Township of Gloucester
Zoning Board of Adjustment
Wednesday, September 27, 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, September 13, 2017***

RESOLUTIONS FOR MEMORIALIZATION

#172039C
Michael Moran

Bulk C Variance
Block: 11603 Lot: 12.01

APPLICATIONS FOR REVIEW

TABLED TO OCTOBER 25, 2017 –
ADVISED BY HO WILL BE WITHDRAWN & REMOVE 2 SHEDS

#172047C
Reynaldo O. Rapada
Zoned: R2
Blackwood

Bulk C Variance
Block: 8105 Lot: 40
Location: 494 Little Gloucester Rd.,

(2 Sheds) 12' x 10' Metal w/ R s/b & 16' x 12' Wood w/R s/b

#172050C
Window Mechanics Direct
Zoned: R4

Bulk C Variance
Block: 1206 Lot: 8
Location: 810 Central Ave., Glendora

22'x 8' front porch w/setbacks

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 13, 2017

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

Roll Call:

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

Chairman Simiriglia had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. Ken Lechner, Township Planner

Mr. Rosetti is seated for Mr. Bucceroni.

MINUTES FOR ADOPTION

Zoning Board minutes for Wednesday August 9, 2017

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

Roll Call:

Mr. Scarduzio	**Yes**
Mr. Rosati	**Yes**
Mr. Rosetti	**Yes**
Chairman Simiriglia	**Yes**

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#172042C
Rosalin Chivis
Bulk C Variance
Block: 18316 Lot: 6

#172041C
Cheryl Pine
Bulk C Variance
Block: 16403 Lot: 20

#172043C
Todd Kasper
Bulk C Variance
Block: 16403 Lot: 20

#172044C
Frank Serratore
Bulk C Variance
Block: 19805 Lot: 1

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

Roll Call:

Mr. Scarduzio	**Yes**
Mr. Rosati	**Yes**
Mr. Rosetti	**Yes**
Chairman Simiriglia	**Yes**

Resolutions Approved.

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' x 18' deck w/setbacks.

Mr. Costa swears in Mr. Moran.
Mr. Moran is just replacing a wooden fence with a vinyl fence in the same location. The deck dimensions make it easier to build and it's the size they prefer.
Mr. Mellett states there are no site implications.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

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

Roll Call:

Mr. Scarduzio	**Yes**
Mr. Rosati	**Yes**
Mr. Rosetti	**Yes**
Chairman Simiriglia	**Yes**

Application Approved

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172039C
Michael Moran
Block 11603, Lot 12.01

WHEREAS, Michael Moran is the owner of the land and premises located at 162 Morris 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 a 12' x 18' deck 8.81' from the side property line instead of the required 10' and to install a 6' vinyl fence less than 75' from the intersection of curb lines instead of the required 75' and 6' from the property line on Pine Avenue instead of the required 15' for the property located upon Block 11603, Lot 12.01, 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 September 13, 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, Michael Moran is the owner of the land and premises located at 162 Morris Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11603, Lot 12.01, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he is replacing an old wooden fence with a new vinyl fence in the same location and because of his lot this is the only location to construct the 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' x18' deck and a 6' fence, the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of September 2017, the applicant Michael Moran is hereby granted the aforesaid variances for the property located upon Block 11603, Lot 12.01 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
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 27th 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
Department of Community Development & Planning

RE: ***APPLICATION #172047C***
Reynaldo O. Rapada
494 Little Gloucester Road
***BLOCK* 8105, *LOT* 40**

DATE: September 6, 2017

The Applicant requests approval for two sheds 10' x 12' and 12' x 16' within the R-2 Residential District as indicated on the sketch.

I. ZONING INFORMATION

R-2 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Lot size (min.)	20,000 sf	1.37 ac.	yes
Lot frontage (min.)	100 ft.	200 ft.	yes
Lot depth (min.)	200 ft.	300 ft.	yes
Building coverage (max.)	20%	±5.4%[1]	yes
Lot coverage (max.)	30%	±14.7%[1]	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	50 ft.	±29 ft.	enc
Side yard (min.)	15 ft.	23.98 ft. / ±100 ft.[1]	yes / yes
Rear yard (min.)	40 ft.	±184 ft.[1]	n/a
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

[1] = Scaled data.
enc = Existing nonconformance.
n/a = Not applicable.

Description	Required	Proposed	Complies
§422.L, RESIDENTIAL TOOL SHED			
Shed area (max.)	**168 sf**	**192 sf**	**no***
Number (max.)	**1**	**2**	**no***
Maximum shed height (max.)	12 ft.	8 ft.	yes
Distance between adjacent buildings	**10 ft.**	**4 ft. 5 in.**	**no***
Front yard (min.)	**N.P.**	**±28 ft.**	**no***
Side yard (min.)	5 ft.	≥ 5 ft.	yes
Rear yard (min.)	5 ft.	> 5 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.

§401.E(3), Accessory Buldings

1. Distance between buildings: (4 ft. 5 in. provided v 10 ft. minimum required).

§422.L, Residential Tool Shed

2. Area: (192 sf provided v. 168 sf maximum allowed).
3. Number: (2 provided v. 1 maximum allowed).
4. Front yard: (±28 ft. provided v. 50 ft. minimum required).

