Township of Gloucester
Zoning Board of Adjustment
Wednesday, June 28, 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, June 14, 2017***

RESOLUTIONS FOR MEMORIALIZATION

#172026C Poonam Kaushal	Bulk C Variance Block: 1201 Lot: 14
#172022C Gregory & Joann Mattia	Bulk C Variance Block: 15607 Lot: 12
#172023C John Bennett	Bulk C Variance Block: 11507 Lots: 25
#172024C Robert Mantusavage	Bulk C Variance Block: 17502 Lots: 60
#172025C Nick Louie	Bulk C Variance Block: 19306 Lot: 3.10

APPLICATIONS FOR REVIEW

#172027C
John & Ruth Massanova
Zoned: R2

Bulk C Variance
Block: 10201 Lot: 1.05
Location: 13 Royalty Lane, Laurel Springs

2nd garage 20'x20' with setbacks: S – 10'; F – 45'; 15'x25' above ground pool with setback: F – 32'; 15' from dwelling

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#172028C
Dan Doyle
Zoned: R3

Bulk C Variance
Block: 3004 Lot: 2
Location: 22 Albert Rd., Glendora

10'x12'x10' shed with setbacks: R (1) - 9'

#172030C
Dian McCracken
Zoned: R3

Bulk C Variance
Block: 9502 Lot: 1
Location: 410 Orchard Ave., Somerdale

7'x7' Upper Deck with setbacks: R (1) - 27'; R (2) 28'

#172017SPW
John Connolly III
Zoned: NC

Site Plan Waiver
Block: 11901 Lot: 20.01
Location: 161 S. Black Horse Pk., Blackwood

Construct 80'x40' pole barn, relocate carports, storing landscaping trucks, trailers & personal vehicles

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Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JUNE 14, 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	**Absent**
Ms. Scully	**Absent**
Mr. Rich Rosetti	**Present**
Chairman McMullin	**Present**

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

MINUTES FOR ADOPTION

Zoning Board minutes for Wednesday March 22, 2017

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

Roll Call:

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

Minutes Approved.

Zoning Board Minutes for Wednesday May 10, 2017.

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

Roll Call:

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

Minutes Approved.

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 Lot: 4**
#172021C **Shawn Davidson**	**Bulk C Variance** **Block: 20904 Lot: 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**

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

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#172019C
G. David Wible, Jr.
Bulk C Variance
Block: 20202 Lot: 6
Location: 6 Woodmill Dr., Clementon
19' x 19' x7' 2nd garage/carport w/.5 S. setback.

Mr. Costa swears in Mr. Wible, Jr.
Mr. Wible states he regrettably removed the carport and is withdrawing the application.

A motion to allow the withdrawal of Mr. Wible's application was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.

Roll Call:

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

Withdrawal of application approved.

#172026C
Poonam Kaushal
Zoned: R3
Bulk C Variance
Block: 1201 Lot: 14
Location: 621 Hobart dr.
16' x 12' wood deck with 21' R setback

Mr. Costa swears in Ms. Poonam Kaushal and Mr. William Allen Kennedy.
Mr. Kennedy states he was replacing the deck with no permit in December and didn't get noticed until April; in the mean time the deck was finished.
Vice Chairman Simiriglia asks if they are in front of the zoning board for forgiveness.

Mr. Kenney states he's not sure what he's supposed to do now, he has already removed the deck and replaced it with new lumber. He didn't realize he needed a permit for replacement. It is a 12' x 16' deck, same as the old one, except the old one didn't have railings.
Mr. Lechner states the construction officer has questions: the setback is no problem but he states there are code violations in the photo that need to be fixed. Mr. Kennedy and Ms. Kaushal have a corner lot with 2 front yards. The rear on Hobart dr. is 16' and the side yard is 21': it is an irregular shaped lot.
Mr. Costa states the zoning board only approves the setback; Mr. Kennedy will have to deal with the construction official.

Public Portion:
Mr. Dieter Sievis lives at 4 Craig and sees a great improvement from the old deck and it is very well constructed.

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

Roll Call:

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

Application Approved.

#172022C
Gregory and 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

Mr. Costa swears in Mr. and Mrs. Mattia.
Mr. Mattia explains they conform now but he wants to add an 8' fence in the rear to hide them from the Tiki Bar at Villari's Bar and Restaurant behind them. They literally hear cat calls from the Tiki Bar when Mrs. Mattia exits the rear of the home to go to their pool.

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**
Mr. Rosetti	**Yes**
Chairman McMullin	**Yes**

Application Approved.

#172023C
John Bennett
Zoned R3
Bulk C Variance
Block: 11507 Lot: 25
Location: 152 W. Central Ave., Blackwood
8' x 18' deck sitting on patio with 18" S s/b

Mr. Costa swears in Mr. Bennett.
Mr. Bennett believes the setback is 31' from the rear not 22'.
Mr. Lechner explains how he came up with the 22'.
Vice Chairman Simiriglia asks Mr. Bennett if he measured it.
Mr. Bennett states: yes, but he'll leave the measurement at 22'. He replaced the old deck but moved it a little to the right and closer to the fence 18" and he will submit plans.

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 Mr. Bucceroni.

Roll Call:

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

Application Approved.

#172024C
Robert Mantusavage
Zoned: R1
Bulk C Variance
Block: 17502 Lot: 60
Location: 1630 New Brooklyn-Erial Rd., Sicklerville
Detached garage 14' x 36' x 9' with S1 s/b 5' & S2 9's/b

Mr. Costa swears in Mr. Mantusavage.
Mr. Mantusavage states there will be a 5' not 4 1/2' side variance. The garage will be used to park a car and store things currently in storage units; including wine making tools. There will be black top to the door and gutters for drainage.

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:

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

Application Approved.

#172025C
Nick Louie
Zoned: R2
Bulk C Variance
Block: 19306 Lot: 3.10
Location: 19 Erik Ct., Sicklerville
2nd flr. deck 16' x 20' with 29' R s/b

Mr. Costa swears in Mr. Louie.
Mr. Louie states the deck will conform to the morning room and will be built off of it.
Mr. Bucceroni states he backs to the wood.
Vice Chairman Simirglia asks how high the deck will be.
Mr. Louie states 9 steps.
Vice Chairman Simiriglia asks where the steps will be and if they will impact the rear setback.
Mr. Louie states the stairs will be flush with the side of the morning room, on the side.

Mr. Lechner states Mr. Louie will need a zoning permit for the concrete patio because he will be over the impervious coverage.

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

Roll Call:

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

Application Approved.

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mrs. Scarduzio.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172026C
Poonam Kaushal
Block 11201, Lot 14

WHEREAS, Poonam Kaushal is the owner of the land and premises located at 621 Hobart Drive in the Laurel Springs 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 16'x12' deck 21' from the rear property line instead of the required 30' for the property located upon Block 11201, Lot 14, 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 June 14, 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, Poonam Kaushal is the owner of the land and premises located at 621 Hobart Drive in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 11201, Lot 14, 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 she had taken down the old deck and replacing it in the same location. She has an odd shaped lot and this is the only location to construct the 12'x16'deck.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 12'x16'deck 21' from the rear property line, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of June 2017, the applicant Poonam Kaushal is hereby granted the aforesaid variance for the property located upon Block 11201, Lot 14 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Richard Rosato	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 28th 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 # 172022C
Gregory & Joann Mattia
Block 15607, Lot 12

WHEREAS, Gregory & Joann Mattia are the owners of the land and premises located at 23 Mercer 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 8' vinyl fence 0' from the property line along Sicklerville Road instead of the required 15' for the property located upon Block 15607, Lot 12, 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 June 14, 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 applicants, Gregory & Joann Mattia are the owners of the land and premises located at 23 Mercer Drive in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15607, Lot 12, 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 applicants testified they are replacing a 6' wooden fence with an 8' vinyl fence in the same location. The reason for the 8' fence is that they live directly across from the Tiki Hut and the height is needed for privacy and to reduce noise.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 8' vinyl fence with a 0' setback the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of June 2017, the applicants Gregory & Joann Mattia are hereby granted the aforesaid variance for the property located upon Block 15607, Lot 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.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Richard Rosato	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin **Chairperson**

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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 # 172023C
John Bennett
Block 11507, Lot 25

WHEREAS, John Bennett is the owner of the land and premises located at 152 W. Central Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 8'x18' deck 22' from the rear property line instead of the required 30' and 1.5' from the side property line instead of the required 10' for the property located upon Block 11507, Lot 25, 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 June 14, 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 Bennett is the owner of the land and premises located at 152 W. Central Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11507, Lot 25, 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 had taken down the old deck and replacing it in the same location. He has a narrow lot and this is the only location to construct the 8'x18'deck.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 8'x18' deck 22' from the rear property line and 1.5' from the side property line, the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of June 2017, the applicant John Bennett is hereby granted the aforesaid variances for the property located upon Block 11507, Lot 25 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
Carmen Scarduzzio	Yes
Richard Rosato	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 28th 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 # 172024C
Robert Matusavage
Block 17502, Lot 60

WHEREAS, Robert Matusavage is the owner of the land and premises located at 1630 Erial-New Brooklyn 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 detached private garage 14'x36'x9' with a 5' setback from the side property line instead of the required 10' and 9' between adjacent buildings line instead of the required 10' for the property located upon Block 17502, Lot 60, 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 June 14, 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, Robert Matusavage is the owner of the land and premises located at 1630 Erial-New Brooklyn Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 17502, Lot 60, on the Official Tax Map of the Township of Gloucester, located in an R-1 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 wants to construct a 14'x36'x9' detached garage and this is the only place to construct it. The garage is for personal use and not for any commercial use.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 14'x36'x9' detached garage with a 5' setback from the side property line and 9' between adjacent buildings, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of June 2017, the applicant Robert Matusavage is hereby granted the aforesaid variances for the property located upon Block 17502, Lot 60 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
Carmen Scarduzzio	Yes
Richard Rosato	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 28th 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 # 172025C
Nick Louie
Block 19306, Lot 3.10

WHEREAS, Nick Louie is the owner of the land and premises located at 19 Erik Court 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 2nd floor deck 16'x20' with rear setback of 29' from the rear property line instead of the required 30', Impervious Coverage for a patio will require a Zoning Permit for the property located upon Block 19306, Lot 3.10, as shown on the Official Map of the Township of Gloucester, located in a R-2 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 14, 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, Nick Louie is the owner of the land and premises located at 19 Erik Court in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 19306, Lot 3.10, 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 the 16'x20' 2nd floor deck is in conformity with the morning room and does not extend beyond it.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 16'x20' 2nd floor deck with a 29' setback from the rear property line. The Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of June 2017, the applicant Nick Louie is hereby granted the aforesaid variance for the property located upon Block 19306, Lot 3.10 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
Carmen Scarduzzio	Yes
Richard Rosato	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 28th day of June, 2017.

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Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

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 #172027C***
John Massanova
13 Royalty Lane
BLOCK 10201, LOT 1.05

DATE: May 31, 2017

The above application is to permit a 2' x 20' detached private garage and 15' x 25' above ground pool within the R-2 Residential district as per the attached sketch.

I. ZONING INFORMATION

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

R-2 Zone Requirements (§404.F):

Standard	Required	Proposed	Complies
Lot size (min.)	20,000 sf	±25,204 sf[1]	yes
Lot frontage (min.)	100 ft.	319.90 ft.	yes
Lot depth (min.)	200 ft.	158.74 ft.	enc
Building coverage (max.)	20%	±8.0%[1]	yes
Lot coverage (max.)	30%	±20.2 %[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.) - Dwelling	50 ft.	25.04 ft.	enc
Side yard (min.)	15 ft.	44.27 ft. / ±223 ft.	yes / yes
Rear yard (min.)	40 ft.	40.02 ft.	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

§422.H, PRIVATE GARAGES			
Area (Max.)	800 sf	400 sf	yes
Less than area of principal building	< ±1,610 sf[1]	400 sf	yes
Stories (max.)	1	1	yes
Number of garages (max.)	**1**	**2**	**no***
Front yard (min.)	N.P.	±62 ft.[1]	yes
Side yard (min.)	10 ft.	10 ft. / ±287 ft.	yes / yes
Rear yard (min.)	10 ft.	±47 ft.[1]	yes
Side wall height (max.)	**9 ft.**	**≥ 10 ft.**	**no***
Garage height (max.)	14 ft.	n/p	---

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

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

RESIDENTIAL SWIMMING POOL REQUIREMENTS			
Front yard	**50 ft.**	**±32 ft.**	**no***
Side yard	10 ft.	±119 ft. / ±171 ft.	yes
Rear yard	10 ft.	±34 ft.	yes
Distance from dwelling (porch)	10 ft.	±30 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 variances from the Area, Yard, Height and Building Coverage in the R-3, Residential District standards:

§422.H, Private Garages

1. Number of garages: (2 provided v. 1 maximum allowed).
2. Side wall height: (10 ft. provided v. 9 ft. maximum allowed).

§422.K, Residential Swimming Pools and Cabana

3. Front yard: (±32 ft. provided v. 50 ft. minimum required).
   a. It appears the proposed above ground pool location may encroach on an existing easement.

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:

4. 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)).
5. 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 side wall height ten (10) feet (9 ft. maximum allowed) and a 15' x 25' above ground pool approximately thirty two (32) feet from the front property line (50 ft. minimum required).

cc: John Massanova
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
MAY - 5 2017
BY:

For Office Use Only

Submission Date[1]: _____ Application №.: 172027C

Taxes Paid Yes/No (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 150.00 Project # 11092

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

Escr. 160.00 Escr.# 11092

LAND DEVELOPMENT APPLICATION

~~1. Applicant~~	~~2. Owner~~(s) (List all Owners)
Name: John Massanova	Name(s): Ruth Massanova
Address: 13 Royalty Lane	Address: 13 Royalty Lane
City: Laurel Springs	City: Laurel Springs
State, Zip: 08021	State, Zip: 08021
Phone: (856) 939 - 4540 Fax: (856) 939 - 4795	Phone: (856) 939 - 4540 Fax: (856) 939 - 4795
Email: John@JohnLMassanova.com	

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: —	Firm: —
Address: —	State, Zip: —
City:	Phone: ( ) — Fax: ( ) —
	Email:

~~6. Name~~ of Persons Preparing Plans and Reports:

Name: John Massanova	Name:
Address: 13 Royality Lane	Address:
Profession: CPA - Business Consultant	Profession:
City: Lawrence Springs	City:
State, Zip: NJ 08021	State, Zip:
Phone: (856) 939 - 4540 Fax: (856) 939 - 4795	Phone: (__) __ - __ Fax: (__) __ - __
Email: John@JohnLMassanova.Com	Email:

~~7. Location~~ of Property:

Street Address: 13 Royalty Block(s): 10201

Tract Area: Lot(s): 1.05

8. Land Use:

Existing Land Use: Residential R-2

Proposed Land Use (Describe Application): Residential Two car modular vinyl Garage/shed Modular unit already has a wooden floor which is part of unit. sits back 45 FT from Road, 10 ft. from ~~Back~~ ~~side~~ ~~attached~~ Back House + Property line on other side. from Back fence is 30' from Property line. Unit will be put on 6x6 landscaping ties no concrete foundation.

Pool will be 15'x25' oval above ground pool, with a fence around the top. Pool will be 32 FT from road and 15 FT from house and 10 FT from Back fence and 30 FT from Corner of property.

~~9. Property~~:

Number of Existing Lots: 1	**Proposed Form of Ownership:**
Number of Proposed Lots: 1	☐ 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. yes

12. List Previous or Pending Applications for this Parcel: N/A

List all applications on a separate sheet.

13. Zoning

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

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

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

[redacted]	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	32' Should be 50
Setback from property line 2	
Distance from dwelling	15'

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

Garage Application	
Garage Area	400
Garage height	7'
Number of garages	-
(Include attached garage if applicable)	-
Number of stories	

House has (2) Car Garage

[redacted] GARAGE -	
Shed area	400
Shed height	7'
Setback from R.O.W.1	.
Setback from R.O.W.2	.
Setback from property line 1	45'
Setback from property line 2	10

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: _____

[redacted] 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.

[redacted] of Applicant

John Massarova — 5.3.17
Signature of Applicant — Date

Ruth Massarova — 5/3/17
Signature of Co-applicant — Date

17. Consent of Owner(s):

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

5/3/2017
Date

John Massanova
Signature

JOHN MASSANOVA
Print Name

Ruth Massanova
Signature

Ruth MASSANOVA
Print Name

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

BETTY ANN T. RODIA
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50028792
MY COMMISSION EXPIRES DEC. 17, 2020

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

John Massanova Ruth Massanova
Signature of Applicant

5/3/17
Date

JOHN MASSANOVA Ruth MASSANOVA
Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

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

John Massanova Ruth Massanova
Name of property owner or applicant

Notary public

BETTY ANN T. RODIA
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50028792
MY COMMISSION EXPIRES DEC. 17, 2020

Two car modular vinyl Garage or Shed.

The modular unit already has a wooden floor, as part of the unit, there will be no concrete foundation.

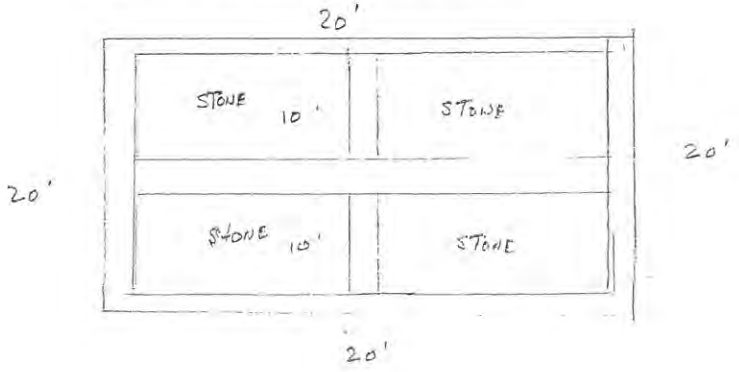
The unit will be put on 6x6 landscaping ties, please see diagram below. The unit is to sit on top of landscaping ties. The unit will be utilized for storage shed.

