Township of Gloucester
Zoning Board of Adjustment
Wednesday, December 13, 2017
7:00 P.M.

Agenda

Salute to the Flag
Commencement Statement

General Rules

Meeting will start at 7:00P.M.
No applications will be heard after 09:30P.M.
All persons testifying before the board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR ADOPTION

Zoning Board Minutes - ***Wednesday, November 8, 2017***

RESOLUTIONS FOR MEMORIALIZATION

#172053C Christopher Pascucci	Bulk C Variance Block: 16603 Lot: 21
#172055C Miliero, LLC	Bulk C Variance Block: 10303 Lot: 23.01
#172057DSPW Donald Train	Use D Variance/Site Plan Waiver Block: 2102 Lot: 5 & 6
#172058D Joseph D Burton III	Use D Variance Block: 18605 Lot: 26

APPLICATIONS FOR REVIEW

#152005DCMPFMS
Founders Grove
1743 Farmhouse, LLC
Zoned: R3

Use D Variance & Minor Subdiv extension; Bulk C Variance; Prelim/Final Major Site Plan
Block: 3306 Lot: 11 & 12
Location: 1010 E. Evesham Rd., Magnolia

Catering/Wedding Facility

#172034D
David Waronker (Little Pond Village @GT)
Zoned: HC

Use D Variance
Block: 20601 Lot: 5 & 6
Location: 1110 Chews Landing Rd., Clementon

15 Apt Bldgs., 204 Units, on-site parking, community clubhouse, pool & recreation center

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#172059C
Anthony Alberto, LLC
Zoned: R4

Bulk C Variance
Block: 1802 Lot: 4
Location: 304 Lake Ave., Glendora

Seeking 10' setback on 2nd Front (Price Ave)

#172054CDSPW
Clear Channel Outdoor, Inc.
Zoned: NC

Bulk C & Use D Variance, Site Plan Waiver
Block: 18601 Lot: 2
Location: 1651 Sicklerville Rd., Sicklerville

Convert existing back to back billboard 16' x 60' vinyl to back to back 14' x 48' LED

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 8, 2017

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

Roll Call:

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

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

Vice Chairman Simiriglia sits in for Chairman McMullin; Mr. Treger sits in for Mr. Scarduzio; Mr. Rosetti sits in Mr. Acevedo.

MINUTES FOR ADOPTION

Zoning Board minutes for Wednesday September October 25, 2017

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

Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#172051C
Robert Speese
Bulk C Variance
Block: 801 Lot: 23

#172052C
Jason Hajnowski
Bulk C Variance
Block: 8102 Lot: 31

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

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#172053C
Christopher Pasucci
Zoned: RA
Bulk C Variance
Block: 16603 Lot: 21
Location: 26 Kings Rd., Sicklerville
6' vinyl fence with setback 1'

Mr. Costa swears in Mr. Pasucci.
Mr. Pasucci states he wants to extend his yard; he has a corner lot and will lose half of his side yard. The fence is not interfering with his neighbor's site line.
Mr. Mellett states the fence is 1' off the edge of the sidewalk. He is concerned with the fence so close to the sidewalk and orientation of the road. 5' would be more appropriate with the road (minimum 5' from sidewalk).
Mr. Pasucci states the fence is parallel to the front of the house and feels the distance is ok on Kings and Presidential.
Mr. Costa states if the board denies the application, Mr. Pasucci can't come before the board with the same application or he can amend the application to 5'.
Chairman Simiriglia discusses Mr. Pasucci neighbor's site line when he is backing out of his driveway.
Mr. Pasucci will amend his application to 5'.
Mr. Treger asks if the fence is solid vinyl.
Mr. Pasucci states "yes".
Mrs. Chiumento asks if it is a single home.
Mr. Pasucci states "yes".

Open to the public:
No Comments:

Open to Professionals:
No Additional Comments:

A motion to approve the above mentioned application with the amendment of a 5' setback, was made by Mr. Rosati and seconded by Mrs. Chiumento.

Roll Call:

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

Application Approved.

#172055C
Miliero, Inc.
Zoned: R3
Bulk C Variance
Block: 10303 Lot: 23.01
Location: 233 Clementon Ave., Blackwood
Oversize garage 60' x 40' (Garage will exceed sq. ft. of SFD)

Mr. Costa swears in Mr. Jeffery Mills.
Mr. Robert DelSordo (Esq.) explains the application.
Mr. Mills is an antique auto collector and owns the building next door,
A1- compendium of location and area itself.
Mr. Mills states the property is close to the football field and he owns the garage across the street. Mr. Mills wanted to improve the neighborhood. The pole barn will house WWII vehicles that are large. A home will be built in front of the pole barn for his son. Mr. Mills has owned the property for about a year for his nephew and hopefully he will be able to buy it from him someday. The stewardship he has for some of these vehicles is for his cousins. Mr. Mills's parent

may move into the home after his son moves out. His whole family is from Blackwood and they all went to Highland High School.
Mr. DelSordo states the garage was left alone and used to be part of the home next door.

Chairman Simiriglia asks if the board can act on this application as the garage is free standing without a home on the property.
Mr. Lechner states: as long as the owner ensures the home will be built before the garage. The applicant won't apply for the building permit for the garage until the home is habitable,

Mr. Mills states he can't have the CO without both being done at the same time.

Mr. Costa asks for a list of vehicles.
Mr. Mills lists the vehicles: 9 vehicles in total
- 3 model T Fords
- 1975 Ford Ranger
- 2 WWII Dodge Power Wagons
- 1943 Williams Jeep (Willows)
- 1978 Pontiac Trans Am

They are used in parades and car shows, they are all registered in NJ.

Mr. Bucceroni asks why the garage is so high,
Mr. Mills states 12' is for the 10' high door.
Mr. Bucceroni states there isn't a lot of land for this large pole barn and a house.
Mr. Mills states he works full time and he isn't a mechanic or a home flipper. He travels a lot and this property just came into my view to help solve the storage issue for the vehicles.
Mr. Bucceroni doesn't want this new garage to be a giant elephant in the neighborhood.

Mr. Costa asks the lot size.
Mr. DelSordo states 224' x 82'.
Mr. Mellett states there will be 11' on either side of the garage.
Mr. Mills states 11' on the residential home and on the front part of the property.

Mr. Mellett states a drainage plan will be needed with such a large structure (60' x 40') and being 11' off the property line.
Chairman Simiriglia asks if the property drains back to front?
Mr. Mellett states the grading plan will have to be done by an engineer.
Mr. Bucceroni asks if the garage will have access to Lower Landing Rd..
Chairman Simiriglia states the application could be denied because of fire access.
Mr. DelSordo states there will be a 10' driveway.
Chairman Simiriglia states a 18' driveway is needed for fire trucks and there weight.
Mr. Del Sordo states the old garage will be the footprint for the new home.
Mr. Rosati states there will be 41' between home and garage.
Mrs. Chiumento asks about Pg. 5 being the rendition of the home.
Mr. Mills's states: Pg. 5 is a stylistic view of the home to be built: Pg. 30 is the home he bought; pg 31 is what it will look like when completed. The last 2 pages are pictures of the home 2 properties down that needs to be rehabbed.
Mr. Rosetti asks if any work will be going on in the garage.
Mr. Mills states "no", that work is too specialized for him.
Mr. Simiriglia states he is concerned with the height and the size of the garage being 3x's bigger than is allowed. He believes this garage will be very intrusive to the neighborhood; it doesn't "fit in".

PUBLIC PORTION:

Mr. Costa swears in the following residents:

Mr. Jim Lash: lives next to the property.
Mr. Lash asks Mr. Mills specifics about the property.
Mr. Lash asks if there will be car lifts.
Mr. Mills states "no"
Mr. Lash asks if there will be stacking of the vehicles.
Mr. Mills states "no".
Mr. Lash asks if the property will be titled in his name.
Mr. Mills states: "yes".

Mr. Lash asks if Mr. Mills's son, who is coming out of the Navy, is a mechanic.
Mr. Mills states "no".
Mr. Lash states the biggest problem sees is the affect on his property value.
Mr. DelSordo states that is an assessor or appraisers job.
Mr. Costa states the Zoning Board can not let property value influence their decision.
Chairman Simiriglia states: comments from the assessor's office could be a deterrent to neighborhood value.
Mr. Lash states this is my investment, my home, so property value is a major concern.

Mr. David and Mrs. Kathy Hamilton: states he is across the street about 100' over. Mr. Hamilton states the home is fine but the garage is too big.

Mr. Zachary Markely: Mr. Markley states he is directly behind the property and he is speaking for his Mom. They have been there for 13 years. The new garage will be an elephant and an eyesore. The home is no problem but the garage is too big.

Mr. Kirk Tharp: 234 Clementon.
Mr. Tharp is directly across the street and feels the size of the garage is a commercial size. This "commercial size garage" is in a residential area. Mr. Tharp states Mr. Mills homes are rentals since he isn't living in them. Mr. Tharp states the water will come his way. He also has no problem with a home but the garage is too big.