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

5. 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:

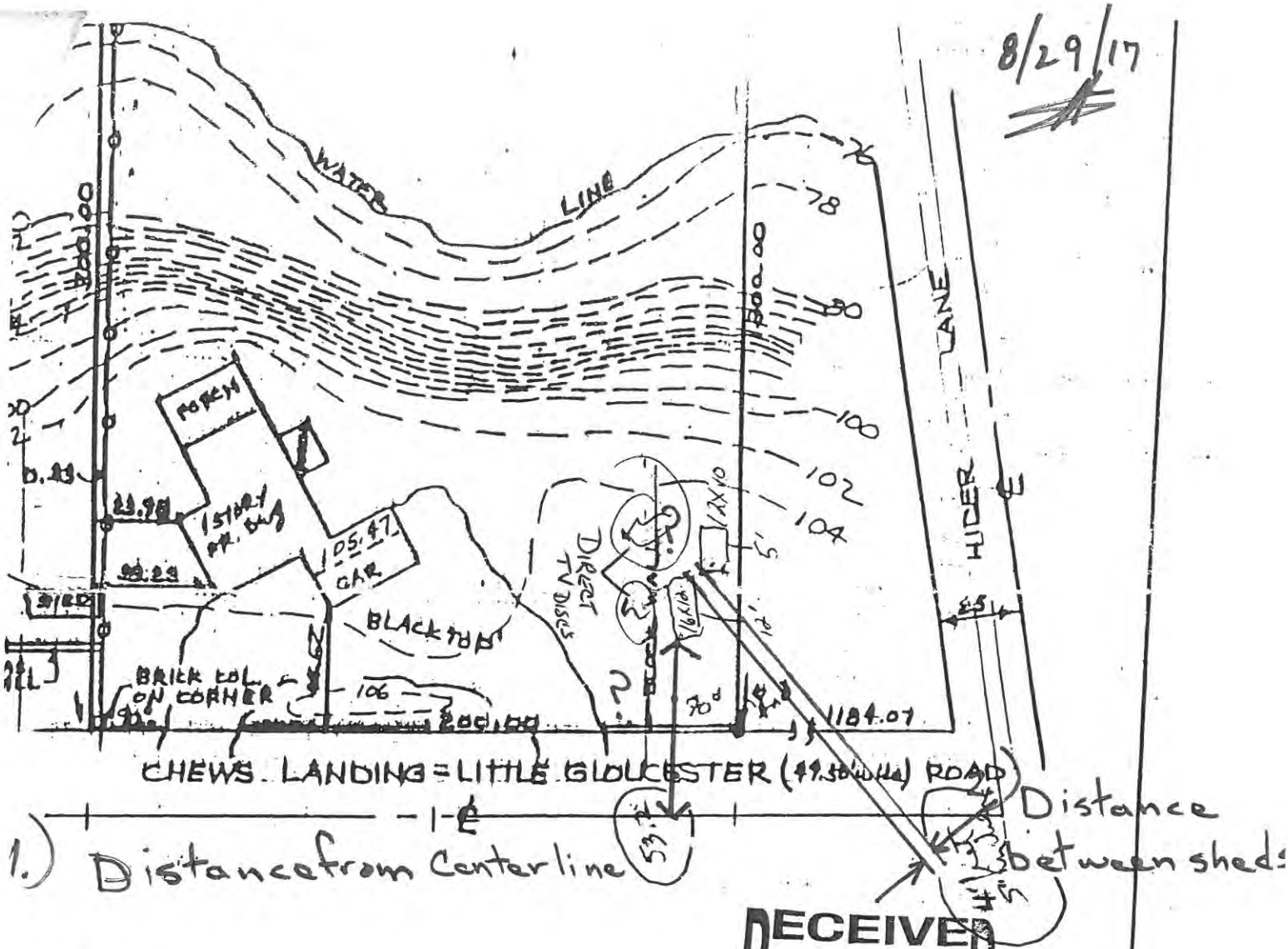
From Section 401.E(3), Accessory Buildings to permit a distance of four (4) feet five (5) inches between two sheds (10 ft. minimum required) and from Section 422.L, Residential Tool Shed to permit a shed one hundred ninety two (192) square feet (168 sf maximum allowed), two (2) sheds (1 maximum allowed), and within the front yard (Not permitted).

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: Reynaldo O. Rapada
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

8/29/17



RECEIVED
AUG 15 2017
BY:

TOPO
LOT 40 BLOCK 8105
405 EE LITTLE GLOUCESTER ROAD
Situate
GLOUCESTER TOWNSHIP
CAMDEN COUNTY, NJ.

Donna,
I need these 2 dimensions.