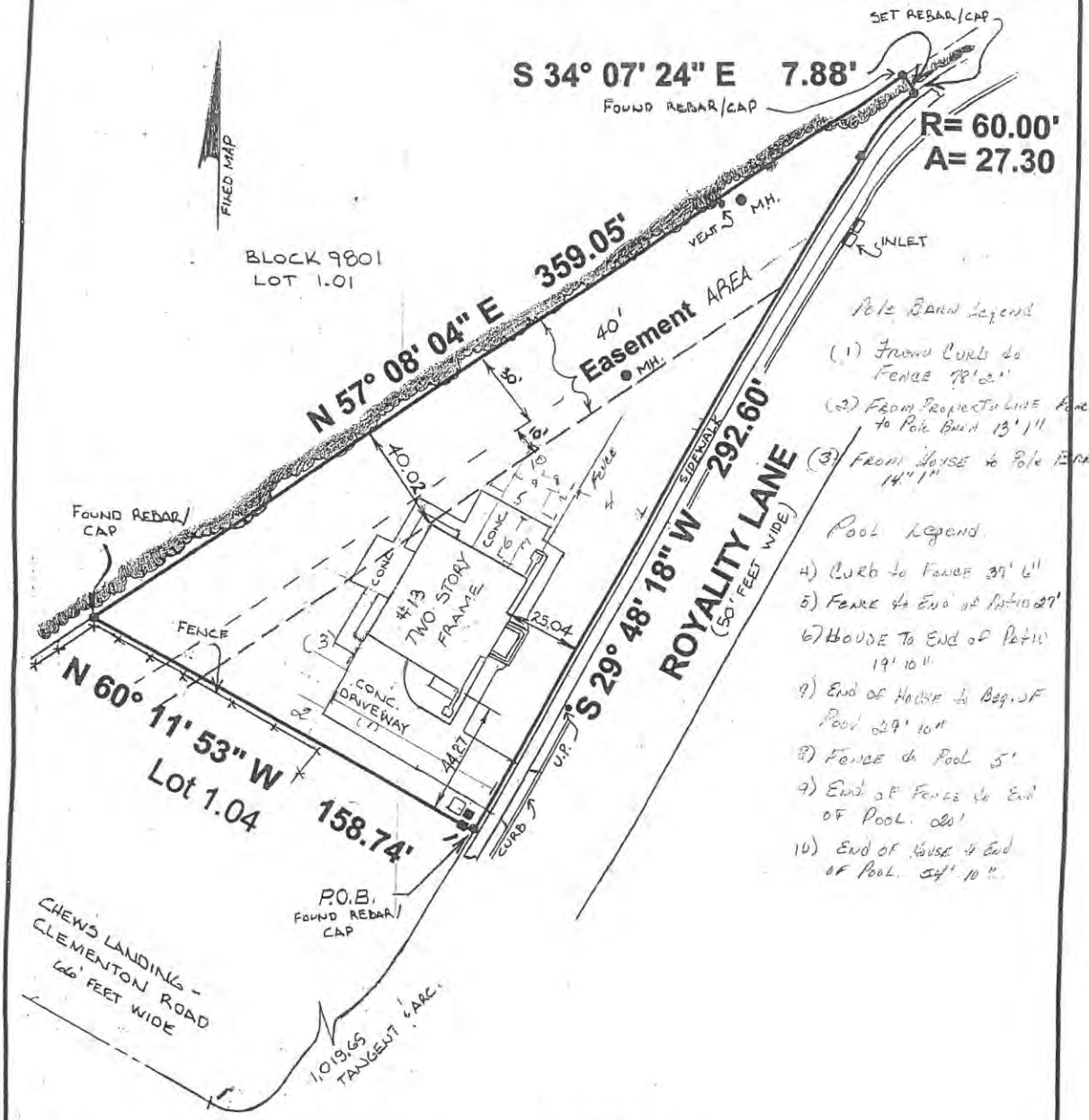
Currently I have no facilities to store yard equipment, grandson's bikes and toys, pool supplies, in addition to one antique car.

House does have a two-car garage which is a part of the house, the garage is to be utilized to park our vehicles. This was one of the pluses on purchasing the house. Both my wife and I have medical issues that the cold weather affects us.

Pool will be a 15'x25' oval above ground pool, with a fence around the top. Currently we have an above ground pool, where my grandson who currently lives with us, and our other grandchildren come to swim.

FOUNDATION for Shed (garage)





To: MR. FRANK & KAREN GIOSA

I certify that to the best of my knowledge and belief, this map or plan is the result of a field survey made on 3/12/00 by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors".

The information shown hereon correctly represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any, below the surface and not visible.

This certification is given solely to the above named parties except as follows:

A. To the Title Insurer so that it may insure title to the premises shown hereon:
B. To the Mortgage Holder, the certification shall survive to its successors or assigns:

Caution: If this document does not contain a raised impression seal of the professional, it is not an authorized original document and may have been altered.

BY: William J. Haggerty II

William J. Haggerty II, PLS
New Jersey Professional Land Surveyor
License No. 35841

REFERENCE

BEING LOT 1.05 ON FILED PLAN ENTITLED "KINGSWOOD ESTATES" MAP NO. 438-7 REV. SEPT 23. 1993.

NOTE

- REVISED FIELD SURVEY 3/21/01

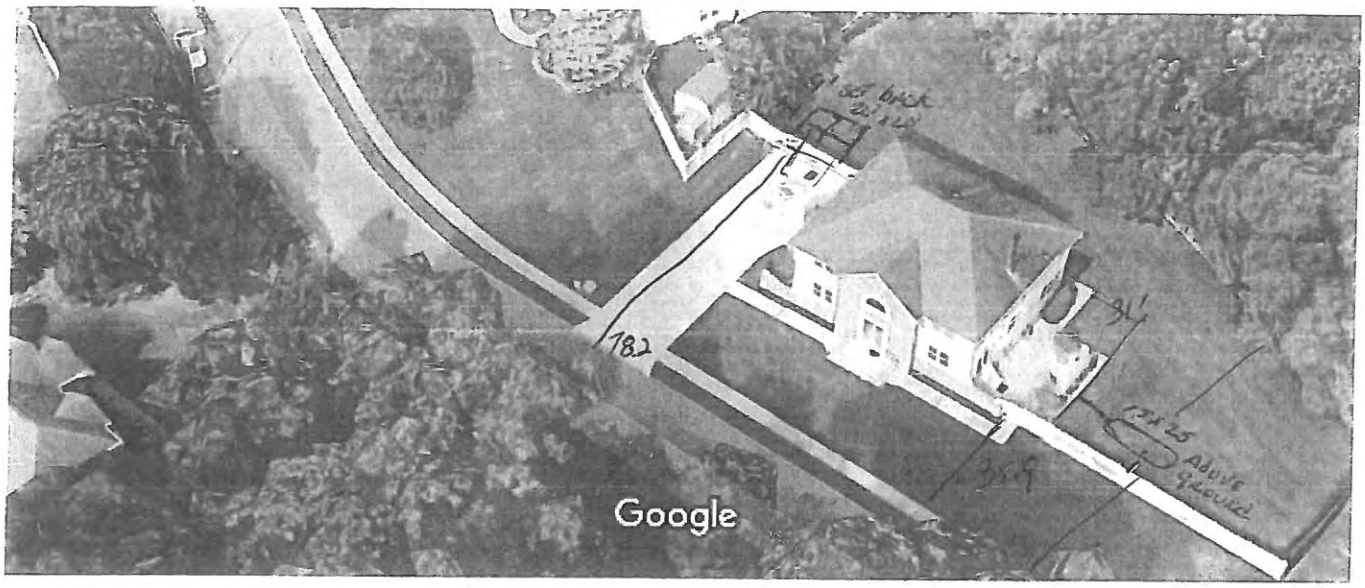
SURVEY PLAN

BLOCK 10201 LOT 1.05
TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY

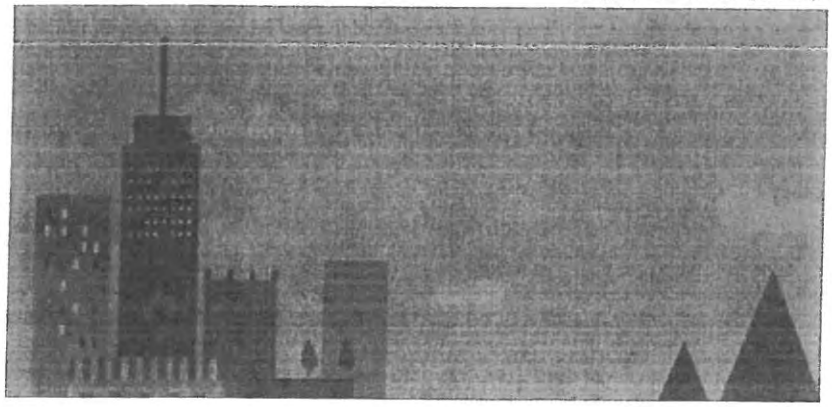
BENCHMARK LAND SURVEYING
112 GARFIELD AVENUE
PALMYRA NEW JERSEY
PHONE (609) 303-0500 FAX (609) 786-2871

Scale 1" = 50 Drawn WJH Date 3/19/00
REV: 4/02/01

Google Maps 13 royalty lane laurel springs nj



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



Cell 609-929-2952
Massanoba

MAY 23 2017

LANCASTER POLE BUILDINGS

Quality • Integrity • Value

Garages - Agricultural Buildings - Horse Barns - Riding Arenas - Commercial Buildings

Phone: 717-572-2266
Direct: 717-669-7721

www.LancasterPoleBuildings.com
Matt@LancasterPoleBuildings.com

138 Ranck Church Road
New Holland PA 17557

May 18, 2017

John Massanoba
Site: Gloucester, NJ 08029

Dear John:

Thank you for contacting Lancaster Pole Buildings, and for giving us the opportunity to quote your project. Listed below are the specifications on which your quote is based:

Dimensions:	**20** ' wide x **20** ' long x **10** ' high (to eave) Pole Building
Posts:	4x6 solid-sawn posts, .60 Treated, 8' on center
Skirt-board:	2x8 treated board installed at ground-line
Side-girts:	2x4 SPF at 24" on center
Roof Purlins:	2x4 SPF at 24'' on center
Trusses:	20 ' span, 4/12 pitch, 4 ' o/c, 30+5+5 loading
Roofing:	28 Ga. painted 40 year metal
Siding/Trim:	28 Ga. painted 40 year metal
Garage Doors:	2 - 9 W x 8 H Insulated Clopay model # GD1 w/ windows
Entry Doors:	1 - 3' x 6'8" 6-panel entry door (no window)
Windows:	2 - 36" x 44" Insulated vinyl single-hung windows with screens and grids
Overhangs:	12-inch overhangs on all four sides with vented soffits
Vented Ridge:	Provides ventilation along ridge cap

The price for this building erected on your level site (including free trash removal) is: $10,897

Additional Options:

Metal Wainscot:	$360	4' high metal wainscoting (29 ga. 40 yr. metal) on all four sides
Vapor barrier:	$272	1/4" double-bubble insulation under roofing; blocks moisture condensation
5" K-style gutters:	$480	Seamless gutters on both eaves with 1 downspout(s) per eave
Snow Guards:	$432	2 rows of 18" o/c snow guards on each eave
Cupola:	$750	3'x3' Cupola with metal louvers and 30" weather-vane
Vinyl Siding:	$2,200	Mastic Ovation D4.5 Dutch Lap vinyl over 5/8" OSB sheathing & house wrap
Wood Siding:	$1,520	1x12 Eastern White Pine board & batten siding (unfinished)
Shingle Roofing:	$1,000	30 yr. Architectural shingles over 7/16" OSB and felt paper (2' o/c trusses)
Insulation/Liner:	$3,000	R-19 fiberglass insulated walls, R-30 fiberglass insulated ceiling, White metal liner panel on walls & ceiling
GreenPost wrap:	$480	Protective polyethylene wrapping on lower section of posts
Sealed drawings:	$500	Applies only if drawings must be sealed by a Professional Engineer

This quote is valid for 30 days from the date above. Please do not hesitate to contact me with any questions, or if you are ready to move ahead with your project. I look forward to hearing from you.

Sincerely, Matt Shawaryn

Get an Early Alert to Shed and Garage Deals. Join the Email List!

First Name * Email * Subscribe

' Modular Garages in Double Wide and Two Sto

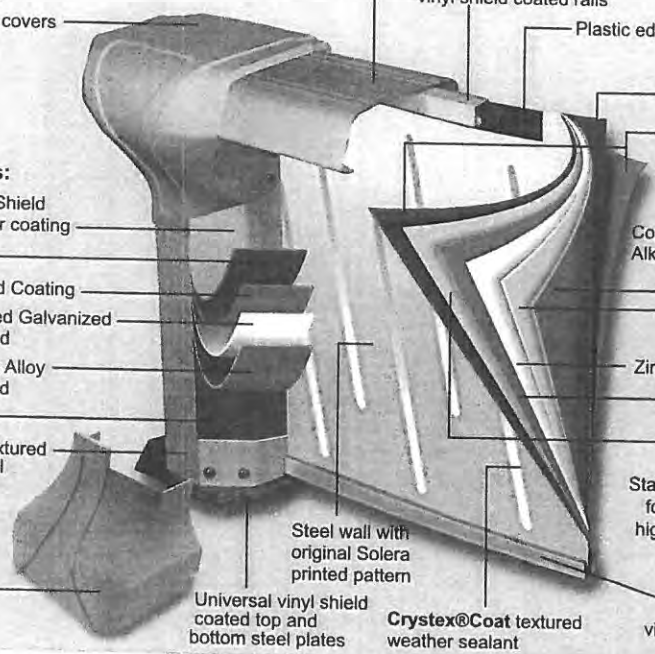
ır Garages and Double Wide Buildings have been a part of the Sheds Unlimited car garage line r barns. These cheap modular buildings offer the same quality construction as you could expec ages/). But since we deliver these 1 and 2 car garages as modular units, customers can save th , DE, MD, VA and beyond. Please feel free to contact us at 717-442-3281 (tel:7174423281) an office@shedsunlimited.net) for more information.

Galaxy II

52"

MADE IN THE USA

www.swimnplay.com



Authorized Dealer

WARNING! POOLS ARE NOT DESIGNED FOR DIVING OR JUMPING!
ADULT SUPERVISION REQUIRED!

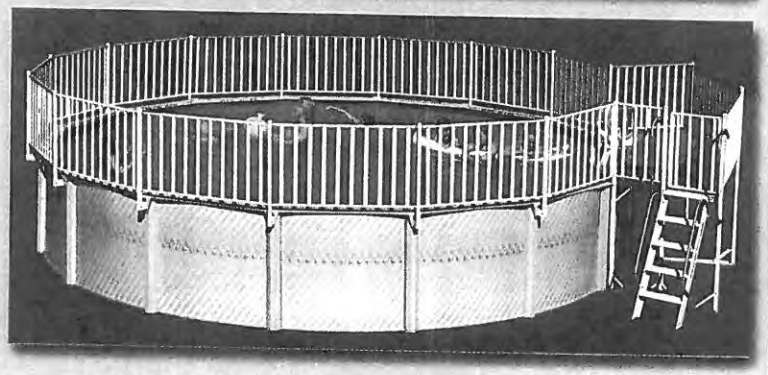
Round Pool Sizes	Oval Pool Sizes
12 ft. x 52 in.	**Standard Oval & Slim Style**
15 ft. x 52 in.	18 ft. x 12 ft. x 52 in.
18 ft. x 52 in.	24 ft. x 12 ft. x 52 in.
21 ft. x 52 in.	24 ft. x 15 ft. x 52 in.
24 ft. x 52 in.	30 ft. x 15 ft. x 52 in.
27 ft. x 52 in.	33 ft. x 18 ft. x 52 in.
30 ft. x 52 in.	45 ft. x 18 ft. x 52 in.
33 ft. x 52 in.	

*Contact your local dealer for sizes available

40 Year Limited Warranty
First 3 Seasons
No Charge for Parts

Wall: Gray Prism - G115 HDG
Covers: Resin - 2 pieces - Gray
Ledges: 7" vinyl shield coated steel - Gray
Verticals: 6" vinyl shield coated steel - Gray
Rails: 1" vinyl shield coated steel
Plates: Vinyl coated
Hardware: Stainless Steel

Manufacturer reserves the right to alter specifications without notice. All pool sizes are approximate.

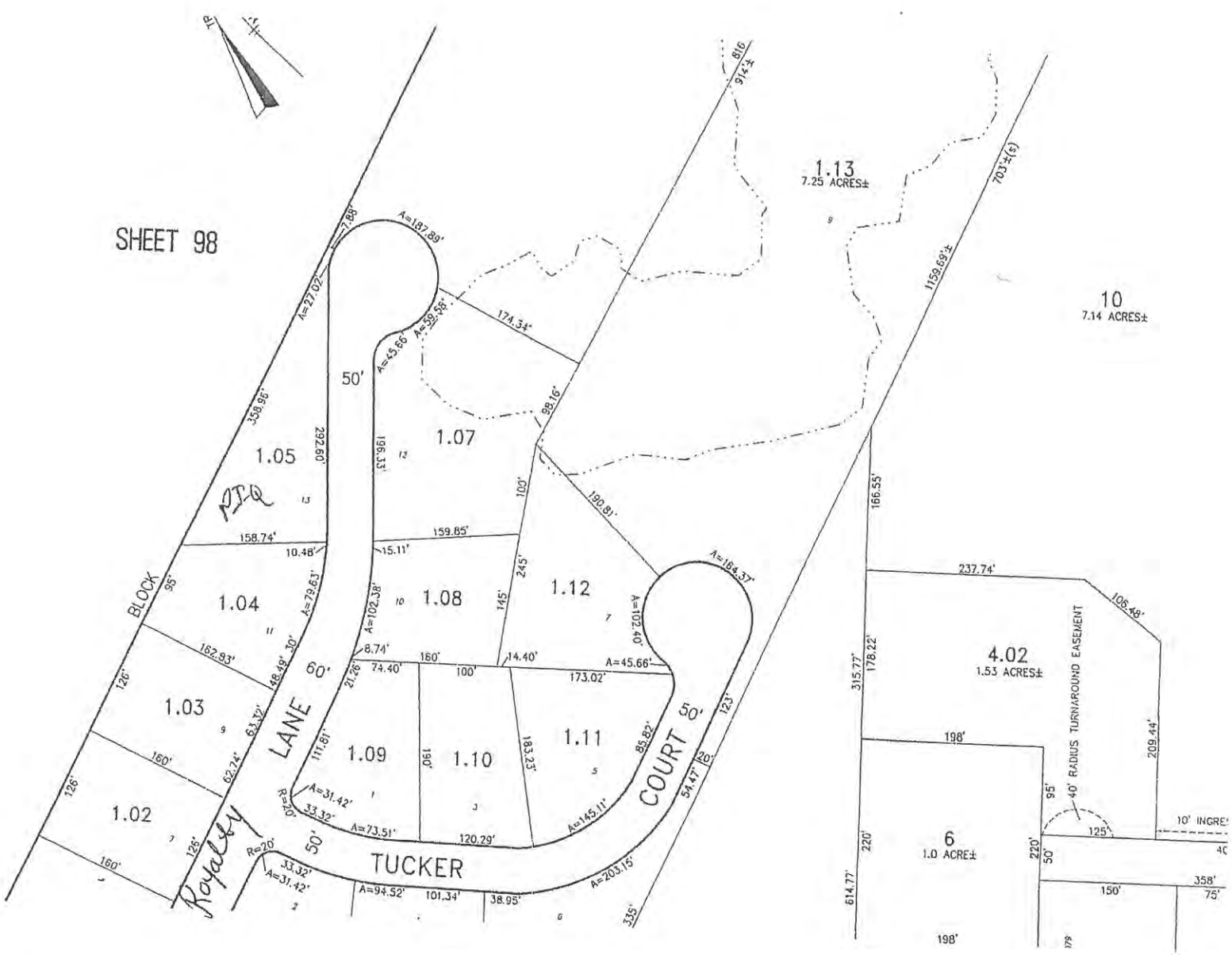


SPECIFICATIONS AND FEATURES

- Completely welded extruded aluminum deck sections.
- Durable indoor/outdoor carpeting.
- Extruded aluminum fencing with triangular pickets for maximum strength.
- Extruded aluminum fence posts and brackets.
- Extruded aluminum outside ladder with hand rails.
- In-pool ladder.
- Maximum living area provided on decking.
- Modular, free-standing decking and universal fencing allows assembly on any Swim'n Play round or oval 6-in. ledge to 9-in. ledge pools.

