Township of Gloucester
Zoning Board of Adjustment
Wednesday, October 25, 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 27, 2017***

RESOLUTIONS FOR MEMORIALIZATION

#172050C
Window Mechanics Direct

Bulk C Variance
Block: 1206 Lot: 8

APPLICATIONS FOR REVIEW

ADVISED BY HO APPLICATION WILL BE WITHDRAWN (see enclosed)

#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

#172051C
Robert Speese
Zoned: R4

Bulk C Variance
Block: 801 Lot: 23
Location: 405 Station Ave., Glendora

26'x6' front porch w/setbacks

#172052C
Jason Hajnowski
Zoned: R3

Bulk C Variance
Block: 8102 Lot: 31
Location: 117 Florence Ave., Laurel Springs

40'x 30' garage with setbacks

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 27, 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	**Present**
Mr. Treger	**Absent**
Ms. Scully	**Absent**
Mr. Rich Rosetti	**Present**
Chairman McMullin	**Present**

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

MINUTES FOR ADOPTION

Zoning Board minutes for Wednesday September 13, 2017

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

Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#172039C
Michael Moran
Bulk C Variance
Block: 11603 Lot: 12.01

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

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

Table to October 25, 2017 - advised by the home owner will be withdrawn & remove 2 sheds.

#172047C
Reynaldo O. Rapada
Zoned: R2
Bulk C Variance
Block: 8105 Lot: 40
Location: 494 Little Gloucester Rd.,
Blackwood

(2 sheds) 12' x 10' metal w/ R s/b & 16'x 12' w/R s/b

A motion to approve the above mentioned application for withdrawal; & notice for 10-25-2017 was made by Mr. Bucceroni and seconded by Mrs. Chiumento

Roll Call:

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

Withdrawal approved and audience noticed.

#172050C
Window Mechanics Direct
Zoned: R4
Bulk C Variance
Block: 1206 Lot: 8
Location: 810 Central Ave., Glendora

Mr. Ritigstein Esq. explains the application. The owner of the property would like to rebuild the deck exactly as it used to be. The deck is 13' 5" off the property line, 22' L and 8' W.
Mr. Bucceroni states he drives by this property every day and the house has come back to life.
Mr. Lechner has a clarification: The variance should be 12' from the property line not 13' .5" to save the property owner any future issues.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

A motion to approve the above mentioned application, with the correction of 12' setback, was made by Mrs. Chiumento and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**
Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**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 # 172050C
Window Mechanics Direct
Block 1206, Lot 8

WHEREAS, Window Mechanic Direct is the owner of the land and premises located at 810 Central Avenue in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a front porch 12' from the front property line instead of the required 20' for the property located upon Block 1206, Lot 8, as shown on the Official Map of the Township of Gloucester, located in a R-4 Zone, said application being represented by Mark Levy Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 27, 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, Window Mechanic Direct is the owner of the land and premises located at 810 Central Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1206, Lot 8, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified the existing porch is rotted and he is replacing the 8' x 22' front porch in the exact same location.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a porch, 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 27th day of September 2017, the applicant Window Mechanic Direct is hereby granted the aforesaid variance for the property located upon Block 1206, Lot 8 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

Mike Acevedo	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 25th day of October, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

Oct 16, 200

To whom it may concerns,

I am widrawing my application NO. 1720 47 C

2 sheds will be remove from my property Oct 28, 2017.

I ~~am~~ Had ~~applying~~ applied for zoning Permit for 1 shed.

[signature]

Township Of Gloucester
Planning/Zoning Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3512
Fax (856) 232-6229

September 26, 2017

Mr. Reynaldo Rapada
494 Little Gloucester Rd.
Blackwood, NJ 08012

Re: 3 sheds

Dear Mr. Rapada:

It is my understanding that you have recently decided to withdraw you current Variance application (#172047C). The application was for currently having three sheds on your property, where only one is permitted. Please be aware that since you have chosen to withdraw your application, two of the three sheds are to be removed. Sheds are to be located in the rear yard, five feet from any property line and ten feet from the dwelling. A site inspection ensuring their removal will be conducted within the next 14 business days.

Please do not hesitate to contact me if you have any questions. I can be reached at (856) 374-3512 between the hours of 8:00 a.m. until 5:45 p.m., Monday through Thursday.

Very truly yours,

Alisa Ortiz
Zoning Officer

Cc: Donna Barrett/file

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 #172051C**
Robert Speese
405 Station Avenue
BLOCK 801, LOT 23

DATE: October 4, 2017

The above application is to permit a 6' x 26' 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	9,145 sf	yes
Minimum lot frontage			
Station Avenue	50 ft.	95.65 ft.	yes
Woodland Avenue	50 ft.	100.49 ft.	yes
Minimum lot depth	100 ft.	98.11 ft.	enc
Maximum building coverage	35%	±12%[1]	yes
Maximum lot coverage	65%	±22%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (front porch)			
Station Avenue	**20 ft.**	**14.78 ft.**	**no***
Woodland Avenue	20 ft.	21.03 ft.	yes
Side yard (front porch)	10 ft.	±47 ft.	yes
Rear yard (dwelling)	20 ft.	±39 ft.[1]	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

[1] = Scaled data.

enc = Existing nonconformance.
* = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

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

1. Front yard: (14.78 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 fourteen and seventy eight hundredths (14.78) feet from the front property line along Station Avenue (20 ft. minimum required).

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

Bin# 65

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 13, 2017 | **APPLICATION No. #172051C**

APPLICANT: ROBERT SPEESE | **PROJECT No. 11732**

BLOCK(S): 801 LOT(S): 23

LOCATION: 405 STATION AVE., GLENDORA, NJ 08029

RECEIVED
SEP 18 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.
- ☒ **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 SEPTEMBER 23, 2017***

☐ For Your Files.

ENCLOSED:

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

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

OK 9-13-17 JTG Bids

Signature

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 №: #172051C

☐ Planning Board ☑ Zoning Board of Adjustment

Taxes Paid (Yes/No) DMB (Initial)

Fees 160.00 Project # 11732

Escr. 150.00 Escr.# 11732

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: ROBERT SPEGGS
Address: 405 STATION AVE
City: GLENDORA
State, Zip: NJ 08029
Phone: (856) 939-5923 Fax: ( ) -
Email: SPEGGSFAM@MSN.COM

2. Owner(s) (List all Owners)

Name(s): ROBERT SPEGGS
ELIZABETH SPEGGS
Address: 405 STATION AVE
City: GLENDORA
State, Zip: NJ 08029
Phone: (856) 939-5923 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 SEP 13 2017 BY:

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: JAMES BARRERAS	Name:
Address: 101 RT 130 SUITE 300	Address:
Profession: SJ. HOME CONTRACTING	Profession:
City: CINNAMINSON	City:
State, Zip: NJ 08077	State, Zip:
Phone: (609) 505-2467 Fax: (__)___-___	Phone: (__)___-___ Fax: (__)___-___
Email:	Email:

7. Location of Property:

Street Address: 405 STATION AVE Block(s): 801

Tract Area: GLENDORA NJ 08029 Lot(s): 23

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): FRONT PORCH (SIZE) 26 X 6

FRONT PROP LINE Setback - 14.78 & 15.80

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	14.78'-15.80'	Setback from E.O.P.*1	
Front setback 2		Setback from E.O.P.*2	
Rear setback		Fence type	
Side setback 1	21.03'	Fence height	
Side setback 2	48.65	*E.O.P. = Edge Of Pavement.	
Lot frontage		**Pool Requirements**	
Lot depth		Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height		Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		**Shed Requirements**	
Garage Area		Shed area	
Garage height		Shed height	
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		Setback from property line 1	
		Setback from property line 2	

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Robert Greene — 9/6/17

Signature of Applicant — Date

Elizabeth L. Greene — 9/6/17

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).**

9/6/17
Date

Robert Speese
Signature

ROBERT SPEESE
Print Name

Sworn and Subscribed to before me this 6 day of SEPTEMBER 2017 (Year).

Elizabeth L. Speese
Signature

Elizabeth L. Speese
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).

Robert Speese
Signature of Applicant

ROBERT SPEESE
Print Name

9/6/17
Date

19 Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 9/6/17, shows and discloses the premises in its entirety, described as Block 801 Lot 23; 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:
ROBERT SPEESE of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Robert Speese
Name of property owner or applicant

Sworn and subscribed to
On this 6 day of SEPTEMBER 20 17 before the following authority.