JACK C. HANN
NJCS 16740 NJPP 806
DEL. CO. 270 PA. CO. 13486-E
PLANNERS INC.
DRAWER F
SICKLERVILLE, N.J. 08081
phone (609) 728-3188

Date: 21 Dec 90
Scale: 1"=50'
Dwn. by
File # 3772-1

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 №: #172047C

☐ Planning Board ☑ Zoning Board of Adjustment

Taxes Paid Yes/No (Initial)

Fees 160.00 Project # 11663

Escr. 150.00 Escr.# 11663

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

LAND DEVELOPMENT APPLICATION

1. Applicant REYNALDO RAPADA

Name: REYNALDO O. RAPADA
Address: 494 LITTLE GLOUCESTER R
City: BLACKWOOD (C)
State, Zip: NJ 08012 856-912-7440
Phone: (856) 912-7440 Fax: ( ) -
Email: Rey.Rapada@YAHOO.COM

2. Owner(s) (List all Owners)

Name(s): EVANGELINE RAPADA
Address: 494 LITTLE GLOUCESTER Rd.
City: BLACKWOOD, NJ
State, Zip: 08012
Phone: (609) 846 8832 ( ) -

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
- ☐ Site Plan Waiver
- ☐ Rezoning Reques
- ☐ Redevelopment Agreement
- ☐ _____

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: REYNALDO O. RAPADA	Name:
Address: 494 LITTLE Gloucester Rd	Address:
Profession: RA	Profession:
City: Blackwood	City:
State, Zip: NJ 08012	State, Zip:
Phone: (856) 912-7440 Fax: (856) 232-8257	Phone: (__) __ - __ Fax: (__) __ - __
Email: Reyrapada@yahoo.com	Email:

7. Location of Property:

Street Address: 494 LITTLE Gloucester Rd Block(s): 8105

Tract Area: Lot(s): 40

8. Land Use:

Existing Land Use: RESIDENTIAL (2 sheds)

Proposed Land Use (Describe Application): (1) METAL SHED

SIZE 12X10 - 5' R Prop line

(2) WOOD SHED 16X12 - 12' R prop line

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

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

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

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

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

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

Shed Requirements	Metal	Wood
Shed area	10 x 12	16 x 12
Shed height	8	8
Setback from R.O.W.1		
Setback from R.O.W.2		
Setback from property ~~line~~ 1 Rear	5	12
Setback from property line 2		

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☑ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 8/8/17

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).**

8/10/17
Date

Signature

REYNALDO O. RAPADA
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Signature

EVANGELINE J. RAPADA
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

REYNALDO O. RAPADA
Print Name

Date 8/10/17

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 8/10/17, shows and discloses the premises in its entirety, described as Block 8105 Lot 40; 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.

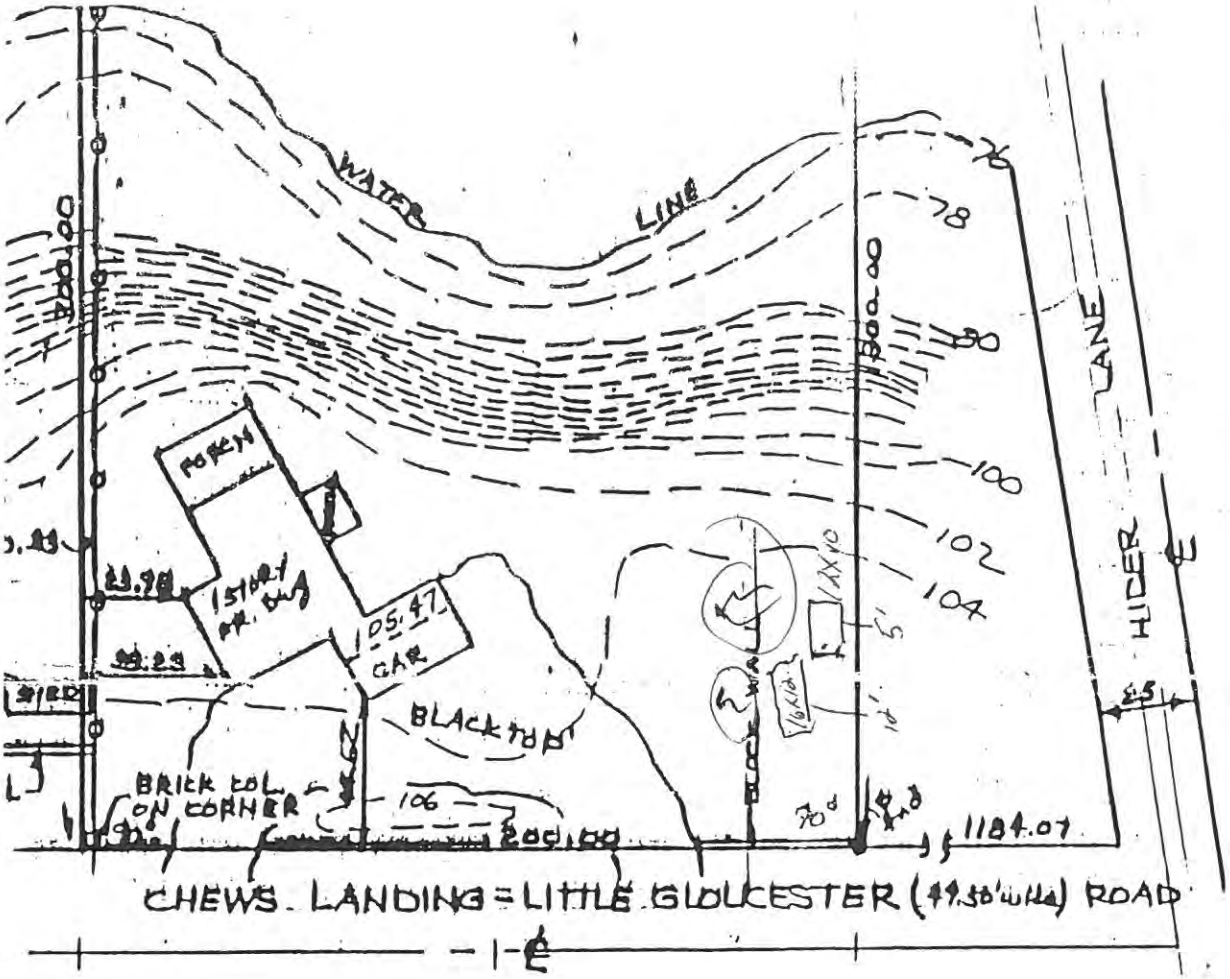
State of New Jersey,
County of Camden:
Reynaldo Rapada of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Reynaldo O. Rapada
Name of property owner or applicant

