Township of Gloucester
Zoning Board of Adjustment
Wednesday, September 13, 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.

GENERAL CORRESPONDENCE

Frank A. Morrow, Jr. and Stephanie Morrow, h/w, et al v
Bernard Shepherd and Township of Gloucester

MINUTES FOR ADOPTION

Zoning Board Minutes - ***Wednesday, August 9, 2017***

RESOLUTIONS FOR MEMORIALIZATION

#172042C Rosalind Chivis	Bulk C Variance Block: 18316 Lot: 6
#172043C Todd Kaspar	Bulk C Variance Block: 8105 Lot: 29
#172041C Cheryl Pine	Bulk C Variance Block: 16403 Lot: 20
#172044C Frank Serratore	Bulk C Variance Block: 19805 Lot: 1

APPLICATIONS FOR REVIEW

#172039C
Michael Moran
Zoned: R3

Bulk C Variance
Block: 11603 Lot: 12.01
Location: 162 Morris Ave., Blackwood

6' vinyl fence & 12'x18' deck w/setbacks

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
INTEROFFICE MEMORANDUM

TO: Zoning Board of Adjustment

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

RE: ***Frank A. Morrow, Jr. and Stephanie Morrow, h/w, et al v***

Bernard Shepherd and Township of Gloucester

DATE: August 17, 2017

Please be advised as Zoning Board of Adjustment Secretary I responded to the attached subpoena for the above.

Should you have any questions do not hesitate to contact me.

FPSF FLORIO PERRUCCI STEINHARDT & FADER LLC
Attorneys at Law
1010 KINGS HIGHWAY SOUTH, BUILDING 2, CHERRY HILL NJ 08034

Teresa M. Lentini, Esquire
TLEntini@fpsflawfirm.com
FPSF File No. 56010.0006

July 19, 2017

VIA PERSONAL SERVICE
Zoning Board of Adjustment
Township of Gloucester
1261 Chews Landing Road
Laurel Springs, NJ 08021

RE: Frank A. Morrow, Jr. and Stephanie Morrow, h/w, et al v Bernard Shephard and Township of Gloucester Case No. 1:16-cv-9365-JHR-JS

Dear Sir or Madam:

This office represents Defendant, Bernard Shephard, both in his individual and official capacities, in the above-referenced matter. You are hereby served with a Subpoena to Produce Documents, Information, or Objects or Permit Inspection of Premises in a Civil Action returnable August 19, 2017 at 9:00 a.m.

Please be advised that you may eliminate the need for an appearance in our office by providing a copy of all records on the date specified in the Subpoena by email, regular mail, or facsimile. Subpoenaed evidence shall not be released until the date specified. If you are notified that a Motion to Quash the Subpoena has been filed, you shall not produce or release the subpoenaed evidence until ordered to do so by the Court, or until the release is consented to by all parties to the action.

Thank you for your anticipated courtesy and cooperation. Should have any questions, please do not hesitate to contact my office.

Very truly yours,

FLORIO PERRUCCI STEINHARDT & FADER, LLC

By: Teresa Lentini
Teresa M. Lentini

TML/nlw
Enclosure
cc: David Karamessinis
Richard L. Goldstein, Esquire
James Maley, Esquire

UNITED STATES DISTRICT COURT

for the

District of New Jersey

FRANK A. MORROW, JR., ET AL *Plaintiff* v. BERNARD SHEPHARD, both in his individual and official capacities; TOWNSHIP OF GLOUCESTER *Defendant*	))))))	Civil Action No. 1:16-cv-09365-JHR-JS

SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A CIVIL ACTION

To: ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER, NJ

(Name of person to whom this subpoena is directed)

☑ *Production:* **YOU ARE COMMANDED** to produce at the time, date, and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material: ** See Attached **

Place: 1010 Kings Highway South, Building 2 Cherry Hill, NJ 08034	Date and Time: 08/19/2017 9:00 am

☐ *Inspection of Premises:* **YOU ARE COMMANDED** to permit entry onto the designated premises, land, or other property possessed or controlled by you at the time, date, and location set forth below, so that the requesting party may inspect, measure, survey, photograph, test, or sample the property or any designated object or operation on it.

Place:	Date and Time:

The following provisions of Fed. R. Civ. P. 45 are attached – Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and (g), relating to your duty to respond to this subpoena and the potential consequences of not doing so.

Date: 07/19/2017

CLERK OF COURT

OR

Signature of Clerk or Deputy Clerk | *Attorney's signature*

The name, address, e-mail address, and telephone number of the attorney representing *(name of party)* Bernard Shephard, who issues or requests this subpoena, are:

Teresa M. Lentini, Esq, Florio Perrucci Steinhardt & Fader, 1010 Kings Highway South, Bldg 2, Cherry Hill, NJ 08034

Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things or the inspection of premises before trial, a notice and a copy of the subpoena must be served on each party in this case before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

Federal Rule of Civil Procedure 45 (c), (d), (e), and (g) (Effective 12/1/13)

(c) Place of Compliance.

