave., Collingswood, NJ 08108

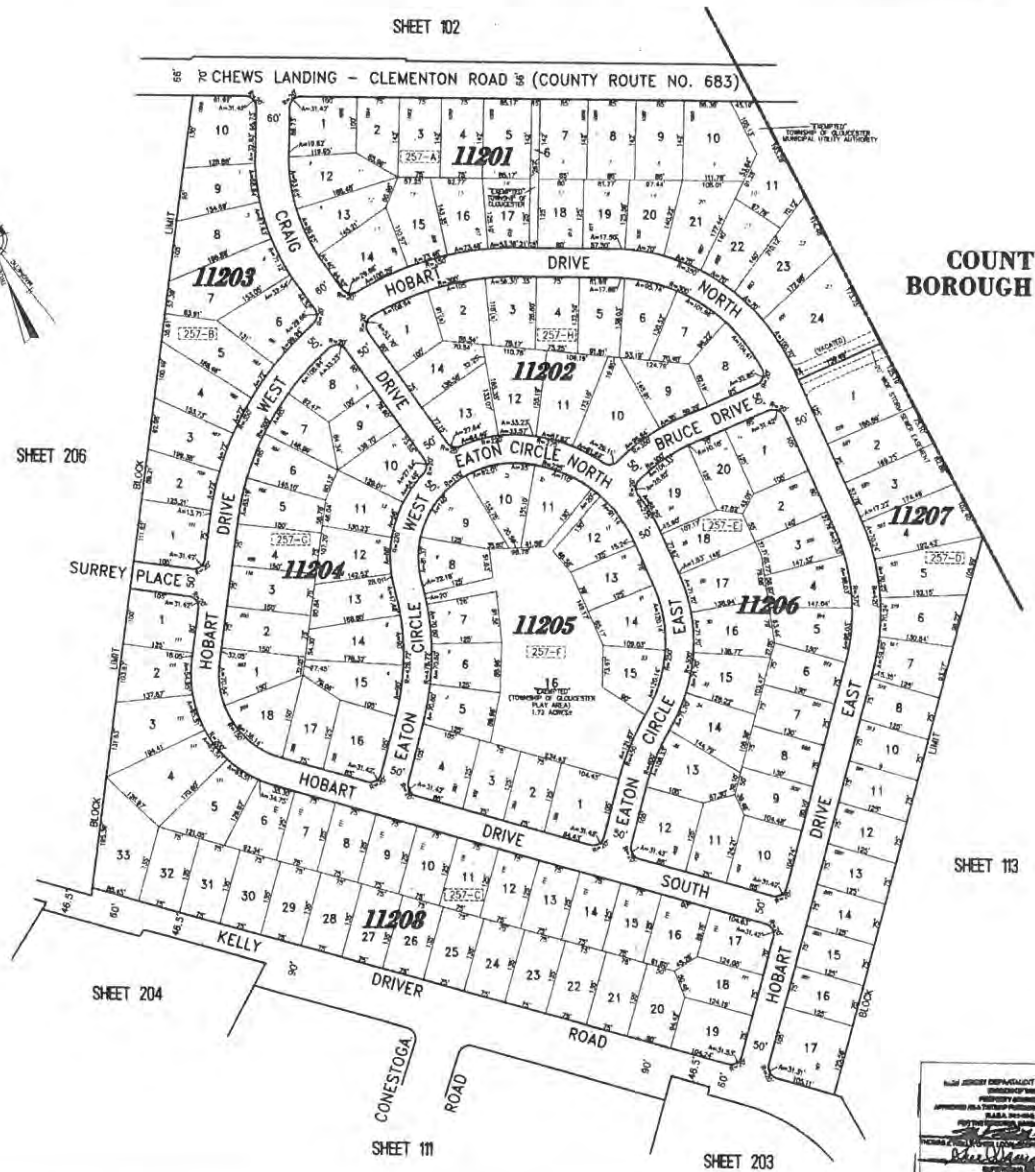
Survey of Premises

N° 621 HOBERT DRIVE
TOWNSHIP OF GLOUCESTER
CAMDEN Co. New Jersey
Scale — 1" = 20'
480.30

856-854-5229

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

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



COUNTY OF CAMDEN
BOROUGH OF LINDENWOLD

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

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

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

74 EA 21903800

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

112

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: Poonam M Kausal

Address: 621 Hobart Drive

Block: 11301 Lot: 14

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

5/2/17
Date

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

RECEIVED
MAY 03 2017
BY:

Printed on recycled paper

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 3, 2017 **APPLICATION No. #172026C**

APPLICANT: POONAM KUSHNAL **PROJECT No. 11344**

BLOCK(S): 11201 LOT(S): 14

LOCATION: 621 HOBART DR., LAUREL SPRINGS, NJ 08021

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by MAY 15, 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
MAY 03 2017
By:

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

No Issues.

Signature

5/3/17

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

May 4, 2017

RECEIVED
MAY - 8 2017
BY:

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

Re: Application #172026C
Poonam Kushnal
621 Hobart Drive, Laurel Springs, NJ 08021
Block 11201, Lot 14

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

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

RECEIVED
MAY - 8 2017
BY:

Date: May 9, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Poonam Kushnal

Site: 621 Hobart Dr

Block: 11201 Lot: 14

Application #: 172026C

1. *Setback – no issue for Building. This deck constructed without permit. Several code violations evident in photo.*

Thank you,

Jim Gallagher
Building SubCode Official

Bath 65

B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 3, 2017 **APPLICATION No. #172026C**

APPLICANT: POONAM KUSHNAL **PROJECT No. 11344**

BLOCK(S): 11201 LOT(S): 14

LOCATION: 621 HOBART DR., LAUREL SPRINGS, NJ 08021

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by MAY 15, 2017***

☐ For Your Files.

ENCLOSED:

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

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

5-8-17 Setback No Issue for Building. This Deck constructed w/o Permit - Several Code Violations evident in photo

JUG

Signature

Jeanine,
Please Type Not for Ken. Thank You

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 3, 2017 **APPLICATION No. #172026C**

APPLICANT: POONAM KUSHNAL **PROJECT No. 11344**

BLOCK(S): 11201 LOT(S): 14

LOCATION: 621 HOBART DR., LAUREL SPRINGS, NJ 08021

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

RECEIVED
MAY 11 2017

PURPOSE OF TRANSMITTAL:

☒ For Your Review.
☐ For Your Files.

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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

REVIEWED
☑ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL:
DATE: 5-9-17

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

w/o Comment

Signature

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #172022C**
Gregory and Joann Mattia
23 Mercer Drive
BLOCK 15607, LOT 12

DATE: May 17, 2017

The Applicant requests approval to install an eight (8) 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	11,733.85 sf	yes
Minimum lot frontage	75 ft.	76.43 ft.	yes
Minimum lot depth	125 ft.	150.16 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	30 ft.	31.05 ft.	yes
Side yard	10 ft.	11.54 ft./ 13.24 ft.	yes
Rear yard	30 ft.	±85 ft.[1]	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

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

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

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, Other Height Restrictions

1. To install a eight (8) foot high vinyl fence zero (0) feet from the property line along Sicklerville Road (15 ft. minimum required).
2. The Applicant should note consent from the easement owner shall be required as per §425.E, Erection within Property Lines; Encroachment.

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 to construct eight (8) foot high vinyl fence zero (0) feet from the property line along Sicklerville Road (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: Gregory and Joann Mattia
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Bath 65

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 20, 2017 **APPLICATION No. #172022C**

APPLICANT: Gregory & Joann MAttia **PROJECT No. 11295**

BLOCK(S): 15607 LOT(S): 12

LOCATION: 23 MERCER DR., SICKLERVILLE, 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.
- ☐ For Your Files.

Please Forward Report by MAY 2, 2017

ENCLOSED:

RECEIVED
APR 24 2017
BY:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

OK 4-2017 JTG Bldg ~ Note: Fence over 6' High Requires a Construction Permit.

Signature

Jeanne - Please type Note for her

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

Date: April 20, 2017

RECEIVED
APR 24 2017
BY:

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Gregory & Joann Mattia

Site: 23 Mercer Dr

Block: 15607 Lot: 12

Application #: 172022C

1. *Note: a fence over 6' high requires a Construction Permit.*

Thank you,

Jim Gallagher
Building SubCode Official

RECEIVED
APR 24 2017
BY:

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 20, 2017 **APPLICATION No. #172022C**

APPLICANT: Gregory & Joann MAttia **PROJECT No. 11295**

BLOCK(S): 15607 LOT(S): 12

LOCATION: 23 MERCER DR., SICKLERVILLE, 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 MAY 2, 2017***

☐ For Your Files.

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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

APPROVED
DATE: 4-23-17
BY
Bureau of Fire Prevention
Fire District 5
1781 Sicklerville Rd.
Sicklerville, NJ 08081

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

Signature

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

April 24, 2017

RECEIVED
APR 25 2017
BY:

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

Re: Application #172022C
Gregory & Joann Mattia
23 Mercer Drive, Sicklerville, NJ 08081
Block 15607, Lot 12

Gentlemen:

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

However, the Authority has an easement line on the property. Prior to any work commencing, applicant must contact the Authority for a sewer mark-out.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 20, 2017 **APPLICATION No. #172022C**

APPLICANT: Gregory & Joann MAttia **PROJECT No. 11295**

BLOCK(S): 15607 LOT(S): 12

LOCATION: 23 MERCER DR., SICKLERVILLE, 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 MAY 2, 2017***

☐ For Your Files.

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RECEIVED
MAY 03 2017
By:

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

No Issues

Signature 5/1/17

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №.: # 172022C

Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 160.00 Project # 11295

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

Escr. 150.00 Escr.# 11295

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Gregory & JoAnn Mattia	Name(s): Gregory Mattia JoAnn Mattia
Address: 23 Mercer Dr.	Address: 23 Mercer Dr
City: Sicklerville	City: Sicklerville
State, Zip: NJ 08081	State, Zip: NJ 08081
Phone: (c) (609) 680-7782 Fax: (___) ___-____	Phone: (609) 680-7782 Fax: (___) ___-____
Email: wesnjo@comcast.net	

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

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

RECEIVED
APR 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
(R3)	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

6. Name of Persons Preparing Plans and Reports:

Name: All Vinyl Fencing	Name:
Address: 453 Middle Rd	Address:
Profession: fence co.	Profession:
City: Hammonton, NJ	City:
State, Zip: NJ 08037	State, Zip:
Phone: (609) 561 7597 Fax: (___) ___ - ____	Phone: (___) ___ - ____ Fax: (___) ___ - ____
Email:	Email:

7. Location of Property:

Street Address: 23 Mercer Dr. Sicklerville Block(s): 15607

Tract Area: Lot(s): 12

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): ~~request variance for 8 foot~~ VINYL ~~high~~ fence along back of property so as ~~to block "tiki bar" from house view~~ setback of yard

9. Property:

Number of Existing Lots: _____

Number of Proposed Lots: _____

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

Fence Application	Proposed
Setback from E.O.P.*1	0 n/a
Setback from E.O.P.*2	0 n/a
Fence type	vinyl (white/gre
Fence height	6' everywhere except 8' along back
*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

Gregory J Matteo
Signature of Applicant

4-19-17
Date

JoAnn E Matteo
Signature of Co-applicant

4-19-17
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).**

4-19-17
Date

Gregory J Mattia
Signature
Gregory J. Mattia
Print Name

Sworn and Subscribed to before me this 19 day of April 2017 (Year).

JoAnn E Mattia
Signature
JoAnn E. Mattia
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).