Sworn and subscribed to
On this 10 day of August, 2017 before the following authority.

Notary public

AMBER L SCOTT
Notary Public
State of New Jersey
My Commission Expires Nov 4, 2020



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AUG 15 2017
BY:

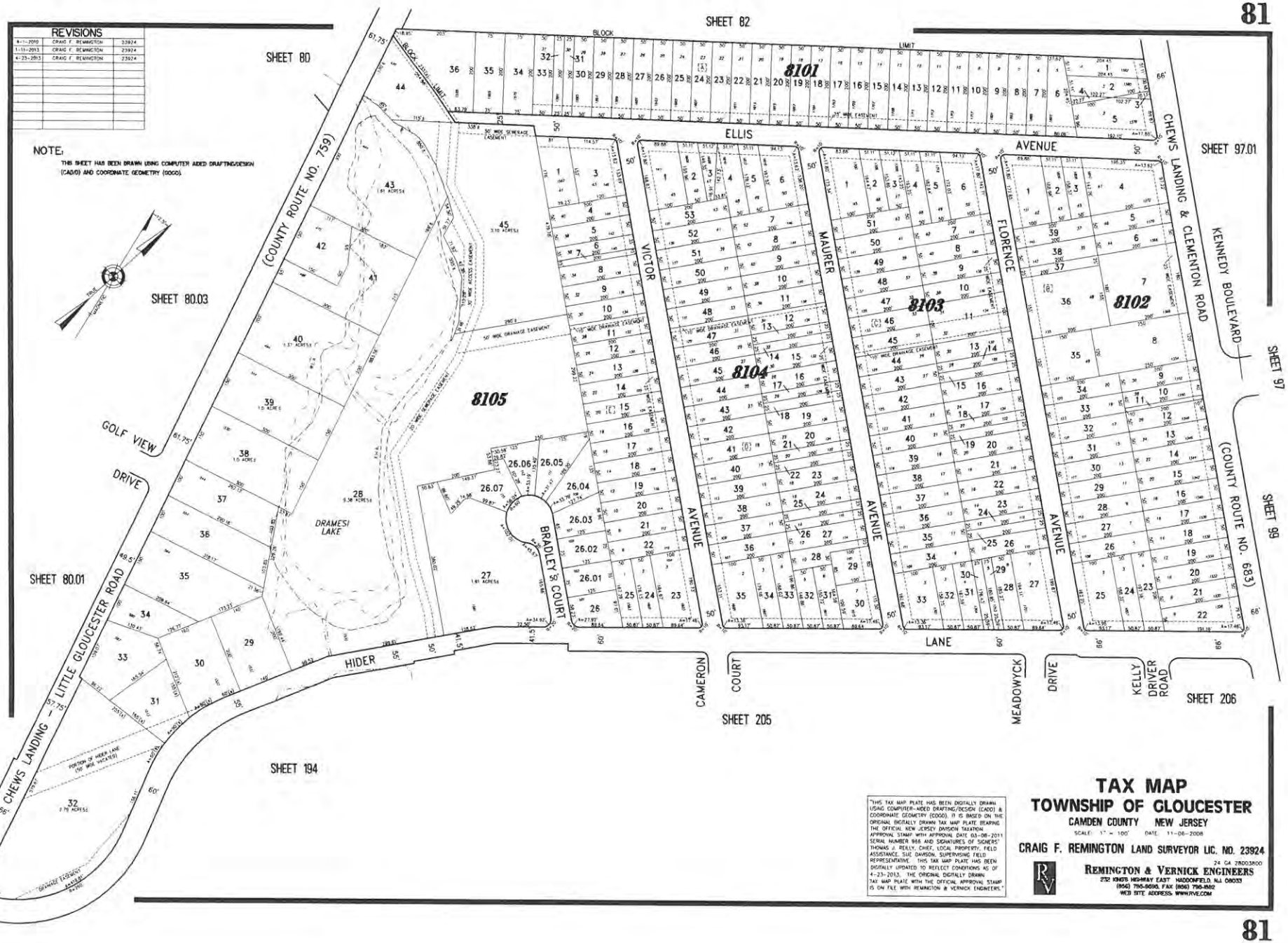
TOPO
LOT 40 BLOCK 8105
405 EE LITTLE GLOUCESTER ROAD
situate
GLOUCESTER TOWNSHIP
CAMDEN COUNTY, NJ.