(1) ***For a Trial, Hearing, or Deposition.*** A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

(A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) ***For Other Discovery.*** A subpoena may command:

(A) production of documents, electronically stored information, or tangible things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and

(B) inspection of premises at the premises to be inspected.

(d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) ***Avoiding Undue Burden or Expense; Sanctions.*** A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction—which may include lost earnings and reasonable attorney's fees—on a party or attorney who fails to comply.

(2) ***Command to Produce Materials or Permit Inspection.***

(A) *Appearance Not Required.* A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) *Objections.* A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing, or sampling any or all of the materials or to inspecting the premises—or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) ***Quashing or Modifying a Subpoena.***

(A) *When Required.* On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

(ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);

(iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

(B) *When Permitted.* To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:

(i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) *Specifying Conditions as an Alternative.* In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

(i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

(e) Duties in Responding to a Subpoena.

(1) ***Producing Documents or Electronically Stored Information.*** These procedures apply to producing documents or electronically stored information:

(A) *Documents.* A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.

(B) *Form for Producing Electronically Stored Information Not Specified.* If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) *Electronically Stored Information Produced in Only One Form.* The person responding need not produce the same electronically stored information in more than one form.

(D) *Inaccessible Electronically Stored Information.* The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) ***Claiming Privilege or Protection.***

(A) *Information Withheld.* A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) *Information Produced.* If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

(g) Contempt.

The court for the district where compliance is required—and also, after a motion is transferred, the issuing court—may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

For access to subpoena materials, see Fed. R. Civ. P. 45(a) Committee Note (2013).

**

Any and all applications, submittals, plans, emails, correspondence, minutes of meetings, notes, findings, resolutions, supplemental and/or amended applications submitted to Department of Community Development and Planning and/or Planning Board and/or Zoning Board of Adjustment, Township of Gloucester, Camden County, New Jersey and which refer or relate in any manner to Mark Musso and/or Frank Musso for the property known as Block 10605, Lot 1 and/or 1.01 a/k/a 118 North Black Horse Pike, Blackwood, New Jersey 08012 and any and all lawsuits filed by or on behalf of Frank Musso and/or Mark Musso against the Township of Gloucester's Department of Community Development and Planning and/or Planning Board and/or Zoning Board of Adjustment.

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, AUGUST 9, 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 Simiriglia had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. Ken Lechner, Township Planner

MINUTES FOR ADOPTION

Zoning Board minutes for Wednesday July 26, 2017

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

Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#172017SPW
John Connolly III
Site Plan Waiver
Block: 11901 Lot: 20.01

#172032C
Daniel Geserick
Bulk C Variance
Block: 5403 Lot: 2

#172036C
Rosemary Valentin
Bulk C Variance
Block: 8601 Lot: 10

#172038C
Russ Prichard
Bulk C Variance
Block: 18310 Lot: 70

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

Roll Call:

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

Mr. Acevedo	**Yes**
Mr. Rosetti	**Yes**

Resolutions Approved.

APPLICATIONS FOR REVIEW

#172042C
Rosalind Chivis
Zoned: R3
Bulk C Variance
Block: 18316 Lot: 6
Location: 29 Bryce Ct. Erial
20' x 20' Pavilion/Cabana with 5' setback.

Mr. Costa swears in Ms. Rosalind Chivis.
Ms. Chivis didn't know about the requirements for the cabana and the contractor didn't explain any of them. There was a tree in the way and she didn't want to remove it, which dictated where the cabana was going to be. The cabana is on a cement slab.
Mr. Lechner states you must get a zoning and building permit. The building code will require a foundation and they may have to see the depth of the concrete around the posts.
Ms. Chivis states her husband took pictures and there is 3' around the posts.
Mr. Lechner asks how height of the cabana.
Ms. Chivis states it is 8' high.

Public Portion:

Ms. Donna Bollard states her property is the closest to the cabana and she believes it is closer than 6' with the overhang. She is worried what this will do to her resale value and wonders if it will be a problem.
Mr. Costa states the ordinance states 10' and Ms. Chivis has 6'.
Mr. Scarduzio asks if Ms. Bollard gets any water from the cabana.
Ms. Bollard states "no".
Mr. Bucceroni states a lot of people who back up to the lake build things.
Chairman McMullin states they will make the setback 5' instead of 6' because of the overhang.

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. Rich Rosetti	**Yes**
Chairman McMullin	**Yes**

Application Approved.

#172043C
Todd Kasper
Zoned: R2
Bulk C Variance
Block: 8105 Lot: 29
Location: 1555 Hider La., Clementon
2 sheds (12' x 20') with 8' setbacks R & S and over 200 sq. ft.