JoAnn E Mattia
Signature of Applicant
JoAnn E Mattia
Print Name

4-19-17
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 4-7-17 shows and discloses the premises in its entirety, described as Block 15607 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:

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

JoAnn E Mattia
Name of property owner or applicant

Sworn and subscribed to
On this 19 day of April
20 17 before the following authority.

Michele Lynn Tregle
Notary public

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

Pictures of Backyard view

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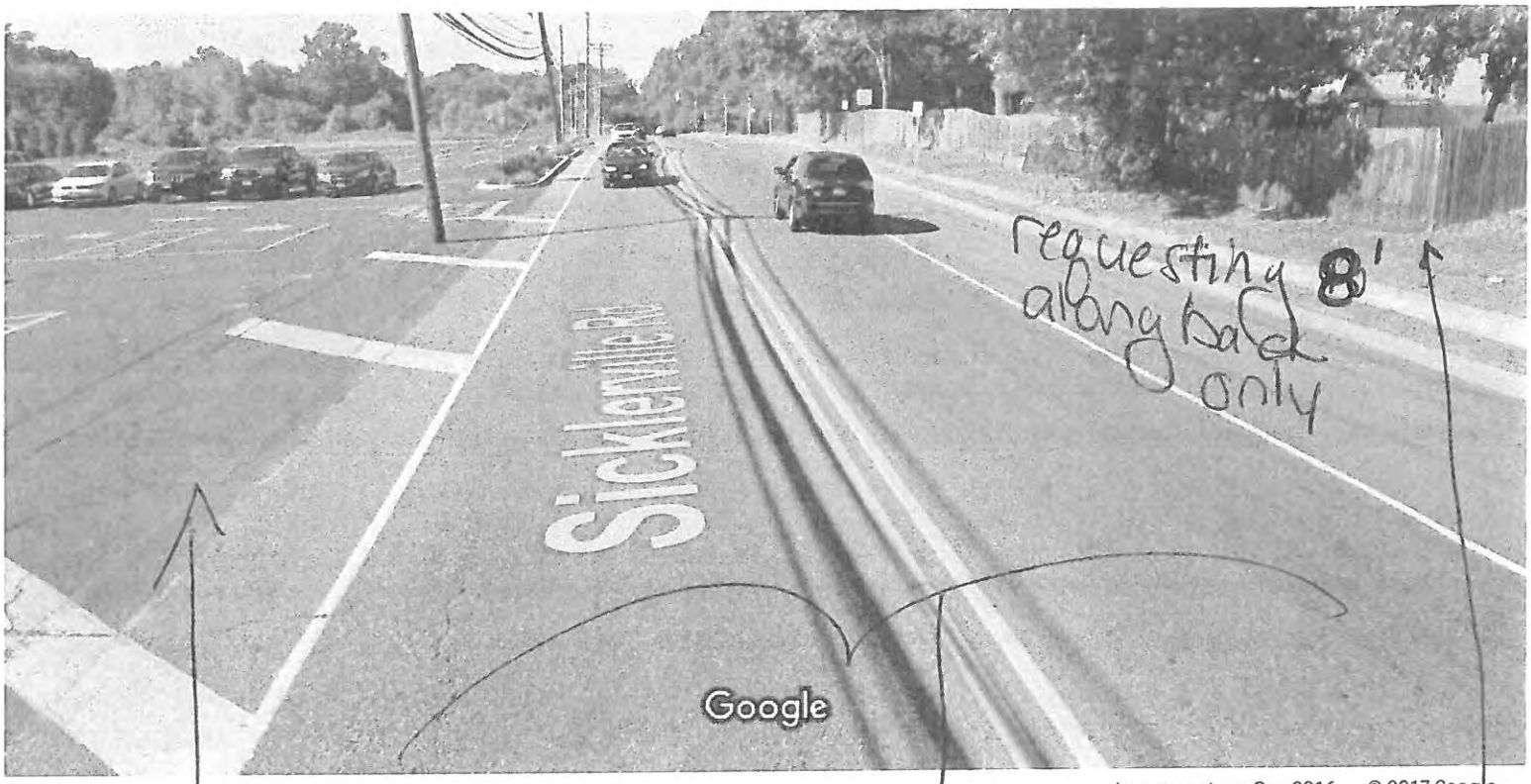
BY:

Google Maps 2388 Sicklerville Rd

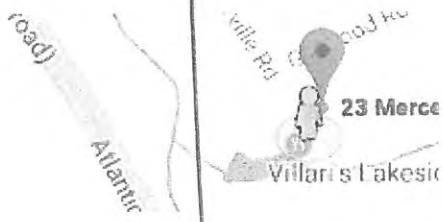


requesting 8' along back only

Image capture: Sep 2016 © 2017 Google

Sicklerville, New Jersey

Street View - Sep 2016



Sicklerville Rd

Our parking lot

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BY:

Our backyard 23 Mercer Dr

Google Maps 23 Mercer Dr

Imagery ©2017 Google, Map data ©2017 Google 20 ft

pic. of our backyard in relation to location of bar.

23 Mercer Dr
Sicklerville, NJ 08081

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APR 20 2017
BY:

COPY

All Vinyl FENCING & DECKING 609-561-7597 LLC
WWW.ALLVINYLFENCE.COM

Sales Rep. Brian X-ST:
Rep. Direct #: 856-229-4073 TWP:
Lic #: 13VH03573300
FAX (609) 561-277
453 MIDDLE ROAD | HAMMONTON, NJ 08037 | info@allvinylfence.co

CUSTOMERS NAME: Joann Mattia
Date: 3/28/17
ADDRESS: 23 Mercer Dr
Phone: 609-680-7782
CITY, STATE, ZIP: Sicklerville, NJ, 08081
TOTAL COST: $8,925
Deposit:
We Accept: 2% Processing F
BALANCE C.O.D.
☐ CHECK $ #
CC#
☐ CASH $
Utilities Ref #:
☐ CARD $
M/O Date:

We hereby submit specifications and **estimates** for:

Start Date (estimated):

Completion Date (estimated):

29 - sections Av 28 6x8 white/grey
1 - 4ft gates
2 - extra posts

10 - sections Av 28 8x8 white/grey
11 - 5x5 Alum posts

Special Instructions:
☐ CORE DRILLING
☐ CLEARING
☒ REMOVAL
☐ FENCE GRADE
EXTRA DIRT
☐ TAKEN AWAY
☒ RAKED OUT
☐ PILED BY POST

20% - sign
$8,925
80% - finish

☒ **80 lb. bag concrete per hole**
☒ **Aluminum inserts in bottom rai**
☒ **Aluminum inserts in gate post**

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APR 20 2017
BY:

Price Quoted: $ .00 for the above following specified labor & materials with payment as follows: 20% deposit and final payment due immediately upon completion unless otherwise noted above.

All vinyl needs 3 feet of working space along fence line in order to install new fencing.
Customer will clear the debris/calandar within 3 feet of fenceline. Initials_____

Weather & Permits permitting work under this agreement will begin within 45 calender days of signing by owner. Work under this agreement will be substantially complete within 20 calender days after the date construction begins.

Additional charges for any extra work not covered in this contract requested by the customer shall only be performed upon written change order signed by the customer and such change order shall be subject to all terms and conditions of this contract.

Warranty: (see reverse side for important contract terms.)

Costs of Collection: (see reverse side for important contract terms.)

Arbitration: (see reverse side for important contract terms.)

The cost and responsiblity for complying with all government regulations and obtaining any required permits shall rest with the customer. **All Vinyl Fencing LLC will assist the customer upon request, in determining where the fence is to be erected, but under no circumstance does All Vinyl Fencing LLC assume any responsibility concerning property lines or in anyway guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed. Initial_____**

All Vinyl Fencing will assume the responsibility for having underground public utilities located and marked. However, All Vinyl Fencing LLC assumes no responsibility for unmarked sprinkler lines, or any other unmarked buried lines or objects. The customer will assume any liability for any damage caused by directing All Vinyl Fencing LLC to dig in the immediate vicinity of the known utilities.

All Vinyl Fencing is fully licensed, insured and bonded.

Approved and Accepted for Customer:

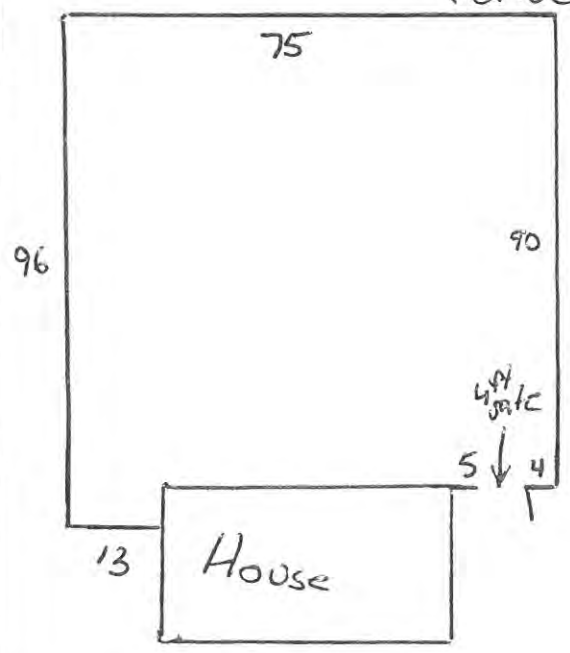
Print Customer Sign Date

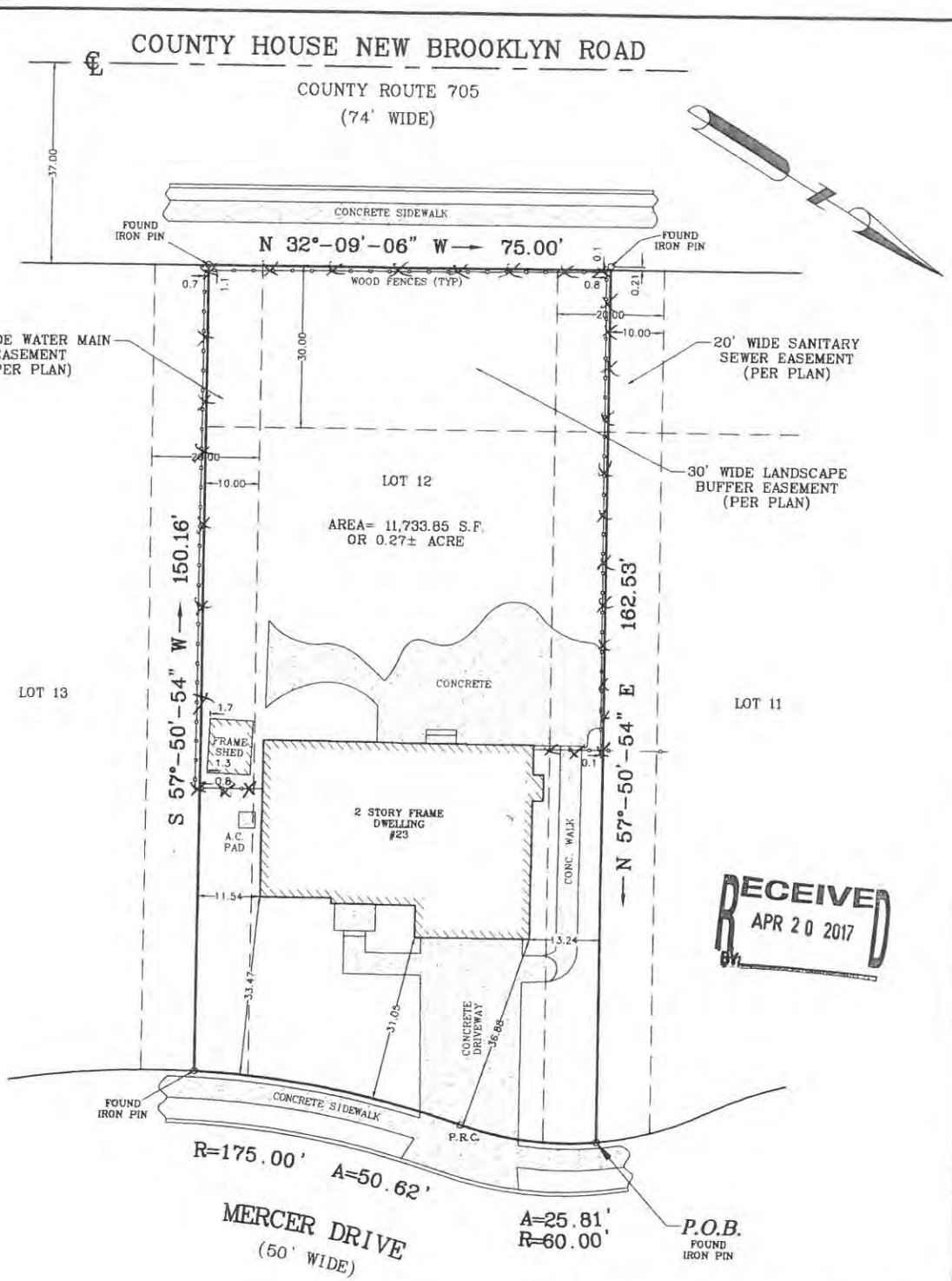
Accepted for All Vinyl Fencing LLC

Brian Yackle Brian Yackle 3/28/17

Print Salesperson Sign Date

DIAGRAM:- replaces existin fence





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APR 20 2017
BY

NOTES:
BEING KNOWN AS LOT 12 IN BLOCK 15607 ON PLAN OF STONE BRIDGE RUN, SECTION 1-B-1, PHASE II, FILED DECEMBER 8, 1995 AS ORIGINAL MAP #437-20. A.K.A. LOT 12 IN BLOCK 15607 ON THE TOWNSHIP OF GLOUCESTER TAX MAPS.

CERTIFIED TO:
GREGORY J. AND JOANN E. MATTIA

"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO IT'S 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 INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON. THE RESPONSIBILITY LIMITED TO THE CURRENT MATTER AND INITIAL USE FOR WHICH IT IS BEING USED."

THIS IS TO CERTIFY THAT ON APRIL 7, 2017 I MADE A SURVEY OF THE LANDS AND PREMISES SHOWN HEREON, AND THAT THIS PLAT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

BRUCE A. EWING
LAND SURVEYOR

41042

N.J. LICENSE NO. 35835

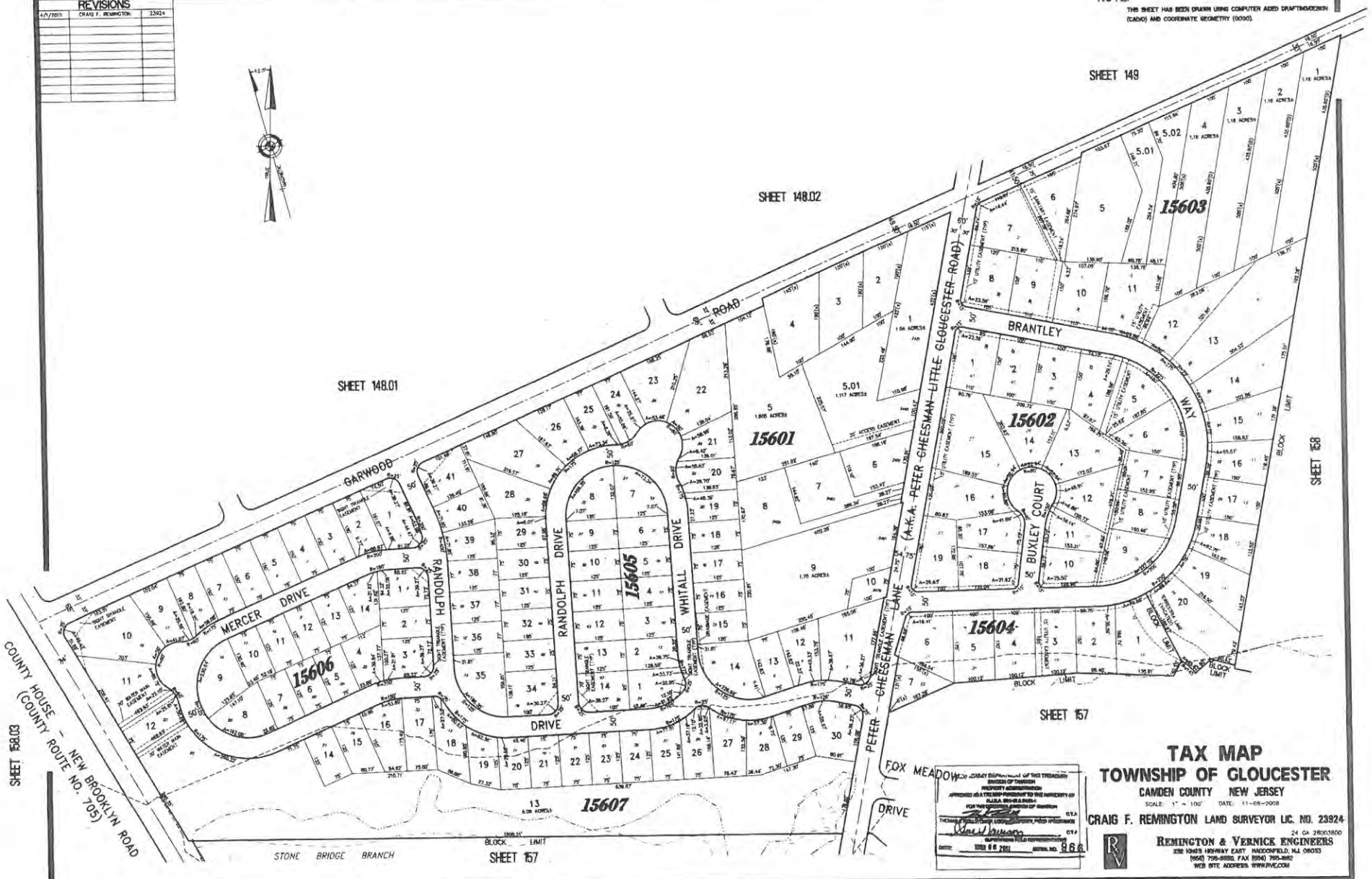
SURVEY OF PREMISES
23 MERCER DRIVE
SITUATED IN
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN, NEW JERSEY

DRAWN BY: F.D.G. DATE: 4/7/17 SCALE: 1"=20'

EWING ASSOCIATES
LAND SURVEYORS
900B No. DELSEA DRIVE, P.O. BOX 145, CLAYTON, N.J. 08312
PHONE: (856) 881-4931

REVISIONS		
4/7/2011	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: 11-08-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

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

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: Gregory + Joann Mattia

Address: 23 Mercer Dr. Sicklerville, NJ 08081

Block: 15607 Lot: 12

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

4-19-17
Date

Asst. Maryann Bussa
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Canden County

RECEIVED
APR 20 2017
BY:

Printed on recycled paper

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 #172023C**
John A. Bennett
152 W. Central Avenue
BLOCK 11507, LOT 25

DATE: May 17, 2017

The above application is to permit an 8' x 18' deck 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	±3,700 sf	enc
Minimum lot frontage	75 ft.	37 ft.	enc
Minimum lot depth	125 ft.	100 ft.	enc
Maximum building coverage	20%	±32.6%[1]	enc
Maximum lot coverage	40%	±32.6%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (dwelling)	30 ft.	n/a	n/a
Side yard (deck)	10 ft.	17.5 ft.	yes
Side yard (deck)	**10 ft.**	**1.5 ft.**	**no***
Rear yard (deck)	**30 ft.**	**±22 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. Side yard: (1.5 ft. provided v. 10 ft. minimum required).
2. Rear yard: (±22 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:

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

   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 one and five tenths (1.5) feet from the side property line (10 ft. minimum required) and approximately twenty two (22) feet from the rear property 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: John A. Bennett
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №: #172023C

☐ Planning Board ☑ Zoning Board of Adjustment

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

Taxes Paid Yes/No _____(Initial)

Fees 160.00 Project # 11296

Escr. 150.00 Escr.# 11296

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: JOHN A. BENNETT
Address: 152 W. CENTRAL AVE
City: BLACKWOOD
State, Zip: N.J. 08012
Phone: (856) 228-5092 Fax: (856) 261-1193
Email: JABKO@JABKO.COM

2. Owner(s) (List all Owners)

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

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: JOHN A. BENNETT	Name:
Address: 152 W. CENTRAL AVE	Address:
Profession: APPLIANCE SERVICE	Profession:
City: BLACKWOOD	City:
State, Zip: N. J. 08012	State, Zip:
Phone: (856) 228-5092 Fax: (__)___-____	Phone: (__)___-____ Fax: (__)___-____
Email: JABKO@JABKO.COM	Email:

7. Location of Property:

Street Address: 152 W. CENTRAL AVE. Block(s): 11507

Tract Area: BEAR DOOR Lot(s): 25

8. Land Use:

Existing Land Use: BACK YARD -

Proposed Land Use (Describe Application): ~~REMOVE OLD PRE EXISTING PORCH/DECK NON-ATTACHED - REBUILD IN SAME POSITION AND EXTEND TO BACK ROOM WALL & REMOVED 8' x 8' AND REPLACED WITH~~ 8' x 18' DECK LANDING NON-ATTACHED) SITTING ON PATIO 8-18-SLAB 18" SIDE 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	
Front setback 2	
Rear setback	
Side setback 1	18"
Side setback 2	
Lot frontage	
Lot depth	
Lot area	8' x 18'
Building height	23"

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

John G Bennett

Signature of Applicant

04/11/2017

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).**

04/11/2017
Date

John G. Bennett
Signature

JOHN A. BENNETT
Print Name

Sworn and Subscribed to before me this 18th day of April 2017. (Year).