DECK & FENCING EXTRUDED Aluminum

ADDITIONAL POOLS, DECKS AND FENCES ARE AVAILABLE


SHEET 98
1.13
7.25 ACRES±
10
7.14 ACRES±
1.05
1.04
1.03
1.02
1.07
1.08
1.09
1.10
1.11
1.12
4.02
1.53 ACRES±
6
1.0 ACRE±
BLOCK
LANE
TUCKER
COURT
40' RADIUS TURNAROUND EASEMENT
Royalty

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)

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 John & Ruth Massavona

Address 13 Royalty Lane Laurel Springs, NJ 08021

Block 10201 Lot 1.05

5-3-17
Date

Asst. Maryann Busa
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Canden County

Massunova

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #172027C Block 10201 Lot 1.05

☒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 MAY - 8 2017

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

Signature: #134 Date Submitted:

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 15, 2017

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

Re: Application #172027C
John & Ruth Massanove
13 Royalty Lane, Laurel Springs, NJ 08021
Block 10201, Lot 1.05

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
MAY 15 2017
BY:

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 8, 2017 **APPLICATION No. 172027C**

APPLICANT: John & Ruth Massanove **PROJECT No. 11092**

BLOCK(S): 10201 Lot(S): 1.05

LOCATION: 13 Royalty Lane, 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.
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

☒ **New Application** - Variance (2) car modular Vinyl Garage/Shed 45" from Road, 10' from House & Property Line & Above Ground Pool 15' x 25' Oval with Fence around top. 32' from Road and 15' from house and 40' from the back fence and 20' from Corner of the Property.

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by May 23, 2017**

☐ For Your Files.

RECEIVED MAY 17 2017 BY:

ENCLOSED:

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

REVIEWED ☑ APPROVED ☐ NOT APPROVED GLOUCESTER TWP. FIRE DISTRICT 2 FIRE OFFICIAL: DATE: 5/15/17

☒ Variance Plan ☒ Bulk (C) Variance

No Comment

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 8, 2017 **APPLICATION No. 172027C**

APPLICANT: John & Ruth Massanove **PROJECT No.** ~~11092~~ #11392

BLOCK(S): 10201 Lot(S): 1.05

LOCATION: 13 Royalty Lane, 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.
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

☒ **New Application** - Variance (2) car modular Vinyl Garage/Shed 45" from Road, 10' from House & Property Line & Above Ground Pool 15' x 25' Oval with Fence around top. 32' from Road and 15' from house and 40' from the back fence and 20' from Corner of the Property.

PURPOSE OF TRANSMITTAL:

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

RECEIVED MAY 17 2017

☒ Variance Plan ☒ Bulk (C) Variance

No Issues

Signature 5/17/17

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #172028C***
Dan Doyle
22 Albert Road
BLOCK 3004 LOT 2

DATE: May 31, 2017

The Applicant requests approval for a 10' x 12' shed and concrete drive within one (1) foot of the side property line within the R-3 Residential District as indicated on the sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Lot size (min.)	9,375 sf	±9,343 sf[1]	yes
Lot frontage (min.)	75 ft.	80 ft.	yes
Lot depth (min.)	125 ft.	115.30 ft.	yes
Building coverage (max.)	20%	±19.8%[1]	yes
Lot coverage (max.)	40%	±31.2%[1]	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	30 ft.	n/a	n/a
Side yard (min.)	10 ft.	n/a	n/a
Rear yard (min.)	30 ft.	n/a	n/a
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

[1] = Scaled data.

Description	Required	Proposed	Complies
§422.L, RESIDENTIAL TOOL SHED			
Shed area (max.)	168 sf	120 sf	yes
Number (max.)	1	1	yes
Maximum shed height (max.)	12 ft.	10 ft.	yes
Distance between adjacent buildings	10 ft.	> 10 ft.	yes
Front yard (min.)	N.P.	no	yes
Side yard (min.)	**5 ft.**	**1 ft.**	**no***
Rear yard (min.)	5 ft.	9 ft.	yes

N.P. = Not Permitted.
* = Variance required.

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

II. VARIANCE COMMENTS

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

§422.L, Residential Tool Shed

1. Side yard: (1 ft. provided v. 5 ft. minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.L, Residential Tool Shed to permit a shed one (1) foot from the side property line (5 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: Dan Doyle
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

RECEIVED MAY 18 2017

Submission Date[1] MAY 18 2017 Application №.: 4 1720282

☐ Planning Board ☑ Zoning Board of Adjustment

Taxes Paid Yes/No ___ (Initial)

Fees 160. Project # 11403

Escr. 150.00 Escr.# 11403

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Dan Doyle
Address: 22 Albert Rd
City: Glendora
State, Zip: NJ 08029
Phone: (609) 670-0356 Fax: ( ) -
Email: DanDoyle7@Yahoo.com

2. Owner(s) (List all Owners)

Name(s): Dan Doyle
Address: 22 Albert Rd
City: Glendora
State, Zip: NJ 08029
Phone: (609) 670-0356 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: Don Doyle	Name:
Address: 22 Albert Rd	Address:
Profession: Labor	Profession:
City: Clementon	City:
State, Zip: NJ 08027	State, Zip:
Phone: 6096700356 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: DonDoyle71@Yahoo.com	Email:

7. Location of Property:

Street Address: 22 Albert Rd Block(s): 3004

Tract Area: Lot(s): 2

8. Land Use:

Existing Land Use: Single family

Proposed Land Use (Describe Application): 10' x 12' x 10' Shed - 9' from Rear property line

5 1' from 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	Fence Application	Proposed
Front setback 1		Setback from E.O.P.*1	
Front setback 2		Setback from E.O.P.*2	
Rear setback		Fence type	
Side setback 1		Fence height	
Side setback 2		*E.O.P. = Edge Of Pavement.	
Lot frontage		**Pool Requirements**	
Lot depth		Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height		Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		**Shed Requirements**	
Garage Area		Shed area	10'
Garage height		Shed height	12'
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		Setback from property line 1 (S)	1'
		Setback from property line 2 (R)	9'

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☑ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 5-11-17

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

5-11-17
Date

Signature

Dan Doyle
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

Dan Doyle
Print Name

5-11-17
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 5-11-17, 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.

Name of property owner or applicant

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

Notary Public

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

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: Sonya E Murrow + Daniel Doyle

Address: 22 Albert Rd

Block: 3004 Lot: 2

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

5-15-17
Date

Sandra Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Canden County

Printed on recycled paper

AMERICAN SHEDS

Main Office:
Chris 1401 N. Blackhorse Pike
Williamstown, NJ 08094
Phone: (856) 728-5561 Fax (856)728-5565
NJ Home Improvement License # 13VH02509500
Federal Employer ID# 83-0444990

Sales Associate/ Location: mike

Order Date	Schedule Date
10/26/16	11/14/16

Sold To Sonya Murrow (Name) 22 Albert rd (Address) Glendora (City) 08029 (State) (Zip)

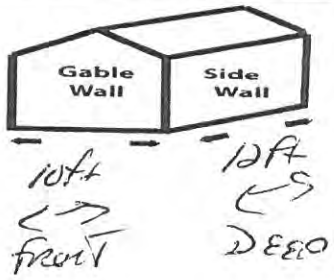
A morning phone call will be placed between 7:30 & 8:30. Please include the morning contact number and secondary numbers if available.

(856) 693-5436 (608) 620-0356 ( )

Wood Sheds	Door Style:	Vinyl Sheds	Door Style:	Vinyl Siding Colors		Shingle Color
☒ Dutch Barn	☐ X Style	☐ Classic	☐ Standard	☐ White	☐ Linen	☐ Black
☐ Estate	☒ Diamond	☐ Elite	☐ Round top Glass	☐ Tan	☐ Cream	☐ White
☐ Tackroom	☐ Metal	☐ Premiere	☐ Square top glass	☐ Grey	☐ Clay	☐ Light Brown
☐ Wood Garage	☐ Round top glass	☐ Vinyl Garage		**Siding Trim Colors**		☐ Dark Brown
	☐ Square top glass	☐ Tiki Bar		☐ White ☐ Black Add $25 ☐ Tan Add $25		☒ Weathered Gray

Qty	Description	Price
1	10 x 12 x 10 Sidewall: 6 ft. PROMO	1999
	D Doors to be placed on 10' side GABLE	
	Flooring (Circle one) 5/8" Plywood OSB Deduct $50	
	5/8" Prostruct Flooring $1 SF	
1	Vent(s) PAIR	15
	Window(s)	
	Shutter(s) Color: Flower Box(es)	
	Shelving Size:	
1	Workbench Size: 10' B. GABLE	60
	Ramp Size:	
	Additional door(s) Type: Placement:	
1	2' WRAP LOFT 10' X 12'	85
	Discount -30	-30

Site Notes/ Instructions



How did you hear about us:
☒ Drive By ☐ Internet
☐ Referral ☐ Advertisement Source: Chris

IMPORTANT		
• 50% Deposit required to schedule a delivery date.	Fuel Surcharge	$30
• Separate check is required for the labor portion of remaining balance. The remainder of the balance can be paid by check or credit card.	Discount	
• It is the customers responsibility to obtain all permits.	Taxable Sales	2159.00
CANCELLED ORDERS ARE SUBJECT TO 15% RESTOCKING FEE.	7% Sales Tax	151.13
	Delivery	
	Total	2310.13
	Deposit	1255.06
	Balance Due	

☐ ☒ VISA ☐ Check#

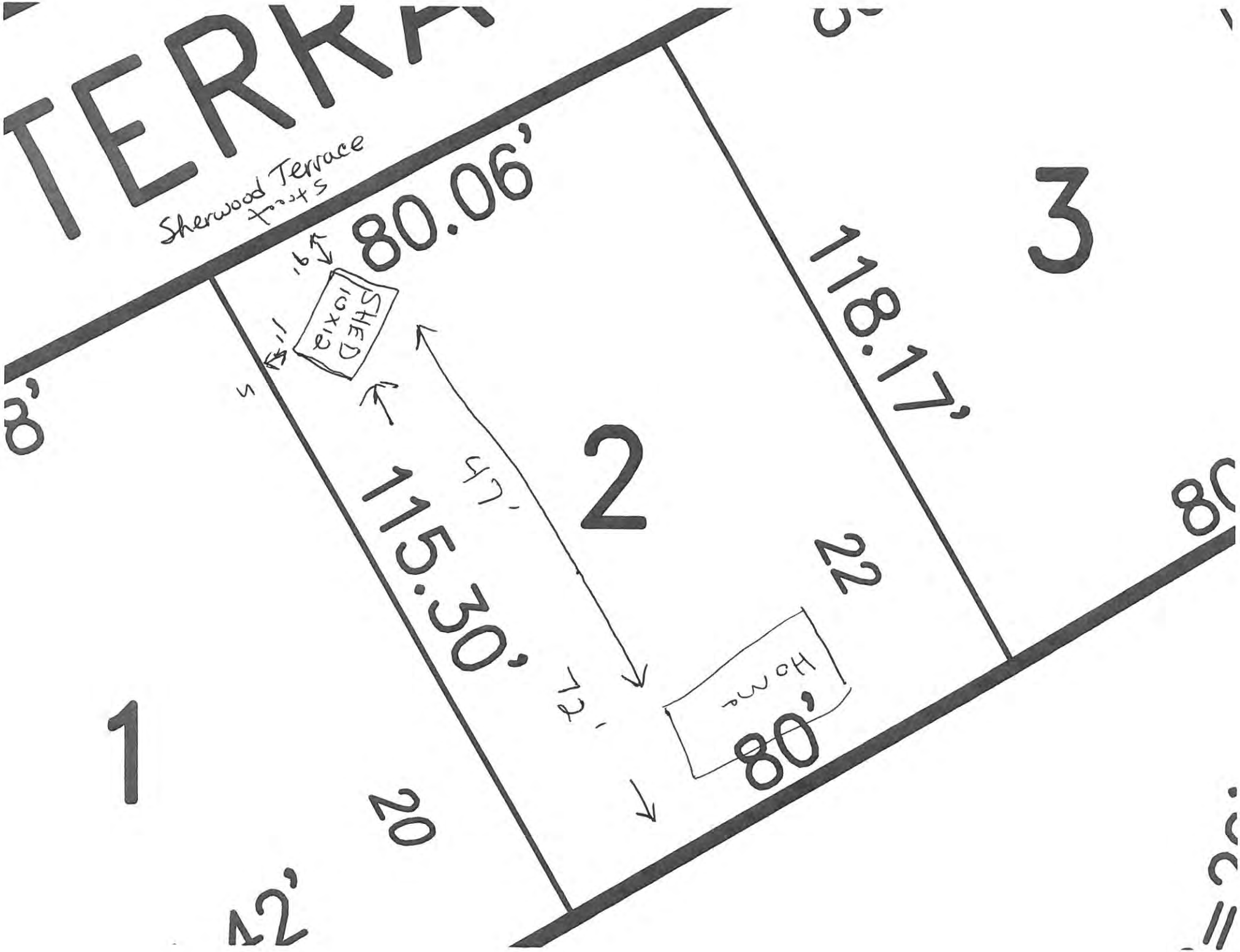
4135870000330702 8

Exp Date 06/18 Vcode 747

X Sonya Murrow 10/26/16

I have read the conditions on this sheet and agree to the terms.

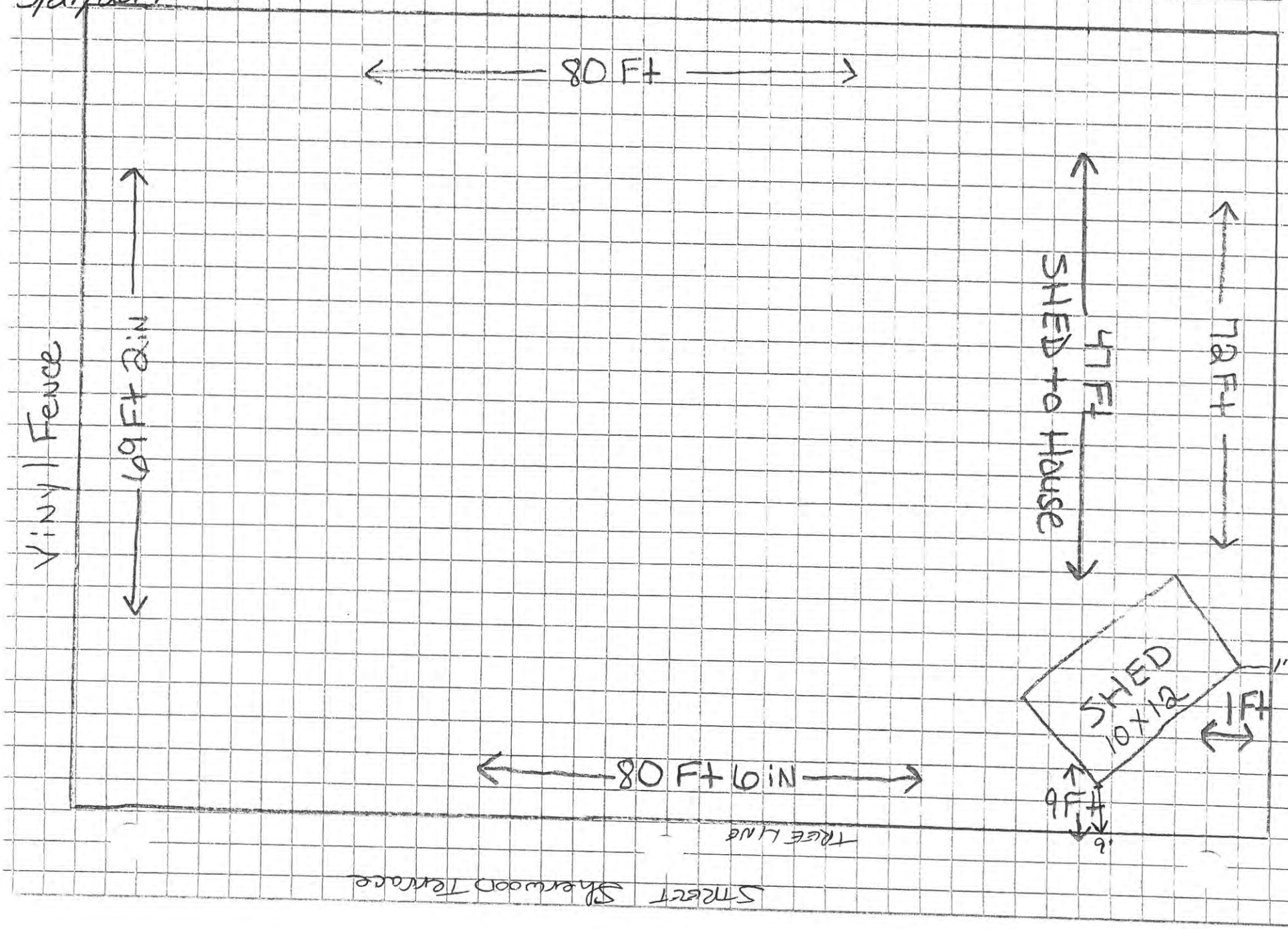
FINANCING AVAILABLE VISIT WWW.AMERICANSHEDS.NET AND CLICK ON FINANCING FOR DETAILS


TERRA
Sherwood Terrace
80.06'
118.17'
3
SHED
10x12
2
115.30'
47'
72'
22
Home
80'
1
20
42'