Mr. Michael Paulis: next to Clark across the street.
Mr. Paulis tried to get a 30' x 50' garage on his acre lot and was turned down and it was a steel inner and steel outer shell. Mr. Mill's barn is wood, what happens if it catches fire. He feels it is way too large.

Ms. Tony Enoch: 228 Crestview Ave.
Ms. Enoch is behind Mr. Mills. Ms. Enoch objects to the pole barn because it will be all she sees from his backyard. She is also worried about drainage because she floods when it rains. She states they weren't told about the home.
Mr. Costa explains they weren't told about the home because it is permitted.
Ms. Enoch states there is someone making noises all the time. She is worried about drainage, if there is a fire, and the garage is just unsightly. She has lived here 19 years and also believes her property value will drop with the addition of this garage.

Mr. Treger requests clarification of the variances.
Mr. Lechner states: a private garage that is 2400 sq. ft. vs. 800 sq. ft. which is permitted. The garage is larger than the principle building. The garage can not be larger than the home. 12' side wall vs. 9' side wall. 25' garage height vs. 14' that is allowed.

Mr. Bucceroni asks Mr. Mills if he has considered a smaller garage.
Mr. Mills states yes, he would discuss that option; 25' includes cupola; 40' deep 30'wide, but still centered with the height under 20; 10' door w/ 12' wall.

Chairman Simiriglia discusses reducing the height of the pitch and the ridge parallel w/the street, metal roof w/2' pitch, 4' above sidewalls, 11' sidewalls, 15' height acceptable vs. 25'.

REOPEN PUBLIC PORTION:

Mr. Lash states reducing the size still doesn't make it appealing to the eye.
Chairman Simiriglia states as long as they carry out the carriage house theme it will be nicer. 800 ' vs. 2400' and now 800' vs. 1200'.

Mr. Lechner and Chairman Simiriglia discuss the garage being larger than the home but now it's only 400sq. ft. larger as the home is 800 sq. ft. and the garage 1200 sq. ft..

Mr. Paulis suggest building the home first and then come back for the garage.
Mr. Mills states he would like to build them together for construction costs.
Chairman Simiriglia states it's easier to formulate an entire construction plan.
Ms. Enoch questions why the letter from zoning didn't mention the home.
Chairman Simiriglia states Mr. Mills didn't need to come to zoning board for the home because it is permitted.
Ms. Enoch states building the garage along with this home will ruin her yard; along with the drainage issue.

Mr. Markely asks how close to the fence line/property line the garage is located.

Mr. Mills states 11' from property line with 9 vehicles.
Mr. Markely states the fire trucks need to be able to get around to the garage.
Mr. Rosati asks what material the garage will be made from.
Mr. Mills states a wood frame with a steel roof.
Mr. Lechner states it will be a gabled "A" roof/ an average from the ridge to the eve allow 14'. Which means the new garage (1200 sq,ft.) doesn't need a height variance because it is 13'5". The proposed lot is very deep 82' wide by 225' deep.

Mr. Costa has concerns with building the home first: 1200 sq. ft. garage and a 800 sq. ft. home which means a 400 sq. ft. variance.
Mr. Lechner asks if the garage will still be centered.
Mr. Mills states "yes".
Mr. Lechner states there are 26' side yards and an extra 16' on the sides of the garage.

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

Roll Call:

Mr. Bucceroni	**Yes to deny**
Mrs. Chiumento	**Yes to deny**
Mr. Rosati	**Yes to deny**
Mr. Treger	**Yes to deny**
Mr. Rosetti	**Yes to deny**
Chairman Simiriglia	**No to deny**

Application Denied.

<u>5 MINUTE RECESS</u>

Roll Call:

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

#172057DSPW
Donald Train (Train Towers)
Zoned: CR
Use "D" variance/Site Plan Waiver
Block: 2102 Lot: 5 & 6
Location: 226 Chestnut St. Glendora
Use/SPW allowing Train Towers to conduct business (installation and repair of radio towers & antenna system).

Mr. Costa swears in Mr. Donald Train (Train Towers) Train Owner.
Mr. Matt Madden (Esq.)
Mr. Madden reviews the Use application: A garage currently.
- 1999 approval used for commercial ever since 1950.
- Train towers to use variance
- site plan waiver approval,
- CR zone permits appliance,
- low intensity use,
- minimal deliveries,
- master plan; fits in with typical uses; low volume uses; Train Towers fits squarely in that zone.

Mr. Train states he has bee the owner and operator of Train towers for 38 years.
- registered in NJ,
- state contract to cover state police,
- 45 years in total,
- installed whole communication systems for railroad, police, major trucking companies, radio stations, and T.V.
- will be storing spare antennas and lines,
- his company performs a public service,
- no site alterations,
- a vehicle comes in with an employee and they get the equipment needed and leave,
- 3 part time employees and 1 full time employee,
- utility body trucks used, no fabrications on premises,
- hours of operation generally 8 am to 5 pm.
- has 14 to 15 employees in total but only 4 maximum at a time,
- no customers come to visit.

Mr. Train explains in detail jobs he has done with Liberty Tower and WMMR. He also services the lights on cooling towers for nuclear plants, it is a service business. They will store antenna and connectors inside, but no storage outside. 1 truck to the store and 2 trailers inside; everything will be inside. There will be some UPS and FedEx deliveries. Mr. Train won't need any signage. He states they are a public assistance company and works for the power plants.

Mr. Lechner has no comments.

Mr. Mellett asks if any cranes will be on site.
Mr. Train states "no".
Mr. Mellett asks if everything is going to be inside will you need a gravel parking lot.
Mr. Madden states there are no written easements for neighbors to use the gravel lot. He sites a 10/17/2017 new survey that had no or little change to the 1999 survey.
Mr. Mellett asks if the adjacent property neighbors can use the gravel parking lot for access because it is noted as a "private driveway."
Mr. Madden states the paperwork should be completed for the use of the gravel driveway.
Mr. Mellett states there are 3 parking spaces in front and ask it they will be used.
Mr. Train states he is the 4th generation in this building and the 3 parking spaces in front will be used.
Mr. Mellett state the front driveway entrance is 5' wide which exceeds the 36' wide maximum.
Mr. Madden states they intend to keep it 50'.
Mr. Mellett suggests buffering the drive with vegetation or a fence.
Mr. Madden states the vegetation from the first home seems to have accomplished that.
Mr. Lechner states it is an existing condition and the 25' buffer doesn't apply.
Mr. Mellett asks if there will be additional lighting in the parking lot.
Mr. Train states there is a light out front.
Mr. Mellett mentions debris around the building.
Mr. Train states the seller is moving out and that is his debris.
Mr. Mellett states the 2 lots that occupy this site should be consolidated.
Mr. Bucceroni states just clean it up and make it look nice for the neighbors. Obviously in an emergency situation you will need access to the building; don't limit yourself to 8 to 5.

PUBLIC PORTION:

Mr. Costa swears in all residents before they speak:

Ms. Sarah Howard 237 BHP/lots 3 & 4: asks Mr. Train if he has any intentions to build a tower.
Mr. Train states "no".
Ms. Howard has owned her home since 1923 and is looking forward to a good relationship with the new owner.

Mr. Richard Walker 235 Chestnut Ave.: His concern was a tower being built. The parking facility in the front has never been a problem. He asks the applicant if there will be radio dispatch or any construction.
Mr. Train states: No construction and no tower to interfere with TV reception.

A Motion to approve the above mentioned application, with the condition to consolidate the lots, was made by Mr. Rosati and seconded by Mrs. Chiumento.

Roll Call:

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

Application Approved.

#172058D
Joseph D. Burton III
Zoned: R3
Use D Variance
Block: 18605 Lot: 26
Location: 2 Daffodil Dr. Sicklerville
In Law Suite - 2nd kitchen

Mr. Costa swears in Mr. Burton.
Mr. Burton states he is building an in law suite in his garage. His Dad is dying of cancer and has about 1 month to live. The garage will have a bath/kitchen/living area. The entrance will be from the outside and exit from the bedroom (current family room).
Mr. Lechner states there will need to be a deed restrictions that the space can be used for family only. It will be considered a 2nd housekeeping unit and not a duplex.
Mr. Mellett has no comments.

Open to the public:
No Comments:

A motion to approve the above mentioned application, with the condition of a deed restriction, was made by Mrs. Chiumento and seconded by Mr. Rosati.