Signature

Nipul Patel.
Print Name

NIPUL PATEL
ID # 2371079
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires March 13, 2018

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

JOHN A. BENNETT
Print Name

04/11/2017
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 04/11/17, shows and discloses the premises in its entirety, described as Block 11507 Lot 25; 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:

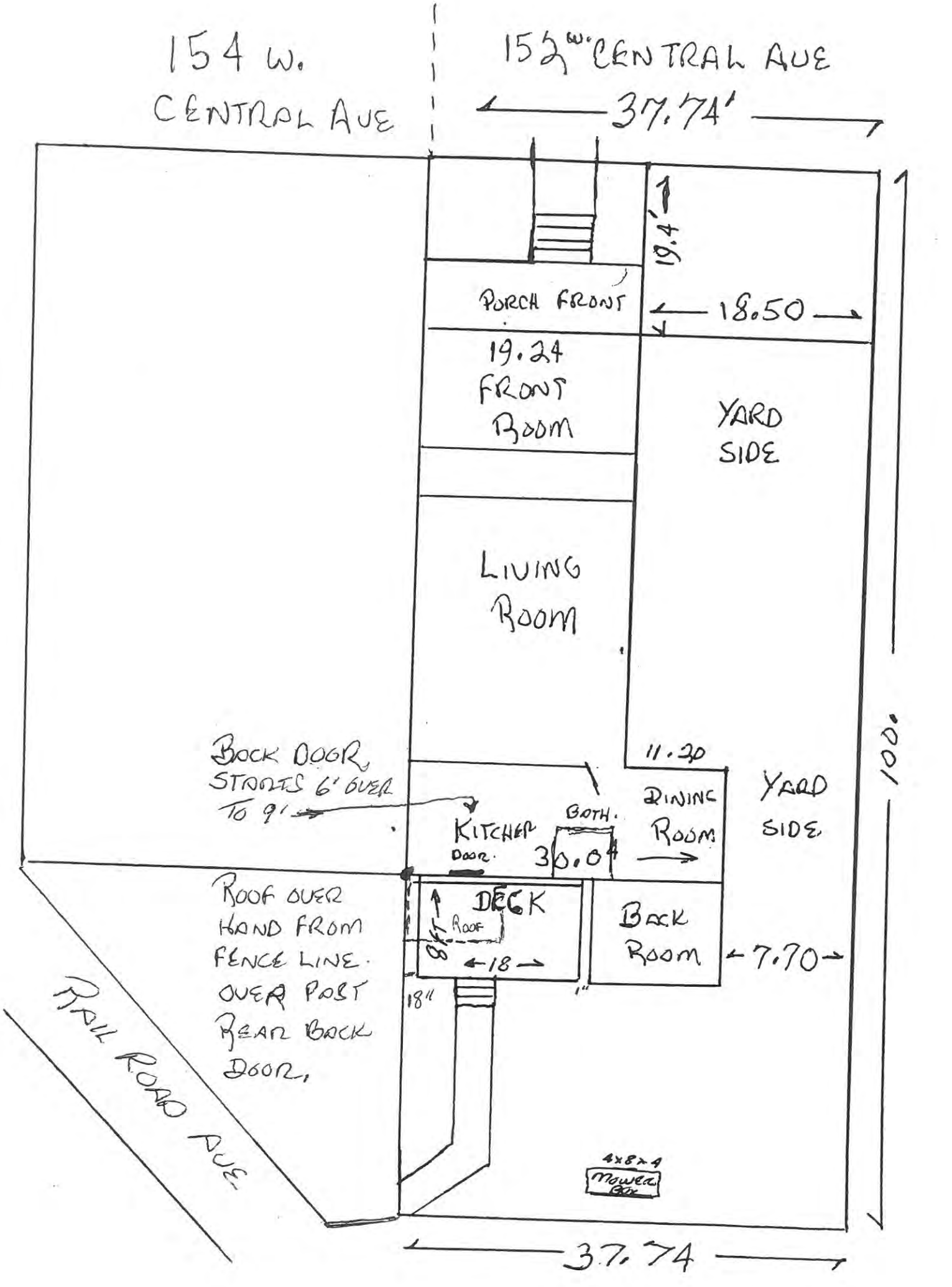
John A. Bennett of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

John Bennett.
Name of property owner or applicant

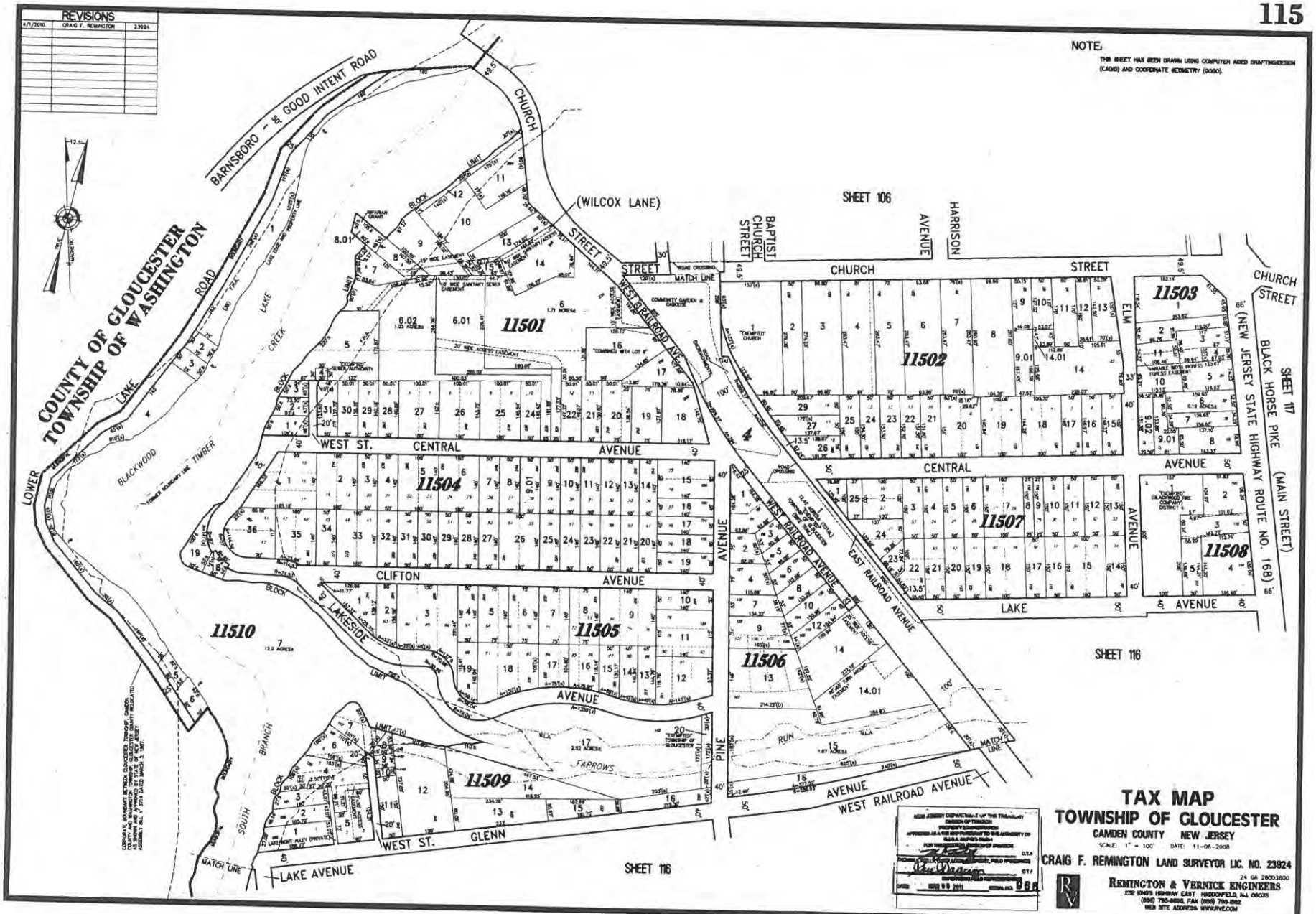
Sworn and subscribed to
On this 18th day of April
20 17 before the following authority.

Notary public

NIPUL PATEL
ID # 2371079
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires March 13, 2018



154 W. CENTRAL AVE
152 W. CENTRAL AVE
37.74'
19.4'
PORCH FRONT
18.50
19.24 FRONT ROOM
YARD SIDE
LIVING ROOM
BACK DOOR, STARTS 6' OVER TO 9'
11.20
DINING ROOM
YARD SIDE
KITCHEN
BATH.
DOOR.
30.04
100.
ROOF OVER HAND FROM FENCE LINE. OVER PAST REAR BACK DOOR.
DECK
ROOF
8 FT
18
BACK ROOM
7.70
18"
1"
RAIL ROAD AVE
4x8x4
MOWER BOX
37.74


REVISIONS
4/1/2010 CRAIG F. REMINGTON 23924
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).
COUNTY OF GLOUCESTER
TOWNSHIP OF WASHINGTON
BARNSBORO - S. GOOD INTENT ROAD
CHURCH STREET
(WILCOX LANE)
SHEET 106
BAPTIST CHURCH STREET
HARRISON AVENUE
CHURCH STREET
ELM
CHURCH STREET
SHEET 117
BLACK HORSE PIKE (MAIN STREET)
(NEW JERSEY STATE HIGHWAY ROUTE NO. 168)
LOWER LAKE ROAD
LAKE
CREEK
BLACKWOOD
TIMBER
WEST ST.
CENTRAL AVENUE
CLIFTON AVENUE
LAKESIDE AVENUE
WEST RAILROAD AVENUE
EAST RAILROAD AVENUE
PINE RUN
FARROWS BRANCH
SOUTH BRANCH
WEST ST. GLENN
LAKE AVENUE
MATCH LINE
SHEET 116
11501
11502
11503
11504
11505
11506
11507
11508
11509
11510
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

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

RECEIVED
APR 20 2017

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: John & Lisa Bennett

Address: 152 Central Ave. Blackwood, NJ 08012

Block: 11507 Lot: 25

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

4-19-17
Date

MaryAnn Bussa
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

Printed on recycled paper

ZONING PERMIT DENIED

152 CENTRAL AVE
Block/Lot 11507/25

Applicant
BENNETT JOHN A & LISA A
152 CENTRAL AVENUE
BLACKWOOD NJ 08012

Real Estate Owner
BENNETT JOHN A & LISA A
152 CENTRAL AVENUE
BLACKWOOD NJ 08012

Zone
R3

This is to certify that the above-named applied for a permit to/authorization for.
a proposed rear yard attached frame ~~10'X16'~~ deck.. This application for approval is hereby denied

18'x8'

Application is
Denied

Comments on Decision:
Deck is to maintain a mimum of 10' from the side property line. 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 30, 2017

Applic No. 11224

Cut Here

Deliver to...

BENNETT JOHN A & LISA A
152 CENTRAL AVENUE
BLACKWOOD NJ 08012

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 20, 2017 **APPLICATION No. #172023C**

APPLICANT: JOHN A. BENNETT **PROJECT No. 11296**

BLOCK(S): 11507 LOT(S): 25

LOCATION: 152 W. CENTRAL AVE., BLACKWOOD 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by MAY 2, 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
MAY 03 2017
By

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

No Issues.

Signature

Assessor 5/1/17

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

Date: April 27, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

RECEIVED
MAY 01 2017
BY:

Applicant: John A. Bennett

Site: 152 W. Central Ave

Block: 11507 Lot: 25

Application #: 172023C

1. *Building code concerns: footings, attachments, stair risers & handrails must all be addressed at time of Construction permit application.*

Thank you,

Jim Gallagher
Building SubCode Official

Bnt 62

(B)

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 20, 2017 **APPLICATION No. #172023C**

APPLICANT: JOHN A. BENNETT **PROJECT No. 11296**

BLOCK(S): 11507 LOT(S): 25

LOCATION: 152 W. CENTRAL AVE., BLACKWOOD 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by MAY 2, 2017***

☐ For Your Files.

RECEIVED
MAY 01 2017
BY:

ENCLOSED:

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

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

4-27-17 JTG - Building Code Concerns - Footings & Attachments
Stair risers & Handrails must all be
address at time of Construction Permit
Application

Signature

Jeanine Please type
Note for Ken,
Thanks JTG

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

April 24, 2017

RECEIVED
APR 25 2017
BY:

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

Re: Application #172023C
John A. Bennett
152 W. Central Avenue, Blackwood, NJ 08012
Block 11507, Lot 25

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
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #172024C***
Robert Matusavage
1630 New Brooklyn – Erial Road
BLOCK 17502, LOT 60

DATE: May 16, 2017

The above application is to permit a 14' x 36' detached private garage within the R-1 Residential district as per the attached sketch.

I. ZONING INFORMATION

1. Zone: R-1 ~ Residential District [§403].

R-1 Zone Requirements (§403.F):

Standard	Required	Proposed	Complies
Lot size (min.)	1 acre	15,367 sf	enc
Lot frontage (min.)	125 ft.	85 ft.	enc
Lot depth (min.)	200 ft.	179.54 ft.	yes
Building coverage (max.)	15%	±11.8%[1]	yes
Lot coverage (max.)	30%	±11.8 %[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	50 ft.	52.7 ft.	yes
Side yard (min.)	25 ft.	13.5 ft. / 27.5 ft.	yes / yes
Rear yard (min.)	75 ft.	±95 ft.[1]	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

[1] = Scaled data.
enc = Existing nonconformance.