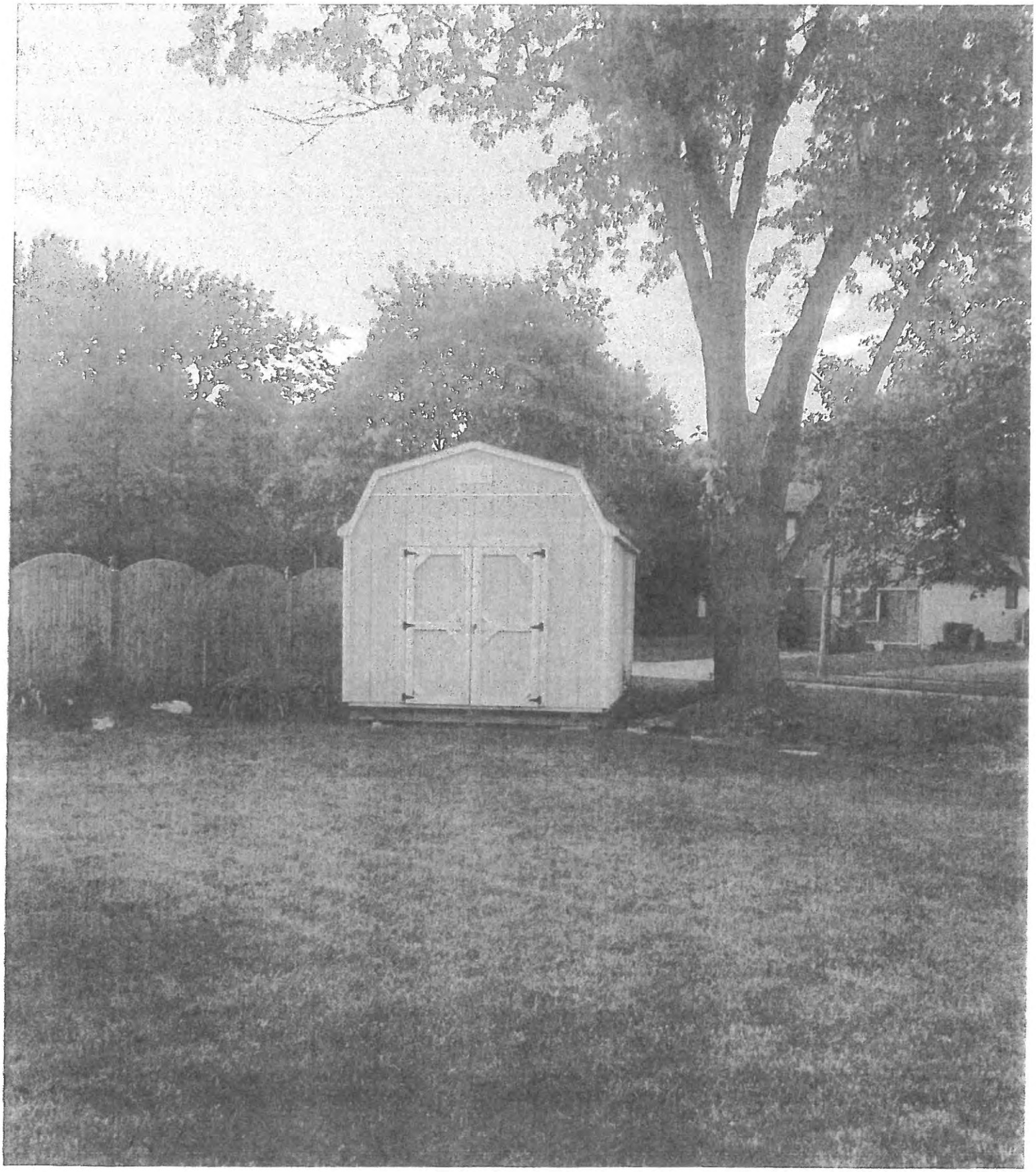
Sonya Murrow + Daniel Doyle
22 Albert Road
Glendora NJ 08029
3/21/2017

Sonya Murrow

Back of House



Doyle



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

Date: May 22, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

RECEIVED
MAY 18 2017
BY:

Applicant: Dan Doyle

Site: 22 Albert Rd

Block: 3004 Lot: 2

Application #: 172028C

1. *Rear & side of shed – less than 5' from property line require a 1 hr fire rating, rated from both the interior & exterior.*

Thank you,

Jim Gallagher
Building SubCode Official

Bin# 65

B

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT TRANSMITTAL

APPLICATION NO. 172028C

DATE: May 17, 2017

Block: 3004 **Lot:** 2
Escrow - 11403
Zoned: R3

LOCATION: 22 Albert Road, Glendora, New Jersey 08029

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

STATUS of APPLICATION: Bulk C Variance10' x 12' X 10' Shed

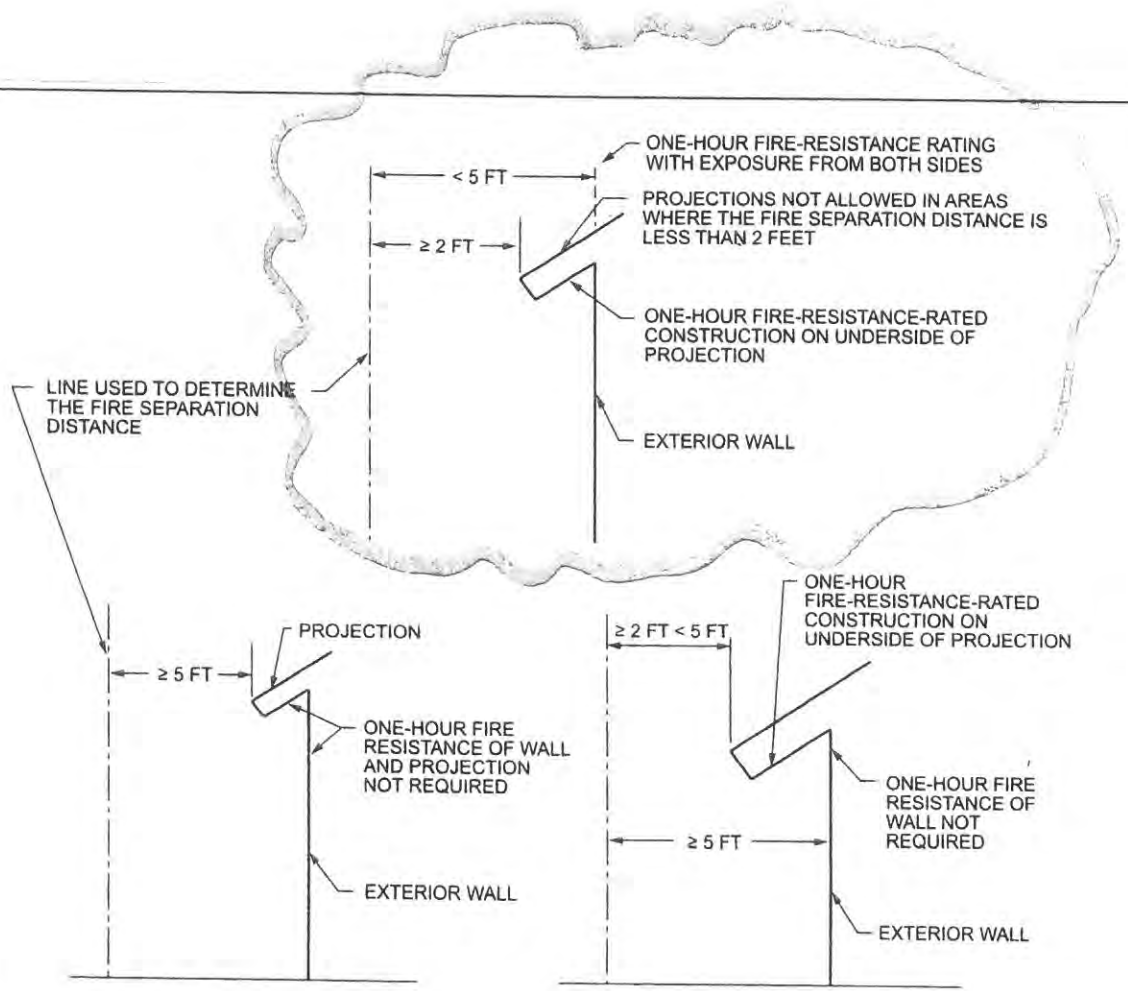
PURPOSE OF TRANSMITTAL ☒ For Your Review

RECEIVED
MAY 18 2017
BY:

- ☒ 1 Copy – Tax Map, Bulk C Variance
- ☐ 1 Copy – Revised Minor Subdivision/Deeds
- ☐ 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

5-18-17 Rear + side of shed - Less than 5' from property line require a 1 hr fire rating - rated from both the interior + exterior.
JTG BSO

Jeanine, Please Type Note for Ken. Thank's
JmG



For SI: 1 foot = 304.8 mm.

Figure R302.1(1)
EXTERIOR WALLS AND PROJECTIONS FOR DWELLINGS WITHOUT AUTOMATIC SPRINKLER SYSTEMS

Doyle

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT TRANSMITTAL

APPLICATION NO. 172028C

DATE: May 17, 2017

Block: 3004 Lot: 2
Escrow - 11403
Zoned: R3

LOCATION: 22 Albert Road, Glendora, New Jersey 08029

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

STATUS of APPLICATION: Bulk C Variance10' x 12' X 10' Shed

PURPOSE OF TRANSMITTAL ☒ For Your Review

RECEIVED
MAY 22 2017
BY:

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- ☐ 1 Copy – Traffic Impact Study
- ☐ 1 Copy – Plan of Survey & Topography

NO ISSUES

5/17/17

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 22, 2017

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

RECEIVED
MAY 23 2017
BY:

Re: Application #172028C
Dan Doyle
22 Albert Road, Glendora, NJ 08029
Block 3004, Lot 2

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 #172030C**
Diana McCracken
410 Orchard Avenue
BLOCK 9502, LOT 1

DATE: May 31, 2017

The above application is to permit a 7' x 7' 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	±11,164 sf	yes
Minimum lot frontage Orchard Avenue Roberts Drive	 75 ft. 75 ft.	 88.21 ft. 97.10 ft.	 yes yes
Minimum lot depth	125 ft.	96.07 ft.	enc
Maximum building coverage	20%	±14.6%[1]	yes
Maximum lot coverage	40%	±30.2%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (dwelling) Orchard Avenue Roberts Drive	 30 ft. 30 ft.	 ±85 ft. ±62 ft.	 yes yes
Side yard (deck)	10 ft.	±25 ft.	yes
Rear yard (deck)	**30 ft.**	**±27 ft.**	**no***
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 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 variance:

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

1. Rear yard: (±27 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 seven (27) 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: Diana McCracken
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit #11395

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 №: #172030C

Taxes Paid Yes/No ✓ _____(Initial)

Fees 160.00 Project # 11440

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. 150.00 Escr.# 11440

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: DIANA MCCRACKEN	Name(s): DIANA & MARK MCCRACKEN
Address: 410 ORCHARD AVE	Address: Same
City: SOMERDALE	City:
State, Zip: NJ 08083	State, Zip:
(C) Phone: (856) 784-0851 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: diaram@paperlessmed.com	

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

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

RECEIVED MAY 24 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: DIANA MCCRACKEN	Name:
Address: 410 Orchard Ave	Address:
Profession: Software Support	Profession:
City: Somerdale	City:
State, Zip: NJ 08083	State, Zip:
Phone: (856) 784-0851 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: diaram@paperlessmed.com	Email:

7. Location of Property:

Street Address: 410 Orchard Ave Block(s): 9502

Tract Area: Lot(s): 1

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): need to replace deck because of fire damage, upper deck 7'x7' will put us at R1 27' & R2 28' from property line (rear)

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	Fence Application	Proposed
Front setback 1		Setback from E.O.P.*1	
Front setback 2		Setback from E.O.P.*2	
Rear setback	27' + 28'	Fence type	
Side setback 1		Fence height	
Side setback 2		*E.O.P. = Edge Of Pavement.	
Lot frontage		**Pool Requirements**	
Lot depth		Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height		Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	

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

14. Parking and Loading Requirements:

Number of parking spaces required: _____ 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

Diana Fa Clark 5-24-17

Signature of Applicant Date

_____ _____

Signature of Co-applicant Date

17. Consent of Owner(s):

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

5.24
Date

Signature

DIANA MCCRACKEN
Print Name

Sworn and Subscribed to before me this

24 day of 5,

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).

Signature of Applicant

DIANA MCCRACKEN
Print Name

5-24-17
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 9502 Lot 1; 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:

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

DIANA MCCRACKEN
Name of property owner or applicant

Sworn and subscribed to
On this 24 day of MAY,
2017 before the following authority.

Notary public

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

ZONING PERMIT DENIED

410 ORCHARD AVE
Block/Lot 9502/1

Applicant
MC CRACKEN, DIANA & MARK S
410 ORCHARD AVENUE
SOMERDALE, NJ 08083

Real Estate Owner
MC CRACKEN, DIANA & MARK S
410 ORCHARD AVENUE
SOMERDALE, NJ 08083

This is to certify that the above-named applied for a permit to/authorization for.
a proposed rear yard attached frame 23'X17' deck located ~~X~~ 27'-28' 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 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

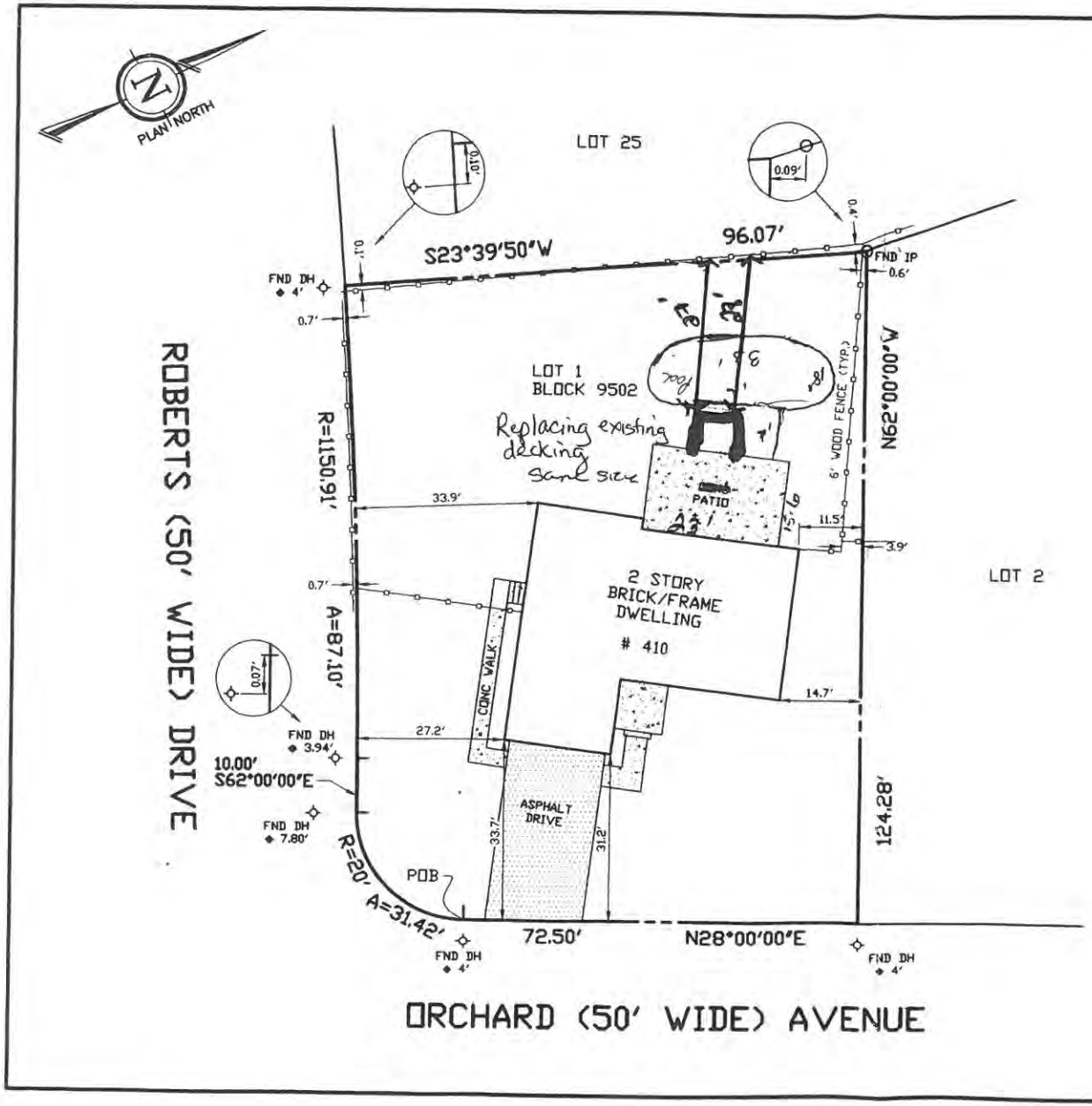
Alisa Ortiz
Zoning Officer
May 16, 2017

Applic No. 11395

Cut Here

Deliver to...

MC CRACKEN, DIANA & MARK S
410 ORCHARD AVENUE
SOMERDALE, NJ 08083



GENERAL NOTES

1. IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY (IF NO FEE IS PAID THIS SURVEY IS INVALID) I HEREBY DECLARE TO ITS ACCURACY BASED ON THE RECORD INFORMATION FURNISHED, EXCEPT SUCH EASEMENTS OR STRUCTURES IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE. THIS SURVEY IS ISSUED SOLELY TO THE HEREIN NAMED PARTIES FOR THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY. THE SURVEY IS NOT VALID AND NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO, USE OF THE SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, PERMIT APPLICATIONS OR ANY OTHER PERSON EITHER DIRECTLY OR INDIRECTLY. COPIES MUST BEAR THE PROFESSIONAL'S EMBOSSED SEAL TO BE CONSIDERED VALID.
2. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS PLAN SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF V & I ASSOCIATES AND THE PROFESSIONAL(S) WHO ENDORSED THIS PLAN.
3. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A TITLE REPORT.
4. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE.
5. FIELD WORK COMPLETED ON: 2/01/01
6. BEING LOT 1, BLOCK 100-AJ, AS SHOWN ON PLAN "K" OF "ROBERTS FARM", FILED JUNE 2, 1972 AS MAP #260-6.
7. ISSUED TO:

   MARK S. McCRACKEN & DIANA McCRACKEN

   TRIDENT LAND TRANSFER CO. OF NJ

   CHASE MANHATTAN MORTGAGE,
   and/or its successors and assigns, as their interest may appear

REVISION	DATE	REVISION DESCRIPTION	DRAWN BY:	CHECKED BY:	APPROVED BY:

SURVEY OF PROPERTY

FOR

BLOCK: 9502, LOT: 1

TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN
STATE OF NEW JERSEY

V & I Associates

LAND SURVEYING & LAND PLANNING
247 WHITE HORSE PIKE, ATCO, NEW JERSEY, 08004
TELEPHONE: (856) 767-8162 FAX: (856) 767-6106

FRANK A. INTESSIMONI
LICENSE No.: 31656

N.J. PROFESSIONAL LAND SURVEYOR

DATE:	2/02/01
SCALE:	1" = 20'
DRAWN BY:	CNL
CHECKED BY:	FAI
SHEET:	1 OF 1
DRAWING No.:	10003

RECEIVED
MAY 24 2017
BY: #172030C

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)