Roll Call:

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

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172053C
Christopher Pascucci
Block 16603, Lot 21

WHEREAS, Christopher Pascucci is the owner of the land and premises located at 26 Kings Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 6' vinyl fence 1' from the property line along Presidential Drive instead of the required 15' for the property located upon Block 16603, Lot 21, as shown on the Official Map of the Township of Gloucester, located in a RA 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 November 8, 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, Christopher Pascucci is the owner of the land and premises located at 26 Kings Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16603, Lot 21, on the Official Tax Map of the Township of Gloucester, located in an RA Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has a corner lot and he half his yard would be lost. The Engineer recommended the fence be erected 5' from the property line and the applicant agreed to change his request.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a fence 5' from the property line, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of November 2017, the applicant Christopher Pasucci is hereby granted the aforesaid variance for the property located upon Block 16603, Lot 21 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

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

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 13th day of December, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172055C
Miliero Inc.
Block 10303, Lot 23.01

WHEREAS, Miliero Inc. is the purchaser of the land and premises located at 233 Clementon Avenue in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a detached garage 2400 square feet (800 allowed) , greater than area of principal building (less required, side wall height 12' (9' allowed) and garage height 25' (14') allowed and conversion of existing structure to a single-family dwelling for the property located upon Block 10303, Lot 23.01, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being represented by Robert DelSordo; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 8, 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, Miliero Inc. is the purchaser of the land and premises located at 233 Clementon Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10303, Lot 23.01, 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 the existing garage is in bad shape and he intends to renovate it into a house. The 40x60 new garage will be used for storage of 9 vehicles, namely classic cars and military vehicles. The lot is 82'x 224' and the new house will be an improvement to the area.

The Board expressed concerns about the size and height of the new garage and also drainage problems and it was too close to the property line.

5. Six neighbors spoke against the application. Among their concerns were the building is too large for the area, drainage concerns, it looks like a commercial building in a residential area and would obstruct the view of some of the surrounding homes.

UPON MOTION duly made and seconded to deny the applicant a variance to construct a garage, the Board voted five (5) in favor,none10)against and zero (0) abstentions, thus denying the relief requested; and

WHEREAS, the majority of the Board has determined that the relief requested by the applicant may not 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 would not allow such a large garage, drainage problems and obstruction of adjoining property view and the Board was of the opinion that the detriment exceeds any benefit; and

WHEREAS, the statutory purposes will not be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 9th day of November 2017, the applicant Miliero Inc. is hereby

denied the aforesaid variances for the property located upon Block 10303, Lot 23.01, 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

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

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 13th day of December, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172057DSPW
Donald Train
Block 2102, Lot 5 & 6

WHEREAS, Donald Train is the contract purchaser of the land and premises located at 226 Chestnut Street 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 Use variance for a commercial use know as Train Towers which involves the installation and repair of radio towers and antenna systems off site and site plan waiver for the property located upon Block 2102, Lot 5 & 6, as shown on the Official Map of the Township of Gloucester, located in a CR Zone, said application being represented by Matthew Madden Esq. ; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 8, 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, Donald Train is the purchaser of the land and premises located at 226 Chestnut Street in the Glendora section of Gloucester Township, New Jersey, as shown on Block 2102, Lot 5 & 6, on the Official Tax Map of the Township of Gloucester, located in a CR 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. Matthew Madden Esq., stated the property has been a commercial use since 1952 and is currently being used as a business know as Garage Equipment Sales and Service, Inc., since 1999. After being sworn, the applicant Donald Train testified his business is a low intense use. All repairs and installation are done offsite and the vehicles go home with the employees. He has 14 employees with a maximum of 4 on site at one time. The hours of operation are 8 to 5 P.M., except in the case of emergencies and there will be no outside storage of materials and no signage is required. He also agreed as a condition of approval to consolidate the 3 lots into one.

The Board reviewed the Engineer's letter and the applicant is in agreement with same.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a Use variance and Site Plan Waiver to construct an in-law suite, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 9th day of November 2017, the applicant Donald Train is hereby

granted the aforesaid Use variance and Site Plan Waiver for the property located upon Block 2102, Lot 5&6, conditioned upon consolidation of the 2 lots into 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Ken Treger	Yes
Rich Rosetti	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	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 13th day of December, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172058D
Joseph D. Burton III
Block 18605, Lot 26

WHEREAS, Joseph Burton is the owner of the land and premises located at 2 Daffodil Drive in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit an in-law suite with kitchen, sitting area and bathroom in the existing garage said suite is not permitted for the property located upon Block 18605, Lot 26, as shown on the Official Map of the Township of Gloucester, located in a R3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 8, 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, Joseph D. Burton III, is the owner of the land and premises located at 2 Daffodil Drive in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18605, Lot 26, on the Official Tax Map of the Township of Gloucester, located in an R3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified his in-law is moving and he is using the existing 20' x 20' garage and adding a kitchen, bathroom and living area and the bedroom will be in his existing home. As a condition of approval, the applicant agreed to have a deed restriction that the garage will only be used for family.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct an in-law suite, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of November 2017, the applicant Joseph Burton is hereby granted the aforesaid variance for the property located upon Block 18605, Lot 26, conditioned upon his placing a deed restriction that the suite can only be used by family 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

Ken Treger	Yes
Rich Rosetti	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	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 13th day of December, 2017.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

Ken Lechner

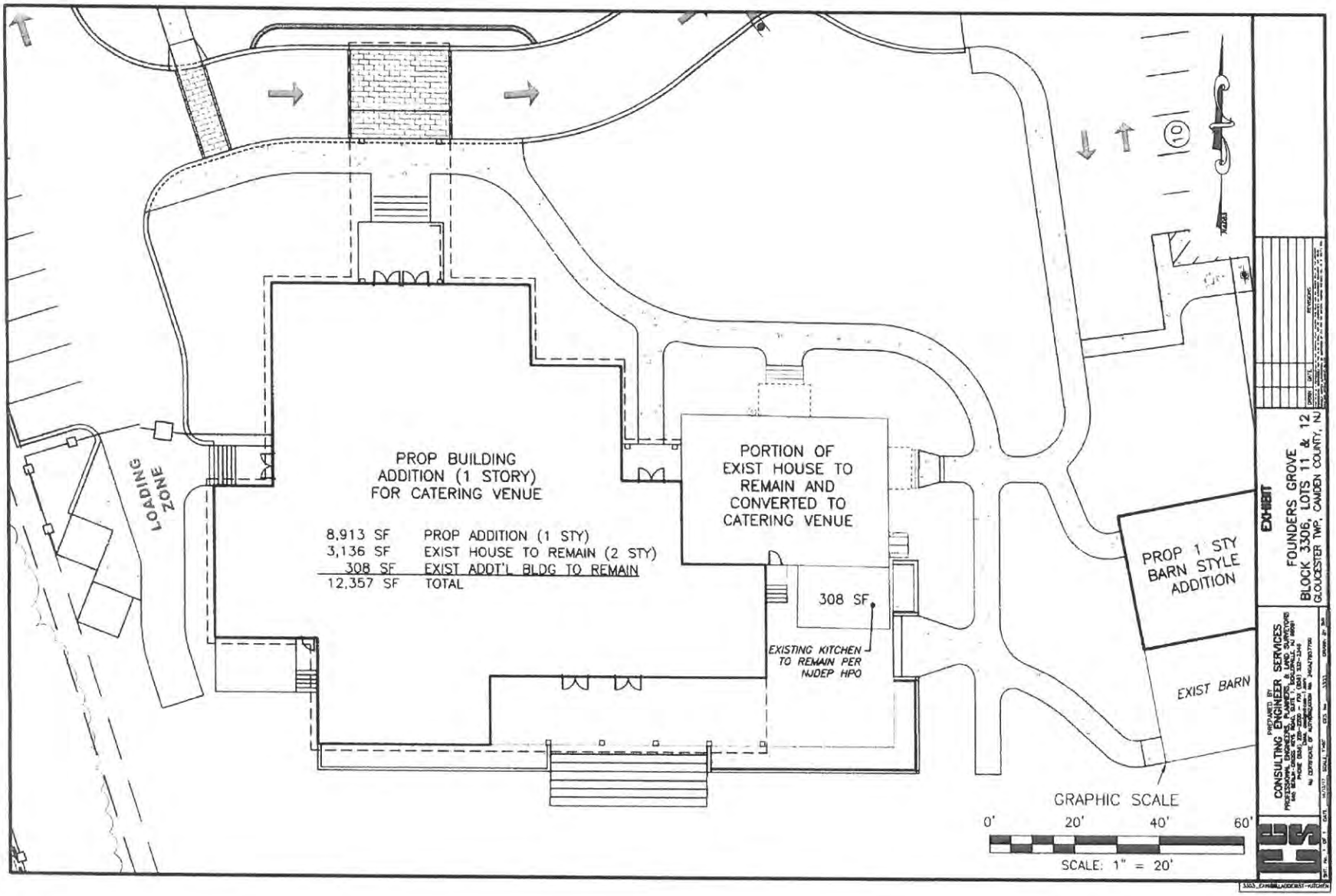
From: Littlehales, Erik <elittlehales@ces-1.com>
Sent: Friday, October 13, 2017 2:32 PM
To: Ken Lechner
Subject: Founders Grove
Attachments: 3303_EXHIBIT_ADDEXIST_KITCHEN.PDF

Ken,

Per the requirements of the NJDEP HPO the existing kitchen (308 SF) that was originally proposed to be demolished will have to remain. Please see location on the attached exhibit. With this kitchen remaining the overall square footage of the existing and proposed building will be increased by 308 SF. Can this square foot addition be completed administratively?