Mr. Costa swears in Mr. Kasper.
Mr. Kasper explains the first shed is for tools (12' x 20') and the 2nd shed is going to be a playhouse for his kids.
He will meet the setbacks and there is no problem with the water run off.
The construction official states both sheds will need a foundation and construction permit.
Mr. Lechner states the sheds will need footings and a variance because the sheds are both over 200 sq. ft..

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. Rich Rosetti	**Yes**
Chairman McMullin	**Yes**

Application Approved.

#172041C
Cheryl Pine
Zoned: R3
Bulk C Variance
Block: 16403 Lot: 20
Location: 18 Pinewood Ct., Sicklerville
Permit a 90" x 90" hot tub 2.3' from dwelling.

Mr. Costa swears in Ms. Cheryl Pine.
Ms. Pine states she hired a contractor and he didn't check any of this.
Mr. Bucceroni asks if the Jacuzzi is in the back.
Ms. Pine states it is on the lower level.
Mr. Costa asks if they have an irregular shaped lot.
Ms. Pine states "yes".

Open to the public:
No Comments:

Open to Professionals:
No Comments:

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

Roll Call:

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

Application Approved.

#172044C

Frank Serratore
Zoned: R3
Bulk C Variance
Block: 19805 Lot: 1
Location: 25 Innsbruck Dr., Sicklerville.
10' x 12' x 10'shed w/0 s/b to dwelling.

Mr. Costa swears in Mr. Serratore.
Mr. Serratore discusses the 2 sheds; in the rear of the house is a pool and one shed will be used for pool equipment. The other shed will be used for utilities.
The construction office states the shed can be adjacent but not connected to the building, plus a construction permit will be needed.

Open to the public:
No Comments:

Open to Professionals:
No Comments:

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172042C
Rosalind Chivis
Block 18316, Lot 6

WHEREAS, Rosalind Chivis is the owner of the land and premises located at 29 Bryce Ct. in the Erial 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 cabana 400 sq. feet instead of the required 168 sq. feet 5' from the side property line instead of the required 10' for the property located upon Block 18316, Lot 6, 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 August 9, 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, Rosalind Chivis is the owner of the land and premises located at 29 Bryce Ct. in the Erial section of Gloucester Township, New Jersey, as shown on Block 18316, Lot 6, 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 cabana is already constructed and because of a big tree this is the only location without having to take down the old tree.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct the cabana, 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 9th day of August 2017, the applicant Rosalind Chivis is hereby granted the aforesaid variances for the property located upon Block 18316, Lot 6 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

Rich Rosetti	Yes
Arlene Chiumento	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Kevin Bucceroni	Yes
Frank Simiriglia	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 13th day of September, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172043C
Todd Kasper
Block 8105, Lot 29

WHEREAS, Todd Kaspar is the owner of the land and premises located at 1555 Hider Lane in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit 2 sheds where only 1 is permitted for the property located upon Block 8105, Lot 29, 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 August 9, 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, Todd Kasper is the owner of the land and premises located at 1555 Hider Lane in the Clementon section of Gloucester Township, New Jersey, as shown on Block 8105, Lot 29, on the Official Tax Map of the Township of Gloucester, located in an R-2 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 sheds are for lawn equipment and storage for the kids toys.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct 2 sheds, 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 9th day of August 2017, the applicant Todd Kasper is hereby granted the aforesaid variance for the property located upon Block 8105, Lot 29 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

Rich Rosetti	Yes
Arlene Chiumento	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Kevin Bucceroni	Yes
Frank Simiriglia	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 13th day of September, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172041C
Cheryl Pine
Block 16403, Lot20

WHEREAS, Cheryl Pine is the owner of the land and premises located at 18 Pinewood Ct. 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 90"x 94' hot tub 2.3' from the dwelling instead of the required 10' for the property located upon Block 16403, Lot 20, 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 August 9, 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, Cheryl Pine is the owner of the land and premises located at 18 Pinewood Ct. in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16403, Lot 20, 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 has an irregular shaped lot and the contractor did not check with the Township before installing the hot tub.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct the cabana, 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 9th day of August 2017, the applicant Cheryl Pine is hereby granted the aforesaid variance for the property located upon Block 16403, Lot 20 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

Rich Rosetti	Yes
Arlene Chiumento	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Kevin Bucceroni	Yes
Frank Simiriglia	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 13th day of September, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172044C
Frank Serratore
Block19805, Lot 1

WHEREAS, Frank Serratore is the owner of the land and premises located at 25 Innsbruck 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 2 sheds where only 1 is permitted and 0' from the building instead of the required 10' for the property located upon Block 19805, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on August 9, 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, Frank Serratore is the owner of the land and premises located at 25 Innsbruck Drive in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 19805, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has a pool and this is the only location for the 12x12' sheds. They will be used for pool equipment and lawn equipment.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct 2 sheds 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 9th day of August 2017, the applicant Frank Serratore is hereby granted the aforesaid variances for the property located upon Block 19805, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Rich Rosetti	Yes
Arlene Chiumento	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Kevin Bucceroni	Yes
Frank Simiriglia	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 13th day of September, 2017.