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 Mark + Diana McCracken

Address 410 Orchard Ave. Somerdale, NJ 08083

Block 9502 Lot 1

5-23-17
Date

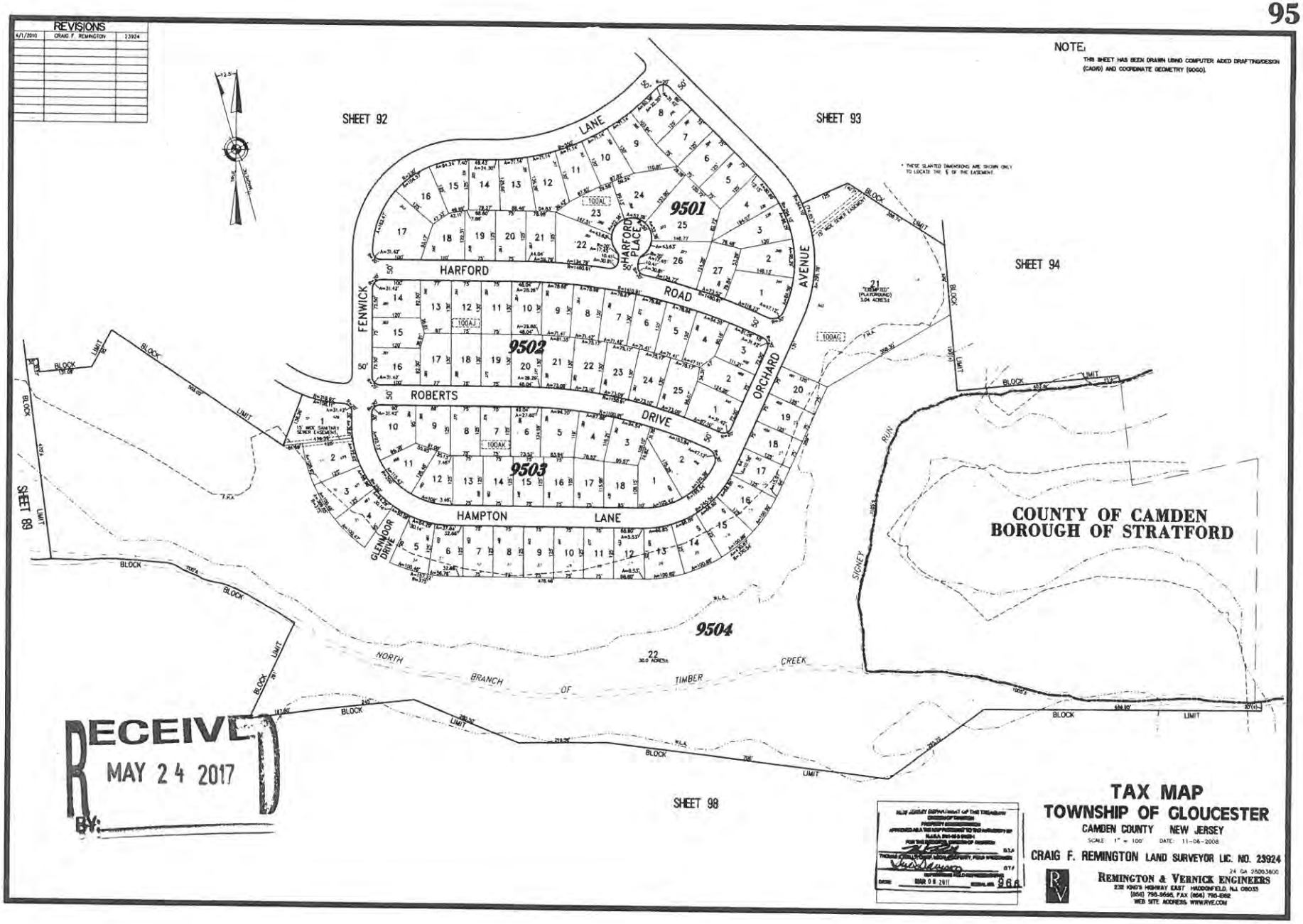
Maryann Busa
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Canden County

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

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



RECEIVED
MAY 24 2017
BY:

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 KING'S HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595 FAX (856) 795-0882
WEB SITE ADDRESS: WWW.RVE.COM

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 24, 2017

APPLICATION No. #172030C

APPLICANT: DIANA McCRACKEN

PROJECT No. 11440

BLOCK(S): 9502 **LOT(S):** 1

LOCATION: 410 ORCHARD AVE., SOMERDALE, NJ 08083

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

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

Please Forward Report by JUNE 7, 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

MAY 30 2017

Signature

5/25/17

No Issues

Bin# 62

B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 24, 2017

APPLICATION No. #172030C

APPLICANT: DIANA McCRACKEN

PROJECT No. 11440

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- ☐ Recycling Report

RECEIVED
MAY 31 2017
BY:

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

OK 5-25-17 JKG Bldg.

Signature

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

May 30, 2017

MAY 31 2017

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

Re: Application #172030C
Diana McCracken
410 Orchard Avenue, Somerdale, NJ 08083
Block 9502, Lot 1

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 24, 2017

APPLICATION No. #172030C

APPLICANT: DIANA McCRACKEN

PROJECT No. 11440

BLOCK(S): 9502 **LOT(S):** 1

LOCATION: 410 ORCHARD AVE., SOMERDALE, NJ 08083

TRANSMITTAL TO:

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- ☐ N.J. American Water Co.
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- ☐ Zoning Board Planner
- ☐ Traffic Officer
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- ☐ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
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STATUS OF APPLICATION:

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Please Forward Report by JUNE 7, 2017

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- ☐ Recycling Report

JUN 06 2017

BY

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

Signature

REVIEWED
☑ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT
FIRE OFFICIAL:
DATE: 6-6-17

* FD: only Reported fire on Record occurred 12-26-2012 Bravo side of House Base of chimney involving Trash Cans: L. Young

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #172017SPW** **Escrow #11207**
John J. Connolly III
BLOCK 11901, LOT 20.01

DATE: June 1, 2017

The Applicant requests use variance and site plan waiver approval to construct an 80' x 40' pole barn for "storage of personal vehicles in the new pole barn ... and storage of landscaping vehicles" within the NC – Neighborhood Commercial District. The project is located on the east side of the Black Horse Pike south of Marshall Avenue.

- Applicant: John J. Connolly III, 524 Ellen Lane, Runnemede, NJ 08078 (telephone #609-605-4003).
- Owner: James A. Milazzo, 306A South Black Horse Pike, Blackwood, NJ 08012 (telephone #856-207-2424).
- Engineer: Erik R. Littlehales, PE, consultin Engineer Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08080 (telephone #856-228-2200).
- Attorney: Dennis L. Riley, Esq., The Law Office of Dennis L. Riley, Esquire, 200 Golfview Drive, Blackwood, NJ 08012 (telephone #856-232-3800).

I. INFORMATION SUBMITTED

1. John Connolly III Project Letter dated 5/08/17.
2. Township of Gloucester Land Development Application Form and checklist dated 3/28/16.
3. Project Narrative, as prepared by Consulting Engineer Services dated March 2017.
4. Recycling Report, as prepared by Consulting Engineer Services dated March 2017.
5. Variance Plan, as prepared by Consulting Engineer Services comprising one (1) sheet dated 5/02/17.

II. ZONING REVIEW

ZONE: A landscaping business is not a listed permitted use in the NC – Neighborhood Commercial District [§415.B].

Section 415.F, NC – Neighborhood Commercial District

Description	Other Use	Proposed	Complies
Lot size (min.)	1 acre	1.129 acres	yes
Lot frontage (min.)	100 ft.	137.84 ft.	yes
Lot depth (min.)	300 ft.	±364 ft.[1]	yes
Building coverage (max.)	15%	10%	yes
Lot Coverage (max.)	50%	20%	yes
Buffer (min.)	25 ft.	25 ft.	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.) – pole barn	20 ft.	±177 ft.[1]	yes
Side yard (min.) – pole barn	10 ft.	≥ 10 ft.	yes
Rear yard (min.) – pole barn	25 ft.	≥ 25 ft.	yes
Building Height (max.)	35 ft.	12.5 ft.	yes

[1] = Scaled data.

III. WAIVER COMMENTS

The Applicant has requested a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

> "The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."

IV. VARIANCE COMMENTS

The Application as submitted requires the following variances from the R-3 Residential District:

§405.B, Permitted Uses

1. A landscaping business truck and trailer storage is not a listed permitted use in the NC – Neighborhood Commercial District [§415.B].

POSITIVE CRITERIA ("D1" use variance)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D1" variance:

2. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1).
   a. Uses determined as not "inherently beneficial."
      i) A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare *(basis Medici v. BPR Co., 107 N.J. 1 (1987))*.
         1. The Applicant must identify and provide an analysis of the special reasons of zoning that are applicable to the application.
         2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
         3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

NEGATIVE CRITERIA

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

Balancing Test *(basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992))*.

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

The Applicant must address the positive criteria including special reasons, standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

1. Master Plan
    a. Consistency of the proposed 3,200 sf pole barn, relocated carports, and landscaping business truck and trailer storage with the criteria of the following Small Scale Business (B-2) land use classification of the master plan.

        > "In contrast to the B-1 category, this land use would be a purely commercial district including both retail and office uses. It is intended for small neighborhood shopping centers, stand alone uses such as pharmacies and convenience stores, individual office buildings, gasoline service stations in appropriate locations and similar commercial uses. A floor area ratio of .15 and .20 is proposed."

2. Zoning
    a. Consistency of the 3,200 sf pole barn, relocated carports, and landscaping business truck and trailer storage with the NC – Neighborhood Commercial District and character of the built environment.
3. Use Variance
    a. It's recommended the Applicant provide testimony addressing the proposed 3,200 sf pole barn, relocated carports, and landscaping business truck and trailer storage use including but not necessarily limited to the following:
        i. A description of proposed business operation such as number of employees, hours of operation, etc.
        ii. A description of each motorized and un-motorized vehicle and equipment.
        iii. Construction materials, colors, fenestration, utilities, and other features of the proposed pole barn.
4. Village of Gloucester Township
    a. It's recommended the Applicant address consistency and impacts, if any of the proposed 3,200 sf pole barn, relocated carports, and landscaping business truck and trailer storage with the adopted Village of Gloucester Township Redevelopment Plan and proposed vision of the Village of Gloucester Township, which comprises the corridor along the Black Horse Pike between the existing Blackwood West Redevelopment Area and Interchange Redevelopment Area.

VI. SITE PLAN WAIVER COMMENTS

The Applicant must provide testimony to address typical conditions of site development including but not necessarily limited to the following:

1. Landscaping:
    a. Proposed landscaping and buffer screen for the adjacent residence to enhance the aesthetics of the project and the Township as per §507.B, Buffering.

2. Lighting:
    a. Proposed light for access drive and parking areas, if any as per §508, Lighting.
3. Parking:
    a. Proposed parking areas for landscaping vehicles as per §510.A, Off-Street Parking.
4. Interior Access:
    a. Vehicular access to the proposed pole barn, existing garage, and relocated car ports and proposed construction materials, if any as per §510.H, Pavement.
5. Driveway Access:
    a. It does not appear the existing access drive complies with a minimum 24-foot width to allow for two-way ingress/egress to the subject property a one-way drive to a two-way drive §510.K, Entrance/Exit Drives.
        i. Consideration should be given to providing a two-way driveway with stop bar and sign.
6. Trash Enclosure:
    a. Proposed trash enclosure with an exterior covering that matches the proposed exterior of the building as per §510.L(1), Refuse/Recyclable Storage Areas.

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VIII. RECOMMENDATIONS

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

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

cc: John J. Connolly III
Dennis L. Riley, Esq.
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

John Connolly, III
524 Ellen Lane
Runnemede, New Jersey 08078
(609) 605-4003

May 8, 2017

Mr. Kenneth D. Lechner, PP, AICP
Gloucester Township
1261 Chews Landing – Clementon Rd.
Blackwood, N.J. 08012

AMENDED TO SITEPLAN WAIVER
1720175PW

Re: Site Plan Waiver Review

Dear Mr. Lechner,

It was a pleasure meeting with you on Tuesday to discuss the above referenced application; thank you for making the time to discuss the application with me.

As a follow up, I am formally requesting that this application, originally for a minor site plan review, be converted into a site plan waiver review. As we discussed, the plan for the property involves only (1) storage of personal vehicles in the new pole barn to be constructed and (2) storage of landscaping business vehicles as depicted on the revised plan. I will also be installing Leyland Cypress and other landscaping shrubbery along the streetside fenceline to increase the property aesthetics.

In support of this request, I am also providing 12 signed and sealed copies of the revised variance plan which depicts the proposed activities as described above.

Thanks once again for your assistance. Please let me know if you have any questions, or would like any additional information. As you know, I would appreciate if the application, once deemed complete, could be placed on the next available zoning board meeting agenda.

Sincerely,

John Connolly, III

RECEIVED
MAY 16 2017
BY

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №.: #172017DMS

Taxes Paid Yes/No _____ (Initial)

Fees $560.00 Project # 11207

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. $2800.00 Escr.# 11207

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: John J. Connolly, III	Name(s): James A. Milazzo
Address: 524 Ellen Lane	Address: 306A South Black Horse Pike
City: Runnemede	City: Blackwood
State, Zip: NJ 08078	State, Zip: NJ 08012
Phone: (609) 605 - 4003 Fax: (856) 228 - 1793	Phone: (856) 207 - 2424 Fax: ( ) -
Email: donzijack@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 MAR 28 2017 BY: [redacted]

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: Dennis L. Riley, Esquire	Firm: The Law Office of Dennis L. Riley, Esquire
Address: 200 Golfview Drive	State, Zip: NJ 08012
City: Blackwood	Phone: (856) 232 - 3800 Fax: (856) 232 - 3880
	Email: dennislrileyesq@gmail.com

6. Name of Persons Preparing Plans and Reports:

Name: Erik R. Littlehales, P.E.	Name:
Address: CES - 645 Berlin-Cross Keys Road Suite 1	Address:
Profession: Engineer	Profession:
City: Sicklerville	City:
State, Zip: NJ 08081	State, Zip:
Phone: (856) 228 - 2200 Fax: (856) 232 - 2346	Phone: ( ) - Fax: ( ) -
Email: elittlehales@ces-1.com	Email:

7. Location of Property:

Street Address: 161 S. Black Horse Pike Block(s): 11901

Tract Area: 1.129 ac Lot(s): 20.01

8. Land Use:

Existing Land Use: Garage and carports

Proposed Land Use (Describe Application): Construct 80' x 40' pole barn. Relocate carports. Client to store landscaping trucks and trailers on site. In addtion, applicant will store personal vehicles in pole barn.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

11. Minor Site Plans
    Recycling Report
    Project Narrative
    Pole Barn Dimensions

13. Zoning

All Applications	Proposed
Front setback 1	96 ft
Front setback 2	
Rear setback	75 ft
Side setback 1	10 ft
Side setback 2	
Lot frontage	137 ft
Lot depth	365 ft
Lot area	1.129 ft
Building height	20 ft

Fence Application	Proposed
Setback from E.O.P.*1	126 ft
Setback from E.O.P.*2	
Fence type	chain link
Fence height	6ft

*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	40' x 80'
Garage height	20'
Number of garages (Include attached garage if applicable)	1
Number of stories	1

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

14. Parking and Loading Requirements:

Number of parking spaces required: n/a Number of parking spaces provided: 3

Number of loading spaces required: n/a Number of loading spaces provided: 0

15. Relief Requested:

☑ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant 3/23/17 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).**

3/23/17
Date

Signature

James Milazzo
Print Name

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

Signature

Lisa M. West
Print Name

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

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

3/23/17
Date

John J. Connolly, III
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 11901 Lot 20.01; 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 J. Connolly, III of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

John J. Connolly
Name of property owner or applicant

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

Lisa M. West
Notary public

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

RECEIVED
MAR 28 2017
BY: #172017 Dms

PROJECT NARRATIVE

FOR

John J. Connolly, III

PLATE 119, BLOCK 11901, LOT 20.01

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #3595

March 2017

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

Prepared for:
John J. Connolly, III
524 Ellen Lane
Runnemede, NJ 08078

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

1 SITE DESCRIPTION

Consulting Engineer Services (CES) has prepared this Project Narrative for John J. Connolly, III development, a proposed development located on Plate 119, Block 20.01, Lot 20.01 on the official Tax Map of the Township of Gloucester, Camden County, New Jersey (hereinafter the "Site"). The approximate 1.129 acre site is located within the Township's NC Neighborhood Commercial Zone. The proposed Site has frontage along the Black Horse Pike (NJSH Rt. No. 168).

2 EXISTING CONDITIONS

The site currently has a garage and three carports which will remain after the development is completed. Wetlands are not present on the site. Surrounding land use consists of commercial and residential uses.

3 PROPOSED DEVELOPMENT

Use Variance and Minor Site plan approval are being sought by John J. Connolly, III to allow for the storage of landscaping equipment and storage of personal items. The proposed improvements include the construction of a 40'x80' pole barn, the relocation of the existing carports and the addition of site fencing.

The developed site will have direct access to Black Horse Pike (NJSH Rt. No. 168).

4 SITE OPERATION

The applicant proposes to store the companies landscaping equipment at night and during off operation months. In addition the applicant proposed to use the proposed pole barn to storage of personal vehicles. The equipment will consist of five trucks and four trailers (approximately 18 feet long).

RECYCLING REPORT

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BY: #172017DMS

FOR

John J. Connolly, III

PLATE 119, BLOCK 11901, LOT 20.01

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #3595

March 2017

Erik R. Littlehales

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

Prepared for:
John J. Connolly, III
524 Ellen Lane
Runnemede, NJ 08078

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

1 INTRODUCTION

Consulting Engineer Services (CES) has prepared this Recycling Report for John J. Connolly, III development, a proposed development located on Plate 119, Block 20.01, Lot 20.01 on the official Tax Map of the Township of Gloucester, Camden County, New Jersey (hereinafter the "Site"). The approximate 1.129 acre site is located within the Township's NC Neighborhood Commercial Zone. The proposed Site has frontage along the Black Horse Pike (NJSH Rt. No. 168).

2 MATERIALS

A. General Consumer Recyclables

No employees will be at the site generating general consumer recyclables. If recycling is generated from the site it will be removed by the applicant and properly disposed of.

B. Lawn/Landscaping Recyclables

Any grass clippings, leaves or branches generated during the day will be properly disposed of prior to the employees and company vehicles returning to the site.

C. General Refuse

If trash is generated from the site it will be removed by the applicant and properly disposed of.