§422.H, PRIVATE GARAGES			
Area (Max.)	800 sf	504 sf	yes
Less than area of principal building	< ±1,188 sf[1]	504 sf	yes
Stories (max.)	1	1	yes
Number of garages (max.)	1	1	yes
Front yard (min.)	N.P.	±65 ft.[1]	yes
Side yard (min.)	10 ft.	±66.5 ft.[1]	yes
Side yard (min.)	**10 ft.**	**5 ft.**	**no***
Rear yard (min.)	10 ft.	±78 ft.[1]	yes
Side wall height (max.)	9 ft.	7 ft.	yes
Garage height (max.)	14 ft.	9 ft.[1]	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 variances from the Area, Yard, Height and Building Coverage in the R-3, Residential District standards:

§402.E (3), Distance between adjacent buildings

1. Distance between buildings: (9 ft. provided v. 10 ft. minimum required).

§422.H, Private Garages

2. Side yard: (5 ft. provided v. 10 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.H, Private Garages to permit a detached private garage four and five tenths (5) feet from the side property line (10 ft. minimum required) and nine (9) feet between an adjacent building (10 ft. minimum required).

cc: Robert Matusavage
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №: #17-2024-C

Taxes Paid Yes/No _____(Initial)

Fees 160.00 Project # 11298

☐ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 150.00 Escr.# 11298

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: ROBERT MATUSAVAGE	Name(s): ROBERT MATUSAVAGE
Address: 1630 NEW BROOKLYN ROAD	Address: SAME
City: SICKLERVILLE NJ.	City:
State, Zip: 08081	State, Zip:
Phone: (C) 609 440 5280 Fax: (___)___-____	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
- ☐ _____

RECEIVED
APR 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
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

6. Name of Persons Preparing Plans and Reports:

Name: ROBERT MATUSAVAGE	Name:
Address: 1630 NEW BROOKLYN ROAD	Address:
Profession:	Profession:
City: SICKLERVILLE NJ	City:
State, Zip: 08081	State, Zip:
Phone: 609 440 5284 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email:	Email:

7. Location of Property:

Street Address: 1630 NEW BROOKLYN ROAD Block(s): 17502

Tract Area: Lot(s): 60

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): detached garage = 14x36x9

Setbacks = 4.5 FT SIDE 9FT FROM DWELLING

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	
Side setback 1	5 FT
~~Side setback 2~~ DWELLING	9 FT
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	14X36
Garage height	9
Number of garages	1
(Include attached garage if applicable)	
Number of stories	1

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

14. Parking and Loading Requirements:

Number of parking spaces required: 1 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

Robert Matusonny
Signature of Applicant

April 19, 2017
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).**

April 19, 2017
Date

Robert Matusavage
Signature

ROBERT MATUSAVAGE
Print Name

Sworn and Subscribed to before me this

19 day of April,

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

Robert Matusavage
Signature of Applicant

April 19, 2017
Date

ROBERT MATUSAVAGE
Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

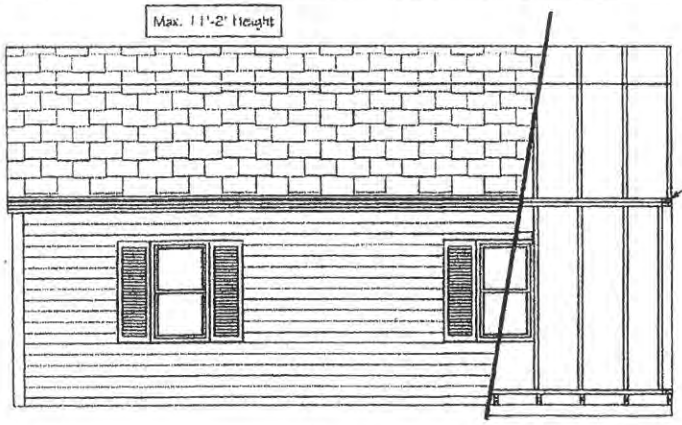
Michele Lyn Treger of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

ROBERT MATUSAVAGE
Name of property owner or applicant

Sworn and subscribed to
On this 19 day of April
20 17 before the following authority.

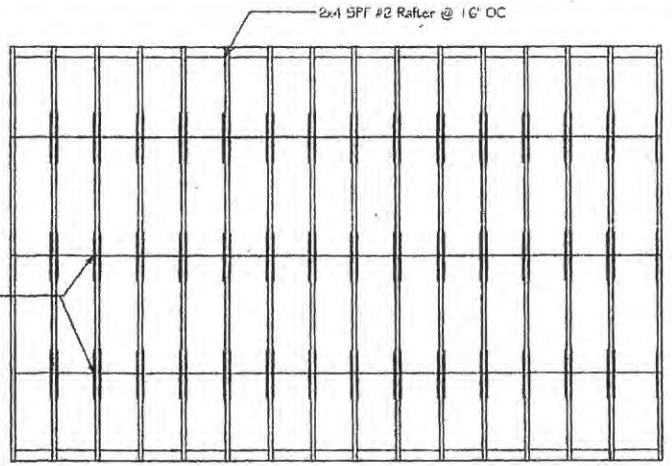
Michele Lyn Treger
Notary public

MICHELE LYN TREGER
ID # 2439103
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018



Side View

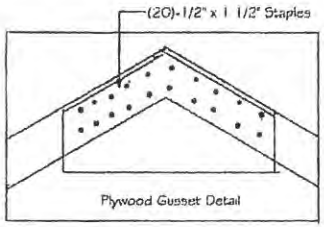
Note: Provide Double 2x4 w/1/2" Plywood Over All Openings Exceeding 39"



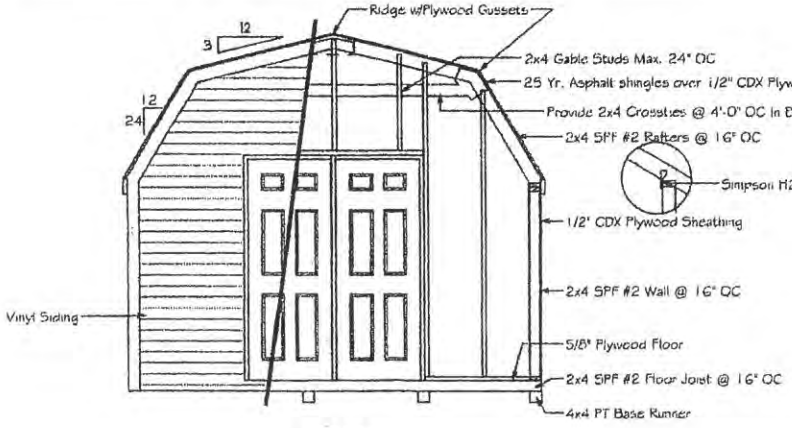
Roof Framing Plan

4x4 Base Spacing

8' Wide	1'-1 1/2"	5'-7 1/2"	1'-1 1/2"		
10' Wide	2 1/2"	1'-11"	2'-9 3/4"	2'-9 3/4"	1'-11" 2 1/2"
12' Wide	2 1/2"	2'-11"	2'-9 3/4"	2'-9 3/4"	2'-11" 2 1/2"
14' Wide	2 1/2"	3'-11"	2'-9 3/4"	2'-9 3/4"	3'-11" 2 1/2"



Plywood Gusset Detail



End View

LOADING NOTES
SNOW LOAD
Ground Snow Load = 30 PSF
Snow Importance Factor (I) = 0.8
Snow Exposure Factor (Ce) = 1.0
WIND LOAD
Basic Wind Speed (V) = 130 MPH
Wind Importance Factor (I) = 0.77
Wind Exposure Category : C

Optional Features

8' x ____
10' x ____
12' x ____
14' x ____
40' Max. Length

Wall Height ____

- Vinyl Siding ☐
- T1-11 Siding ☐
- 18"x 18" Cupola ☐
- Ridge Vent ☐
- Single Door ☐
- Double Door ☐
- Gable Window ☐
- 12" Overhang ☐

Seal:

John F. Ruff 10/16/07

Engineer:
John F. Ruff P. E.
NJ. Lic. #
24GE03882700

Builder:
Springville WoodWorks
701 BlackHorse Pike
Williamstown, NJ. 08094

Plan Title:
Dutch Barn Shed

Project:

Date:

Drawn by: R.L.

Not to Scale

Sheet 1 of 1

The Deluxe A-Frame

Deluxe Vinyl Sided A-Frame Features

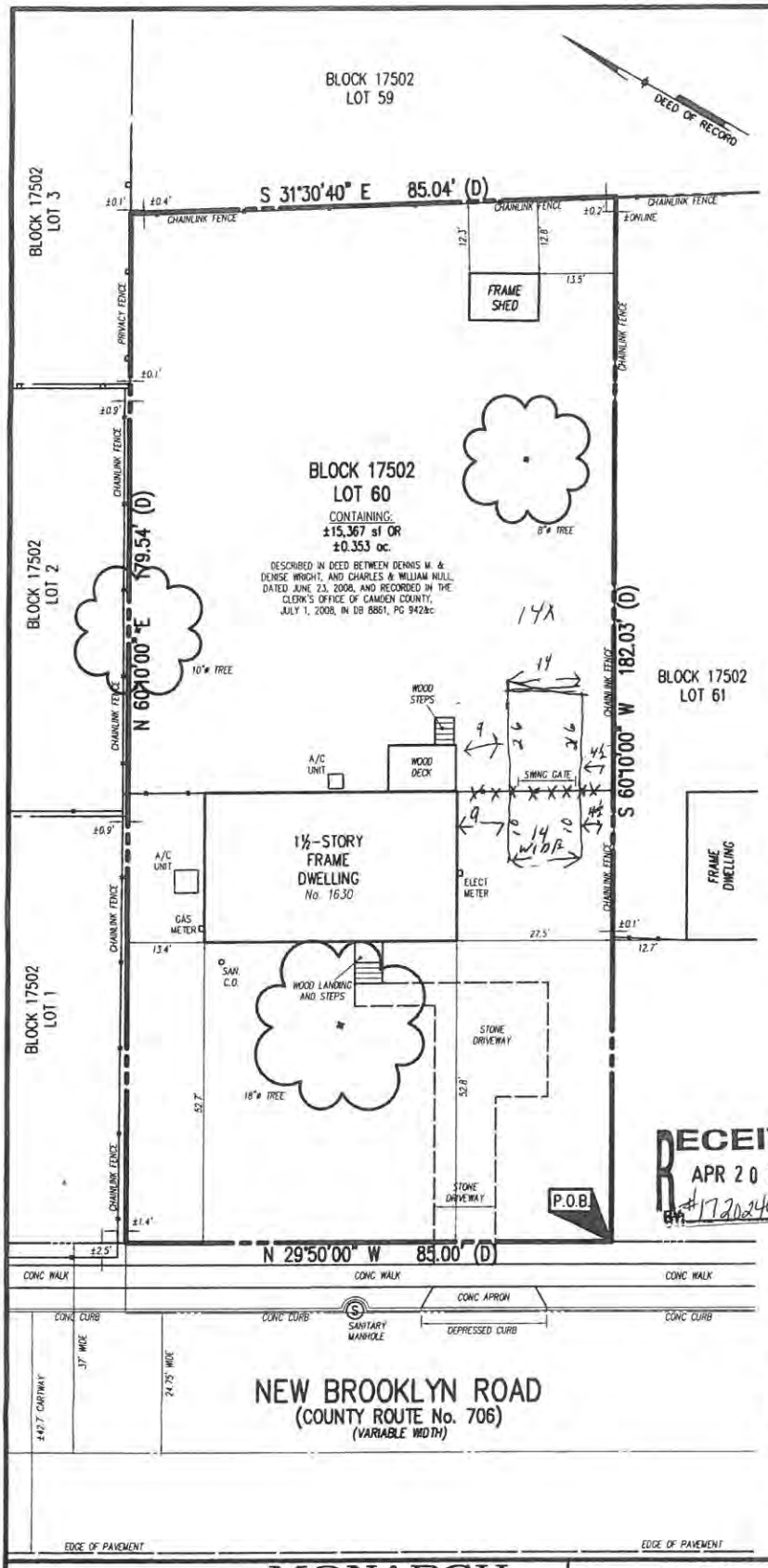
- 7' Walls with 10" Overhangs
- 18"x36" Slider Windows with Panel Shutters
- Garden Vents
- Higher Fiberglass Doors