Maryann Downey
Notary public

MARYANN DOWNEY
MY COMMISSION EXPIRES 2-20-2019
NOTARY PUBLIC
STATE OF DELAWARE

ZONING PERMIT DENIED

405 STATION AVE
Block/Lot 801/23

Applicant
SJHC, LLC
101 Rt. 130 South Ste 300
Cinnaminson, NJ 08077

Real Estate Owner
SPEESE, ROBERT W & ELIZABETH
405 STATION AVENUE
GLENDORA, N J 08029

This is to certify that the above-named applied for a permit to/authorization for.
a proposed demo and replacement of existing 26'X6' front porch. This application for approval is hereby denied

Zone
R4
Application is
Denied

Comments on Decision:
Porch is to be located a minimum of 20' from the front property line. A Variance approval is required prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

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

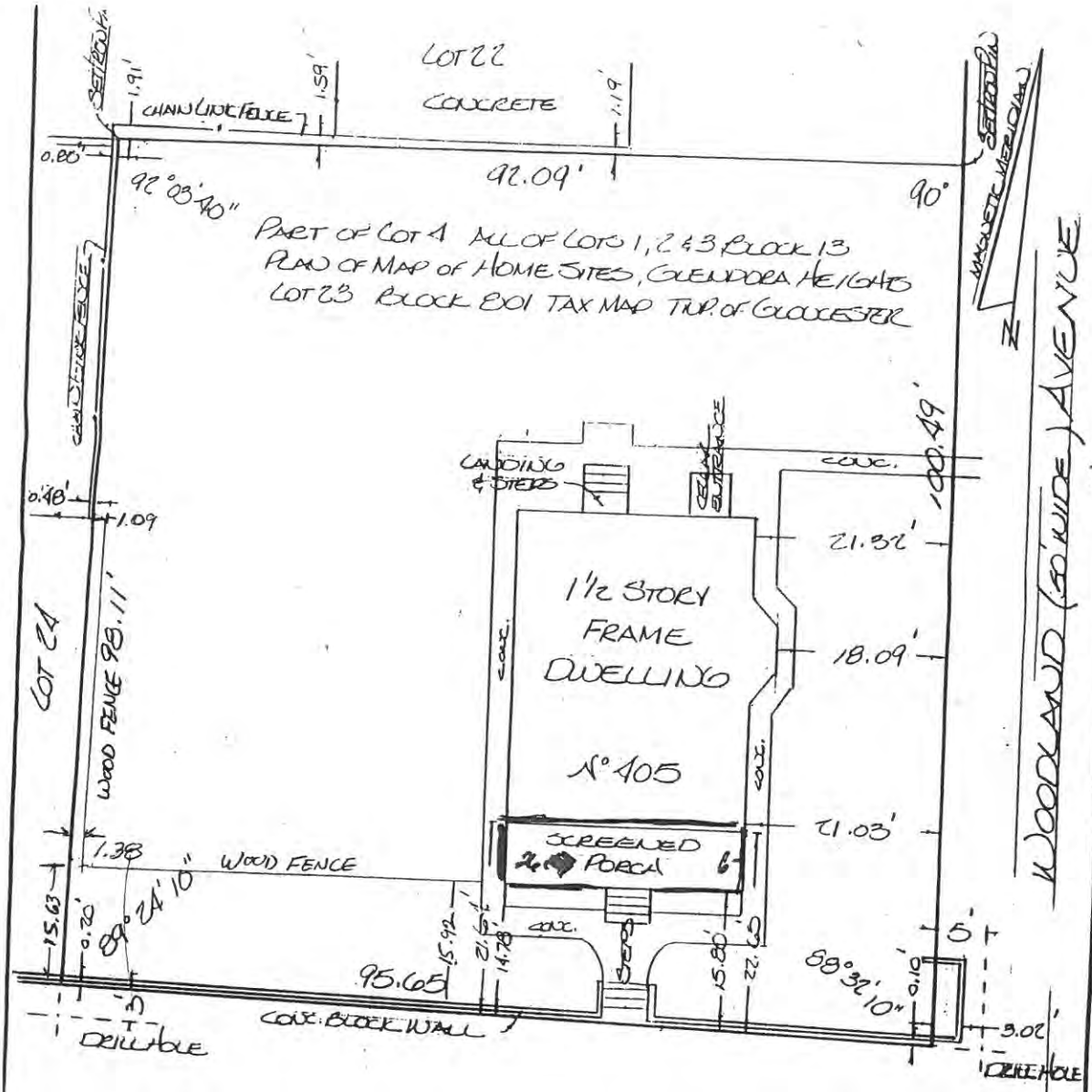
Alisa Ortiz
Zoning Officer
August 16, 2017

Applic No. 11675

Cut Here

Deliver to...

SJHC, LLC
101 Rt. 130 South Ste 300
Cinnaminson, NJ 08077



STATION (50' WIDE) ROAD

(A/K/A CHEWS LANDING AND WOODBURY ROAD)

RECEIVED
SEP 13 2017
BY:

ROBERT W. SPEESE & ELIZABETH C. H/W
MERIDIAN MORTGAGE CORPORATION
SOUTHERN COUNTIES TITLE AGENCY
TO

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

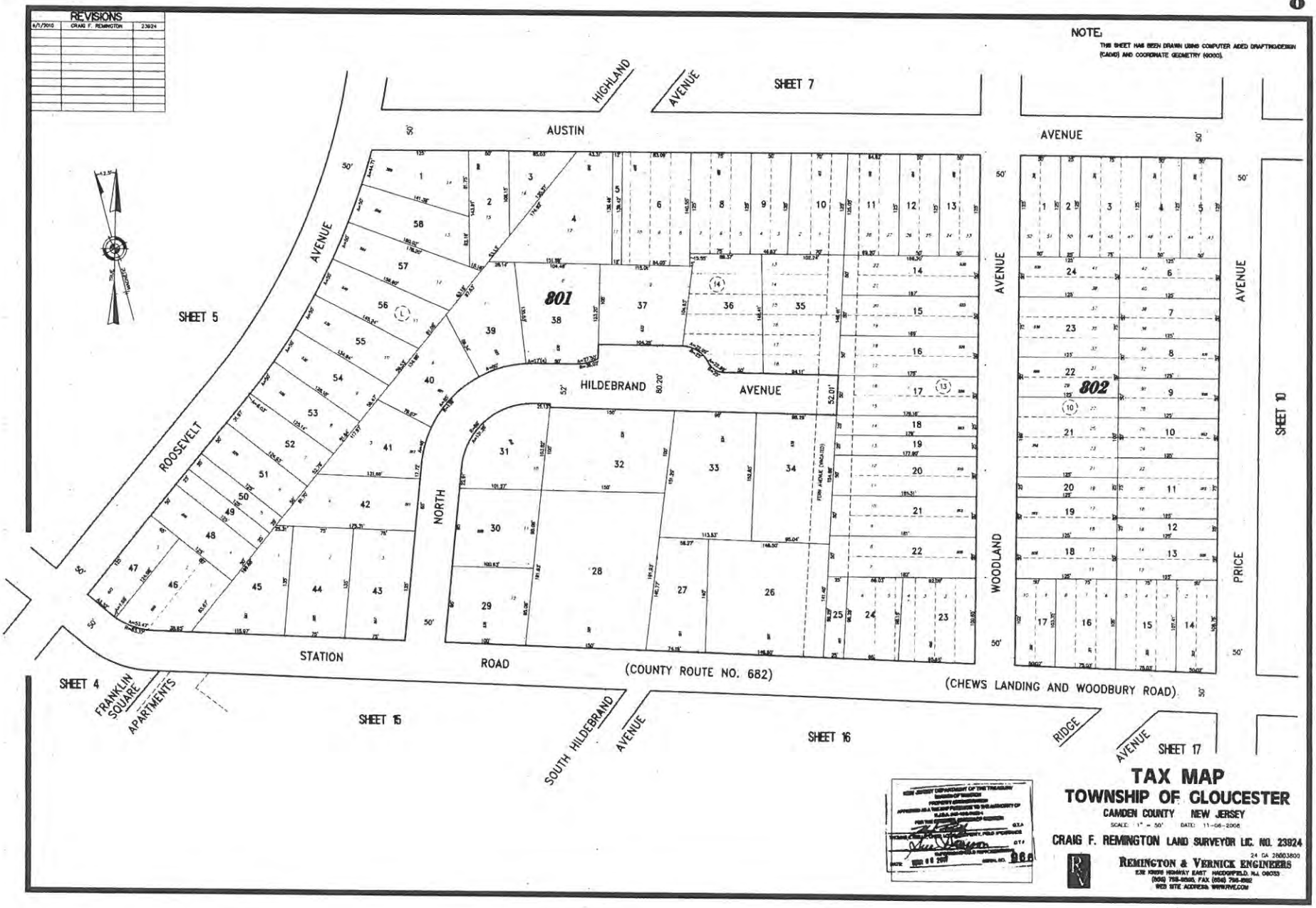
In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insuror of title to insure the title to the lands and premises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