Thanks,

Erik R. Littlehales, P.E.
Project Manager
Consulting Engineer Services
645 Berlin Cross Keys Road, Suite 1, Sicklerville, NJ 08081
(T) 856-228-2200 x216 (C) 609-304-0886
elittlehales@ces-1.com



P:\Projects\3303\dwg\exhibits\3303_EXHIBIT_ADDEXIST-KITCHEN.dwg, EXHIBIT, 10/13/2017 2:23:20 PM, ostr, 1:1

CULTURAL RESOURCE CONSULTANTS

HEADQUARTERS
259 Prospect Plains Road | Building D | Cranbury, New Jersey 08512 | 609-655-0692

November 7, 2017

Kenneth Lechner, PP.AICP
Director/Planner, Department of Community Development and Planning
1261 Chews Landing Road
Clementon, New Jersey 08021

Dear Mr. Lechner:

RGA, Inc. (RGA) is a cultural resource management firm located in Cranbury, New Jersey, and is currently working with our client, Steve Crea, to fulfill permit requirements pertaining to the proposed construction of a catering venue and associated parking, roadways, utilities, and a storm water management facility on the site of an eighteenth century colonial house, known as the Albertson house. The property lies on the south side of Evesham Road (County Route [CR] 544) between Malibu Drive and Hollywood Drive within Gloucester Township, Camden County, New Jersey. The site address is 1010 East Evesham Road, Gloucester Township (Block 3306, Lots 11 and 12). The project requires a Freshwater Wetlands Permit from the New Jersey Department of Environmental Protection (NJDEP)-Division of Land Use Regulation (DLUR), thereby requiring compliance with N.J.A.C. 7:7A.

The Albertson house was built in the mid-eighteenth century. The earliest part of the residence was renovated in the mid-nineteenth century to conceptually unify the multi-phase residence and transform it into a grand country house that visually conveyed the economic and social importance of the Albertson family. The house retains significant architectural fabric dating to all periods of its long history. Based on the results of an intensive-level historic architectural survey, RGA found the Albertson House to possess sufficient historical significance and integrity to merit listing on the National Register of Historic Places in the areas of Architecture, Community Planning and Development, and for its association with the historically significant Albertson family.

RGA understands that our client has obtained local approvals and permits for the proposed project based on design plans that include the removal of the frame kitchen addition on the south elevation of the house, which was likely built between 1790 and 1820 under the ownership of John Albertson. It is the opinion of RGA that the frame kitchen addition contributes to the historic significance and integrity of the Albertson house, and its demolition will have an adverse effect on the historic resource through the removal of original historic fabric and materials, as well as the alteration of the building's historic footprint. Furthermore, loss of this component of the building would hinder the ability of historians, researchers, and visitors to tell the story of the house's inhabitants. RGA recommends altering project plans to rehabilitate and retain the historically significant frame kitchen addition on the south elevation of the Albertson house.

Please contact Elizabeth Diker at ext. 319 (email ediker@rgaincorporated.com), if you have any questions.

Yours very truly,

Elizabeth Diker

Elizabeth Diker
Architectural Historian

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 #172059C**
Anthony Alberto
BLOCK 1802, LOT 4

DATE: October 30, 2017

The above application is to permit a proposed single-family detached dwelling with a front yard setback of ten (10) feet within the R-4 Residential District. The property is located on the south side of Glenn Avenue west of Pine Avenue.

Applicant: Anthony R. Alberto, 189 Pitman Downer Road, Sewell, NJ 08080 (telephone #609-517-6248).

Owner: Twin Estate Holdings, LLC, 139 Cedar Avenue, Maywood, NJ 07607.

Planner: Addison G. Bradley, CLA, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).

I. INFORMATION SUBMITTED

1. Land Development Application Form and project narrative dated 10/25/17.
2. Support documents, as follows:
   a. Street map location.
   b. Tax map – Plate 18.
   c. Tax map (enlargement).
   d. Digital ortho-photography.
   e. Digital ortho-photography (enlargement).

II. ZONING INFORMATION

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

Standard	Required	Proposed	Complies
Minimum lot size	6,250 sf	6,250 sf	yes
Minimum lot frontage			
Price Avenue	50 ft.	125 ft.	yes
Lake Avenue	50 ft.	50 ft.	yes
Minimum lot depth	100 ft.	125 ft.	yes
Maximum building coverage	35%	n/p	---
Maximum lot coverage	65%	n/p	---
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard			
Price Avenue	**20 ft.**	**10 ft.**	**no***
Lake Avenue	20 ft.	n/p	---
Side yard	10 ft.	n/p	---
Rear yard	20 ft.	n/p	---
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/p	---

* = 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.

III. VARIANCE COMMENTS

The application as submitted requires the following variance from the R-3 – Residential Standards:

§406.F – R-4 –Residential District, Area, Yard, Height and Building Coverage

1. Front yard: (7,100 sf provided v. 9,375 sf minimum required).

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

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

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

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

   NEGATIVE CRITERIA

   The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good

and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis N.J.S.A. 40:55D-70).

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 406.F, Area, Yard, Height and Building Coverage, to permit a single family dwelling with a front yard setback on Price Avenue of ten (10) (20 feet minimum required.

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

cc: Anthony Alberto
Addison Bradley, CLA, PP
Anthony Costa, Esq.
James Mellett, PE

Point 67

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 25, 2017 **APPLICATION No. #172059C**

APPLICANT: Anthony Alberto LLC **PROJECT No. 11850**

BLOCK(S): 1802 Lot(S): 4

LOCATION: 304 Lake 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 November 6, 2017***

☐ For Your Files.

ENCLOSED:

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

RECEIVED OCT 30 2017 BY:

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

OK 10-30-17 JUG Bldg.

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 No.: #17-059C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board X Zoning Board of Adjustment

Fees: 160.00 Project # 11850

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

Escr. 150.00 Escr.# 11850

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Anthony Alberto
Address: 139 Hurffville Grenloch Rd
City:
State, Zip: Sewell, N.J. 08080
Phone: (609) 517-6248 Fax: (___) ___-___
Email:

2. Owner(s) (List all Owners)

Name(s): Twin Estate Holdings LLC
Address: 139 Cedar Ave.
City: Maywood
State, Zip: N.J. 07607
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 OCT 25 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: N/A
Address:
City:
Firm:
State, Zip:
Phone: (___) ___-___ Fax: (___) ___-___
Email:

6. Name of Persons Preparing Plans and Reports:

Name:	Name: Addison G. Bradley
Address:	Address: 1585 Hider Lane
Profession:	Profession: Planner
City:	City: Laurel Springs
State, Zip:	State, Zip: N.J 08021
Phone:(__)__-__ Fax:(__)__-__	Phone: (856) 228-4848 Fax: (856) 228-8507
Email:	Email: thefuneralManor@Comcast.net

7. Location of Property:

Street Address: 304 Lake Ave. Block(s): 1802

Tract Area: 6,250 sq.ft. Lot(s): 4

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): one residential setback ~~one~~ on ~~Price~~ Price Ave (2nd front on corner) required 20' requesting 10'

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. 5 location maps

12. List Previous or Pending Applications for this Parcel: None

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	20'
Front setback 2	10'
Rear setback	20'
Side setback 1	10'
Side setback 2	
Lot frontage	50'
Lot depth	125'
Lot area	6250 sf
Building height	

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

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

Pool Requirements	
Setback from R.O.W.1	N/A
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	N/A
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	N/A
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: 10/19/17

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).**

10/23/7
Date

Signature

MONA RODRIGUEZ
Print Name

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

Signature

RAYMOND M. PICCOLO (Notary)
Print Name

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/19

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

Anthony Alberto
Print Name

10/19/17
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 1802 Lot 4; 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.