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
Dept. of Community Development & Planning

RE: **APPLICATION #172039C**
Michael Moran
162 Morris Avenue
BLOCK 11603, LOT 12.01

DATE: July 27, 2017

The above application is to permit a 12' x 18' deck and six (6) foot high vinyl fence 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	9,746.25 sf	yes
Minimum lot frontage Morris Avenue Pine Avenue	 75 ft. 75 ft.	 77.97 ft. 125.00 ft.	 yes yes
Minimum lot depth	125 ft.	125 ft.	enc
Maximum building coverage	20%	±12.8%[1]	yes
Maximum lot coverage	40%	±20.2%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (dwelling) Morris Avenue Pine Avenue	 30 ft. 30 ft.	 31.09 ft. 30.90 ft.	 yes yes
Side yard (deck)	**10 ft.**	**8.81 ft.**	**no***
Rear yard (deck)	30 ft.	±48 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

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

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

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

1. Side yard: (8.81 ft. provided v. 10 ft. minimum required).

§425.B(2), Intersection Regulations

2. Sight triangle distance: (< 75 ft. provided v. ≥ 75 ft. minimum required).

§425.C, Other Height Restrictions

3. To install a six (6) foot high vinyl fence approximately six (6) feet from the property line along Pine Avenue (15 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:

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)).

   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 eight and eighty one hundredths (8.81) feet from the side lot line (10 feet minimum required), Section 425.B(2) to install a six (6) high vinyl fence less the seventy five (75) feet from the intersection of curblines (75 ft. minimum required) and Section 5425.C approximately six (6) feet from the property line on Pine Avenue (15 ft. 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: Michael Moran
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №: #112039C

☐ Planning Board ☑ Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)

Fees 160.00 Project # 11553

Escr. 150.00 Escr.# 11553

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

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Michael Moran	Name(s): SAME
Address: 162 Morris Ave	Carla Moran (Spouse)
	Address:
City: Blackwood NJ	
State, Zip: NJ 08012	City:
(C) Phone: (570) 241-4027 Fax: (___)___-___	State, Zip:
Email: michaelmoran509@gmail.com	Phone: (___)___-___ Fax: (___)___-___

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Michael Moran	Name:
Address: 162 Morris Ave	Address:
Profession: Owner	Profession:
City: Blackwood	City:
State, Zip: NJ 08012	State, Zip:
Phone: (570) 241-4027 Fax: (__)__-__	Phone: (__)__-__ Fax: (__)__-__
Email: michaelmoran509@gmail.com	Email:

7. Location of Property:

Street Address: 162 Morris Ave Block(s): 11603

Tract Area: Lot(s): 12-01

8. Land Use:

Existing Land Use: Residential Home

Proposed Land Use (Describe Application): Replacing existing stockade fence with 6' white vinyl fencing. Building 12'x18' deck. Ground level over existing concrete pad + yard.

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

DECK - Composite

All Applications		Proposed
Front setback 1	12'X18'	
Front setback 2		
Rear setback	13" to ground	
Side setback 1	(Poss - 1 step)	
Side setback 2	attached	
Lot frontage	to dwelling	
Lot depth		
Lot area		
Building height		

Fence Application	Proposed
Setback from E.O.P.*1	32'
Setback from E.O.P.*2	5'.8"
Fence type	Vinyl
Fence height	6'

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

MMor — 6-8-17

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).**

6-29-17
Date

Signature

Michael Moran
Print Name

Sworn and Subscribed to before me this 29 day of June, 2017 (Year).

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

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

Michael Moran
Print Name

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 6-8-17, shows and discloses the premises in its entirety, described as Block 1103 Lot 12-01; 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:

_____ 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 8 day of June, 20 17 before the following authority.

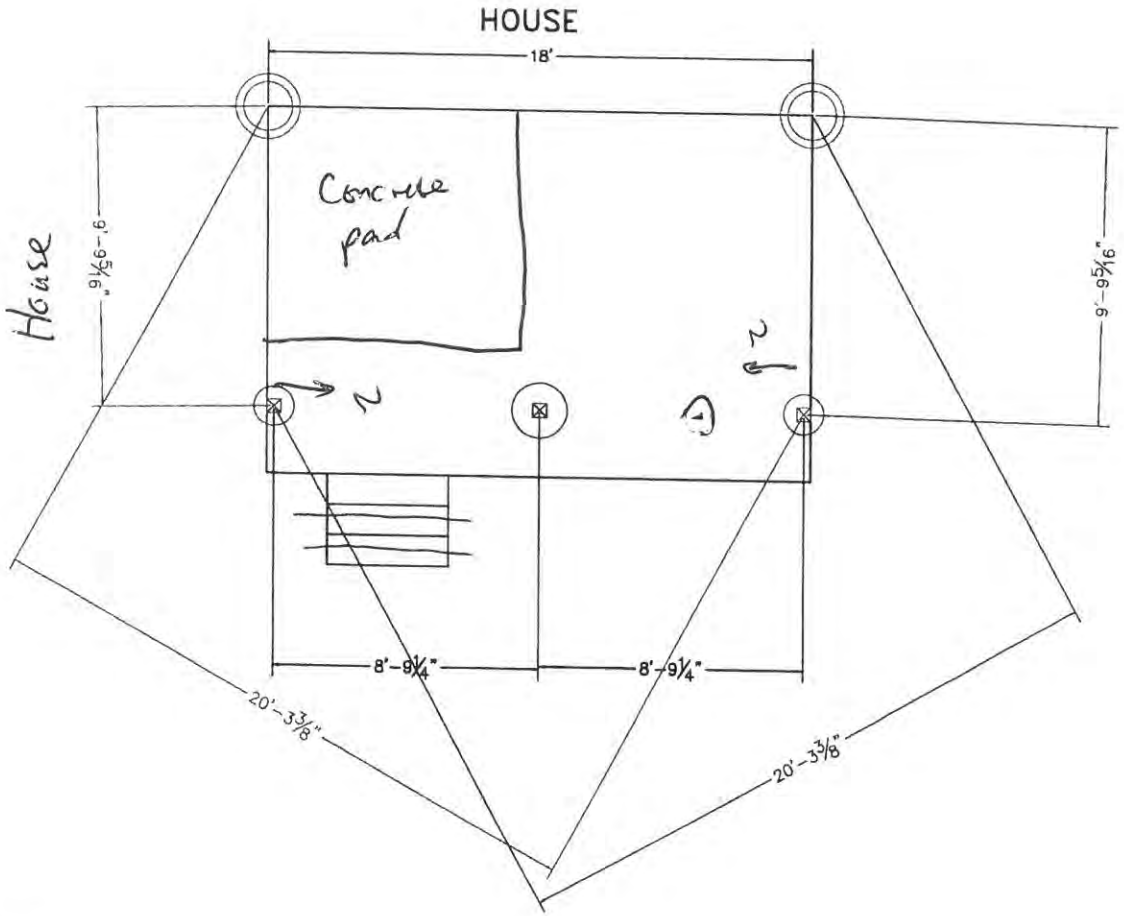
Michael Moran
Name of property owner or applicant

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

Notary public

SCALE: 1/4" = 1' WHEN PRINTED ON 11x17 PAPER

BASED ON THE INTERNATIONAL RESIDENTIAL CODE



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BY:

FOOTING LAYOUT

3

DECK PLAN 1LA1812

FOOTINGS TO BE INSTALLED TO PROPER DEPTH AS IS REQUIRED BY YOUR LOCAL BUILDING ORDINANCE

FROST FOOTINGS SIZES BASED ON 55 LB PER SQUARE FOOT TRIBUTARY LOADS APPLIED TO 1500 PSF SOIL DEPOSITION CAPACITY (ASSUMED CLAY SOIL)

SEE FOOTING DETAIL IN DECK CONSTRUCTION GUIDE

12" DIAMETER FOOTING

18" DIAMETER FOOTING

22" DIAMETER FOOTING

THIS IS A TRIANGULATION REFERENCE POINT MEASURE TO THE CENTER OF YOUR FOOTINGS FROM THESE POINTS.

DISCLAIMER: USE ONLY 2,500 PSI CONCRETE FOR FROST FOOTING FOUNDATIONS

decks.com

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR LOCAL BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC, AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.