R.W. HUMPHRIES, P.L.S.
N.J. Lic. 12677
Date of Survey: JAN. 6, 1993

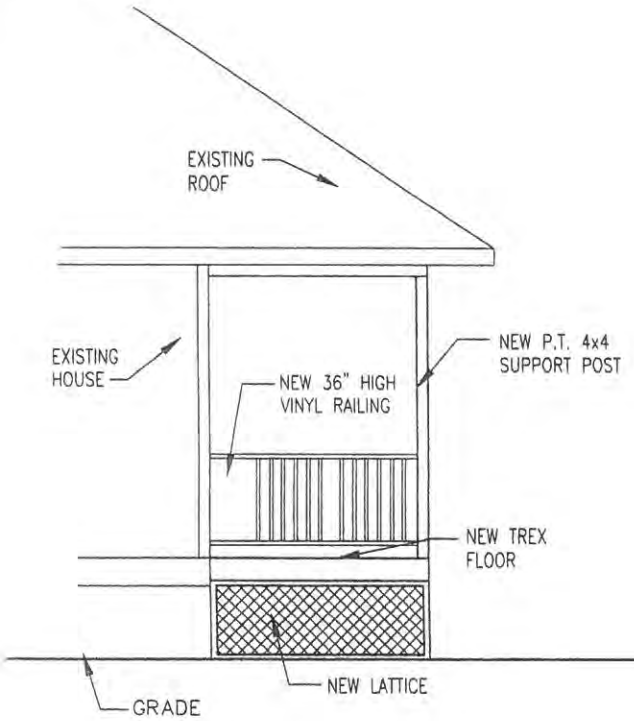
Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
4747 Westfield Ave., Pennsauken, NJ 08110

Survey of Premises

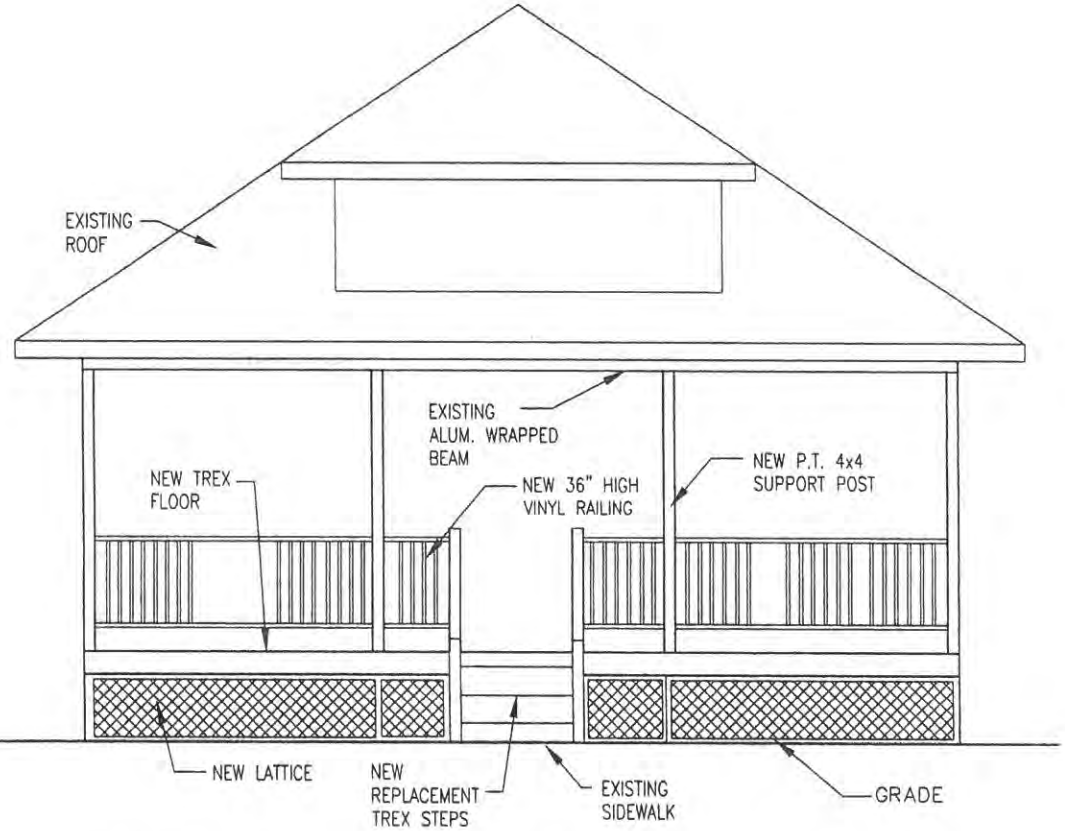
N° 105 STATION AVENUE
TOWNSHIP OF GLOUCESTER
CAMDEN Co. New Jersey
Scale — 1" = 15'
609-662-0356
303-70


REVISIONS
6/1/2010 CRAIG F. REMINGTON 23924
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (GOOD).
SHEET 7
SHEET 5
SHEET 4
SHEET 15
SHEET 16
SHEET 17
SHEET 10
AUSTIN AVENUE
HIGHLAND AVENUE
ROOSEVELT AVENUE
HILDEBRAND AVENUE
NORTH STATION ROAD
(COUNTY ROUTE NO. 682)
(CHEWS LANDING AND WOODBURY ROAD)
WOODLAND AVENUE
PRICE AVENUE
SOUTH HILDEBRAND AVENUE
RIDGE AVENUE
FRANKLIN SQUARE APARTMENTS
801
802
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 50' DATE: 11-06-2006
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
24 GA 28003800
REMINGTON & VERNICK ENGINEERS
WEB SITE ADDRESS: WWW.RVE.COM

RECEIVED
SEP 13 2017
BY:



SIDE ELEVATION

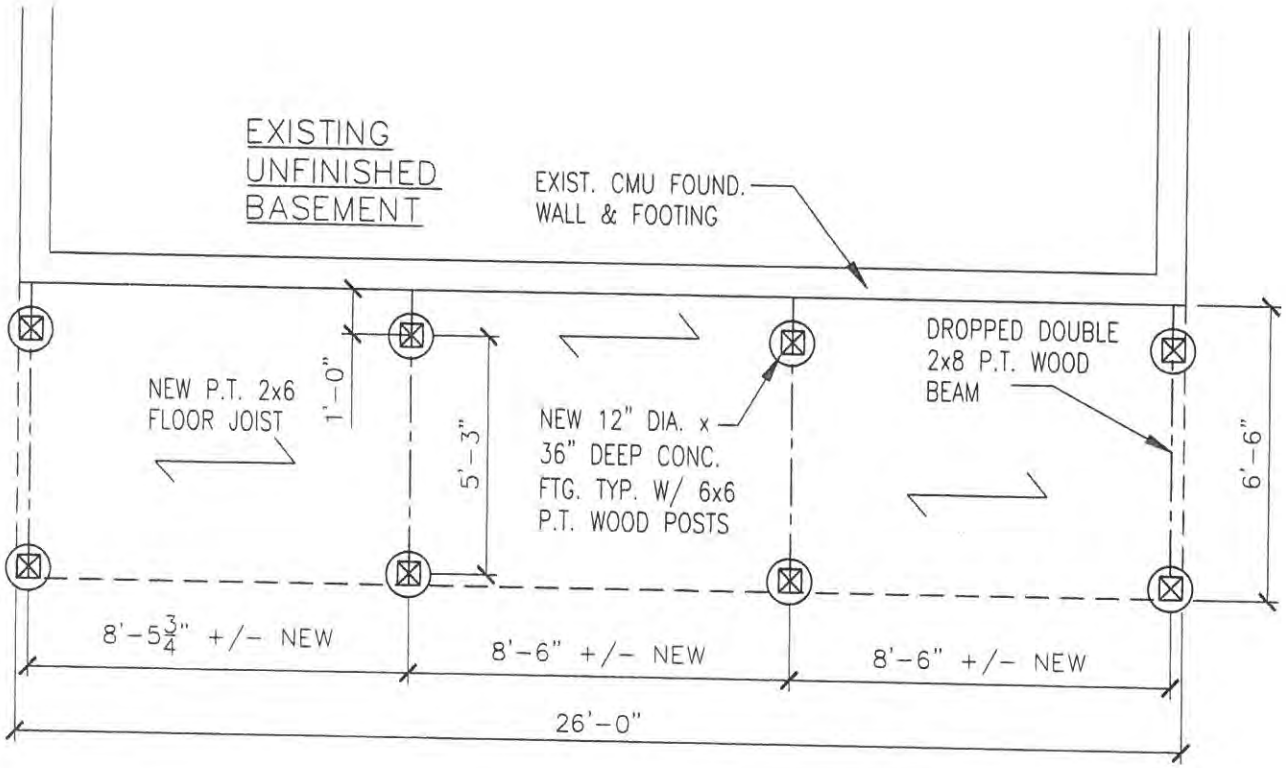


BETTY SPEESE
405 STATION AVE
GLENDORA, NJ

FRONT ELEVATION

SCALE: 3/16" = 1'-0"