E

Tax Account Maintenance

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

Block: 11901

Lot: 20.01

Qualifier:

Owner: MILAZZO JAMES

Prop Loc: 161 S BLACK HORSE PIKE

Tax Bill | PTR Form | Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2017	2		996.24	996.24	.00	996.24
2017	1		996.25	.00	.00	.00
2017		Total	1,992.49	996.24	.00	996.24
2016	4		1,069.09	.00	.00	.00
2016	3		1,069.10	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 03/27/17 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/06/2017

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

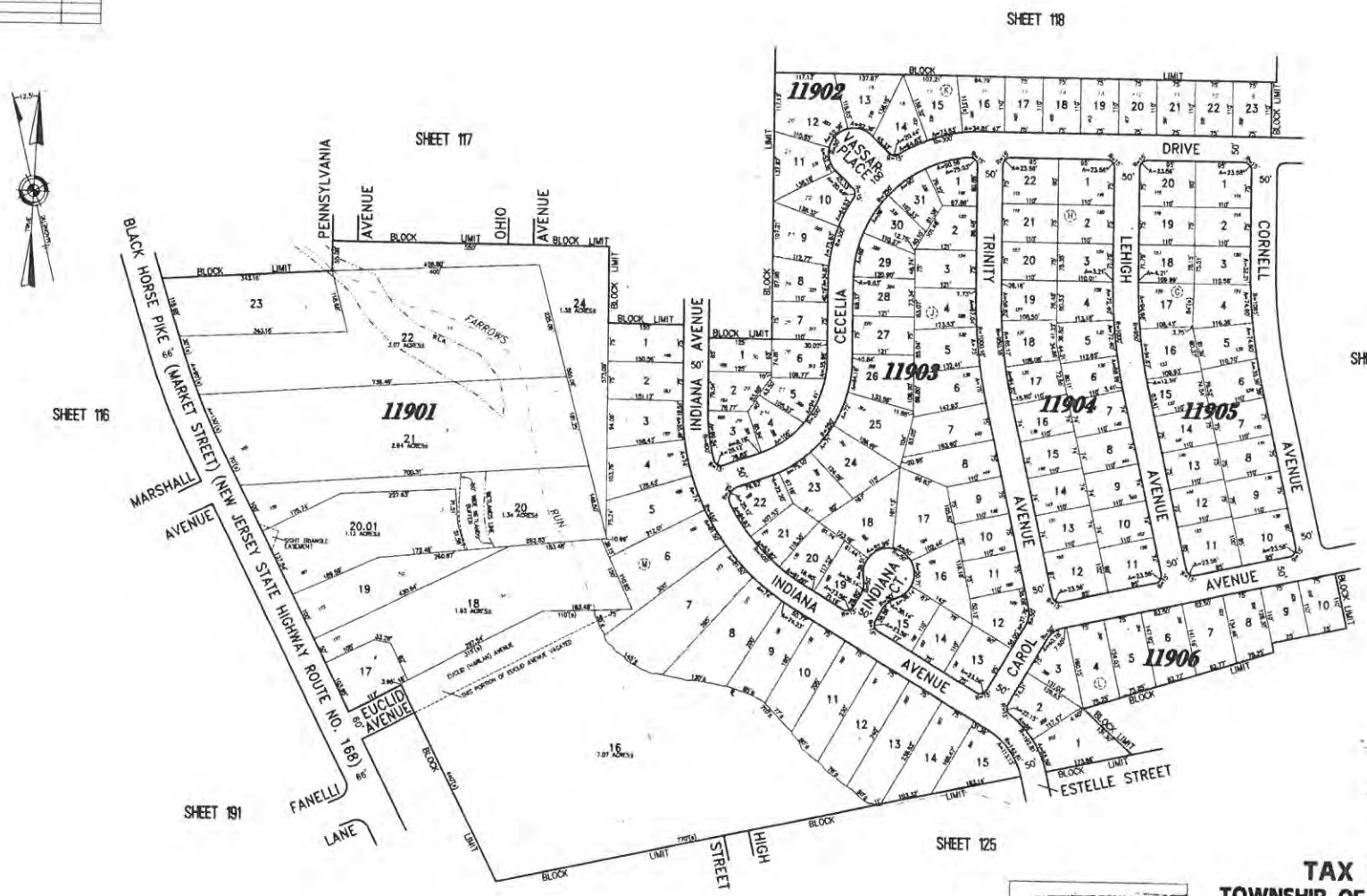
Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

RECEIVED
MAR 28 2017
BY

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

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

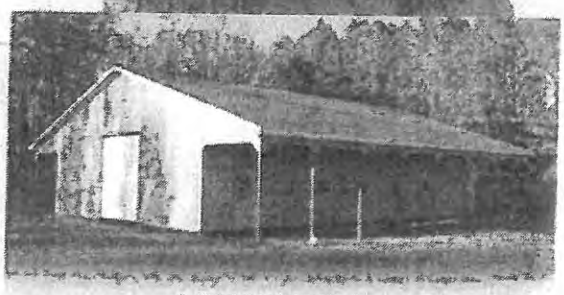
PPB

Pioneer Pole Buildings, Inc.

RESIDENTIAL ID# 075

Imagine what Pioneer could Build for You...

Exceptional Quality Post Frame Buildings ... Planned, Designed and Built to Perfectly Suit Your Every Need.



AGRICULTURAL ID# 054

EQUINE ID# 018

COMMERCIAL ID# 088

Pioneer Pole Buildings, Inc.

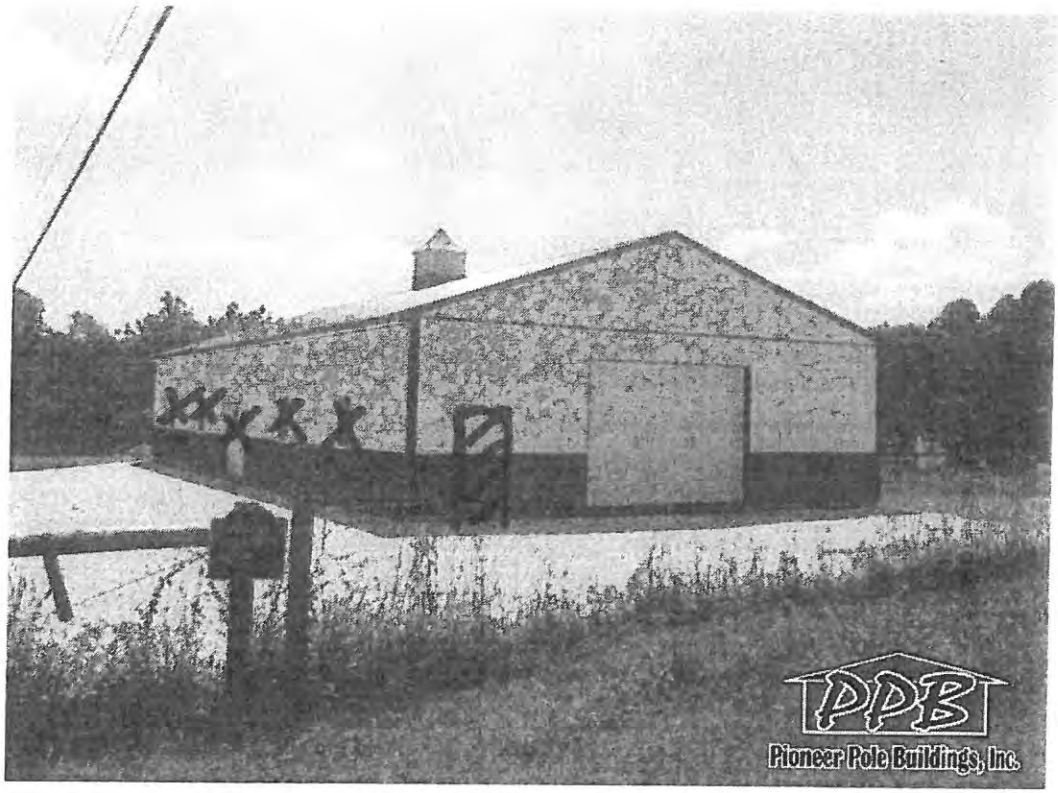
www.PPB1.com

Schuylkill Haven, PA · **888-448-2505** Ext. **136** Sales

Home | Site Map | Like Be the first of your friends to like this.

Portfolio | Agricultural | 40' W x 80' L x 12' 6" H (ID# 456) - Total Cost: $34,908

40' W x 80' L x 12' 6" H (ID# 456) - TOTAL COST: [redacted]



Building Overview

Slide 2

2

Dimensions:
40' W x 80' L x 12' 6" H
40' Standard Trusses, 4' on Center, 4/12 Pitch

Colors:
Siding:
Upper Color: Brite White
[redacted]
Roofing Color: Slate
[redacted]

Openings:
(2) 14' x 10' Carriage House Garage Doors
[redacted]
(1) 6068 Double 9-Lite Entry Door

Overhangs:
Eaves: 1' & Gables: Flush
Soffit: White Vinyl

Miscellaneous:
[redacted]
80 ft. Ridge Vent
2" x 8" Skirtboard .60 Treated

Like Us on Facebook!

Building Details

Building Type: Agricultural

Building Size: 40ft. X 80ft. X 12ft.

[redacted]

[redacted]

[redacted]

Welcome to LiveChat

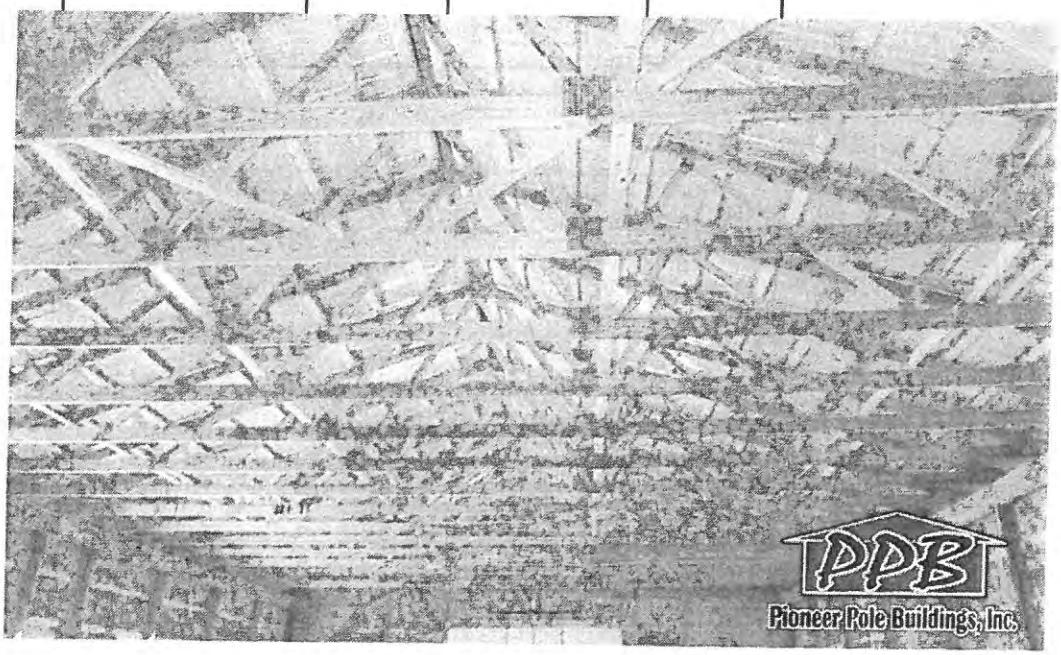
Carol
Support Agent

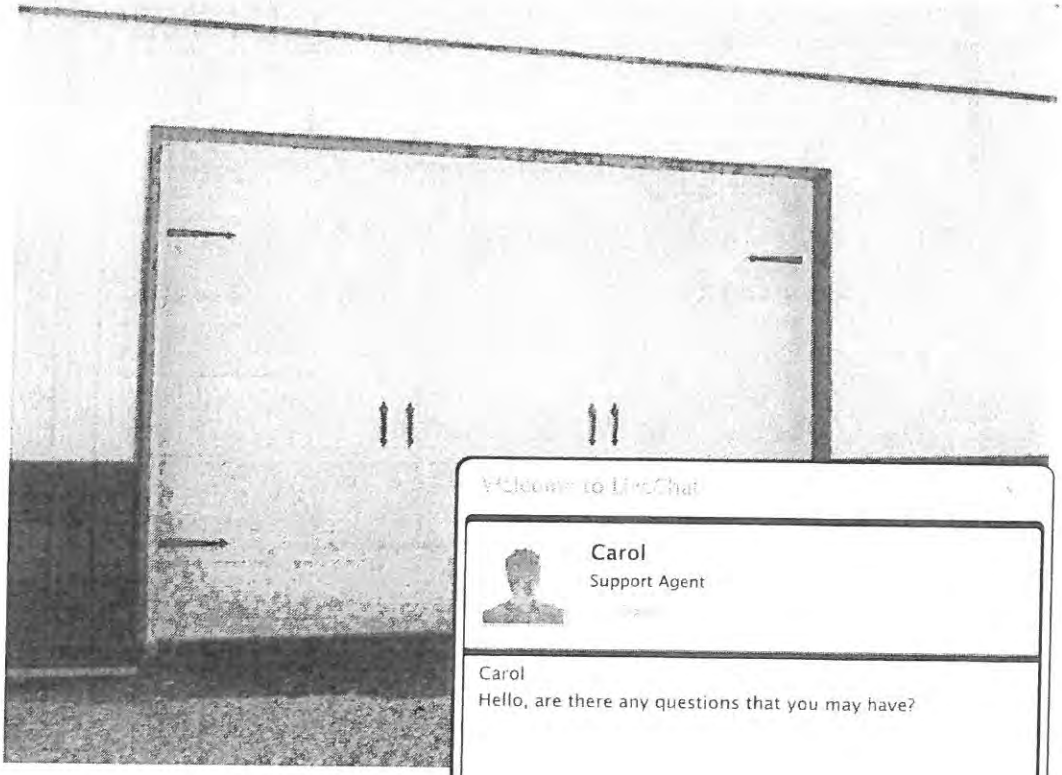
Carol
Hello, are there any questions that you may have?

Type in your message here and press Enter to send

Home | Site Map | Like Be the first of your friends to like this.

Color your building | Portfolio | News & Events | Contact



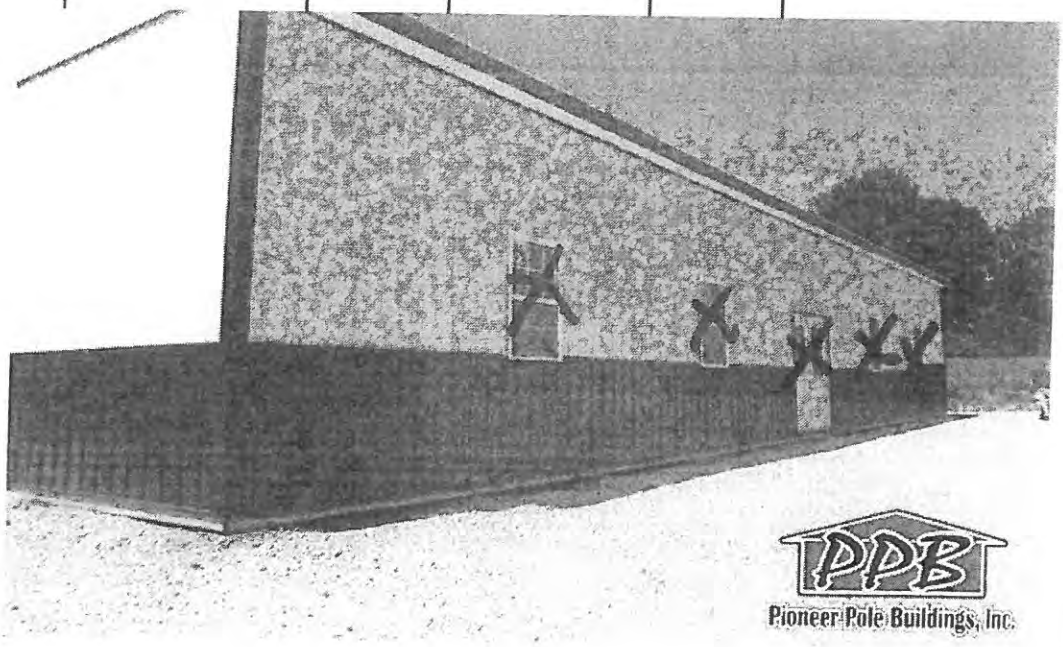


Welcome to LiveChat

Carol
Support Agent

Carol
Hello, are there any questions that you may have?

Type in your message here and press Enter to send



40' W x 80' L x 12' 6"

Welcome to LiveChat

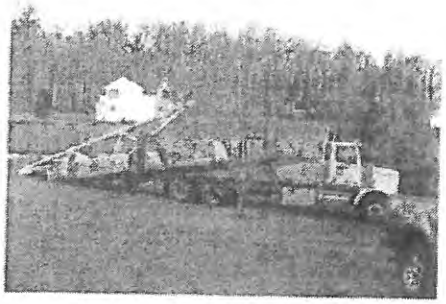
Carol
Support Agent

Carol
Hello, are there any questions that you may have?

Type in your message here and press Enter to send

Construction Process

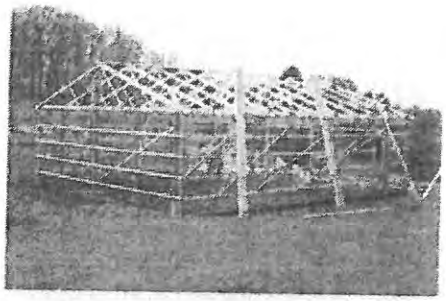
Delivering Materials



Drilling Post Holes

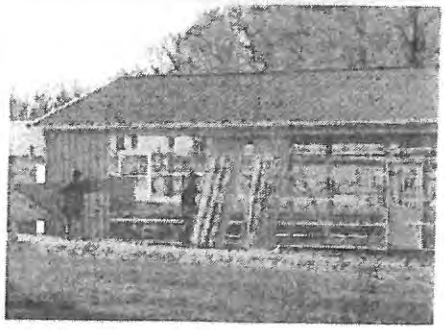
Setting Poles

Framing and Setting Trusses



Installing Metal Roof

Installing Metal Siding



"A WELL-OILED MACHINE"

"I would just like to comment on my new garage. I was more than impressed with the crews that came out to do the build. I think if you look up the term 'well-oiled machine' you'll find a picture of that crew. I never once heard one of them say 'can you hand me a ...' because whatever piece he needed, someone was already handing it to him. I hope to enjoy my new garage for a long time as I have been waiting my whole life for this."

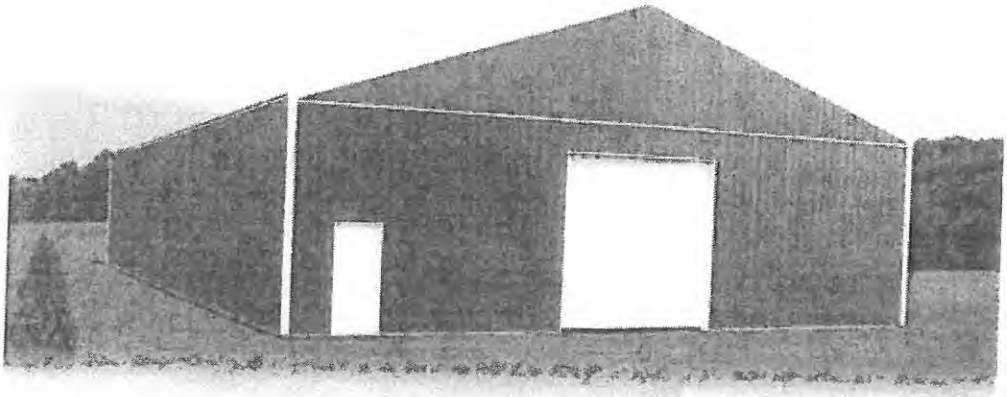
Dan F., Marlton, NJ

ID# 090

Stock Building Sizes

24 STOCK BUILDINGS

Our stock buildings include (1) Raised Panel Overhead Door and (1) 3068 6-Panel Entry Door. Other building options can be added to stock buildings for an additional cost. Non-stock sizes are also available: widths from 16' to 80', heights from 8' to 18', and lengths from 20' to any size and added option you need!



ID# 089

24'W x 24'L x 8'H	**30'W x 80'L x 10'H**	**40'W x 80'L x 14'H**
24'W x 32'L x 10'H	**30'W x 80'L x 12'H**	**40'W x 80'L x 16'H**
24'W x 40'L x 10'H	**36'W x 48'L x 10'H**	**50'W x 96'L x 14'H**
30'W x 32'L x 10'H	**36'W x 48'L x 12'H**	**50'W x 96'L x 16'H**
30'W x 32'L x 12'H	**40'W x 60'L x 12'H**	**60'W x 96'L x 14'H**
30'W x 40'L x 10'H	**40'W x 60'L x 14'H**	**60'W x 96'L x 16'H**
30'W x 64'L x 10'H	**40'W x 60'L x 16'H**	**60'W x 120'L x 14'H**
30'W x 50'L x 12'H	**40'W x 80'L x 12'H**	**60'W x 120'L x 16'H**

"USE OURS AS AN EXAMPLE."

"We would like to thank you all for a job well done. Thanks to all the sales and office workers, the delivery men and all of the hard-working crew members who helped make our pole building possible. George and his crew did a fantastic job and we are more than pleased with the end results. If you need to show anyone in this area this type of pole building, please feel free to use ours as an example. Thank you for all of your time and hard work."

Bill and Linda S., Schwenksville, PA

"... SECOND TO NONE!"