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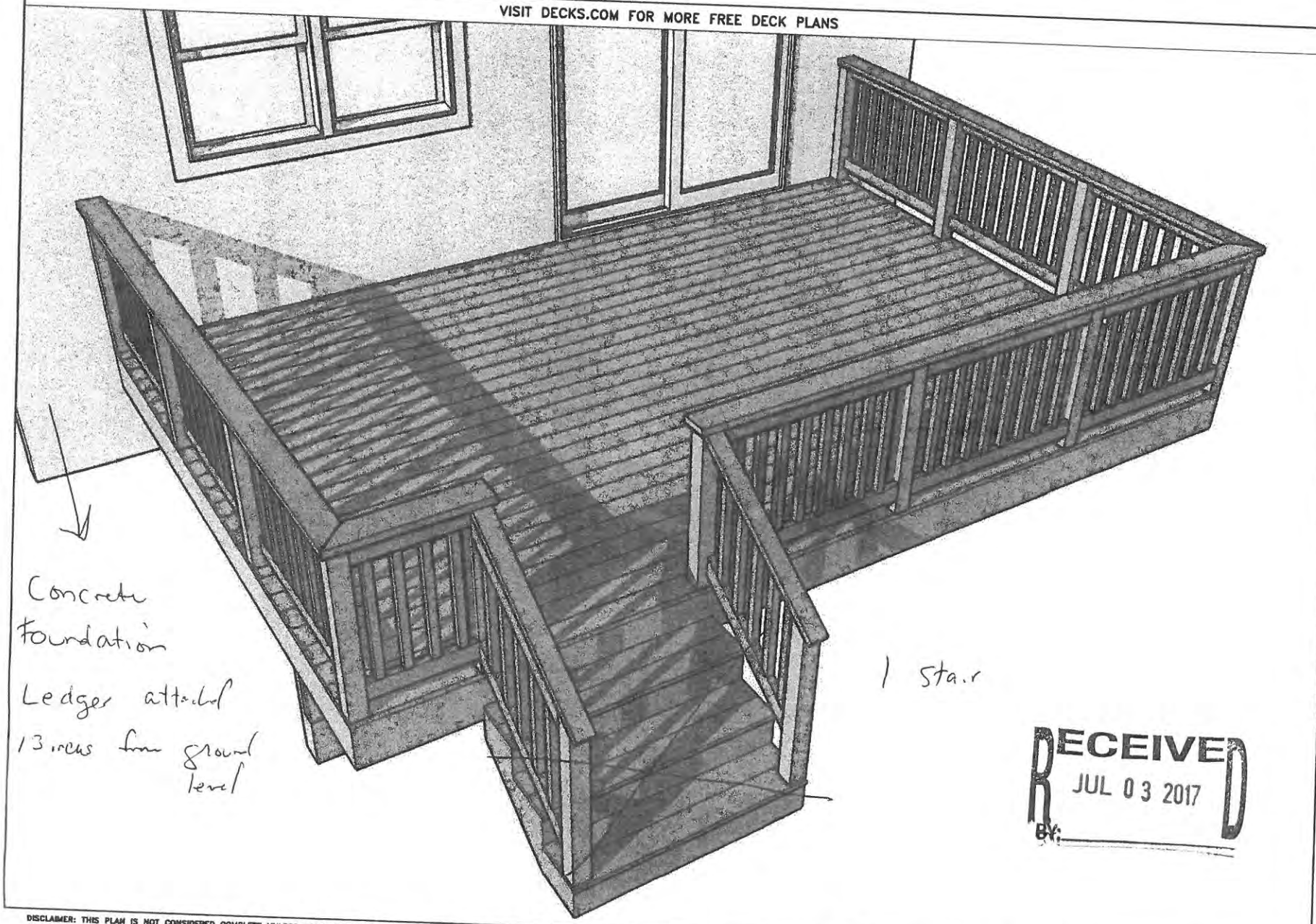
VISIT DECKS.COM FOR MORE FREE DECK PLANS



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JUL 03 2017