RECEIVED
SEP 13 2017
BY:

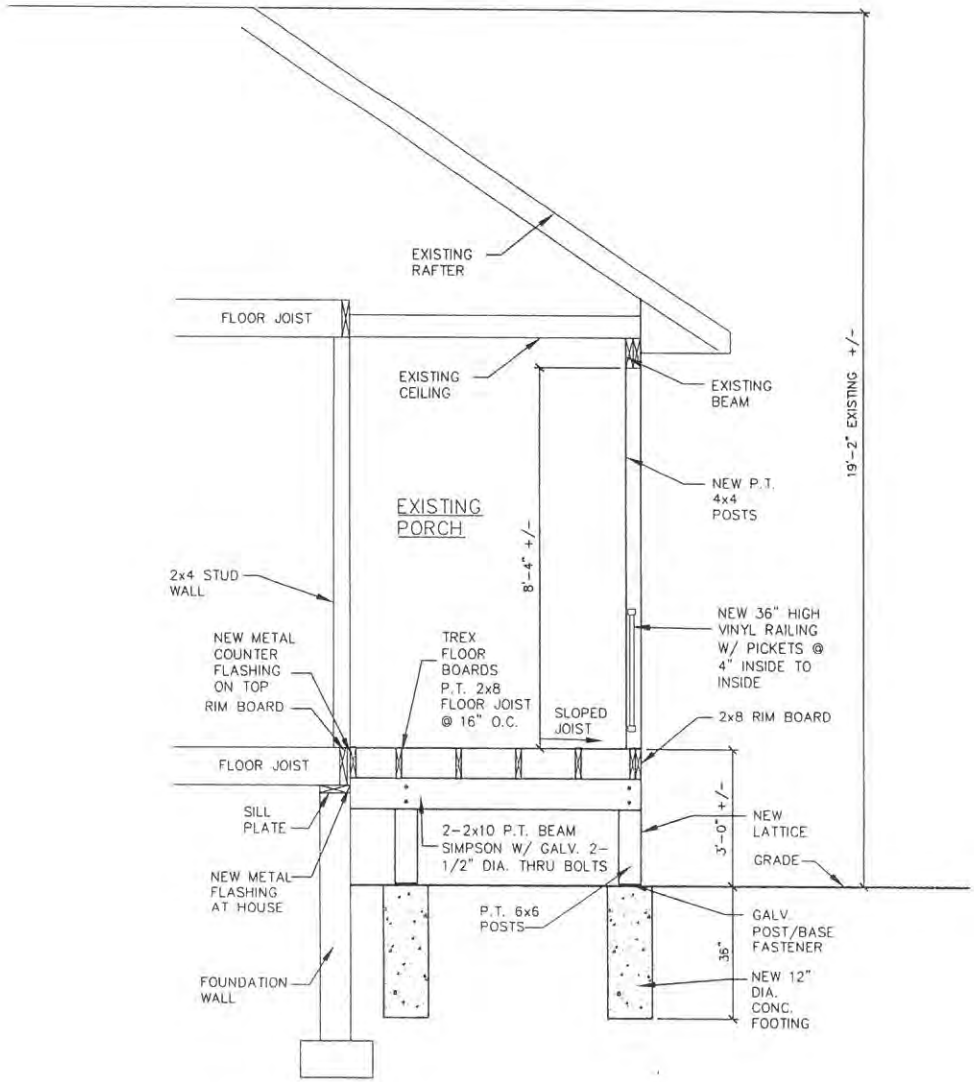


NEW FOOTING PLAN

SCALE: 1/4" = 1'-0"

BETTY SPEESE
405 STATION AVE
GLENDORA, NJ

RECEIVED
SEP 13 2017
BY:

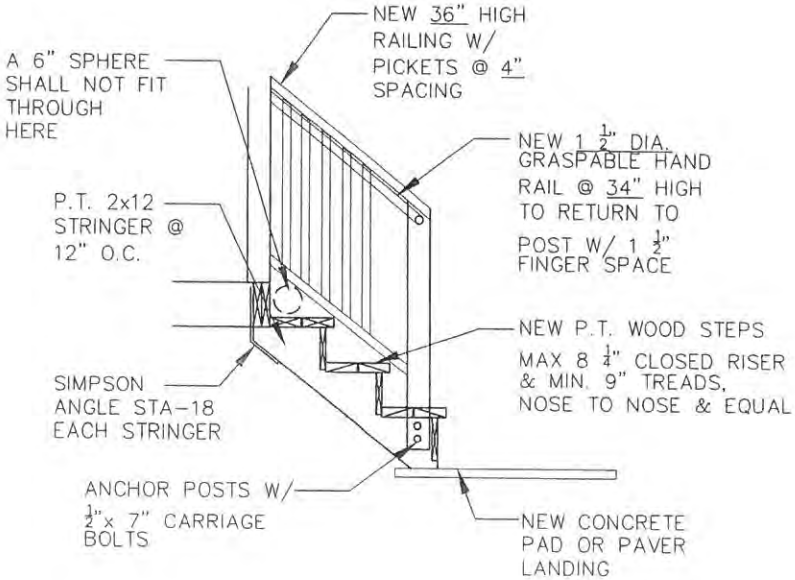


NEW WALL SECTION

SCALE: $\frac{1}{4}$" = 1'-0"

BETTY SPEESE
405 STATION AVE
GLENDORA, NJ

RECEIVED
SEP 13 2017
BY:



BETTY SPEESE
405 STATION AVE
GLENDORA, NJ

STEP DETAIL

SCALE: 3/8" = 1'-0"

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
FRANKLIN T. SCHMIDT
ANDREA L. STUBBS
MICHELLE L. WINTERS

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

Name: Elizabeth & Robert W. Speese

Address: 405 Station Ave Glendora NJ 08029

Block: 801 Lot: 23

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

Sandra L. Ferguson
Gloucester Township Tax Collector

RECEIVED
SEP 13 2017
BY:

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Canden County

Printed on recycled paper

1261 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com

RECEIVED
SEP 19 2017
BY:

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 13, 2017 **APPLICATION No. #172051C**

APPLICANT: ROBERT SPEESE **PROJECT No. 11732**

BLOCK(S): 801 LOT(S): 23

LOCATION: 405 STATION 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. ***Please Forward Report by SEPTEMBER 23, 2017***

☐ For Your Files.

ENCLOSED:

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

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

No Issues

Signature

9/18/17

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr. Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

September 18, 2017

RECEIVED
SEP 19 2017
BY:

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

Re: Application #172051C
Robert Speese
405 Station Avenue, Glendora, NJ 08029
Block 801, Lot 23

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

RJC

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 13, 2017 **APPLICATION No. #172051C**

APPLICANT: ROBERT SPEESE **PROJECT No. 11732**

BLOCK(S): 801 LOT(S): 23

LOCATION: 405 STATION AVE., GLENDORA, NJ 08029

RECEIVED
SEP 25 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.
- ☐ **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 23, 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

Reviewed
☑ **Approved** ☐ **Not Approved**
Gloucester Twp. Fire Dist. 1
Fire Official: [signature]
Date: 9/18/17

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

_____
Signature

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #172052C***
Jason Hojnowski
117 Florence Avenue
BLOCK 8102, LOTS 31 and 32

DATE: October 4, 2017

The above application is to permit a 30' x 40' detached private garage with 14-foot high side walls, and 20-foot garage height within the R-3 Residential district as per the attached sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Lot size (min.)	9,375 sf	±20,000 sf[1]	yes
Lot frontage (min.)	75 ft.	100 ft.	enc
Lot depth (min.)	125 ft.	200 ft.	yes
Building coverage (max.)	20%	±15.6%[1]	yes
Lot coverage (max.)	40%	±20.9 %[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	30 ft.	n/a	n/a
Side yard (min.)	10 ft.	n/a	n/a
Rear yard (min.)	30 ft.	n/a	n/a
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a
§422.H, PRIVATE GARAGES			
Area (Max.)	**800 sf**	**1,200 sf**	**no***
Less than area of principal building	< ±1,830 sf[1]	1,200 sf	yes
Stories (max.)	1	1	yes
Number of garages (max.)	1	1	Yes
Front yard (min.)	N.P.	±159 ft.[1]	yes
Side yard (min.)	10 ft.	11 ft.[1]	yes
Side yard (min.)	10 ft.	149 ft.[1]	yes
Rear yard (min.)	10 ft.	11 ft.[1]	yes
Side wall height (max.)	**9 ft.**	**14 ft.**	**no***
Garage height (max.)	**14 ft.**	**±20 ft.**	**no***

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

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

II. VARIANCE COMMENTS

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

§422.H, Private Garages

1. Area: (1,200 sf. provided v. 800 sf maximum allowed).
2. Side wall height: (14 ft. provided v. 9 ft. maximum allowed).
3. Garage Height: (20 ft. provided v. 14 ft. maximum allowed).