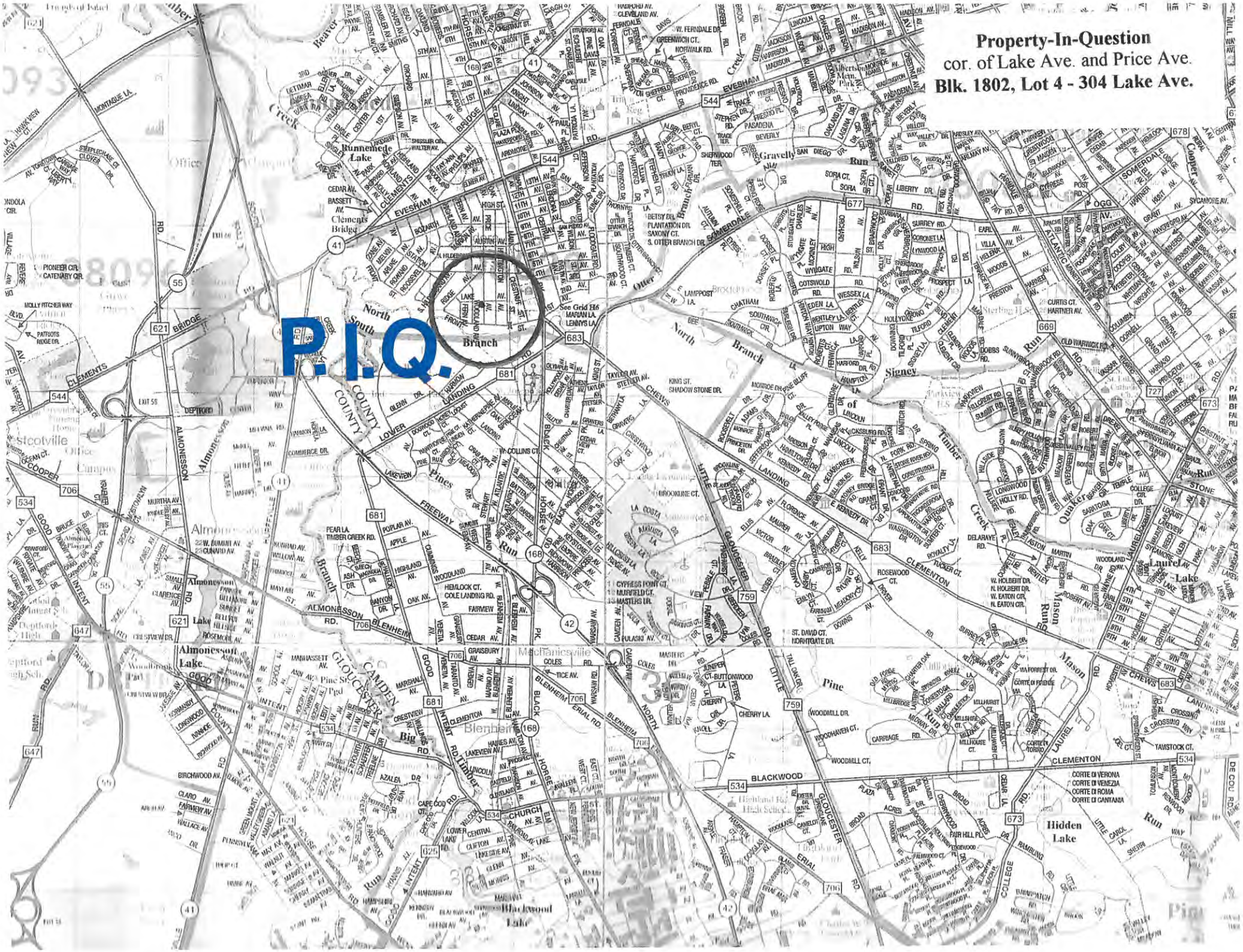
State of New Jersey,
County of Camden:

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

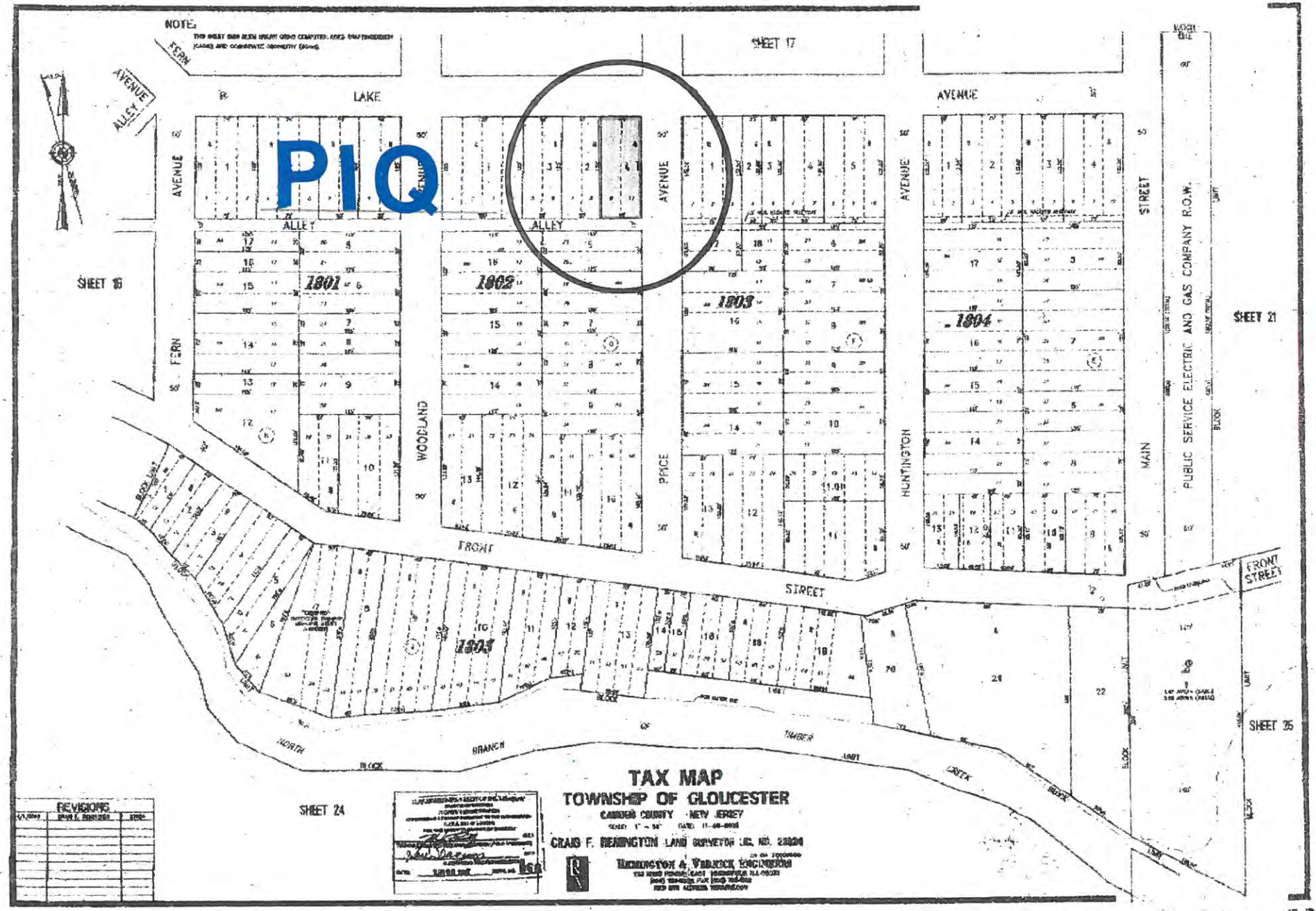
Name of property owner or applicant

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

Notary public


Property-In-Question
cor. of Lake Ave. and Price Ave.
Blk. 1802, Lot 4 - 304 Lake Ave.
P.I.Q.

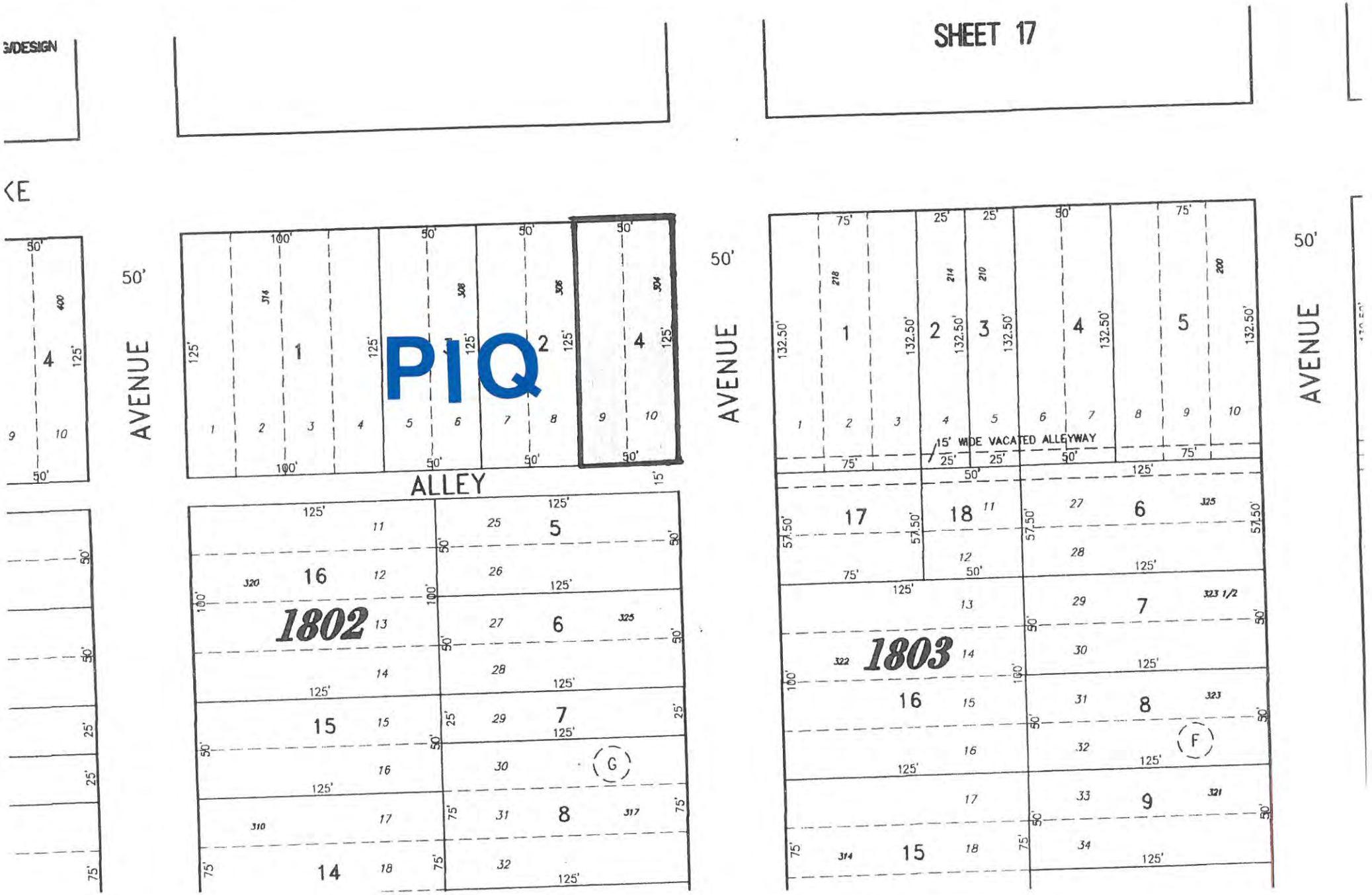
Property-In-Question
cor. of Lake Ave. and Price Ave.
Blk. 1802, Lot 4 - 304 Lake Ave.