Options Shown: Homestead Overhead Door, Arched Glass in Doors

Deluxe Painted Wood A-Frame Features

- 7' Walls with 10" Overhangs
- 18"x36" Slider Windows with Deluxe Shutters
- Wood Corners
- Garden Vents
- Higher Deluxe Wood Doors

Options Shown: Transom Windows in Doors, Extra Doors



GENERAL NOTES:

1. THIS PLAN IS DOES NOT GUARANTEE OWNERSHIP. DOCUMENTS OF RECORD WHICH MAY HAVE BEEN REVIEWED AND CONSIDERED AS PART OF THIS PLAN ARE NOTED HEREON AND HAVE BEEN OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH MAY
2. ONLY COPIES OF THE ORIGINAL OF THIS PLAN CLEARLY MARKED WITH THE PROFESSIONAL ENGINEER AND/OR LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED A VALID COPY.
3. BLOCK AND LOT NUMBERS AS SHOWN HEREON ARE BASED UPON THE TAX MAPS OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY.
4. THIS PLAN IS SUBJECT TO ANY EASEMENTS OR AGREEMENTS, WHICH MAY OR MAY NOT BE OF THE PUBLIC RECORD AND DISCLOSED AT THE TIME OF AN ABSTRACT OF TITLE OR TITLE SEARCH, WHICH MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE AT THE TIME OF SURVEY. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED UPON ABOVE GROUND STRUCTURES VISIBLE AT THE TIME OF THE FIELD SURVEY AND RECORD OR AS-BUILT DRAWINGS PROVIDED/OBTAINED BY MONARCH.
5. THE PROPERTY BOUNDARY/OUTBOUND SURVEY IS BASED UPON INFORMATION OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC, AS FOLLOWS:
   A. PLAN TITLED "PLAN OF LOTS, TALISMAN ESTATES", PREPARED BY LONG ENGINEERING AND SURVEYING, DATED MARCH 17, 1977, AND RECORDED IN THE CLERK' S OFFICE OF CAMDEN COUNTY, AUGUST 3, 1977, MAP No. 323, PG 9.
   B. FOUND SURVEY MONUMENTATION RECOVERED AT TIME OF FIELD SURVEY OF SUBJECT PREMISES, JULY 2015.
   C. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS, ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN, AND ARE BASED UPON FIELD SURVEY OF SUBJECT PREMISES PERFORMED BY MONARCH SURVEYING & ENGINEERING, LLC, MAY 2015.
6. IF FIELD CONDITIONS REFLECT ANY INCONSISTENCIES WITH THE INFORMATION SHOWN, MONARCH SURVEYING & ENGINEERING, LLC SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES. SHOULD THE OWNER OR CONTRACTOR CONTINUE WITHOUT NOTIFICATION TO MONARCH, HE/SHE ACCEPTS FULL RESPONSIBILITY.
7. UNLESS OTHERWISE NOTED HEREON, OUTBOUND OR PROPERTY CORNERS NOT FOUND OR SET, AS INDICATED, HEREON, HAVE NOT BEEN SET DUE TO THE TIMING IN PREPARING AND WILL BE SET WITHIN 30 DAYS OF THE DATE OF THIS PLAN. THE LAND SURVEYOR RESERVES THE RIGHT TO REVISE SUCH PLAN BASED UPON ADDITIONAL EVIDENCE AND/OR INFORMATION PROVIDED OR OBTAINED IN SETTING SAID CORNER MARKERS.

GRAPHIC SCALE
0' 20' 40'
1" = 20'

RECEIVED
APR 20 2017
BY: #172024C

TO: ROBERT M. MATUSAVAGE
PRESIDENTIAL TITLE AGENCY, INC.

I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP AND COMPOSITE SURVEY OF THE LANDS SHOWN HEREON, DATED JULY7, 2015, MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY THE NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, IN ACCORDANCE WITH THE REQUIREMENTS AS OUTLINED IN N.J.S.A. 13:40-5.1.

BRUCE R. McKENNA, PE, PLS
PROFESSIONAL LAND SURVEYOR, LIC. No. GB42562
PROFESSIONAL ENGINEER, NJ LIC. No. GB42562

LAST REVISED: 07/07/2015

MONARCH
SURVEYING & ENGINEERING
P.O. BOX 177
PITMAN, NEW JERSEY 08071
PH (856) 582 - 8200 FAX (856) 582 - 8204
www.monarcheng.com
NJ CERT. OF AUTHORIZATION: 24GA28133000
DE CERT. OF AUTHORIZATION: S8-0000087

BRUCE R. McKENNA
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. GB-042562
PROFESSIONAL ENGINEER, N.J. LIC. NO. GB-042562
7-8-2015

PLAN OF SURVEY

LOT 60 * BLOCK 17502 * PLATE 175
No. 1630 NEW BROOKLYN-ERIAL ROAD
GLOUCESTER TWP., CAMDEN COUNTY, NEW JERSEY

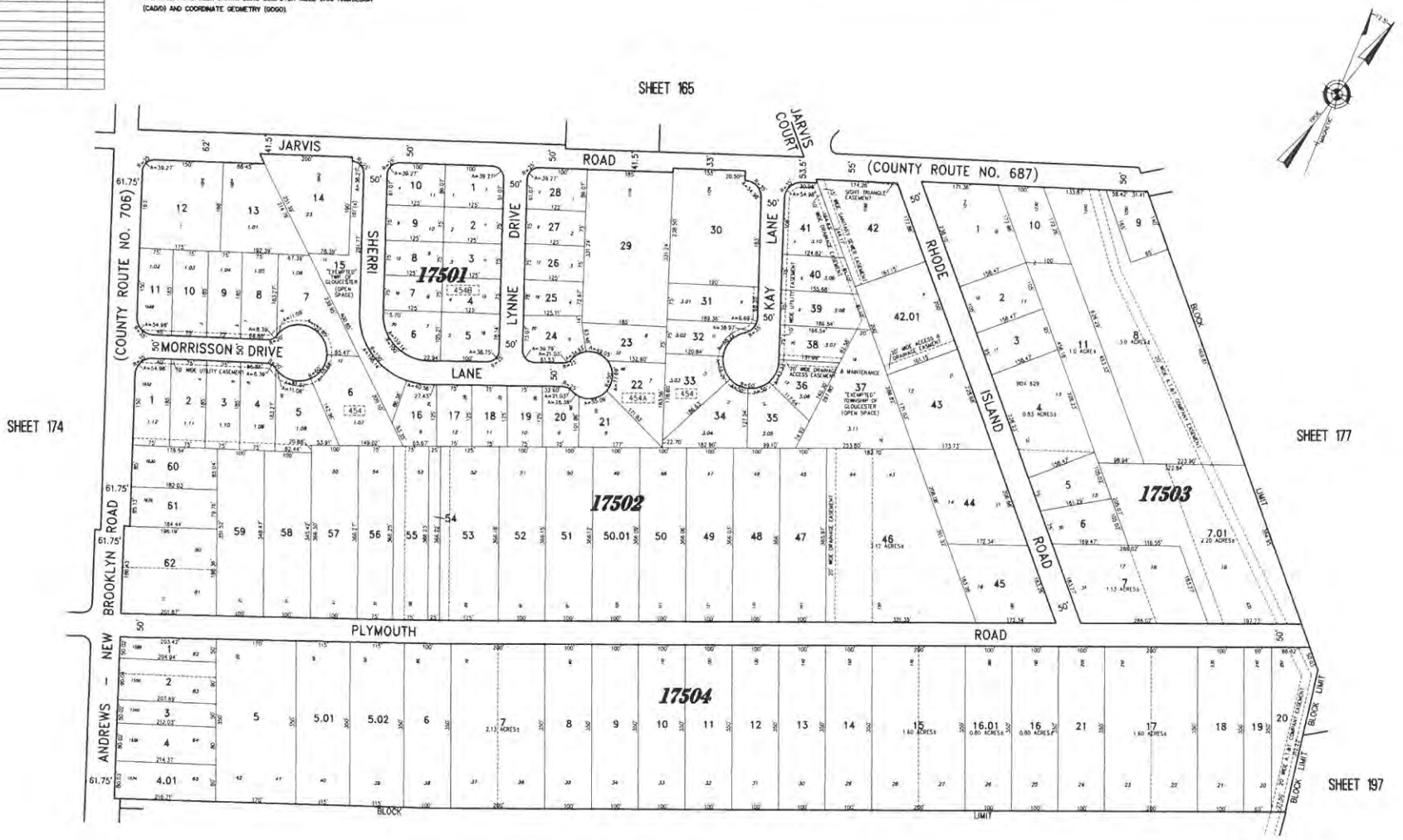
PRESIDENTIAL TITLE AGENCY, INC.
1546 BLACKWOOD-CLEMENTON ROAD
BLACKWOOD, NEW JERSEY 08012

DATE	SCALE	DRAWN	CHECK	JOB No.
07/07/2015	1" = 20'	STAFF	BRM	215028

/projects/215028/SURVEY.dwg

REVISIONS		
4-1-2010	CRAIG F. REMINGTON	23924
1-11-2013	CRAIG F. REMINGTON	23924

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



"THIS TAX MAP PLATE HAS BEEN DIGITALLY DRAWN USING COMPUTER-AIDED DRAFTING/DESIGN (CADD) & COORDINATE GEOMETRY (COGO). IT IS BASED ON THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE BEARING THE OFFICIAL NEW JERSEY DIVISION TAXATION APPROVAL STAMP WITH APPROVAL DATE 03-08-2011 SERIAL NUMBER 966 AND SIGNATURES OF SIGNERS THOMAS J. REILLY, CHIEF, LOCAL PROPERTY; FIELD ASSISTANCE, SUE DAWSON, SUPERVISING FIELD REPRESENTATIVE. THIS TAX MAP PLATE HAS BEEN DIGITALLY UPDATED TO REFLECT CONDITIONS AS OF 1-11-2013. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE WITH THE OFFICIAL APPROVAL STAMP IS ON FILE WITH REMINGTON & VERNICK ENGINEERS."

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

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

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

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

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

RECEIVED
APR 20 2017
BY:

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: Robert Michael Matusavage

Address: 1630 New Brooklyn Rd. Sicklerville, NJ 08081

Block: 17502 Lot: 60

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

4-20-17
Date

Asst. Maryann Bevan
Gloucester Township Tax Collector

Printed on recycled paper

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

Date: April 27, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

RECEIVED
MAY 01 2017

Applicant: Robert Matusavage

Site: 1630 New Brooklyn-Erial Rd

Block: 17502 Lot: 60

Application #: 172024C

1. *Exterior wall less than 5' from property line requires 1 hr fire rating-wall & overhang, rated from both inside & outside.*
2. *A structure this size requires (2) sets of sealed plans & permanent foundation.*

Thank you,

Jim Gallagher
Building SubCode Official

Bn# 63

B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 20, 2017 **APPLICATION No. #172024C**

APPLICANT: ROBERT MATUSAVAGE **PROJECT No. 11298**

BLOCK(S): 17502 LOT(S): 60

LOCATION: 1630 NEW BROOKLYN – ERIAL RD., SICKLERVILLE, 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 MAY 2, 2017***

☐ For Your Files.