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.H, Private Garages to permit a detached private garage one thousand two hundred (1,200) square feet (800 sf maximum allowed), Side wall height fourteen (14) feet (9 ft. maximum allowed), and garage height twenty (20) feet (14 ft. maximum allowed).

cc: Jason Hajnowski
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №: #172052C

☐ Planning Board ☑ Zoning Board of Adjustment

Taxes Paid Yes/No DMB (Initial)

Fees 160.00 Project # 11745

Escr. 150.00 Escr.# 11745

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

LAND DEVELOPMENT APPLICATION

Hanowski

1. Applicant

Name: Jason Hojnowski
Address: 117 Florence Ave
City: Laurel Springs
State, Zip: NJ 08021
Phone: (609) 980-8742 Fax: (___)___-___
Email: Jrhoj@comcast.net

2. Owner(s) (List all Owners)

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

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

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

RECEIVED SEP 20 2017 BY:

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Jason Hojnowski	Name:
Address: 117 Florence	Address:
Profession: Insurance & Finance	Profession:
City: Laurel Springs	City:
State, Zip: NJ 08021	State, Zip:
Phone: (609) 980-8747 Fax: (__)__-__	Phone: (__)__-__ Fax: (__)__-__
Email: Jrhoj@comcast.net	Email:

7. Location of Property:

Street Address: 117 Florence Ave Block(s): 8102

Tract Area: Lot(s): 31

8. Land Use:

Existing Land Use: Primary Residence

Proposed Land Use (Describe Application): SIZE + Setbacks 40x30 garage 11 Feet from Side & re

I have a few classic cars that I want to build a garage for. I would like to store everything inside to keep the yard clean and nice.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☑ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	159'
Front setback 2	159'
Rear setback	11'
Side setback 1	11'
Side setback 2	50'
Lot frontage	100'
Lot depth	200'
Lot area	.47 acre
Building height	22 ft

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	1200 sq ft
Garage height	22 ft
Number of garages	3 doors
(Include attached garage if applicable)	
Number of stories	1

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

14. Parking and Loading Requirements:

Number of parking spaces required: 4 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

Jason Mamowski 9/14/17

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).**

9/14/17
Date

Sworn and Subscribed to before me this 14th day of September, 2017 (Year).

Jason Hojnowski
Signature

Jason Hojnowski
Print Name

Brandon McNair
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?

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

Jason Hojnowski
Signature of Applicant

Jason Hojnowski
Print Name

9/14/17
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 9/14/17, shows and discloses the premises in its entirety, described as Block 8102 Lot 31; 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.

Jason Hojnowski
Name of property owner or applicant

Sworn and subscribed to
On this 14 day of September, 20 17 before the following authority.

Brandon McNair
Notary public

BRANDON L MCNAIR
Notary Public – State of New Jersey
My Commission Expires Mar 13, 2022

Tax Account Maintenance

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

Block: 8102

Notes Exist

Lot: 31

Qualifier:

Owner: HEINSMAN JOSEPH L & KATHLEEN

Prop Loc: 117 FLORENCE AVENUE

Tax Bill | PTR Form | Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2018	2		1,653.45	1,653.45	.00	1,653.45
2018	1		1,653.46	1,653.46	.00	1,653.46
2018		Total	3,306.91	3,306.91	.00	3,306.91
2017	4		1,689.02	1,689.02	.00	1,689.02
2017	3		1,689.02	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 09/20/17 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 08/23/2017

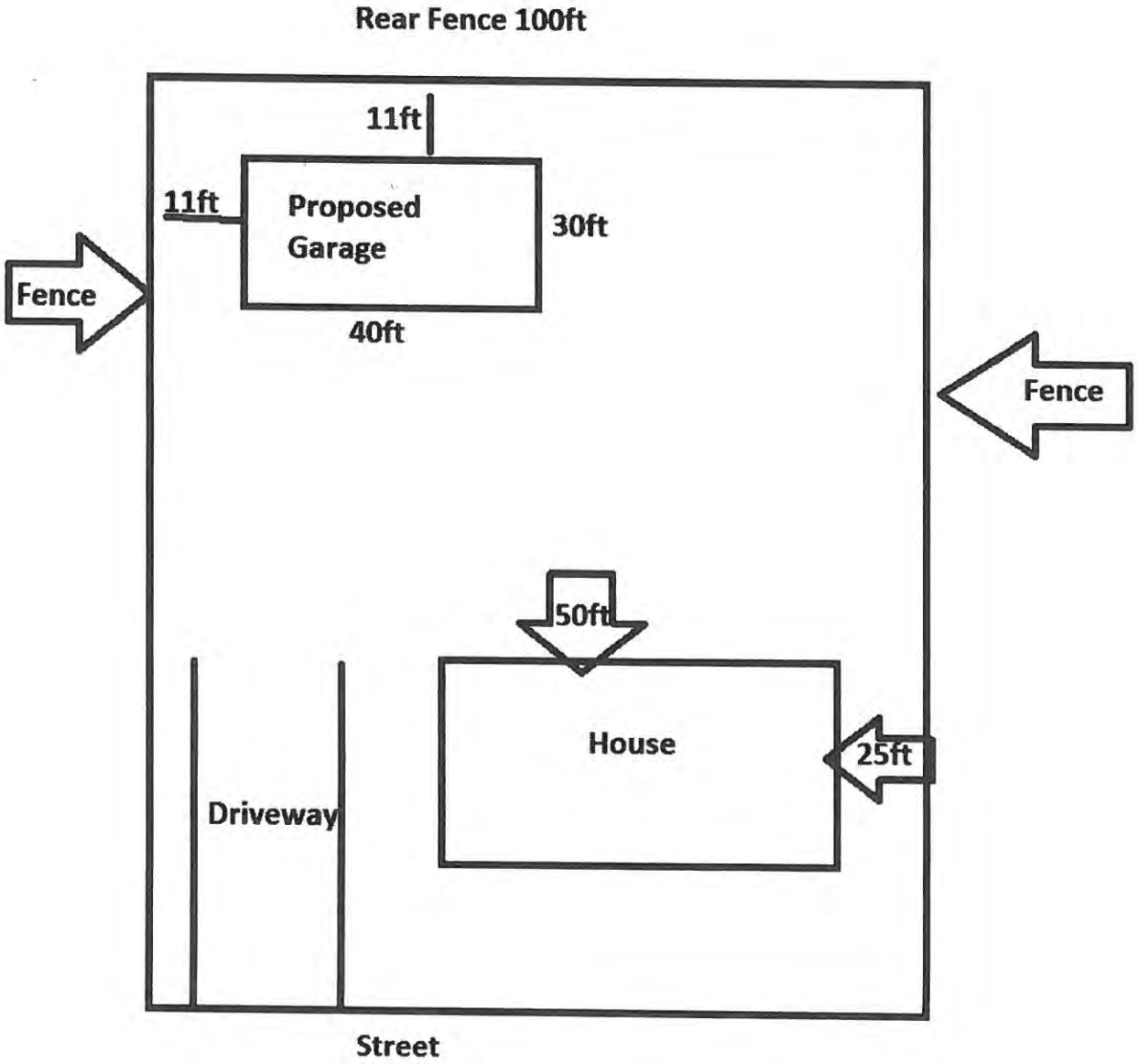
TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