"We would like to thank you for our new pole building and the tremendous amount of help you provided us. We are very thankful we chose PPB... We were in contact with several people from your staff, which were very kind and considerate and helpful in every aspect. Then came the materials and work crew. It was amazing watching their work ethic, quality of work and kindness, consideration and help with questions. It is an asset to your company to have such qualified workers. They are second to none! We are proud of our building and grateful to all at PPB."

Darryl, Kim, Kyle, Emmitt (Our dog also), Ralston, PA

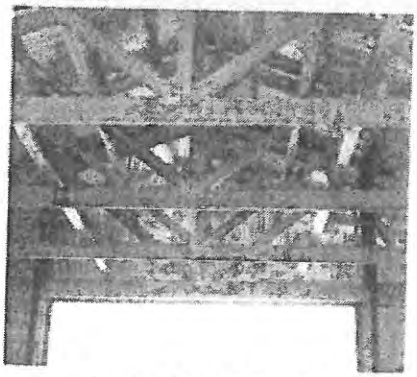
"WE THANK YOU FOR A GREAT JOB."

"Thank you so much to everyone involved in the entire process in building our barn ... from the office staff to delivery and drill crew to the building crew. You are the nicest people and we thank you for a great job."

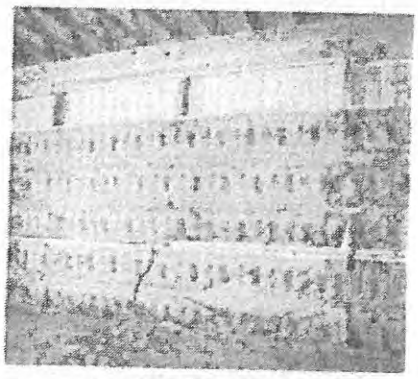
Kathy and James G., Mohrsville, PA

Building Options

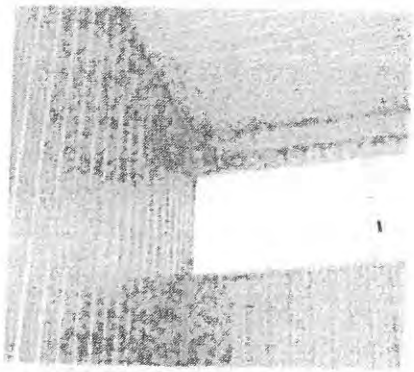
INSULATION



Double Bubble, 1/2" or 1" Roof and Wall Insulation / Vapor Barrier

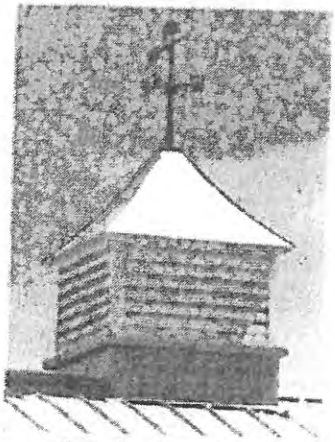


R-19 Wall Insulation
Must be covered with drywall or liner panel



Insulated Building Interior with Steel Liner Panel
(4' Sidelight also shown)

CUPOLAS

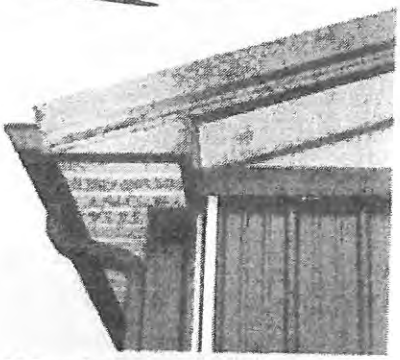


Cupola - Louvered
Available in 24", 36", 48"

Cupola - Windows
Available in 36" and 48"

OVERHANG

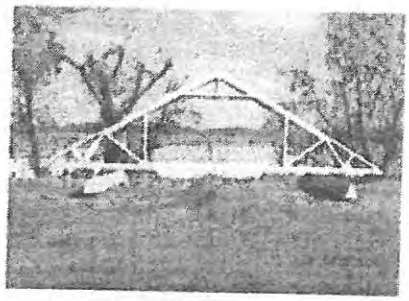
Flush - No Overhang



1' Overhang on Eave and Gable with Vented Soffit
Gutter and Spouting are additional options

TRUSSES

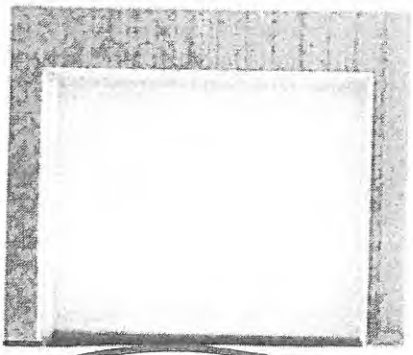
Scissor with Standard



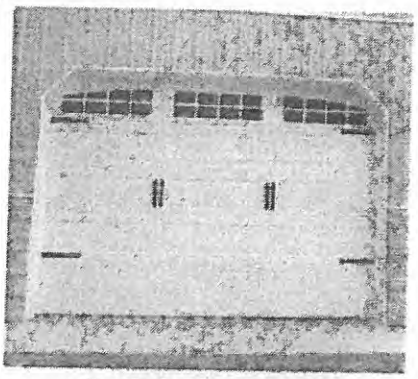
Attic Truss

Building Options

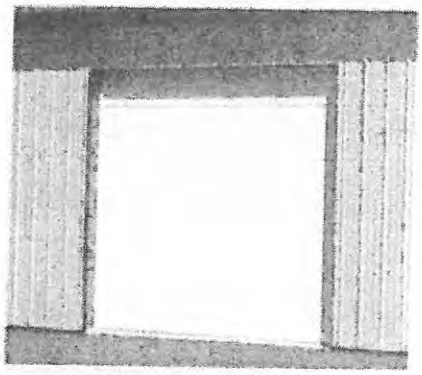
OVERHEAD DOORS



Raised Panel Overhead Door
Available in many different sizes



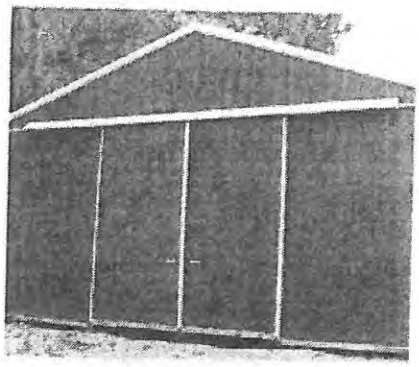
Carriage House Door
Available in many different sizes



Commercial Style Overhead Door

SLIDING DOORS

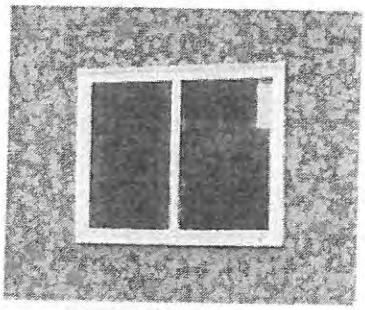
Solid Slider Door
Available in many different sizes



Split Slider Door
(shown with 2-tone siding)
Available in many different sizes

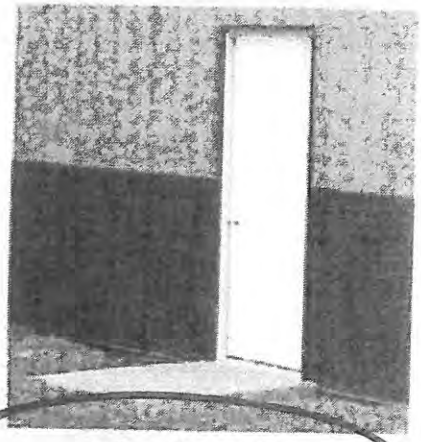
WINDOWS

3 x 4 Single Hung Windows
Available with grids and screens (as shown) or without



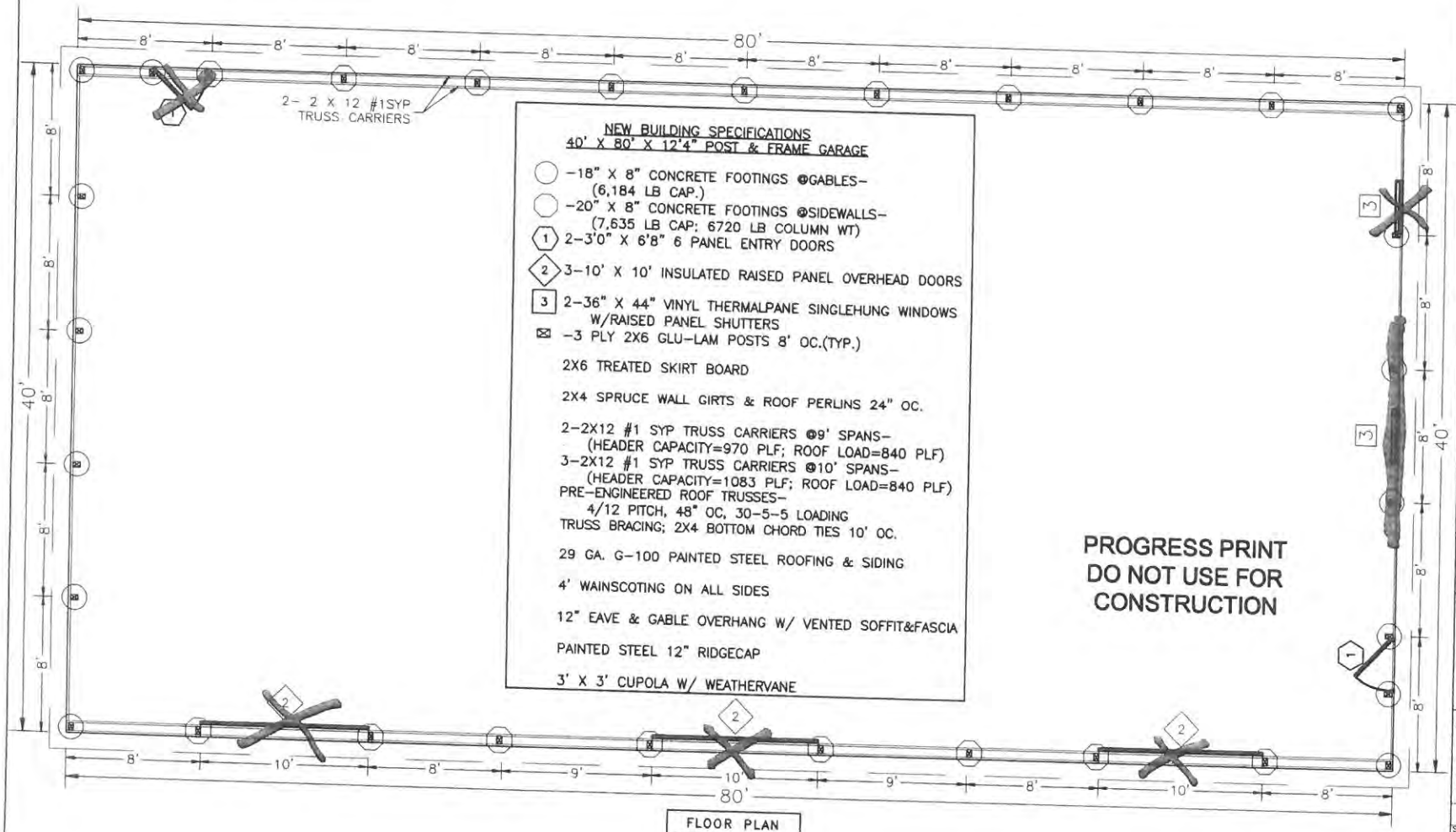
4 x 3 Sliding Windows
3 x 2 Sliding Windows also available

ENTRY DOORS



6-Panel Entry Door
Shown as single - 3068
Available in double - 6068

9-Lite Double Entry Door
Shown as double - 6068
Available in single - 3068



NEW BUILDING SPECIFICATIONS
40' X 80' X 12'4" POST & FRAME GARAGE

- -18" X 8" CONCRETE FOOTINGS @GABLES- (6,184 LB CAP.)
- -20" X 8" CONCRETE FOOTINGS @SIDEWALLS- (7,635 LB CAP; 6720 LB COLUMN WT)
- (1) 2-3'0" X 6'8" 6 PANEL ENTRY DOORS
- (2) 3-10' X 10' INSULATED RAISED PANEL OVERHEAD DOORS
- [3] 2-36" X 44" VINYL THERMALPANE SINGLEHUNG WINDOWS W/RAISED PANEL SHUTTERS
- -3 PLY 2X6 GLU-LAM POSTS 8' OC.(TYP.)

2X6 TREATED SKIRT BOARD

2X4 SPRUCE WALL GIRTS & ROOF PERLINS 24" OC.

2-2X12 #1 SYP TRUSS CARRIERS @9' SPANS- (HEADER CAPACITY=970 PLF; ROOF LOAD=840 PLF)
3-2X12 #1 SYP TRUSS CARRIERS @10' SPANS- (HEADER CAPACITY=1083 PLF; ROOF LOAD=840 PLF)
PRE-ENGINEERED ROOF TRUSSES- 4/12 PITCH, 48" OC, 30-5-5 LOADING
TRUSS BRACING; 2X4 BOTTOM CHORD TIES 10' OC.

29 GA. G-100 PAINTED STEEL ROOFING & SIDING

4' WAINSCOTING ON ALL SIDES

12" EAVE & GABLE OVERHANG W/ VENTED SOFFIT&FASCIA

PAINTED STEEL 12" RIDGECAP

3' X 3' CUPOLA W/ WEATHERVANE

FLOOR PLAN
SCALE: 1/8" = 1'0"

SHIRK POLE BUILDINGS LLC
111 EAST BLACK CREEK EAST EARL, PA 17519
717-445-6888 FAX 717-445-3001

SEAL

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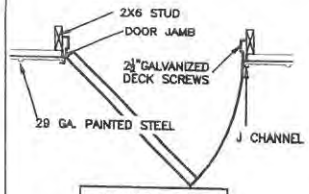
JOB NO.	SITE PLAN
SPB, REVIEW	DRAWN BY A. SHIRK
	CHECKED BY

REVISIONS

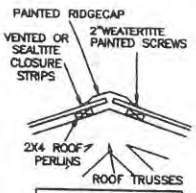
DATE:

FLOOR PLAN

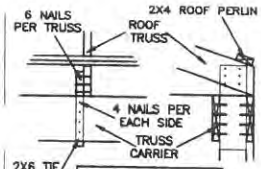
A.1



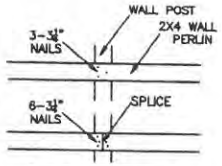
OPTIONAL DOOR JAMB DETAIL
SCALE: 1/2" = 1'0"



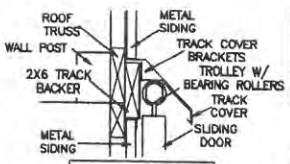
12" RIDGE CAP DETAIL
SCALE: 1/2" = 1'0"



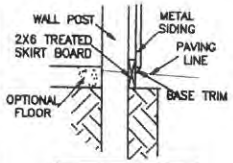
TRUSS TO TIE BLOCK FASTENER DETAIL
SCALE: 1/2" = 1'0"



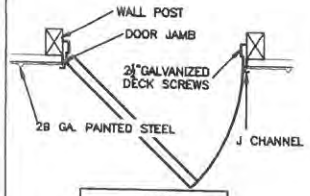
SIDEWALL PERLIN DETAIL
SCALE: 1/2" = 1'0"



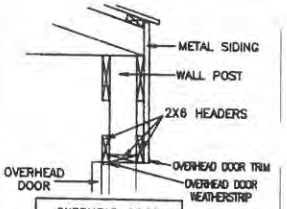
SLIDING DOOR DETAIL
SCALE: 1" = 1'0"



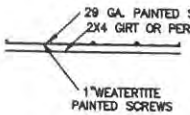
BASE TRIM DETAIL
SCALE: 1/2" = 1'0"



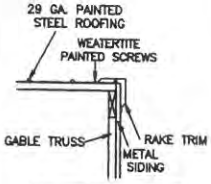
DOOR JAMB DETAIL
SCALE: 1/2" = 1'0"



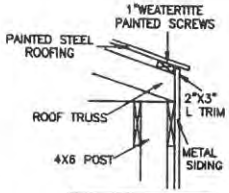
OVERHEAD DOOR HEADER DETAIL
SCALE: 1/2" = 1'0"



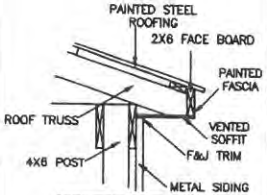
METAL SIDING & ROOFING FASTENERS
SCALE: 1/2" = 1'0"



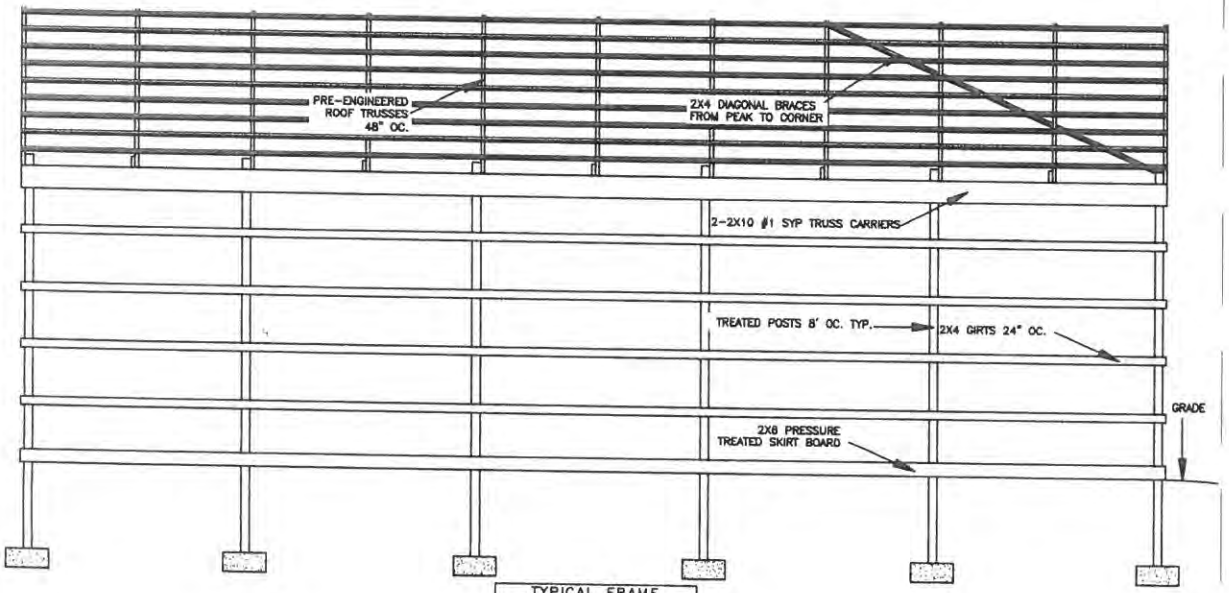
RAKE TRIM DETAIL
SCALE: 1/2" = 1'0"