JACK C. HANN
NJCS 16740 NJPP 896
DEC. CS. 276 PA. CS. 13486-E
PLANNERS INC.
DRAWER F
SICKLERVILLE, N.J. 08081
phone (609) 728-3188

Date: 21 Dec 90
Scale: 1"=50'
Dwn. by
File # 3772-1

REVISIONS		
8-11-2010	CRAIG F. REMINGTON	23924
1-11-2013	CRAIG F. REMINGTON	23924
4-23-2013	CRAIG F. REMINGTON	23924

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



"THIS TAX MAP PLATE HAS BEEN DIGITALLY DRAWN USING COMPUTER-AIDED DRAFTING/DESIGN (CADD) & COORDINATE GEOMETRY (COGO). IT IS BASED ON THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE BEARING THE OFFICIAL NEW JERSEY DIVISION TAXATION APPROVAL STAMP WITH APPROVAL DATE 03-08-2011 SERIAL NUMBER 966 AND SIGNATURES OF SIGNERS' THOMAS J. REILLY, CHIEF, LOCAL PROPERTY, FIELD ASSISTANCE, SUE DAVISON, SUPERVISING FIELD REPRESENTATIVE. THIS TAX MAP PLATE HAS BEEN DIGITALLY UPDATED TO REFLECT CONDITIONS AS OF 4-23-2013. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE WITH THE OFFICIAL APPROVAL STAMP IS ON FILE WITH REMINGTON & VERNICK ENGINEERS."

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

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

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: Reynaldo + Evangeline Rapada

Address: 494 Little Gloucester

Block: 8105 Lot: 40

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

8/10/17
Date

Gloucester Township Tax Collector

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AUG 15 2017
BY:

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Canden County

Printed on recycled paper

Brit 68

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 15, 2017 **APPLICATION No. #172047C**

APPLICANT: REYNALDO O. RAPADA **PROJECT No. 11663**

BLOCK(S): 8105 LOT(S): 40

LOCATION: 494 LITTLE GLOUCESTER RD., BLACKWOOD

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by AUGUST 26, 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

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

OK 8-24-17 UG 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

August 21, 2017

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

RECEIVED
AUG 23 2017

Re: Application #172047C
Reynaldo O. Rapada
494 Little Gloucester Road, Blackwood, NJ 08012
Block 8105, Lot 40

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: August 15, 2017 **APPLICATION No. #172047C**

APPLICANT: REYNALDO O. RAPADA **PROJECT No. 11663**

BLOCK(S): 8105 LOT(S): 40

LOCATION: 494 LITTLE GLOUCESTER RD., BLACKWOOD

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by AUGUST 26, 2017***

☐ For Your Files.

ENCLOSED:

RECEIVED AUG 16 2017 BY:

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

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

No Issues.

8/16/17

Signature

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 #172050C**
Window Mechanic Direct
810 Central Avenue
BLOCK 1206, LOT 8

DATE: September 6, 2017

The above application is to permit an 8' x 22' front porch within the R-4 - Residential district as per the submitted sketch.

I. ZONING INFORMATION

1. Zone: R-4 ~ Residential District [§406].

R-4 – Residential Requirements (§406.F):

Standard	Required	Proposed	Complies
Minimum lot size	6,250sf	9,100 sf	yes
Minimum lot frontage	50 ft.	70 ft.	yes
Minimum lot depth	100 ft.	130 ft.	yes
Maximum building coverage	35%	±11%[1]	yes
Maximum lot coverage	65%	±35%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (front porch)	**20 ft.**	**±12 ft.**	**no***
Side yard (front porch)	10 ft.	24.00 ft. / 22.42 ft.	yes / yes
Rear yard (dwelling)	20 ft.	±26 ft.[1]	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:

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

1. Front yard: (±12 ft. provided v. 20 ft. minimum required).

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

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

The Zoning Board of Adjustment must 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)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 406.F, Area, Yard, Height and Building Coverage to permit a front porch approximately twelve (12) feet from the front property line (20 ft. minimum required).

cc: Window Mechanic Direct
Anthony Costa, Esq.
James Mellett, PE

Update Permit # 11656

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 №: #172050C

☐ Planning Board ✓ Zoning Board of Adjustment

Taxes Paid Yes/No (Initial)

Fees 160.00 Project # 11706

Escr. 150.00 Escr.# 11706

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Window Mechanics Direct
Address: 905 Hamilton Ct
City: Glendora
State, Zip: NJ 08029
Phone: (856) 974-1166 Fax: ( ) -
Mike's cell
Email: wmdirect1@gmail.com

2. Owner(s) (List all Owners)

Name(s): Window Mechanics Direct
Address: 905 Hamilton Ct
City: Glendora
State, Zip: NJ 08029
Phone: (856) 974-1166 Fax: ( ) -

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

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

RECEIVED AUG 30 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: Mark S. Levy
Address: 89 Haddon Ave
City: Haddonfield NJ 08033

Firm: Levy Baldante
State, Zip: Haddonfield NJ
Phone: (856) 424 8967 Fax: (215) 545-2642
Email: levy@levybaldante.com

6. Name of Persons Preparing Plans and Reports:

Name: (OWNER) Window Mechanics	Name:
Address: 905 Hamilton Ct Glendora	Address:
Profession: (OWNER) Mike Berger	Profession:
City: Glendora	City:
State, Zip: NJ 08029	State, Zip:
Phone: (856) 974-1166 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: WMDirect1@gmail.com	Email:

7. Location of Property:

Street Address: 810 Central Ave, Glendora Block(s): 1206

Tract Area: Lot(s): 8

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): FRONT PORCH 22'x8' £13.45 F PROP LINE)

(WOOD/COMPOSITE)

NB.