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

* Indicates Adjusted Billing in a Tax Quarter

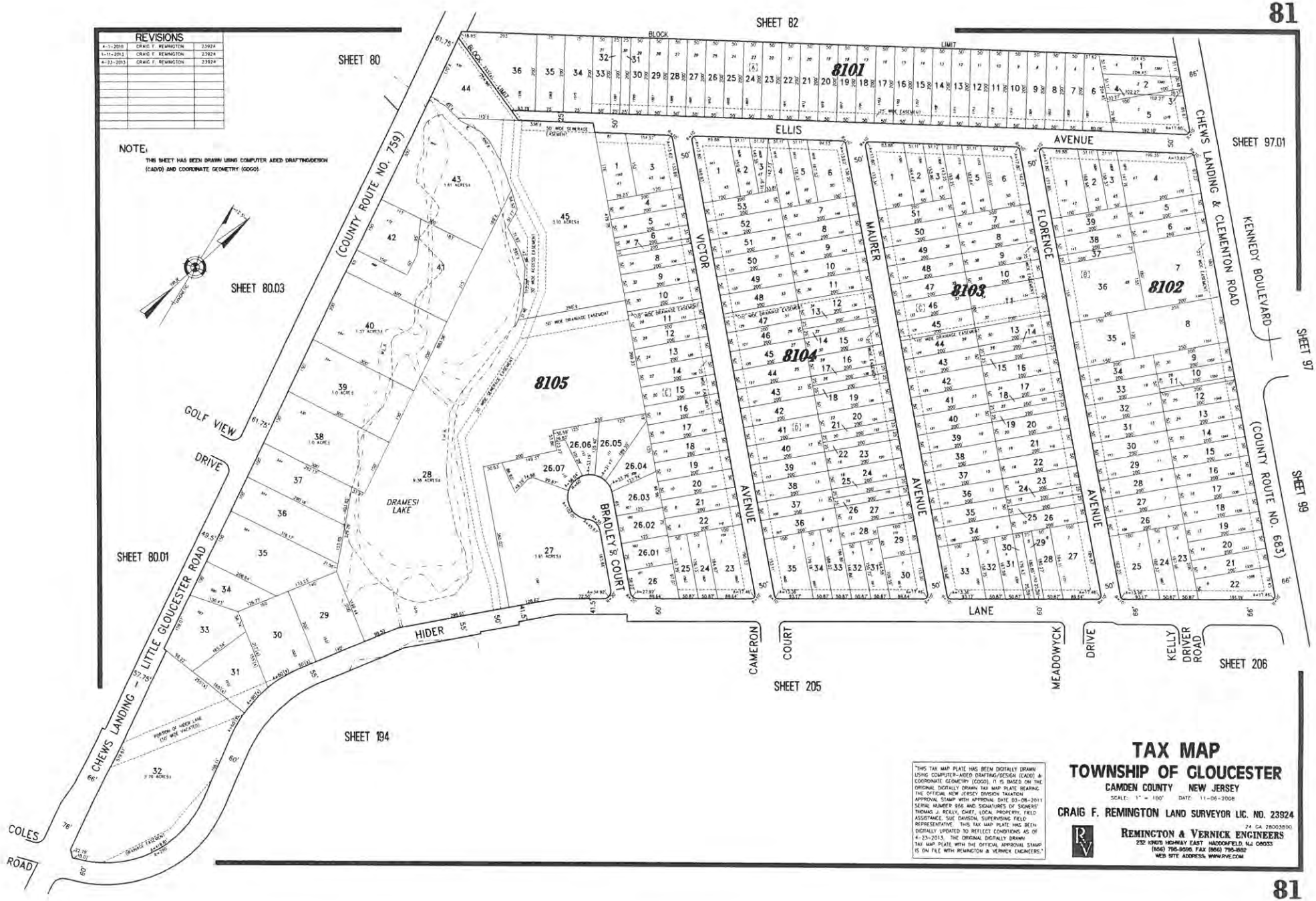
Property Plan



117 Florence Ave
Laurel Springs, NJ 08021

REVISIONS		
4-1-2010	CRAIG F. REMINGTON	23924
1-11-2012	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: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

REMINGTON & VERNICK ENGINEERS
24 GA 28003800
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595 FAX (856) 795-3082
WEB SITE ADDRESS: WWW.RVE.COM

ZONING PERMIT DENIED

117 FLORENCE AVE
Block/Lot 8102/31

Applicant
HEINSMAN JOSEPH L & KATHLEEN
117 FLORENCE AVENUE
LAUREL SPRINGS NJ 08021

Real Estate Owner
HEINSMAN JOSEPH L & KATHLEEN
117 FLORENCE AVENUE
LAUREL SPRINGS NJ 08021

This is to certify that the above-named applied for a permit to/authorization for.
a proposed rear yard 40'X30' detached garage.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Garage cannot exceed 800sq.ft. A Variance approval is required prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

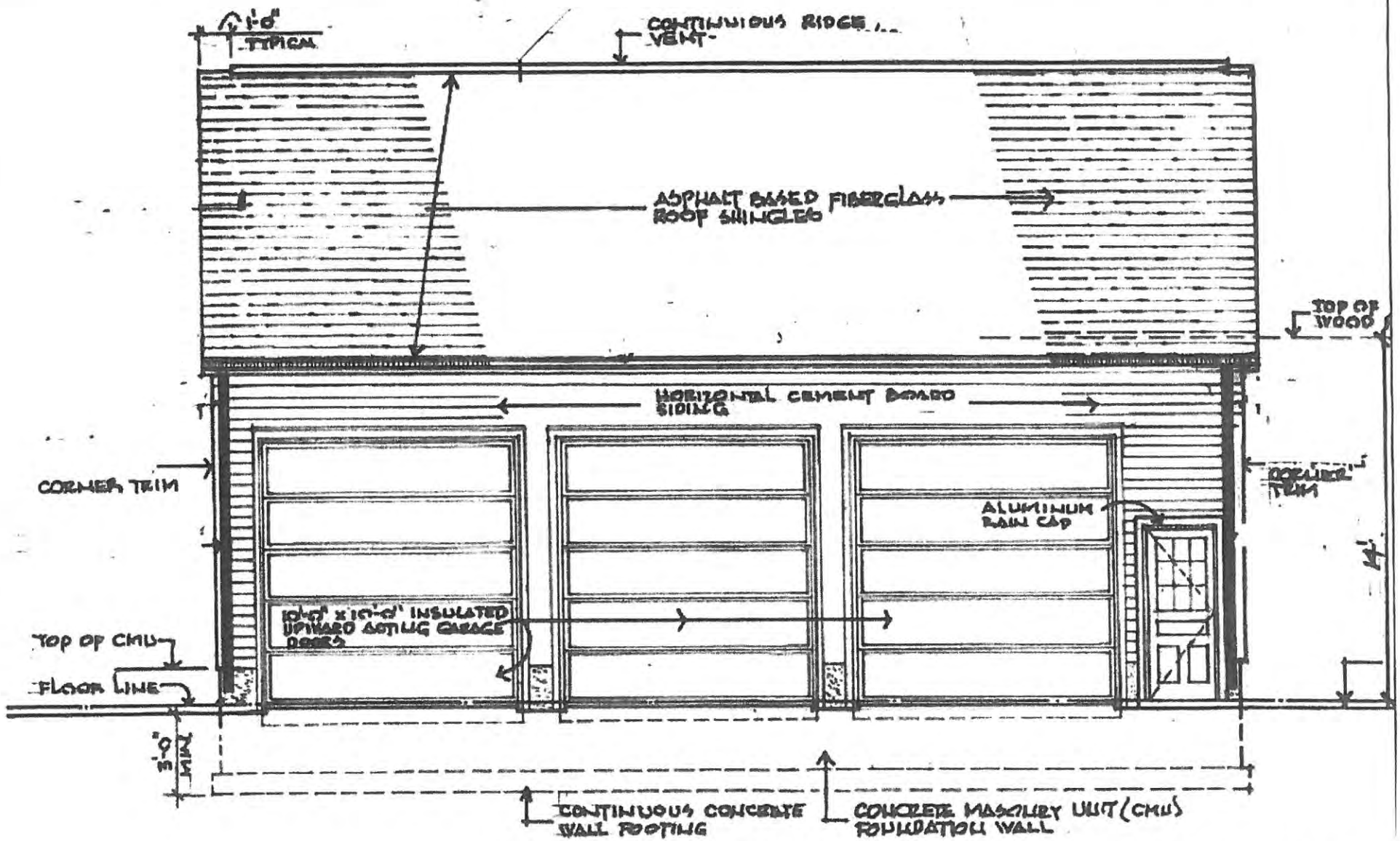
Gloucester Township
P O Box 8
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229