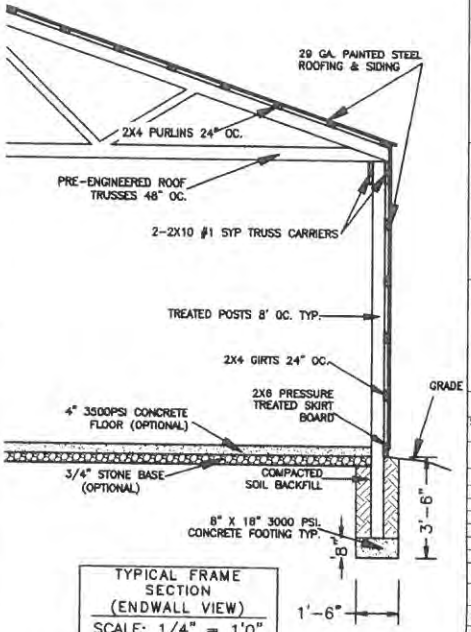
STANDARD EAVE DETAIL
SCALE: 1/2" = 1'0"



OPTIONAL12"EAVE OVERHANG DETAIL
SCALE: 1/2" = 1'0"



TYPICAL FRAME SECTION (SIDEWALL VIEW)
SCALE: 1/4" = 1'0"



TYPICAL FRAME SECTION (ENDWALL VIEW)
SCALE: 1/4" = 1'0"

SHIRK POLE BUILDINGS LLC
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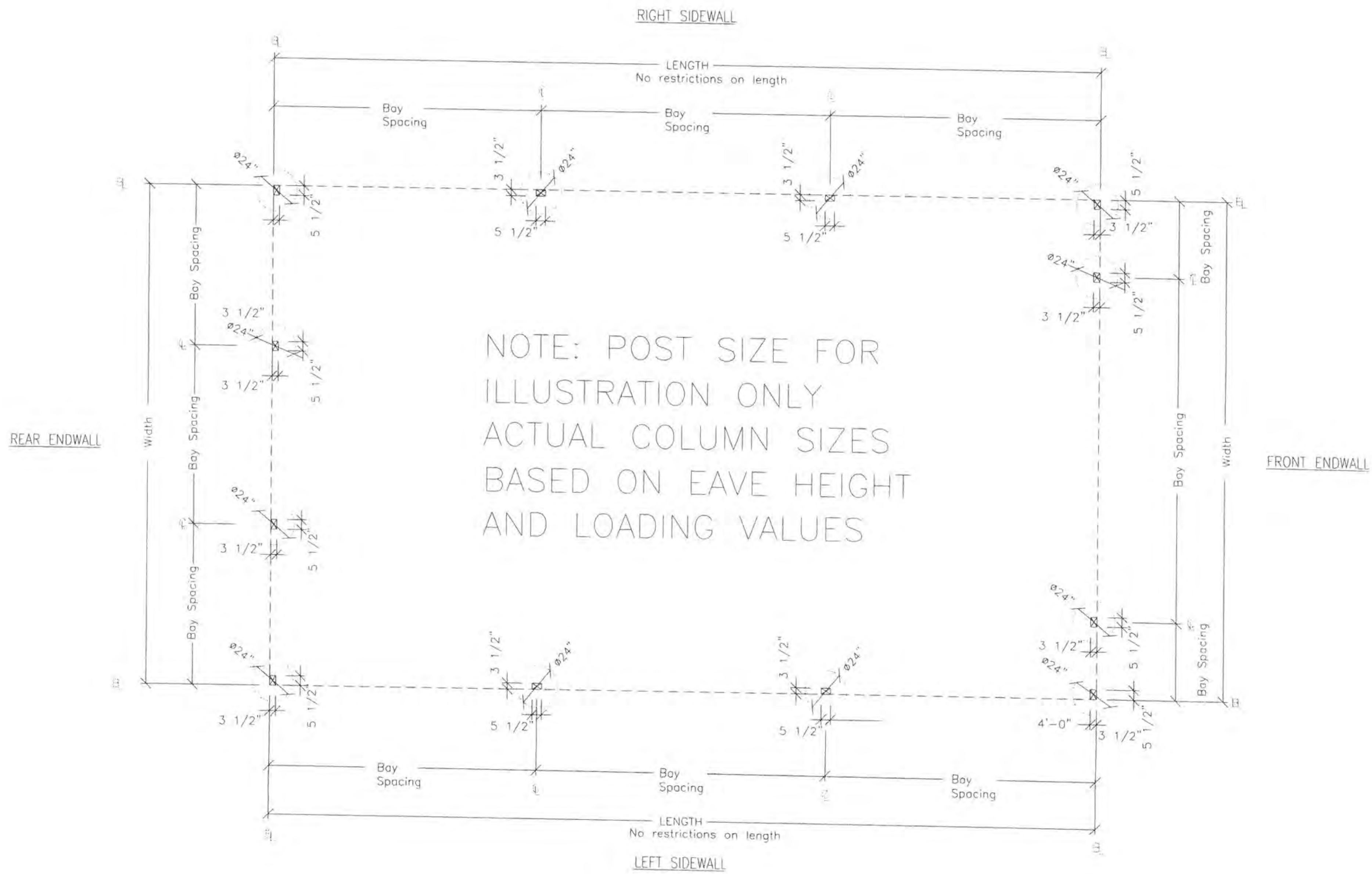
JOB NO.	SITE PLAN
SPB REVIEW	DRAWN BY A. SHIRK
	CHECKED BY

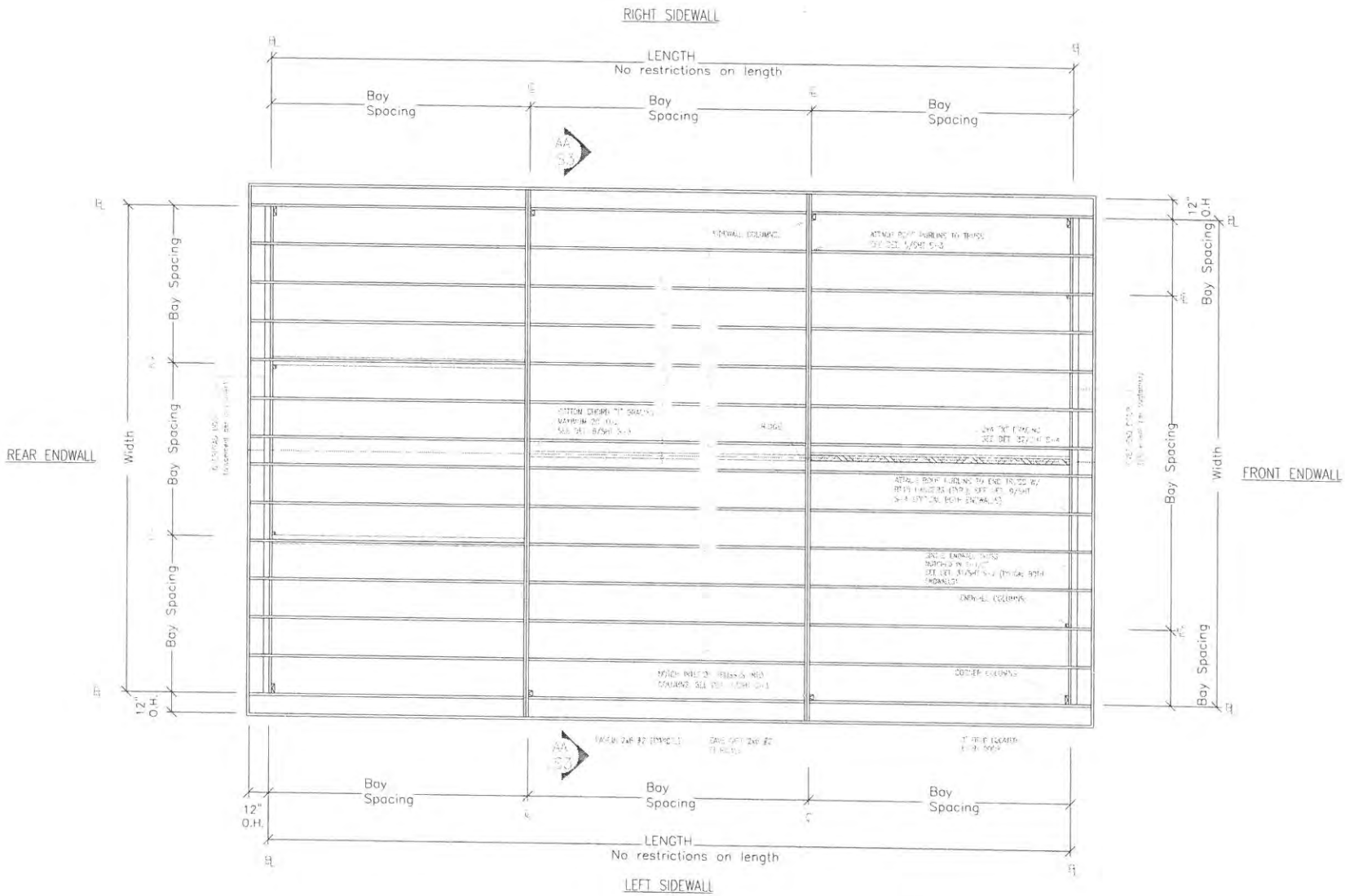
REVISIONS

DATE:

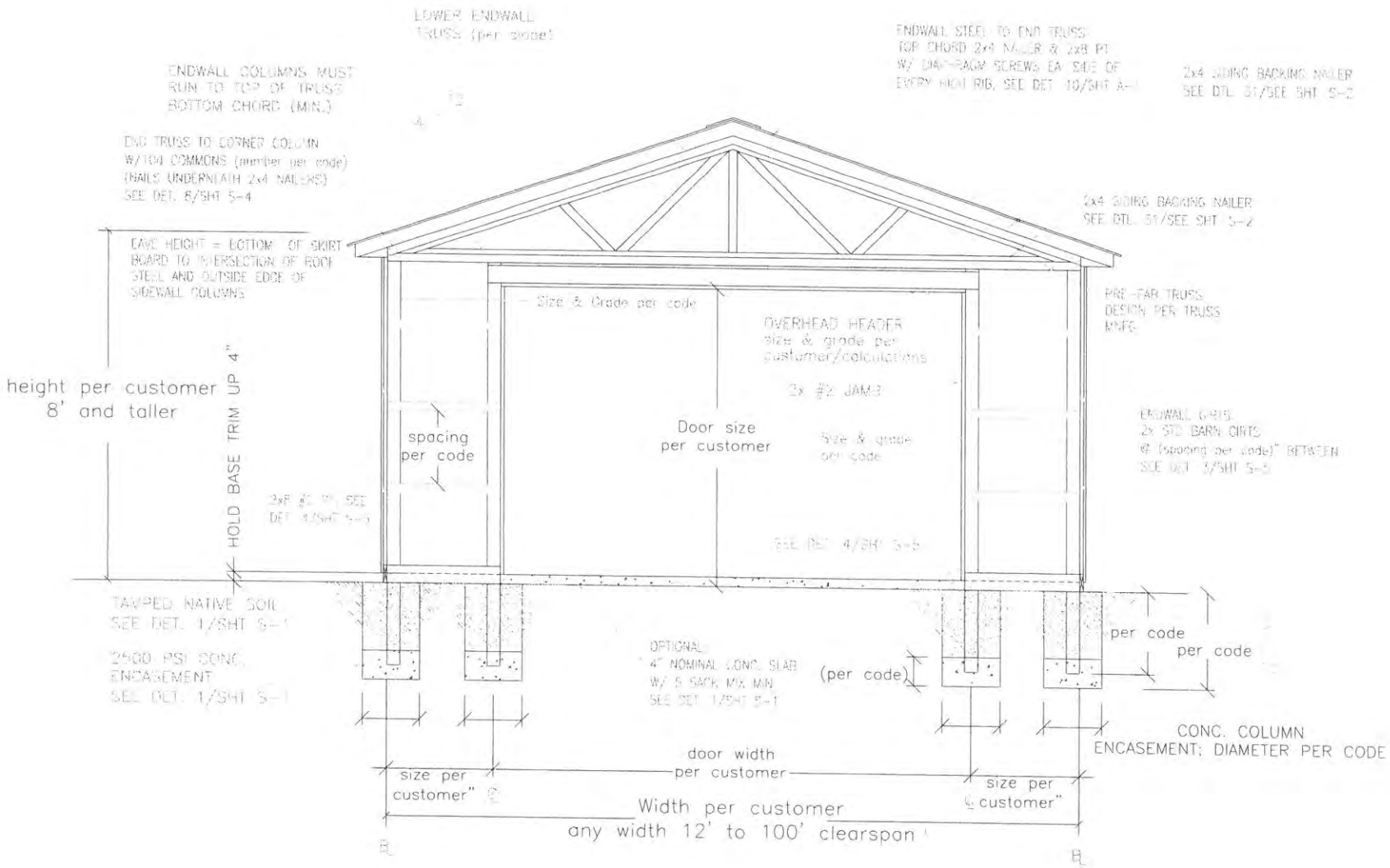
SECTIONS

A.3

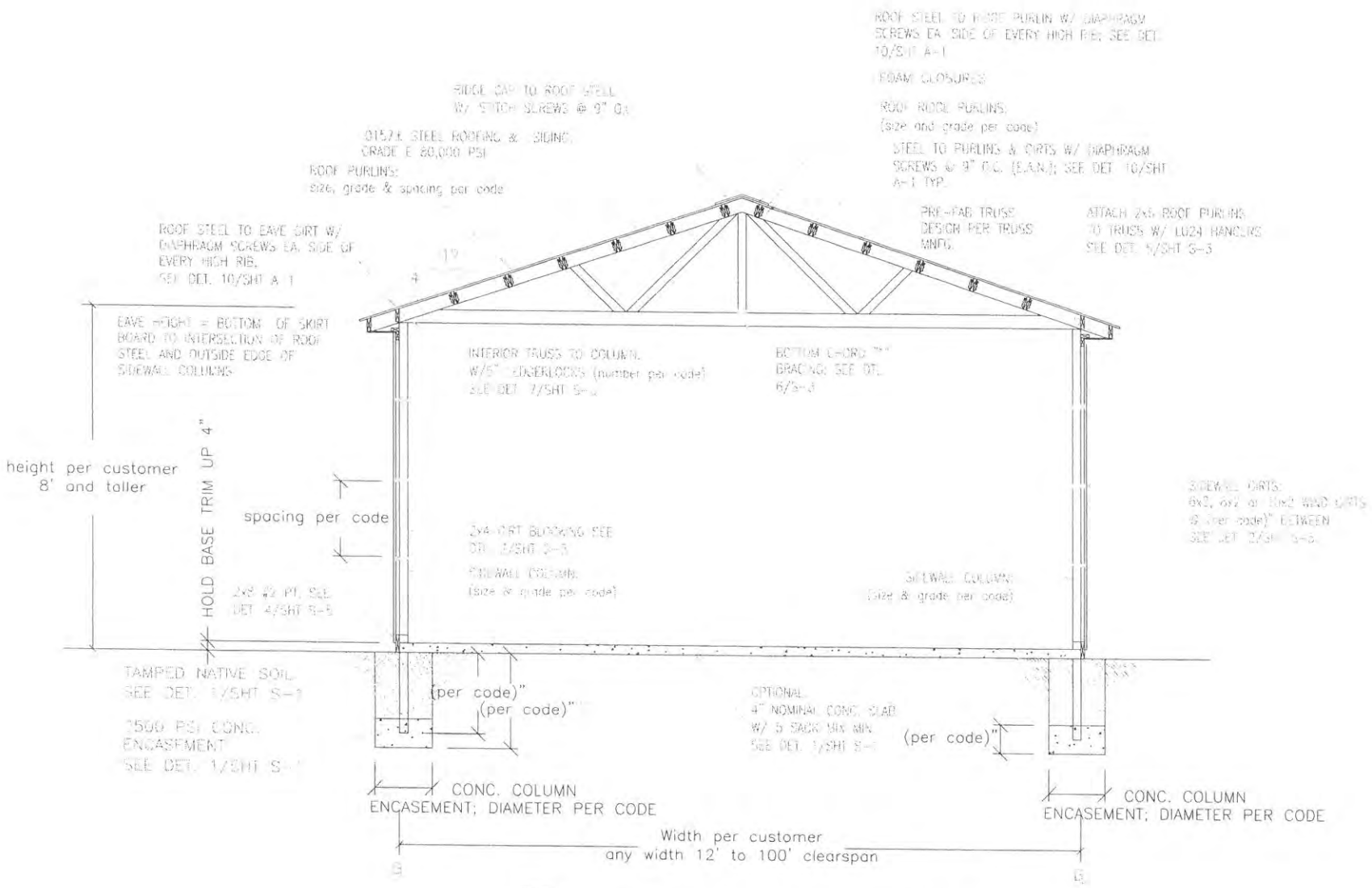

RIGHT SIDEWALL
LENGTH
No restrictions on length
Bay Spacing
Ø24"
3 1/2"
5 1/2"
REAR ENDWALL
Width
FRONT ENDWALL
4'-0"
NOTE: POST SIZE FOR
ILLUSTRATION ONLY
ACTUAL COLUMN SIZES
BASED ON EAVE HEIGHT
AND LOADING VALUES
LEFT SIDEWALL



ROOF FRAMING PLAN



FRONT ENDWALL FRAMING



AA

S-3

BUILDING SECTION

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 28, 2017

APPLICATION No. #172017DMS

APPLICANT: JOHN J CONNOLLY III

PROJECT No. 11207

BLOCK(S): 11901 **Lot(s):** 20.01

LOCATION: 161 S. BLACK HORSE PIKE, BLACKWOOD

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ New Application - ***Use "D" Variance & Minor Site Plan***
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by*** ***April 10, 2017***
- ☐ For Your Files.

ENCLOSED:

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

RECEIVED
MAR 28 2017

- ☐ Variance Plan
- ☒ Minor Site Plan
- ☒ Use D Variance

Signature

Assessor 3/28/17

☆ Please be specific if this property will be used for COMMERCIAL USE. Seems to be that way with landscaping business storage.

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

March 31, 2017

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

RECEIVED
APR 3 - 2017
BY:

Re: Application #172017DMS
John J. Connolly, III
161 S. Black Horse Pike, Blackwood, NJ 08012
Block 11901, Lot 20.01

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

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

Date: April 17, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

RECEIVED
APR 18 2017
BY:

Applicant: John J. Connolly III

Site: 161 S Black Horse Pike

Block: 11901 Lot: 20.01

Application #: 172017DMS

1. Applicant will be required to provide (2) sets of architect plans for all life safety, barrier free & energy code issues.

2. Require sealed plans & permits for carports.

Thank you,

Jim Gallagher
Building SubCode Official

Bin# 67

B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 28, 2017

APPLICATION No. #172017DMS

APPLICANT: JOHN J CONNOLLY III

PROJECT No. 11207

BLOCK(S): 11901 **Lot(s):** 20.01

LOCATION: 161 S. BLACK HORSE PIKE, BLACKWOOD

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ New Application - ***Use "D" Variance & Minor Site Plan***
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by*** ***April 10, 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
APR 18 2017
BY:

- ☐ Variance Plan
- ☒ Minor Site Plan
- ☒ Use D Variance

4-13-17 – Bldg – ① Applicant will be required to provide 2 sets of Architect plans for all Life Safety, Barrier Free + Energy Code issues

Signature

② Require Sealed Plans + Permits for Carports

Jeannie Please Type Note for Kel

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #172017DMS **Block: 11901 Lot: 20.01**

☒ **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