RECEIVED
MAY 01 2017

ENCLOSED:

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

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

4-27-17 ① Exterior wall less than 5' from property line - Requires 1 hr Fire rating - wall + overhang - Rated from Both inside + outside

② A structural Thru size requires a note of sealed Plans + Permanent Foundation - JKC BSO

Signature

Jeanine Please Type Note for Ken

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 20, 2017 **APPLICATION No. #172024C**

APPLICANT: ROBERT MATUSAVAGE **PROJECT No. 11298**

BLOCK(S): 17502 LOT(S): 60

LOCATION: 1630 NEW BROOKLYN – ERIAL RD., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
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- ☐ Traffic Officer
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- ☐ Fire District 1 2 3 4 5 6

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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

RECEIVED
MAY 03 2017
BY:

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

Large garage "SHOULD BE NOTED for Residential Use only"

Signature

5/1/17

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

April 24, 2017

RECEIVED
APR 25 2017
BY:

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

Re: Application #172024C
Robert Matusavage
1630 New Brooklyn-Erial Road, Sicklerville, NJ 08081
Block 17502, Lot 60

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
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #172025C**
Nick Louie
19 Erik Court
BLOCK 19306, LOT 3.10

DATE: May 17, 2017

The above application is to permit a 16' x 19' second floor deck in the R-2 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

1. Zone: R-2 ~ Residential District – Residential Cluster [§404].

Standard	Required	Proposed	Complies
Minimum lot size	10,000 sf	10,012 sf	yes
Minimum lot frontage	80 ft.	80.24 ft.	yes
Minimum lot depth	100 ft.	125 ft.	yes
Maximum building coverage	40%	±12.2%[1]	yes
Maximum lot coverage	50%	±22.3%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (dwelling)	40 ft.	41 ft.	yes
Side yard (deck)	15 ft.	±31 ft. / 24.4 ft.	yes / yes
Rear yard (deck)	**35 ft.**	**29 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:

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

1. Rear yard: (29 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: Nick Louie
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application No.: # 112025C

Taxes Paid Yes/No (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 160.00 Project # 11325

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

Escr. 1500 Escr.# 11325

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Nick Louie	Name(s): Nick Louie, Melissa Louie
Address: 19 Erik Court	Address: 19 Erik Court
City: Sicklerville	City: Sicklerville
State, Zip: NJ 08081	State, Zip: NJ 08081
Phone: 856 261 2056 Fax: ( ) -	Phone: 856 261 2056 Fax: ( ) -
Email:	

cell

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 MAY 01 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:	Firm:
Address:	State, Zip:
City:	Phone: ( ) - Fax: ( ) -
	Email:

6. Name of Persons Preparing Plans and Reports:

Name: Brett Wolvin	Name:
Address: 1809 N. Black Horse Pike	Address:
Profession:	Profession:
City: Williamstown	City:
State, Zip: NJ 08094	State, Zip:
Phone: 856 292 8404 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: www.njdeckbuilder.com	Email:

7. Location of Property:

Street Address: 19 Erik Court Block(s): 19306

Tract Area: Lot(s): 3.10

8. Land Use:

Existing Land Use: open backyard RESIDENTIAL NL

Proposed Land Use (Describe Application): building a 16x20 2ND FLOOR deck - ~~current 35 feet setback line - need at least 25 feet for intended deck, future patio, and shed~~ 29' R s/b

NL

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	29'
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

Mark Lowe — Signature of Applicant — 4/25/17 — Date

Melissa Lowe — Signature of Co-applicant — 4/25/17 — 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).**

April 25, 2017
Date

Signature

Nicholas Louie
Print Name

Sworn and Subscribed to before me this 25th day of April, 2017 (Year).

Signature

Melissa Louie
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

Nicholas Louie
Print Name

Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

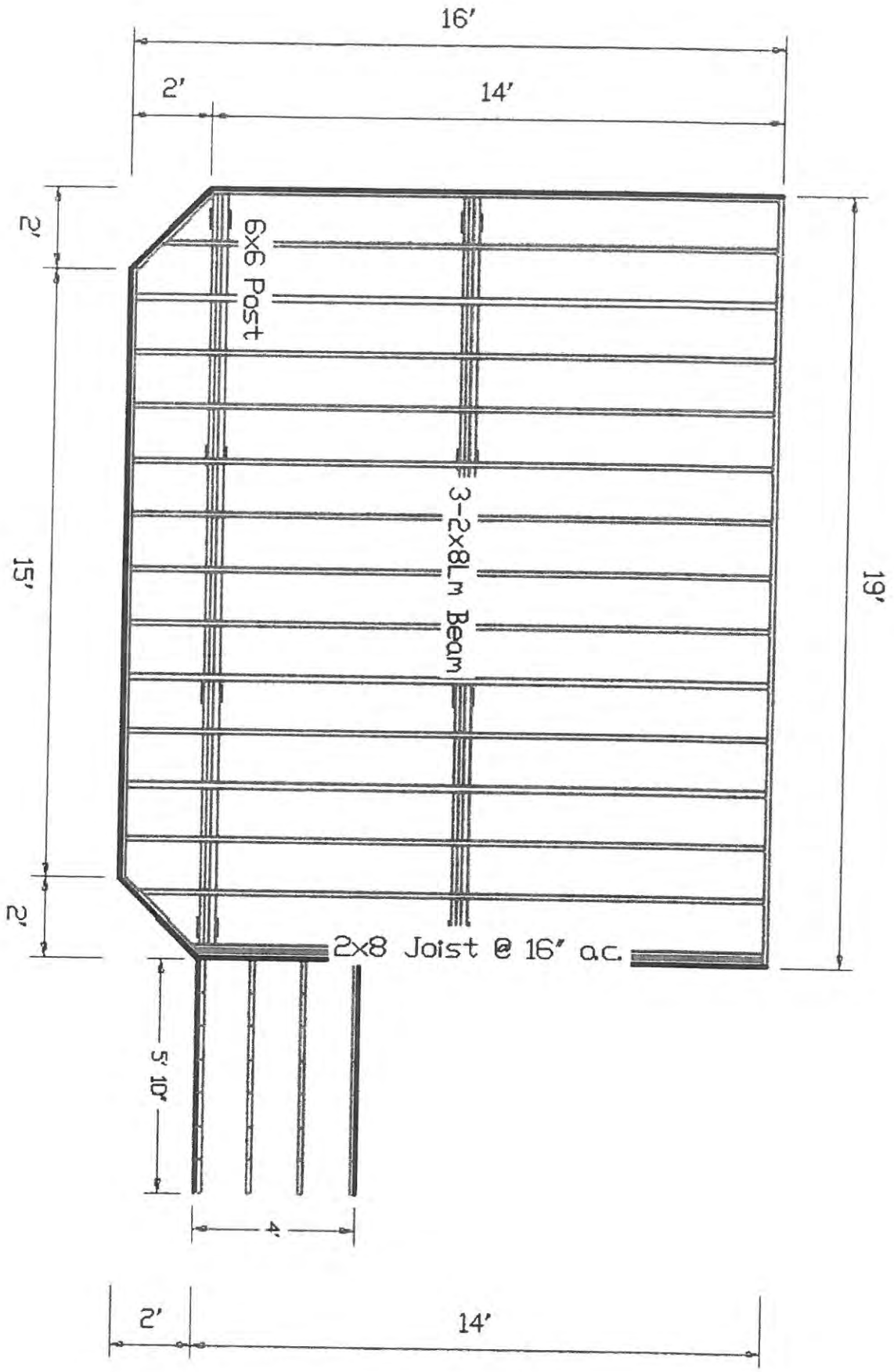
Michele Lyn Treger of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

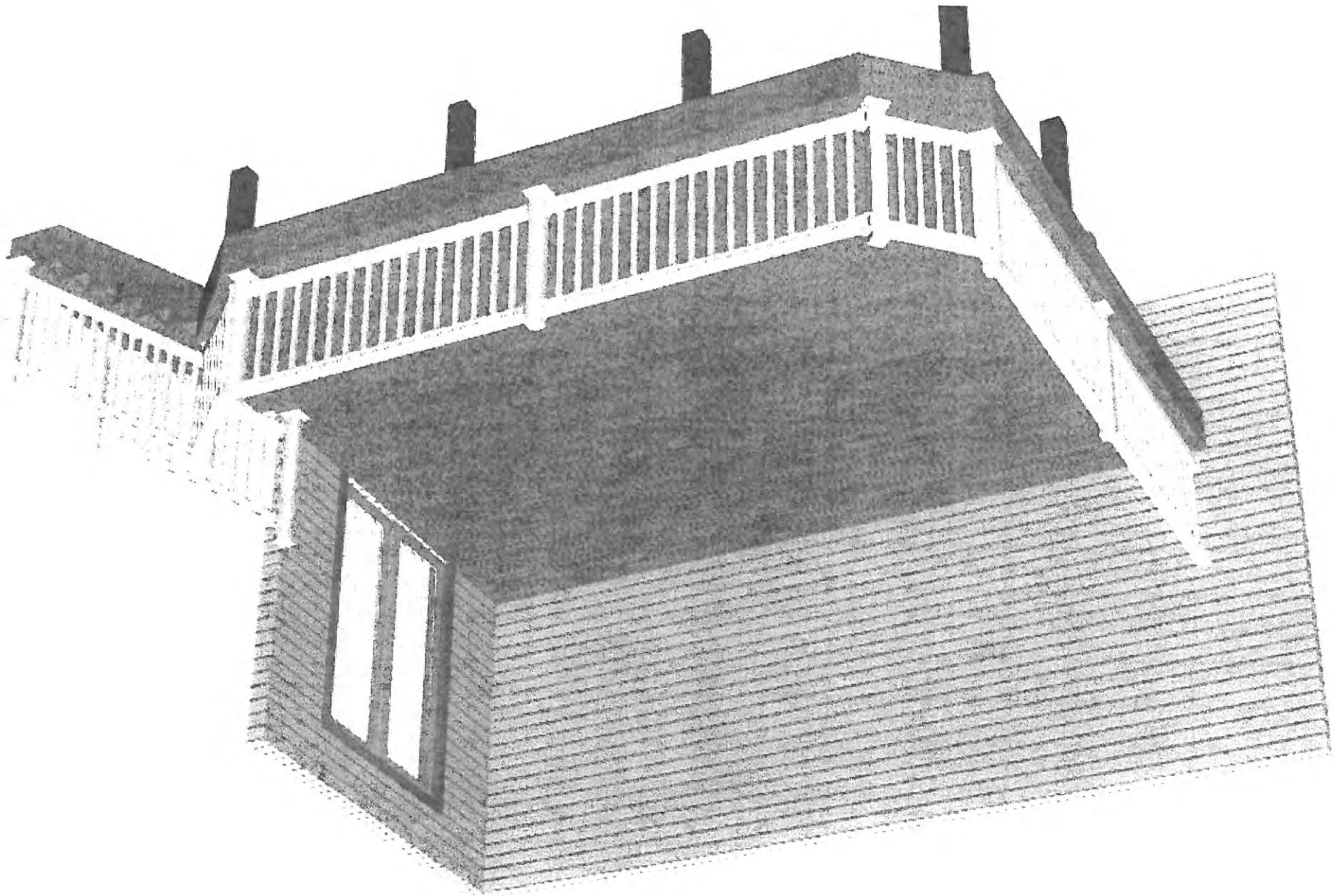
Sworn and subscribed to
On this 25 day of April
20 17 before the following authority.