Alisa Ortiz
Zoning Officer
September 20, 2017 Applic No. 11746

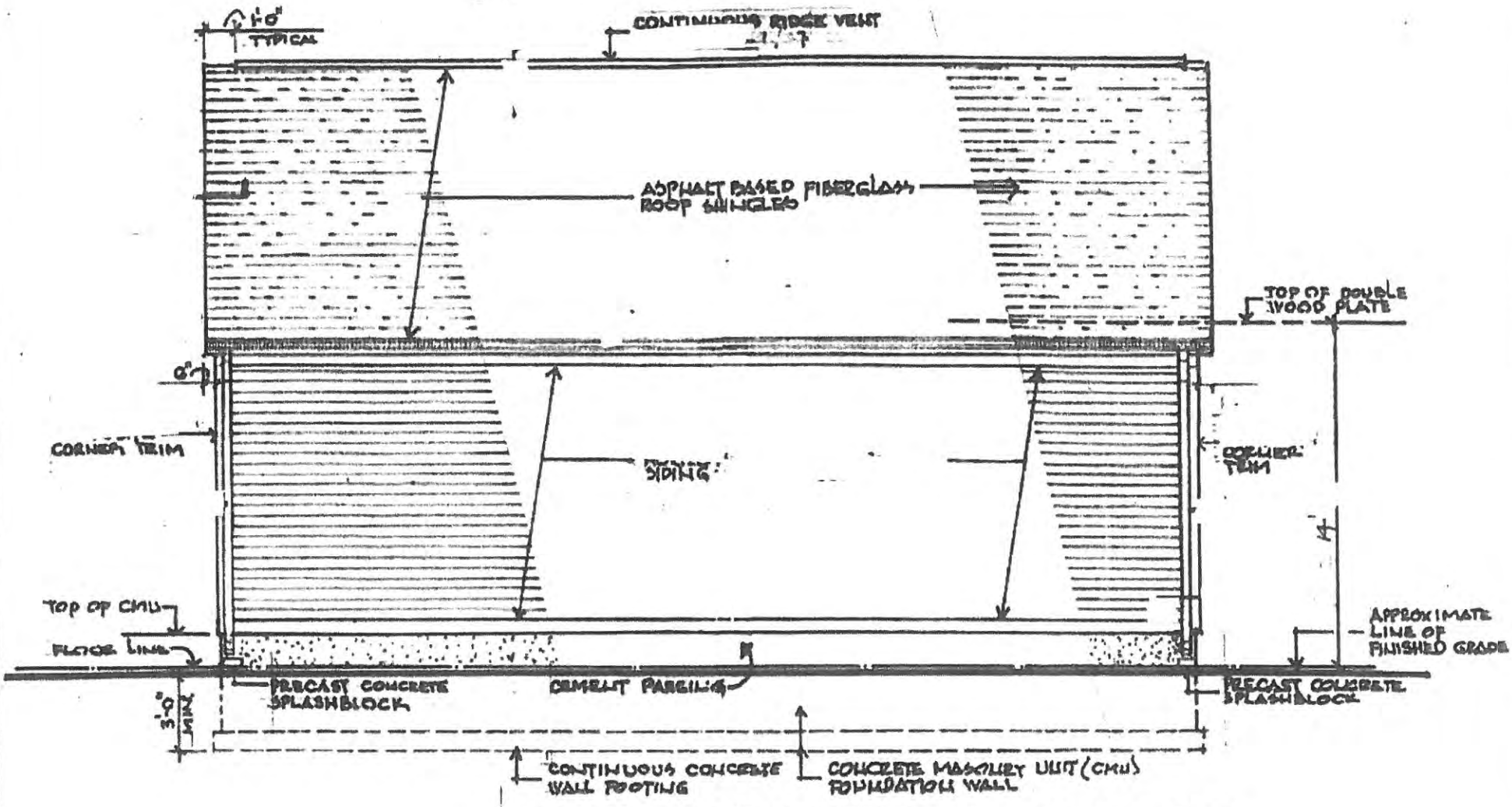
Cut Here

Deliver to...