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	13.45
Front setback 2	
Rear setback	
Side setback 1	24
Side setback 2	22.42
Lot frontage	
Lot depth	
Lot area	
Building height	

NB

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

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 8/15/17

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).**

August 15, 2017
Date

Signature

Michael E. Benger
Print Name

Sworn and Subscribed to before me this 15th day of August, 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?	A	☒ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	B	☒ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	C	☒ No	☐ Yes
D. Is the applicant a corporation?	D	☒ No	☐ Yes
E. Is the applicant a limited liability corporation?	E	☐ No	☒ Yes
F. Is the applicant a partnership?	F	☒ 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

8/15/17
Date

Michael E. Benger
Print Name

List of names (on next page)

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:

Jasmine E. Robinson 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 15th day of August, 2017 before the following authority.

Notary public

Michael E. Berger
905 Hamilton Ct
Glendora NJ 08029

25%

Nancy Berger
905 Hamilton Ct
Glendora NJ 08029

25%

Matthew Berger
44 Sickelerville Rd
Williamstown NJ 08094

25%

Darren Berger
1214 Tristram Cir
Mantua, NJ 08051

25%

LIST OF NAMES OF Stockholders

ZONING PERMIT DENIED

810 CENTRAL AVE
Block/Lot 1206/8

Applicant
WINDOW MECHANICS DIRECT
905 HAMILTON CT.
GLENDORA, NJ 08029

Real Estate Owner
WINDOW MECHANICS DIRECT
905 HAMILTON CT.
GLENDORA, NJ 08029

This is to certify that the above-named applied for a permit to/authorization for.
a proposed front yard 22'X8' attached frame deck.. This application for approval is hereby denied

Zone
R4
Application is
Denied

Comments on Decision:
Deck is to maintain a minimum of 20' from the front property line. A Variance approval is required by the Zoning Board of Adjustment prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

Gloucester Township
P O Box 8
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229