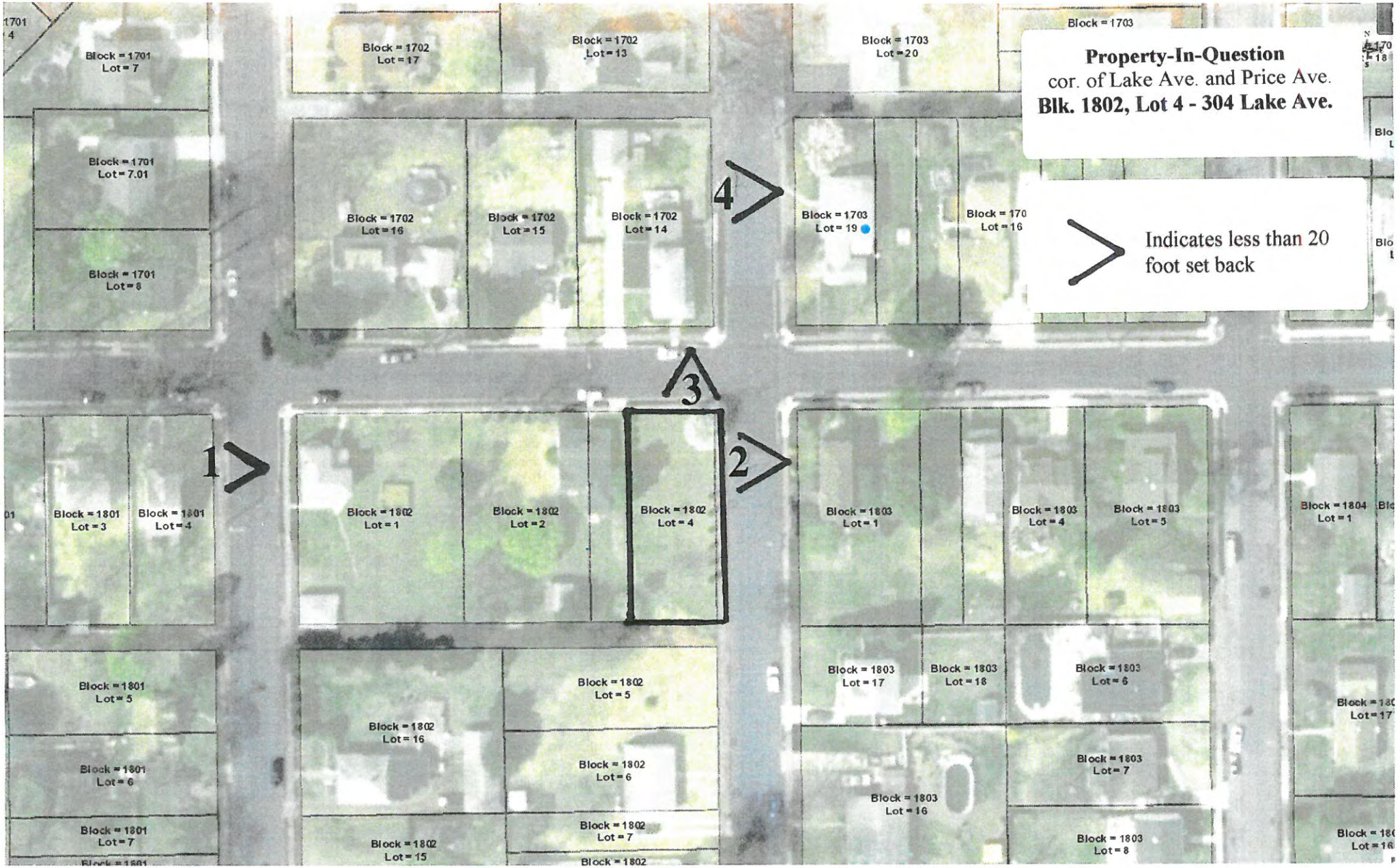


PIQ

10/13/2017 03:19 8562634645 ALBERTO CONSTRUCTION PAGE 01/01

Property-In-Question
cor. of Lake Ave. and Price Ave.
Blk. 1802, Lot 4 - 304 Lake Ave.




Property-In-Question
cor. of Lake Ave. and Price Ave.
Blk. 1802, Lot 4 - 304 Lake Ave.
Indicates less than 20 foot set back
1
2
3
4
Block = 1701 Lot = 7
Block = 1701 Lot = 7.01
Block = 1701 Lot = 6
Block = 1702 Lot = 17
Block = 1702 Lot = 13
Block = 1702 Lot = 16
Block = 1702 Lot = 15
Block = 1702 Lot = 14
Block = 1703 Lot = 20
Block = 1703 Lot = 19
Block = 1703
Block = 1801 Lot = 3
Block = 1801 Lot = 4
Block = 1801 Lot = 5
Block = 1801 Lot = 6
Block = 1801 Lot = 7
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Block = 1802 Lot = 2
Block = 1802 Lot = 4
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Block = 1802 Lot = 5
Block = 1802 Lot = 6
Block = 1802 Lot = 7
Block = 1802 Lot = 15
Block = 1803 Lot = 1
Block = 1803 Lot = 4
Block = 1803 Lot = 5
Block = 1803 Lot = 17
Block = 1803 Lot = 18
Block = 1803 Lot = 6
Block = 1803 Lot = 7
Block = 1803 Lot = 16
Block = 1803 Lot = 8
Block = 1804 Lot = 1

Property-In-Question
cor. of Lake Ave. and Price Ave.
Blk. 1802, Lot 4 - 304 Lake Ave.
Requesting a 10 foot variance on Price Ave. where a 20 foot setback is required.
Lake Ave
Woodland Ave
Price Av

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: Twin Estate Holdings, LLC

Address: 314 Lake Ave

Block: 1802 Lot: 4

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
OCT 25 2017
BY:

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

Printed on recycled pape

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

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 25, 2017 **APPLICATION No. #172059C**

APPLICANT: Anthony Alberto LLC **PROJECT No. 11850**

BLOCK(S): 1802 Lot(S): 4

LOCATION: 304 Lake 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

RECEIVED NOV 06 2017

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by November 6, 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

Signature

Reviewed
☑ **Approved** ☐ **Not Approved**
Gloucester Twp. Fire Dist. 1
Fire Official: [signature]
Date: 11/3/17

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- ☐ Fire District 1 2 3 4 5 6

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- ☐ 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.
Similar to other propos.

Signature

assessor 10/30/17

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

October 30, 2017

RECEIVED
OCT 3 . 2017
BY:

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

Re: Application #172059C
Anthony Alberto, LLC
304 Lake Avenue, Glendora, NJ 08029
Block 1802, Lot 4

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

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: ***#172034D***
CBD Real Estate Investment, LLC
Block 20601, Lots 4, 4.02, 5 and 6

DATE: August 22, 2017

The Applicant requests use variance approval to provide "Fifteen (15) total buildings providing 204 units for rent" within the HC – Highway Commercial District. The project is located on the southwest side of Chews Landing Road southeast of Lincoln Drive.