BY:

1 PERSPECTIVE
DECK PLAN 1LA1812

NAME
ADDRESS
PHONE

decks.com

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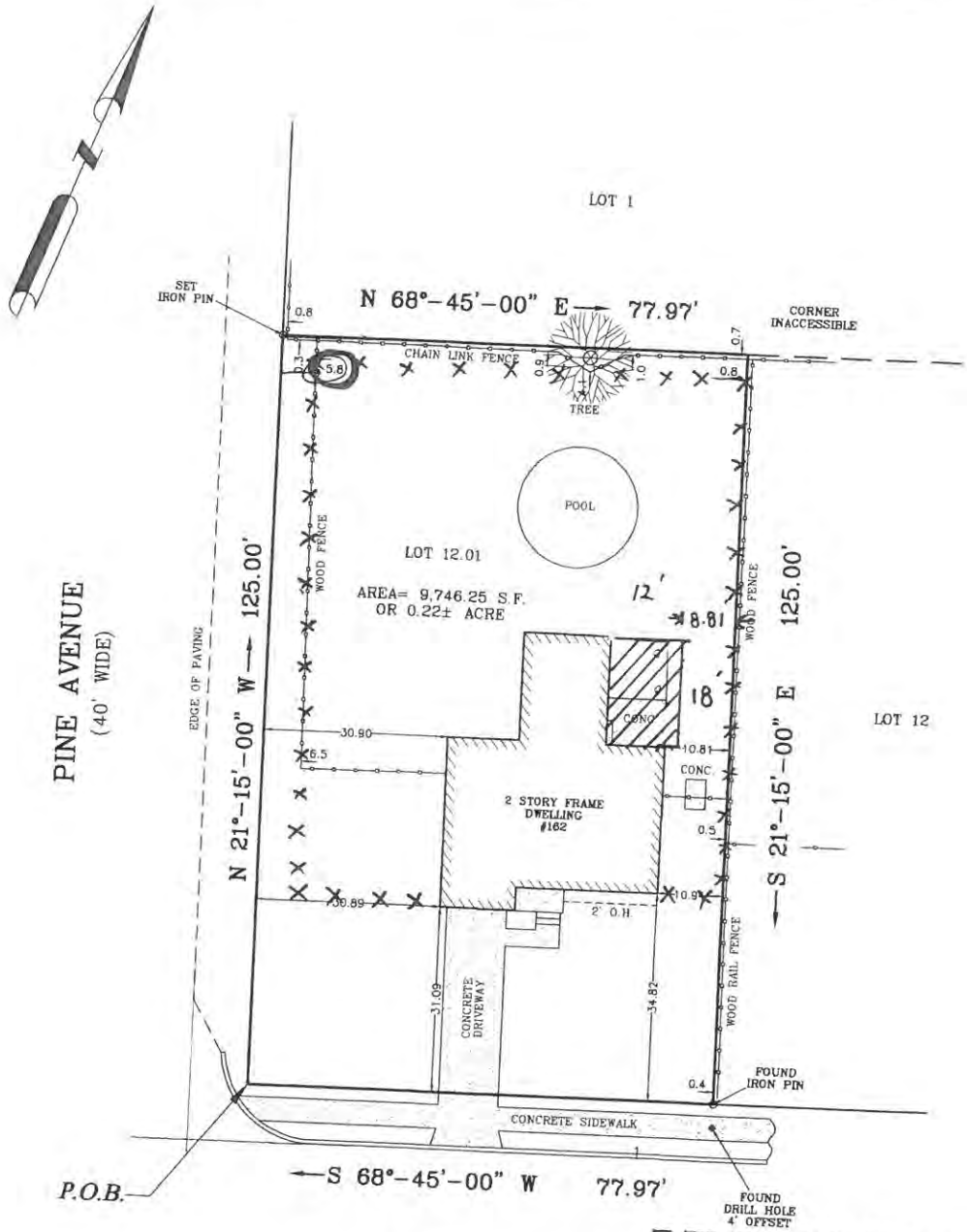