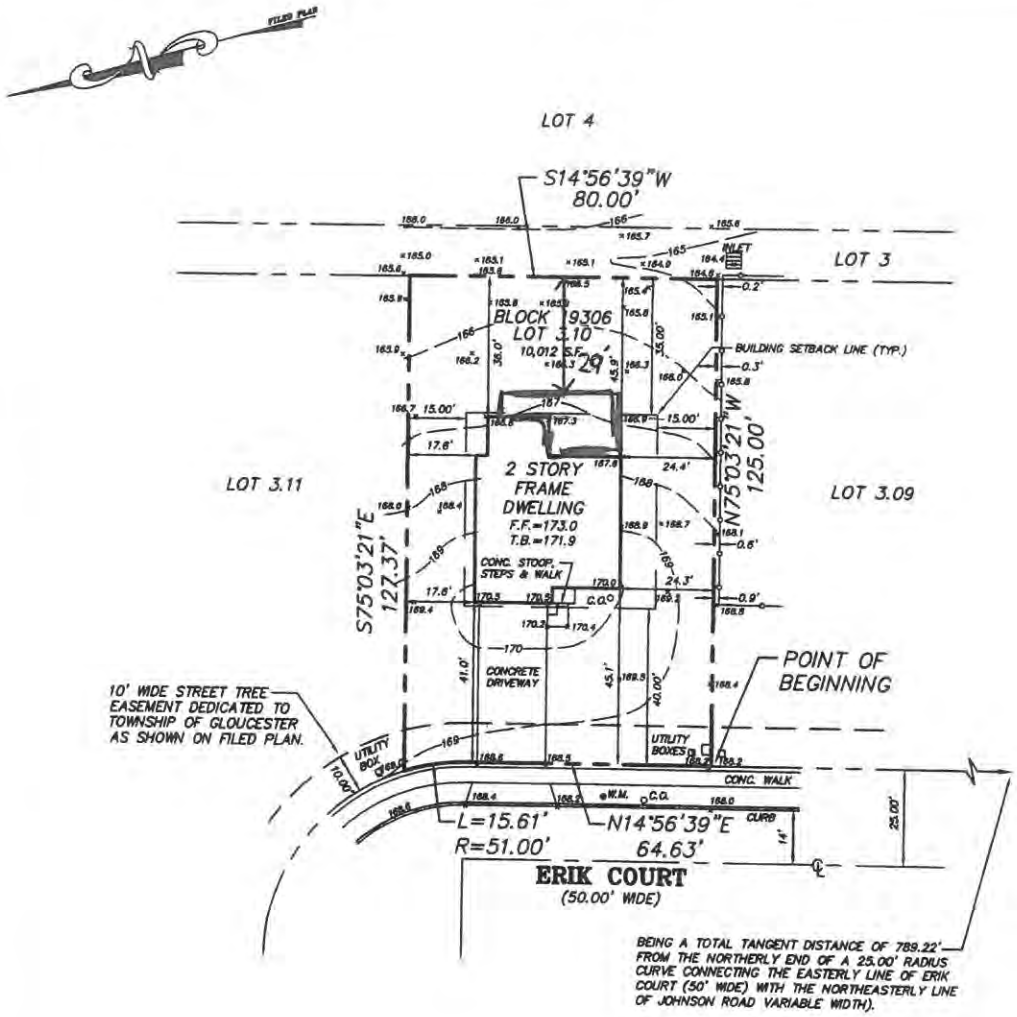
Name of property owner or applicant

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

Notary public


16'
2'
14'
2'
6x6 Post
15'
3-2x8Lm Beam
19'
2'
2x8 Joist @ 16" o.c.
5' 10"
4'
2'
14'





A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13: 40-5(D).

THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 4/15/14. ANY ALTERATIONS, ADDITIONS, ETC. DONE ON THE PROPERTY AFTER THAT DATE WILL NOT BE SHOWN.

TO: NICHOLAS J. LOUIE & MELISSA T. LOUIE,
FIRST AMERICAN TITLE INSURANCE COMPANY-TA,
LEGACY TITLE AGENCY, LLC AND
NVR MORTGAGE FINANCE, INC.
IT'S SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, PROMULGATED BY THE NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS CERTIFICATION IS ISSUED SOLELY TO THE HEREIN NAMED FOR THIS TRANSACTION ONLY. IF NO FEE IS PAID FOR THIS SURVEY, THIS CERTIFICATION IS INVALID.

NOTES

1. ONLY COPIES OF THE ORIGINAL OF THIS PLAN BEARING THE LICENSED LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.
2. DO NOT SCALE FROM PHOTO-COPIED PRINTS OF THIS PLAN.
3. BEARINGS ARE SHOWN IN DEGREES, MINUTES, AND SECONDS.
4. DISTANCES ARE SHOWN IN FEET.
5. THE FOLLOWING INFORMATION WAS USED IN PREPARE SURVEY:
   A. PLAN NOTED DEED DESCRIPTION.

● DENOTES PIN SET AT CORNER.

DEED DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, STATE OF NEW JERSEY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEING LOT 3.10, BLOCK 19306 ON A PLAN ENTITLED "SUBDIVISION PLAN, GLOUCESTER CHASE, BLOCK 19306, LOT 3, 908 JOHNSON ROAD, GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY, DATED MARCH 2011, REVISED 12/22/11, PREPARED BY TAYLOR, WISEMAN & TAYLOR AND HAS BEEN FILED IN THE CAMDEN COUNTY CLERK'S OFFICE ON 6/11/12 AS FILE NO. 2012039416.

CONTAINING 10,012 SQUARE FEET OF LAND MORE OR LESS.

PLAN OF SURVEY

19 ERIK COURT
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

"GLOUCESTER CHASE"
BLOCK 19306 – LOT 3.10

DATE: 4/17/14
SCALE: 1"=30'
DRAWN BY: JMM
SHEET: 1 OF 1
JOB NO. 11079

4/17/14
DATE

JOSEPH W. MAXCY
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE No. 32652

PETERMAN • MAXCY ASSOCIATES, LLC
ENGINEERING • SURVEYING • PLANNING
189 S. LAKEVIEW DRIVE, SUITE 101, GIBBSBORO, NJ 08026
PHONE (856) 282-7444 FAX (856) 282-7443
CERTIFICATE OF AUTHORIZATION 24GA28131700

REVISIONS		
4-1-2015	CRAIG F. REMINGTON	23924
1-11-2013	CRAIG F. REMINGTON	23924

NOTE:
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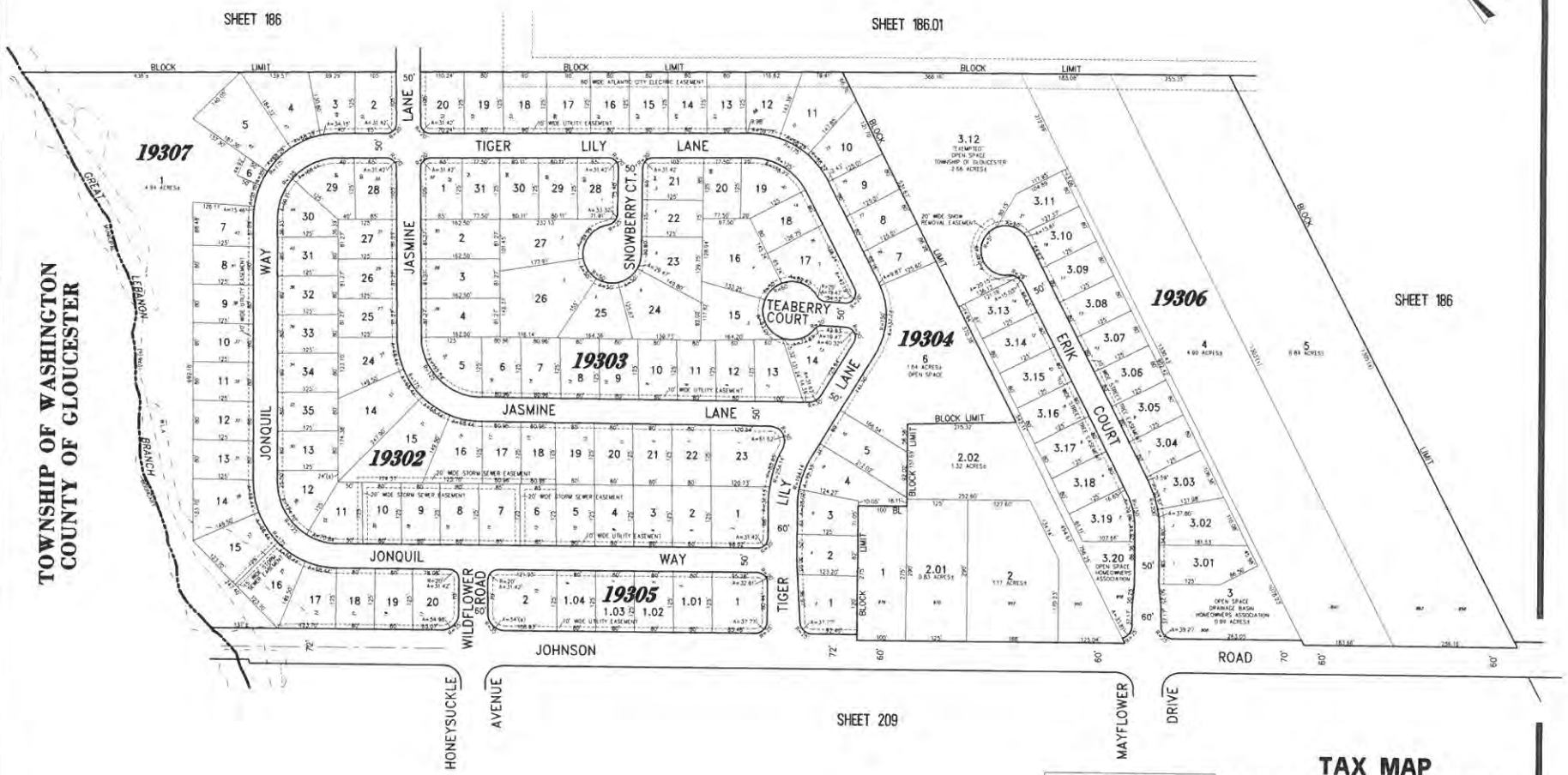

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TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

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

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)

RECEIVED
MAY 01 2017
BY:

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 Nicholas + Melissa Louie

Address 19 Erik Ct. Sicklerville, NJ 08081

Block 19306 Lot 310

4-24-17
Date

Maryann Rose
Asst. Gloucester Township Tax Collector

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 1, 2017

APPLICATION No. #172025C

APPLICANT: NICK LOUIE

PROJECT No. 11325

BLOCK(S): 19306 LOT(S): 3.10

LOCATION: 19 ERIK CT., SICKLERVILLE, 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.
☐ For Your Files.

Please Forward Report by MAY 12, 2017

ENCLOSED:

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

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MAY 03 2017
BY:

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

No Issues.

Signature

Assem
5/3/17

Bin# 63

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

OK 5-8-17 JR Bldg

Signature

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

May 5, 2017

RECEIVED
MAY - 8 2017
BY:

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

Re: Application #172025C
Nick Louie
19 Erick Court, Sicklerville, NJ 08081
Block 19306, Lot 3.10

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