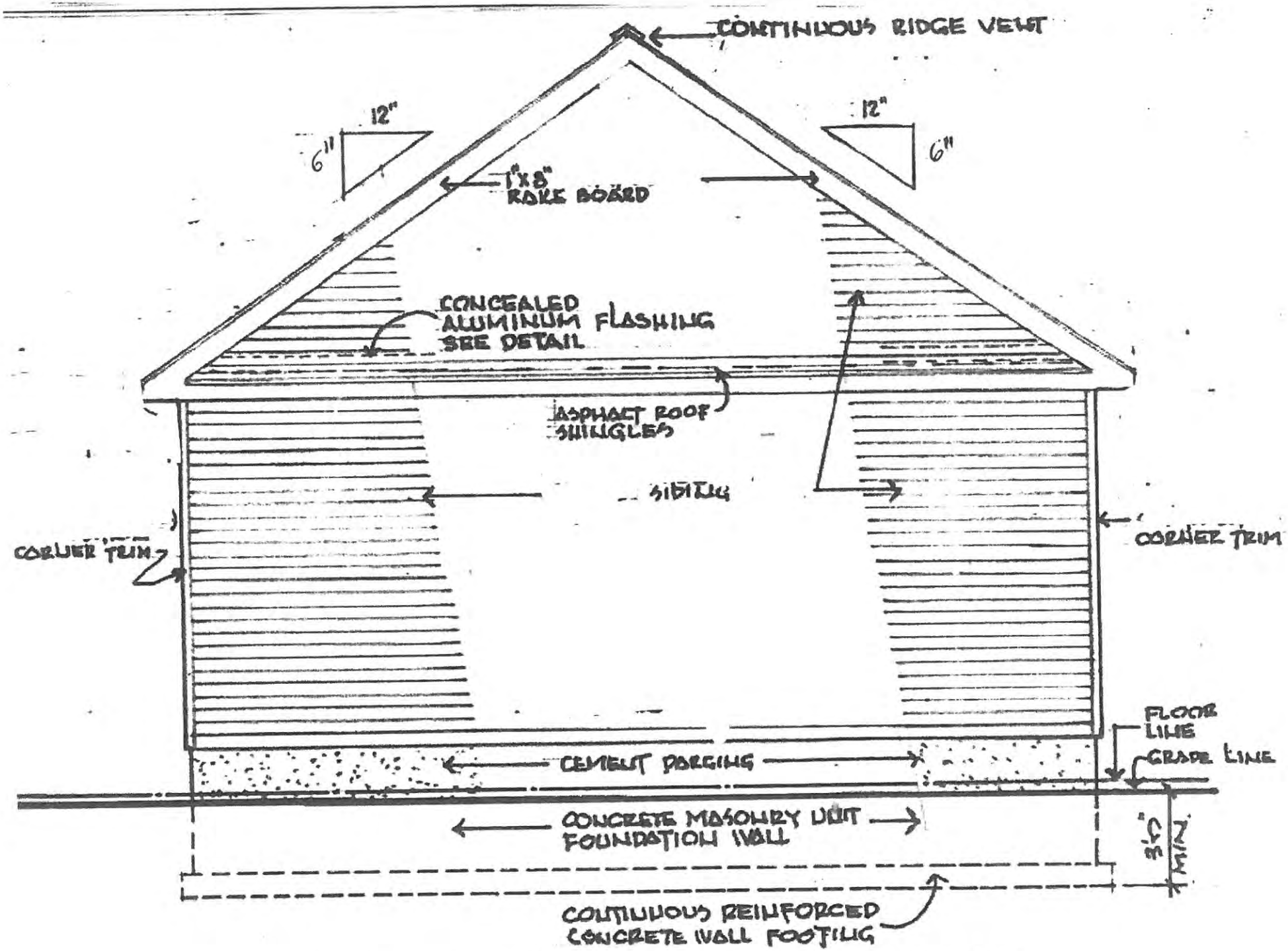
HEINSMAN JOSEPH L & KATHLEEN
117 FLORENCE AVENUE
LAUREL SPRINGS NJ 08021



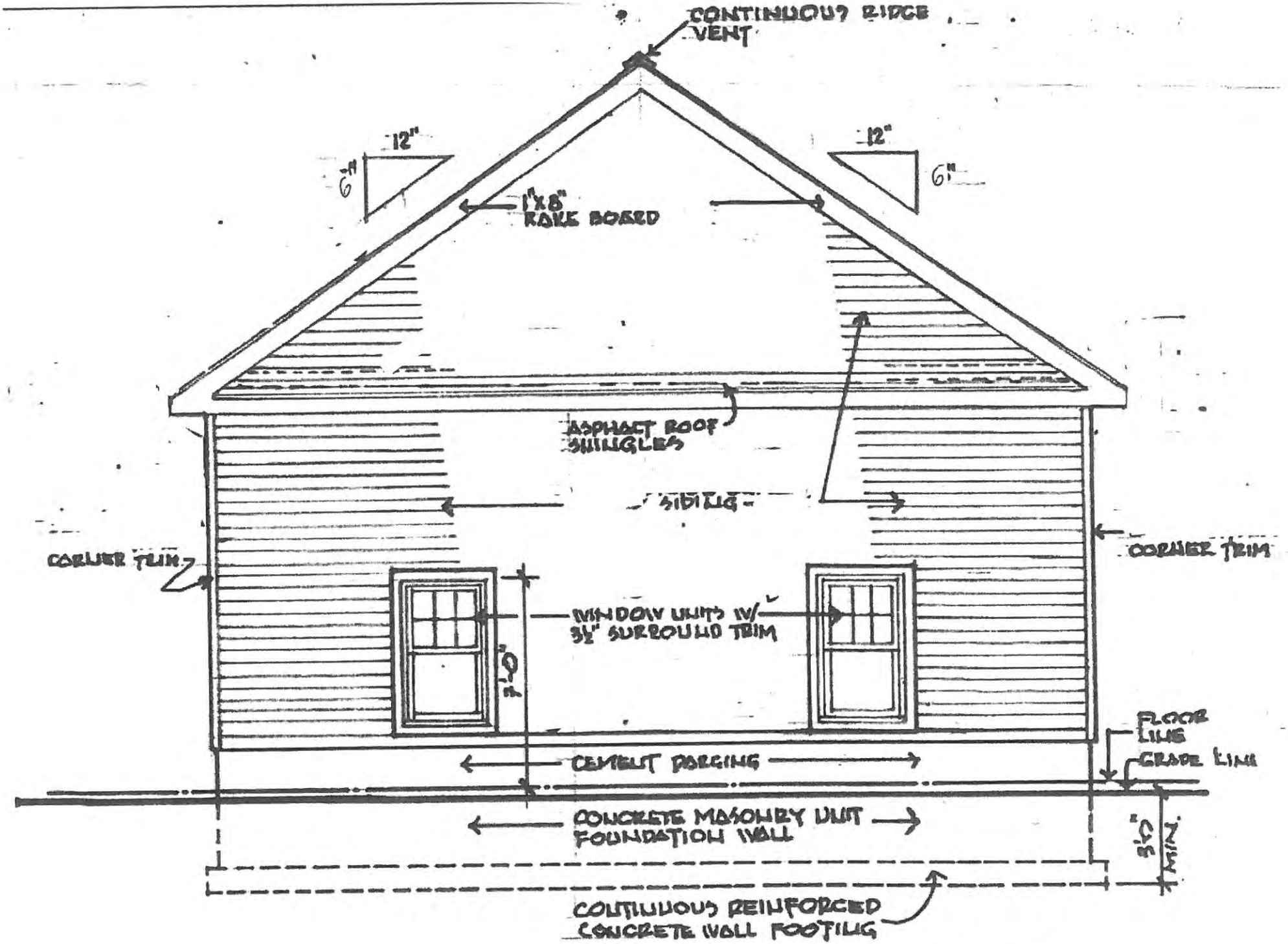
FRONT ELEVATION - GARAGE



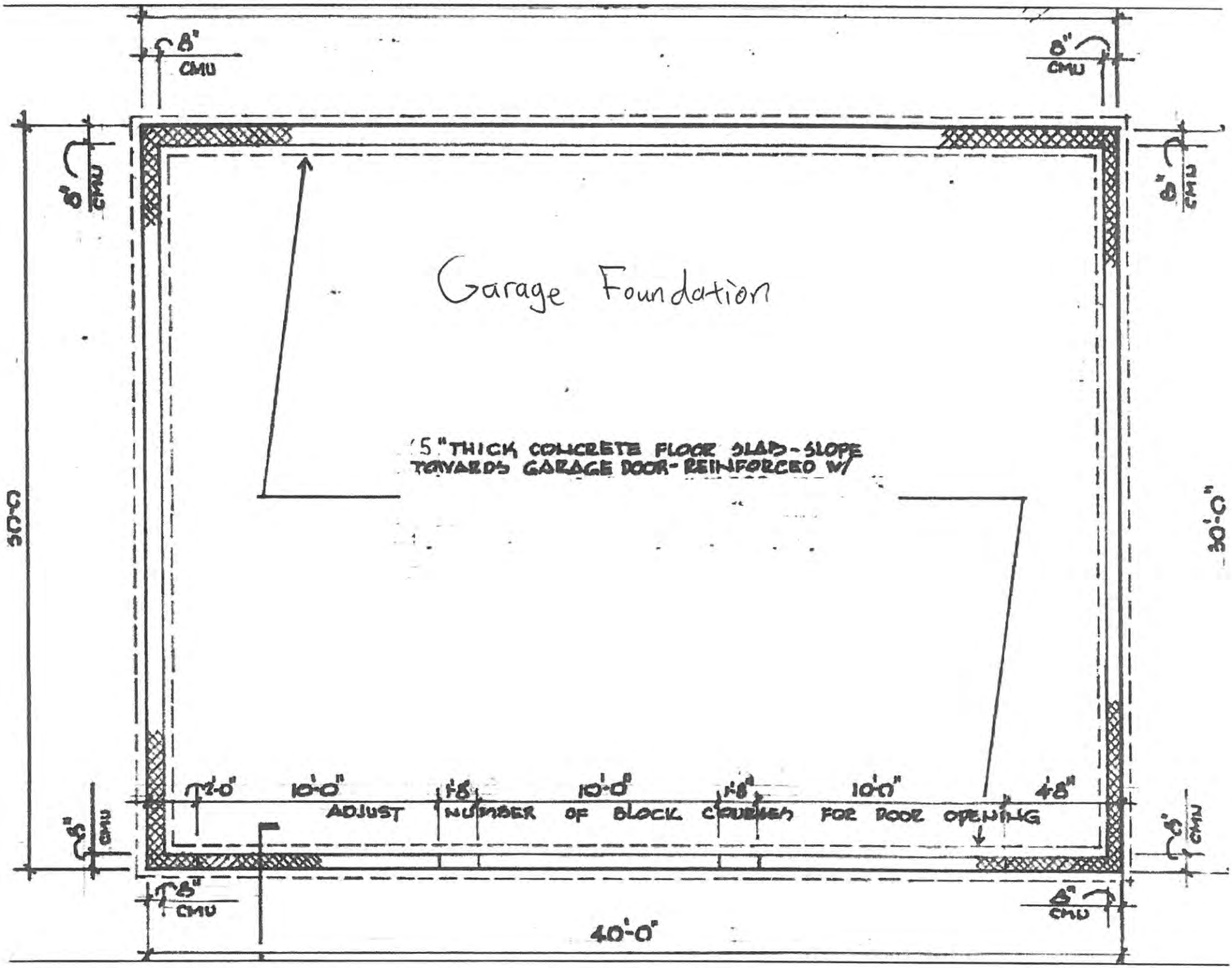
REAR ELEVATION - GARAGE



LEFT-SIDE ELEVATION



RIGHT SIDE ELEVATION


8" CMU
Garage Foundation
5" THICK CONCRETE FLOOR SLAB - SLOPE TOWARDS GARAGE DOOR - REINFORCED W/
30'-0"
2'-0"
10'-0"
1'-8"
10'-0"
1'-8"
10'-0"
4'-8"
ADJUST NUMBER OF BLOCK COURSES FOR DOOR OPENING
40'-0"

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 20, 2017 **APPLICATION No.** #172052C

APPLICANT: JASON HOJNOWSKI **PROJECT No.** 11745

BLOCK(S): ~~LOT(S):~~ Block 8201 Lot 31 (and 32)

LOCATION: 117 FLORENCE AVE., LAUREL SPRINGS, NJ 08021

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

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

Please Forward Report by OCTOBER 1, 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
SEP 25 2017
BY:

9

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

Signature

9/22/17

OUR RECORDS ALREADY SHOW ONE "SHED" ON PROPERTY. THIS GARAGE IS EXTREMELY LARGE FOR RESIDENTIAL AREA - HEIGHT of 22' IS WAY TOO HIGH FOR RES. AREA. COULD BE DETRIMENT TO NEIGHBORS. NEED TO CLARIFY FOR RES USE ONLY AND NO COMMERCIAL USE.

2 STORY?

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 20, 2017 | **APPLICATION No. #172052C**

APPLICANT: JASON HOJNOWSKI | **PROJECT No. 11745**

BLOCK(S): 8102 **LOT(S):** 31 + 32

LOCATION: 117 FLORENCE AVE., LAUREL SPRINGS, NJ 08021

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☐ Tax Assessor
- ☐ S.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 OCTOBER 1, 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

REVIEWED
☑ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL:
DATE: 9-26-17

RECEIVED
SEP 27 2017
BY:

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

W/O Comment

Signature

Bin# 63

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 20, 2017 | **APPLICATION No. #172052C**

APPLICANT: JASON HOJNOWSKI | **PROJECT No. 11745**

BLOCK(S): 8102 **LOT(S):** 31/32

LOCATION: 117 FLORENCE AVE., LAUREL SPRINGS, NJ 08021

RECEIVED OCT 04 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.
- ☒ **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 OCTOBER 1, 2017***

☐ For Your Files.

ENCLOSED:

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

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

OK 10-2-17 JVG 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

October 2, 2017

RECEIVED
OCT 03 2017
BY:

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

Re: Application #172052C
Jason Hojnowski
117 Florence Avenue, Laurel Springs, NJ 08021
Block ~~801~~ 8102, Lot ~~23~~ 31/32

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