RECEIVED
JUL 03 2017
BY: 172039C

CERTIFIED TO:
CARLA AND MICHAEL MORAN
TRIDENT LAND TRANSFER COMPANY OF NEW JERSEY, LLC
TRIDENT MORTGAGE COMPANY, L.P., IT'S SUCCESSORS AND\OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO IT'S ACCURACY (EXCEPT SUCH EASEMENT IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON. THE RESPONSIBILITY LIMITED TO THE CURRENT MATTER AND INITIAL USE FOR WHICH IT IS BEING USED."

THIS IS TO CERTIFY THAT ON JUNE 13, 2016 I MADE A SURVEY OF THE LANDS AND PREMISES SHOWN HEREON, AND THAT THIS PLAT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

BRUCE A. EWING
LAND SURVEYOR

40322

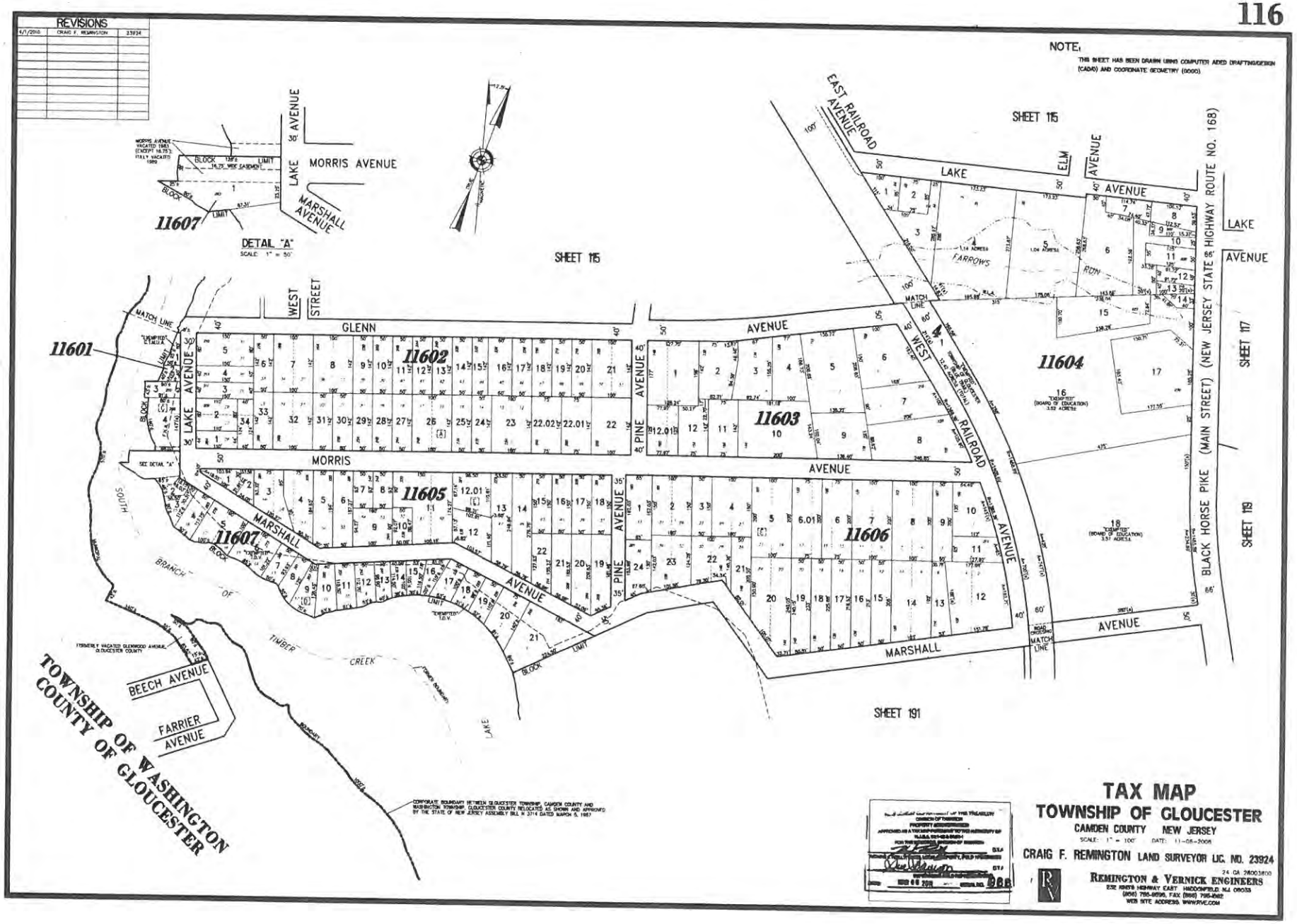
N.J. LICENSE NO. 35835

NOTES:
BEING KNOWN AS LOT 12.01 IN BLOCK 11603 ON THE TOWNSHIP OF GLOUCESTER TAX MAPS.

SURVEY OF PREMISES
162 MORRIS AVENUE
SITUATED IN
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN, NEW JERSEY

DRAWN BY: F.D.G. DATE: 6/13/16 SCALE: 1"=20'

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


REVISIONS
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).
SHEET 115
SHEET 117
SHEET 119
SHEET 191
DETAIL "A"
SCALE 1" = 50'
MORRIS AVENUE
LAKE AVENUE
MARSHALL AVENUE
WEST STREET
GLENN AVENUE
MORRIS AVENUE
PINE AVENUE
EAST RAILROAD AVENUE
WEST RAILROAD AVENUE
ELM AVENUE
BLACK HORSE PIKE (MAIN STREET) (NEW JERSEY STATE HIGHWAY ROUTE NO. 168)
FARROWS RUN
SOUTH BRANCH OF TIMBER CREEK
BEECH AVENUE
FARRIER AVENUE
11601
11602
11603
11604
11605
11606
11607
TOWNSHIP OF WASHINGTON
COUNTY OF GLOUCESTER
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 11-08-2006
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
24 GA 28003800
REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-9595, FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: Michael and Carla Moran

Address: 162 Morris Ave. Blackwood 08012

Block: 11603 Lot: 12.01

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

6-5-17
Date

Gloucester Township Tax Collector

RECEIVED
JUL 03 2017
BY:

Printed on recycled paper

Bin#65

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 3, 2017

APPLICATION No. #172039C

APPLICANT: Michael Moran

PROJECT No. 11553

BLOCK(S): 11603 **Lot(S):** 12.01

LOCATION: 162 Morris Ave., Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

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

Please Forward Report by JULY 17, 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

RECEIVED JUL 20 2017 BY:

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

OK JTG Bldg 7-19-17

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

July 11, 2017

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

JUL 12 2017

Re: Application #172039C
Michael Moran
162 Morris Avenue, Blackwood, NJ 08012
Block 11603, Lot 12.01

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: July 3, 2017

APPLICATION No. #172039C

APPLICANT: Michael Moran

PROJECT No. 11553

BLOCK(S): 11603 **Lot(S):** 12.01

LOCATION: 162 Morris Ave., Blackwood, NJ 08012

RECEIVED
JUL 17 2017
BY:

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
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- ☐ Tax Assessor
- ☐ G.T.M.U.A.
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- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

REVIEWED
DATE: 7/13/17
BY: Dale Ware
Fire Marshal
WITH COMMENT ☐
WITHOUT COMMENT ☒
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 541
BLACKWOOD, N.J. 08012

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

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 3, 2017 **APPLICATION No. #172039C**

APPLICANT: Michael Moran **PROJECT No. 11553**

BLOCK(S): 11603 Lot(S): 12.01

LOCATION: 162 Morris Ave., Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by JULY 17, 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 JUL 10 2017 BY:

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

No Issues - fence replacement + new deck -

Signature

7/6/17