Alisa Ortiz
Zoning Officer
August 8, 2017

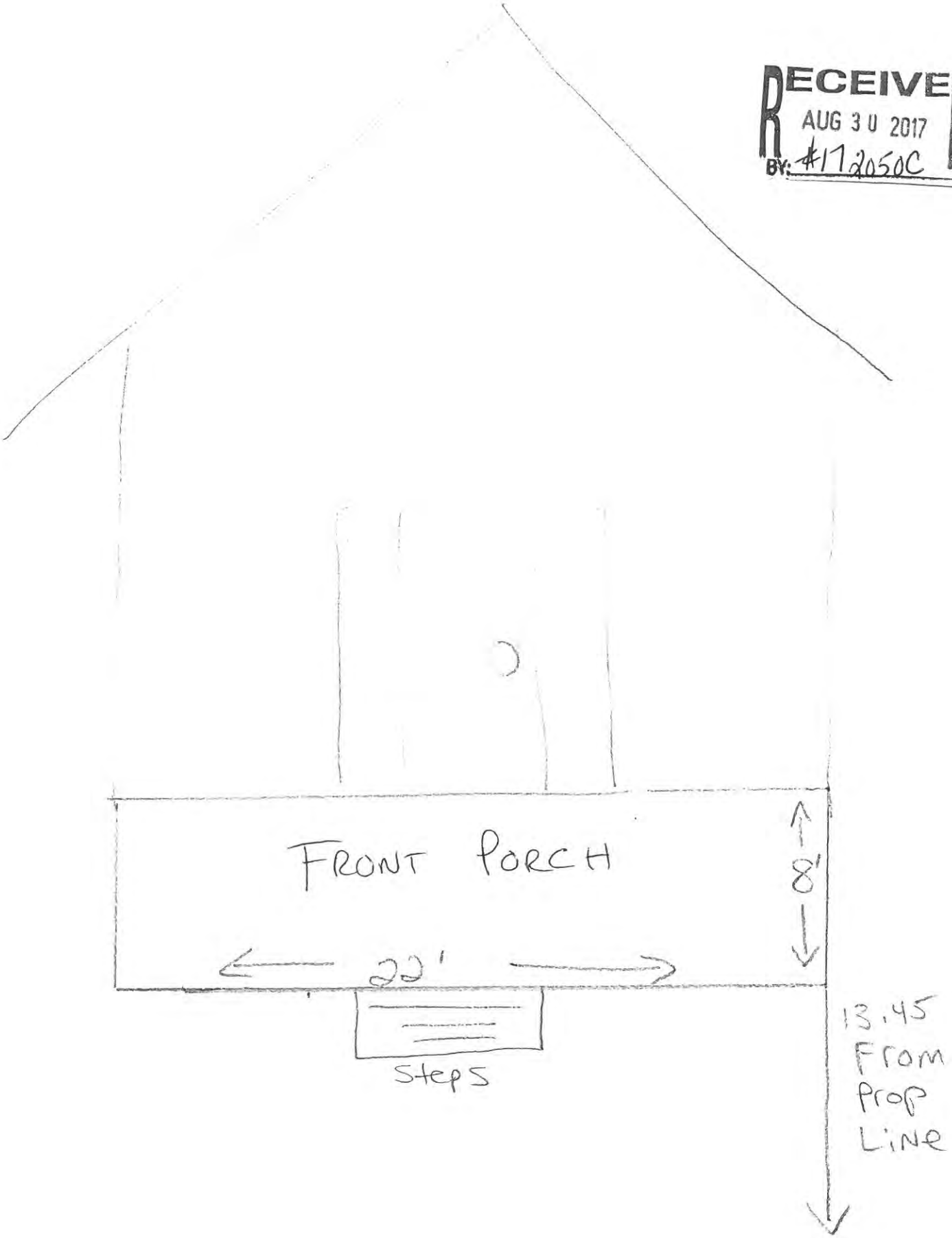
Applic No. 11656

Out Here

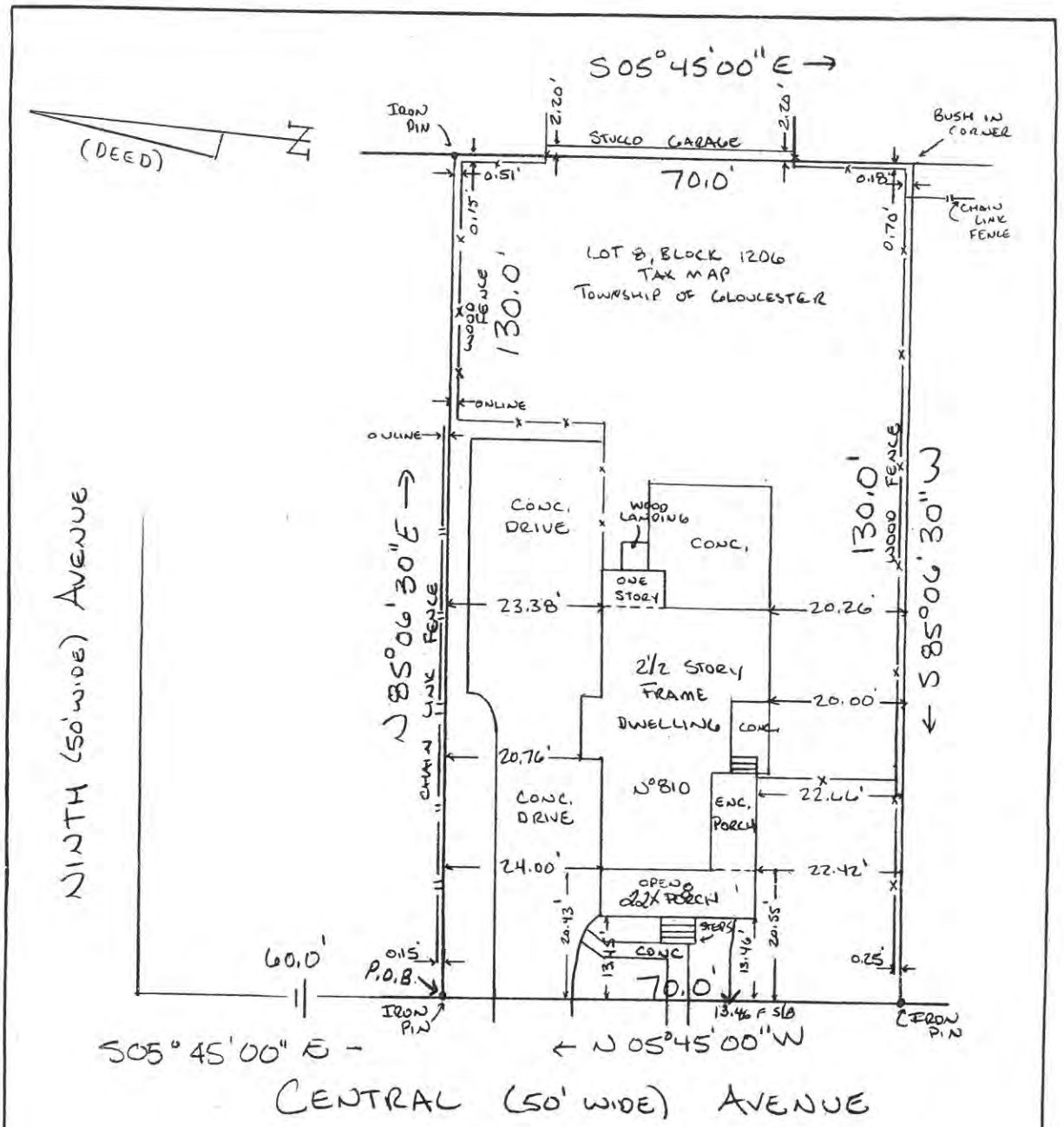
Deliver to...