The plan and support documents have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

Applicant:	David A. Waronker, President, CBD Real Estate Investment, LLC, 1420 Blvd., PO Box 470176, Celebration, FL 34747 (telephone #407-566-2671).
Owner:	S.K.L.Y. Chews Landing, Inc., 1110 Chews Landing Road, Laurel Springs, NJ 08021.
Engineer:	Ronald N. Curcio, PE, Adams, Rehmann & Heggan Associates, Inc., 850 South White Horse Pike, P.O. Box 579, Hammonton, NJ 08037-2019 (telephone #609-561-0482).
Planner:	Terrence H. Combs, CLA, PP, Adams, Rehmann & Heggan Associates, Inc., 850 South White Horse Pike, P.O. Box 579, Hammonton, NJ 08037-2019 (telephone #609-561-0482).\
Traffic Engineer:	David R. Shropshire, PE, PP, Shropshire Associates, LLC, 277 White Horse Pike, Suite 203, Atco, NJ 08004 (telephone #609-714-0400).
Attorney:	Albert K. Marmero, Esq., Long Marmero & Associates, LLP, 44 Euclid Street, Woodbury, NJ 08096 (telephone #856-848-6440).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 6/13/17.
   a. Variance Summary Exhibit for Little Pond Village @ Gloucester Township.
   b. Corporate Disclosure Statement dated 5/31/17.
2. Fiscal Impact Statement, as prepared by Richard B. Reading Associates dated 5/31/17.
3. Traffic Engineering Evaluation, as prepared by Shropshire Associates, LLC dated 5/25/17.
4. Use Variance Plan, as prepared by Adams, Rehmann & Heggan Associates, Inc. consisting of the following comprising one (1) sheet dated 5/30/17.
5. Architectural plans, as prepared by Kitchen & Associates consisting of the following:

Sheet	Plan Description	Date / Latest Revision
A-1	Floor Plan & Elevations	5-16-17
A-2	Unit Floor Plans	5-16-17

6. Color Artist Rendering (Ledger Size), as prepared by Kitchen & Associates comprising one (1) sheet dated 4/26/17.

II. ZONING DISTRICT COMMENTS

ZONE: HC – Highway Commercial District [§416].

Description	Required	Proposed	Conforms
Lot size (min.)	1 ac.	13.28 ac.	yes
Lot frontage (min.) Chews-Landing Road Kelly Driver Road	 100 ft. 100 ft.	 305.00 ft. 624.39 ft.	 yes yes
Lot depth (min.)	300 ft.	≥ 630.02 ft.	yes
Building coverage (max.)	**15%**	**18%**	**no***
Lot coverage (max).	50%	41%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.) Chews-Landing Road Kelly Driver Road	 20 ft. 20 ft.	 75 ft. 75 ft.	 yes yes
Side yard (min.)	10 ft.	50 ft.	yes
Rear yard (min.)	25 ft.	n/a	n/a
Maximum Height (max.)	**35 ft.**	**≥ 35 ft.**	**no***
Floor Area Ratio	**0.25**	**0.3336**	**no***

* = 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.

III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for Variance requirements. The Applicant has provided the checklist requirements or requested a waiver.

IV. WAIVER COMMENTS

1. Existing signs including the location, size, and height [Checklist #43].
2. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].

V. VARIANCE COMMENTS

The Applicant requests the following variances:

§416.B, Permitted Uses

1. Apartment is not a listed permitted use in the HC – Highway Commercial District [§416.B].

POSITIVE CRITERIA ("D1" use variance)

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

2. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1).

a. Uses determined as not "inherently beneficial."

i) A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare *(basis Medici v. BPR Co., 107 N.J. 1 (1987))*.

1. The Applicant must identify and provide an analysis of the special reasons of zoning that are applicable to the application.
2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

§416.E, Floor Area Ratio

3. Floor Area Ratio: (0.3364 provided v. 0.25 maximum allowed).

POSITIVE CRITERIA ("D4" use variance)

4. The Board has the power to grant a variance for an increase in the permitted floor area ratio (basis N.J.S.A. 40:55-70d(4).

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

5. Building coverage: (18% provided v. 15% maximum allowed).
6. Building height: (≥ 35 ft. provided v. 35 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 variances:

7. 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)).
8. 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).

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

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.

4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

VI. ZONING DISTRICT HISTORY AND MASTER PLAN CLASSIFICATION

1. The following table provides a history of the zoning districts that are applicable to the property-in-question.

YEAR	ZONING DISTRICT	LOT SIZE
June 17, 1957	B – Residential	1 acre
April 07. 1961	B – Residential	1 acre
August 25, 1967	Business	
June 01, 1969	Business	
January 1978	C – Residence	9,375 sf
September 21, 1983 (O-83-26)	GBS – General Business Special	
September 1999	GBS – General Business Special	
December 10, 2002	HC – Highway Commercial	
January 27, 2003 – Present (O-03-03)	HC – Highway Commercial	

2. The following is a description of the Highway Commercial (B-3) Land Use Classification with the Master Plan, adopted June 29, 1999.

> "The Highway Commercial land use category is for community-sized retail shopping centers usually anchored by a supermarket or discount store. It is proposed to allow more automobile-oriented uses than the B-2 classification, as well as pad sites for fast food restaurants. It would attract more national chains than the B-2 class because of the concentration of retail uses. In addition to the retail sales and services proposed, office buildings and entertainment uses are intended; however, wholesale businesses would be located in the Industrial or Business Park districts as envisioned. A floor area ratio between .25 and .30 would be appropriate for this land use category."

VII. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

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

1. Master Plan
   a. Consistency of the proposed "Fifteen (15) total buildings providing 204 units for rent" with the criteria of the Highway Commercial (B-3) land use classification of the master plan.

2. Zoning
    a. Consistency of the proposed "Fifteen (15) total buildings providing 204 units for rent" in the HC –Highway Commercial District and character of the built environment.
    b. The Zoning schedule shall be revised to provide the correct requirements for "Other Use," particularly building coverage and lot coverage.
3. Use Variance
    a. The Applicant should provide testimony addressing the "Fifteen (15) total buildings providing 204 units for rent" and accessory 3,800 sf clubhouse and pool including but not necessarily limited to the following:
        i. A description of the proposed buildings including materials, colors, textures, facade modulation, roof lines, etc.
        ii. A description of proposed open spaces, community facilities, active and passive recreation facilities, if any.
        iii. The proposed clubhouse and pool and play areas, which are not centrally located within the development.
4. Density/Floor Area Ratio
    a. The Applicant should provide testimony to address the proposed density of 15.36 dwelling units per acre, which exceeds the maximum density of 10 units per acre permitted in the Township's APT – Apartment District.
5. Site Layout/Landscaping/Architecture
    a. The Applicant shall address the viewsheds between buildings through description and color renderings particularly the 3-story back-to-back buildings that have only a fifty two (52) foot separation.
    b. The Applicant shall provide additional information on the size and height of the proposed berm along Kelly Driver Road.
    c. The Applicant shall provide additional information on the proposed landscape plantings and architectural features such as decorative fencing and hardscaping, if any, for the following locations:
        i. Chews Landing Road streetscape.
        ii. Kelly Driver Road streetscape.
        iii. Side property lines and stormwater management basins.
    d. The Applicant shall address proposed locations of sidewalks, crosswalks, and pedestrian circulation throughout the proposed development.
    e. The Applicant shall address proposed lighting.
    f. The Applicant shall address location of the proposed trash enclosure(s) recycling areas.
6. Fiscal Impact Analysis
    a. The Applicant shall provide testimony to address the submitted fiscal analysis, particularly the proposed $30,460,830.00 valuation of the development, which is $149,318.00 per unit (average).
7. Traffic Engineering Evaluation
    a. The traffic evaluation must be revised to correct the zoning district, which is HC – Highway Commercial.
    b. Consideration should be given to requiring a complete Traffic Impact Statement for the instant application as per §815, traffic Impact Report.
        i. The submitted report provides limited information based on 2012 data from the Delaware Valley Regional Planning Commission.

VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

IX. RECOMMENDATIONS

1. Should the Board approve the submitted application, a subsequent preliminary and final major site plan approval is required in accordance with the Township Land Development Ordinance.

cc: CBD Real Estate Investment, LLC
Albert Marmero, Esq.
Ronald N. Curcio, PE
Terrence H. Combs, CLA, PP
Anthony Costa, Esq.
James Mellett, PE

CHURCHILL

Churchill Consulting Engineers
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-767-6901 Ext. 50 Fax 856-767-0272
E-mail jmellett@churchillengineers.com

August 1, 2017

Mr. Kenneth D. Lechner, PP, AICP
Department of Community Development and Planning
Gloucester Township
Chews Landing Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012

Re: David A. Waronker - Little Pond Village
Use Variance
Block 20601, Lots 4, 4.02, 5 & 6
1110 Chews Landing Road, Clementon, NJ
Gloucester Township, Camden County
Gloucester Application #172034D
Our File No.: GX17006-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. A copy of a Township of Gloucester Zoning Board Transmittal dated June 27, 2017;

B. A copy of a Township of Gloucester Land Development Application for a Use Variance;

C. A copy of the Township of Gloucester Land Development Ordinance Submission Checklist;

D. A copy of a Traffic Engineering Evaluation for Little Pond Village, prepared by Shropshire Associates, LLC dated May 25, 2107;

E. A copy of a Use Variance Plan for Little Pond Village prepared by Adams, Rehmann & Heggan Associates, Inc. dated May 30, 2017;

F. A copy of Building & Floor Plans for Little Pond Village, prepared by Kitchen & Associates dated May 16, 2017;

G. Copy of a color rendering for Little Pond Village prepared by Kitchen & Associates dated April26, 2017;

We have reviewed the application and offer the following comments:

I. Project Description

1. The project site is located between the southerly side of Chews Landing – Clementon Road (C.R. 683) and the northerly side of Kelly Driver Road.