WINDOW MECHANICS DIRECT
905 HAMILTON CT.
GLENDORA, NJ 08029

RECEIVED
AUG 30 2017
BY: #172050C



Window Mech. Direct (Mike Berger) 856-974-1166
810 Central Ave, Glendora, NJ 08029



RECEIVED
AUG 30 2017
BY: #172050C

GROUP 21 TITLE AGENCY, LLC | FIDELITY NATIONAL TITLE INSURANCE COMPANY

WINDOW MECHANICS DIRECT, LLC

TO _____

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

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

Richard S. Humphries

RICHARD S. HUMPHRIES
P.L.S. N.J. LIC. 34859
DATE OF SURVEY APRIL 28, 2017

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

Survey of Premises

N° 810 CENTRAL AVENUE

GLOUCESTER TOWNSHIP

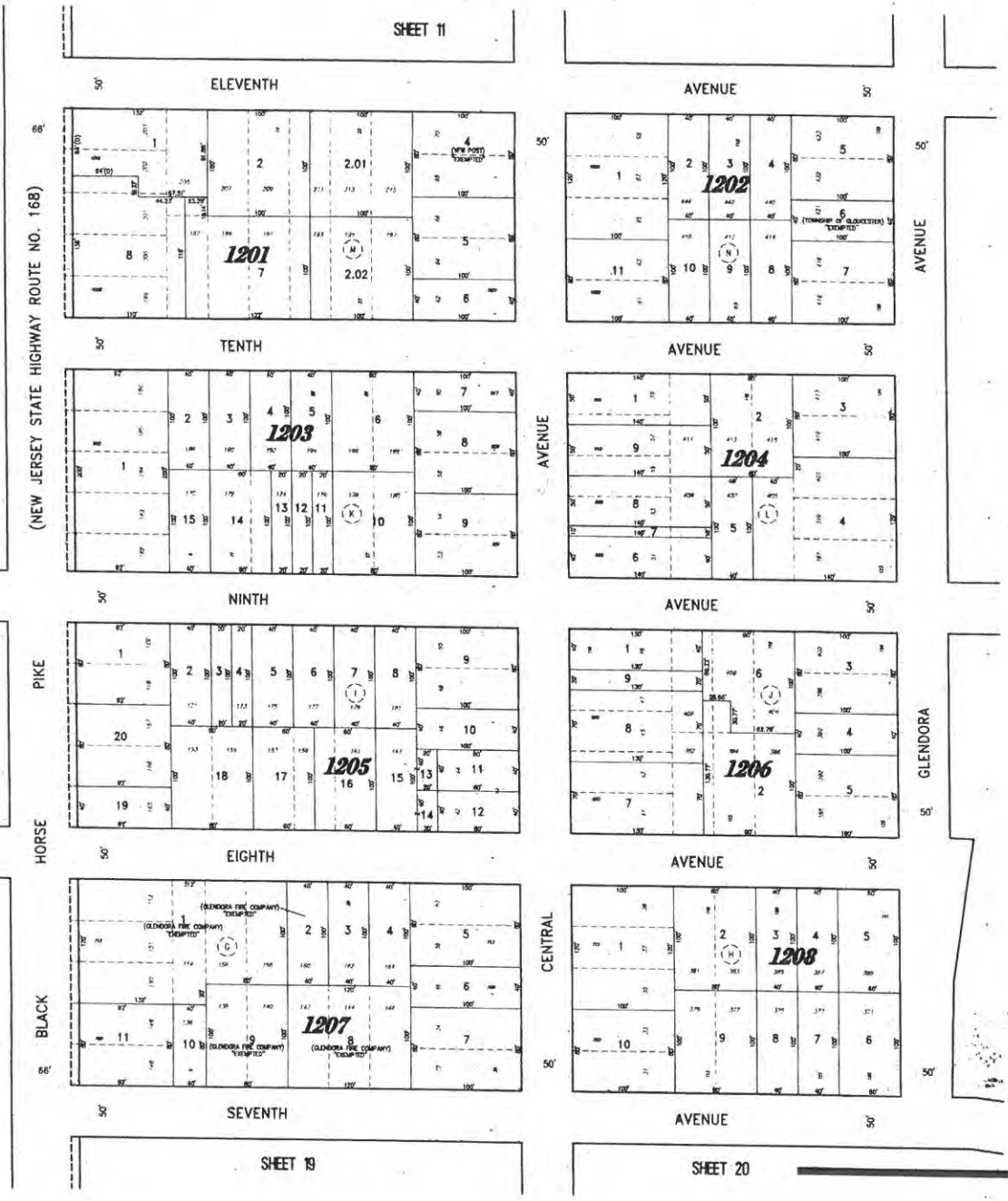
CAMDEN Co. New Jersey

Scale — 1"=20'

856-854-5229

577-10

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 50' DATE: 11-06-2008

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

RECEIVED
AUG 30 2017
BY:

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: Windows mechanics mechanics Direct LLC

Address: 810 Central Ave

Block: 1206 Lot: 8

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

8-22-17
Date

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

Printed on recycled paper

Bin#65

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 30, 2017 | **APPLICATION No. #172050C**

APPLICANT: WINDOW MECHANIC DIRECT | **PROJECT No. 11706**

BLOCK(S): 1206 LOT(S): 8

LOCATION: 810 CENTRAL AVE., GLENDORA, NJ 08029

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 SEPTEMBER 11, 2017

ENCLOSED:

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

RECEIVED
SEP 06 2017
BY:

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

OK 9-5-17 JLG 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

September 5, 2017

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

Re: Application #172050C
Window Mechanic Direct
810 Central Avenue, Glendora, NJ 08029
Block 1206, Lot 8

Gentlemen:

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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

SEP 06 2017