2. The property currently contains the "Little Pond Golf Center" (Miniature Golf and Driving Range) with associated site improvements.

3. The site is known as Block 20601, Lots 4, 4.02, 5 & 6 and is approximately 13.28 acres, as per the Township of Gloucester Tax Map.

4. The tract has approximately 305 feet of frontage along the Chews Landing – Clementon Road (C.R.683) and approximately 624 feet of frontage along Kelly Driver Road.

5. The lot is located within the Highway Commercial District (HC) Zoning District.

6. The applicant is seeking a "D" Use Variance to construct 15 apartment buildings providing 204 total units, along with a community clubhouse, pool, recreation space and other associated site improvements.

7. The application indicates that there will be three four-story apartment buildings (18 units each) and 11 two-story apartment buildings (12 units each).

8. The applicant is proposing a total of 392 parking spaces.

II. Use Variance

1. The property is located within the Highway Commercial (HC) Zoning District.

2. The purpose of the HC District is to provide for the development of commercial activities which are oriented for automotive use and traffic and which constitute the main shopping and service areas within the municipality.

3. Dwellings and multi-family units (apartments) are not listed as a Permitted or Conditional Use in the zone. The applicant is therefore seeking a use variance.

4. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.

5. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.

6. We defer review of conformance with the area yard and bulk requirements of the Ordinance to your office.

III. Miscellaneous

1. The Key Map and title block on the Use Variance Plan only reference Lot 4. The plan should be revised to include all lots involved within the application.

2. The plan indicates that there will be only one access driveway for the development onto Chews Landing – Clementon Road (C.R. 683).

3. The Traffic Engineering Evaluation mentions a potential emergency access onto Kelly Driver Road; however, the proposed layout only has access onto Chews Landing Road. The applicant should indicate if access to Kelly Drive Road is being considered.

4. Based on the Residential Site Improvement Standards (RSIS), the project would generate an average daily traffic (ADT) of 1,346 trips per day. It appears that the proposed development would be considered a multifamily access cul-de-sac as per RSIS, since the proposed design has a single means of ingress and egress and provides a means for vehicles to turn around. RSIS allows a maximum ADT of 1,000. This should be addressed. An alternative access to the site may be required.

5. The access points along Chews Landing – Clementon Road will be subject to review and approval from the Camden County Planning Board and the Gloucester Township Fire Department.

6. There is a 15 feet wide drainage easement shown on the Use Variance Plan. Based on review of the tax map, there is also a 20 feet wide utility easement between Lots 4 and 4.02. This should be reviewed.

7. Should the Board approve the Use Variance, the approval should be conditioned upon a formal Major Site Plan application, which meets the requirements of the Township of Gloucester Land Development Ordinance and RSIS. It is noted that the final number of units may need to be revised based on an engineering design considering stormwater management, traffic, etc.

8. Based on a cursory review of the parking, the applicant is proposing a total of 392 parking spaces, versus 402 spaces required by RSIS for the 204 residential units. Additional parking may also be required for the clubhouse, since it is not centrally

located. This would need to be reviewed further at the time of a Site Plan application.

9. The applicant should indicate whether there are any regulated features, such as wetlands or waterways, located on site or within the vicinity of the site.

10. The applicant should discuss other approvals currently being sought and the status of those approvals.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to the New Jersey Department of Transportation, Gloucester Township Municipal Utilities Authority, Camden County Conservation District, Aqua New Jersey, Inc./New Jersey American Water, etc.

Please let me know if you have any questions or require any additional information.

Very truly yours,
Churchill Consulting Engineers

James J. Mellett, P.E.
Associate

JJM:tb:gw
C: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer
David A. Waronker, Applicant (via mail)
Mr. Doug Long, Esq., Long Marmero & Associates (via email)
Mr. Ronald N. Curcio, PE, ARH (via email)
Mr. Terrance H. Combs, PP, ARH (via email)

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 №: #172034D

Taxes Paid Yes/No _____(Initial)

Fees $250.00 Project # 11506

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. $1200.00 Escr.# 11506

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: David A. Waronker, President	Name(s): S.K.L.Y. CHEWS LANDING INC.
Address: CBD Real Estate Investment LLC	
1420 Celebration Blvd., Suite 200, PO Box 470176	Address: 1110 Chews Landing Road
City: Celebration	
State, Zip: FL 34747	City: Laurel Springs
Phone: (407) 566 - 2671 Fax: (407) 370 - 9513	State, Zip: NJ 08021
Email:	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 JUN 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: Doug Long	Firm: Long Marmero & Associates LLP
Address: 44 Euclid Street	State, Zip: NJ, 08096
City: Woodbury, NJ 08096	Phone: (856) 848-6440 Fax: (___) ___ - ___
	Email: dlong@longmarmero.com

6. Name of Persons Preparing Plans and Reports:

Name: Ronald N. Curcio, PE	Name: Terrence H. Combs
Address: 215 Bellevue Avenue	Address: 215 Bellevue Avenue
Profession: Professional Engineer	Profession: Professional Planner
City: Hammonton	City: Hammonton
State, Zip: NJ 08037	State, Zip: NJ 08037
Phone: (609) 561-0482 Fax: (609) 567-8909	Phone: (609) 561-0482 Fax: (609) 567-8909
Email:	Email:

7. Location of Property:

Street Address: 1110 Chews Landing Road Block(s): 20601

Tract Area: 13,28 Acres Lot(s): 4, 4.02, 5 & 6

8. Land Use:

Existing Land Use: Golf Driving Range and Mini-Golf

Proposed Land Use (Describe Application): Development of fifteen (15) total apartment buildings providing 204 units for rent. Development to include on-site parking, community clubhouse, pool and recreation space.

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	75'
Front setback 2	
Rear setback	75'
Side setback 1	±38'
Side setback 2	±50'
Lot frontage	±457'
Lot depth	±1,149'
Lot area	13.28 Acres
Building height	±35'

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

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

Pool Requirements	
Setback from R.O.W.1	±275'
Setback from R.O.W.2	
Setback from property line 1	±68'
Setback from property line 2	±206'
Distance from dwelling	±112'

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

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

Shed Requirements	
Shed area	N/A
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: 408 Number of parking spaces provided: 392

Number of loading spaces required: N/A Number of loading spaces provided: Ø

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). (Building Height)

☐ 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

CDP / Real Estate Investment, LLC — May 24th 2017

Signature of Applicant — Date

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

6/2/2017
Date

S.K.L.Y. CHEWS LANDING, INC.
By: [signature]
Signature

Jun Jong Lee, President [signature] 6/2/17
Print Name

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

[signature]
Signature

Kevin Sullivan
Print Name

KEVIN SULLIVAN
Notary Public
State of New Jersey
My Commission Expires Jan. 25, 2022
I.D.# 2416540

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

IF YES:

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

☑ No ☐ Yes

[signature] CRD Red Estate Investment, LLC.
Signature of Applicant

David Woronker
Print Name

May 24th 17
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block _____ 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:
Phillip Seshens of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Jun Jong Lee.
Name of property owner or applicant

Sworn and subscribed to
On this 19th day of May, 2017 before the following authority.

[signature]
Notary public

PHILLIP SESHENS
Notary Public - State of New Jersey
My Commission Expires Jan 23, 2022

#50-52550

VARIANCE SUMMARY EXHIBIT
FOR
LITTLE POND VILLAGE @ GLOUCESTER TOWNSHIP

Use Variance 40:55D-70(d)

The subject property is located in the Township's Highway Commercial District. The intent and purpose of the Highway Commercial District is set forth under Township Ordinance Section 416 as:

> *"...to provide for the development of commercial activities which are oriented for automotive use and traffic and which constitute the main shopping and service areas within the municipality."*

Permitted Uses in the Highway Commercial District include the more intense commercial uses in the Township, including restaurants, medical offices and labs, home centers, hotels and motels, catering facilities, banks and other general office and retail sales uses. The subject property forms the southern terminus of the Highway Commercial District along Chews Landing Road as the municipal zoning changes to R-1 (Single Family Detached) immediately south of the Little Pond Golf Center. The zoning immediately west of the subject property, on the opposite side of Kelly Driver Road, is zoned R-2, Single Family Detached, with these properties having been developed consistent with this zone.

It is the Applicant's belief that the proposed luxury style apartment housing project is particularly suited for this site as a transitional use between the existing large scale retail uses to the north and the predominantly residential uses and residential zoning districts to the south. Allowing apartment development on this site as a transitional use between the existing large scale retail and residential zoning will advance several purposes of zoning as set forth under 40:55D-2, including:

<u>40:55D-2c</u>

> *"...to provide adequate light, air and open space."*
>
> The proposed site plan depicts a development scenario of two hundred four (204) apartment units which would provide a 7% reduction (18% vs 25%) in building cover and a 34% reduction (41% vs 75%) in overall impervious cover from that which would be permitted with a retail or office use in the Highway Commercial (HC) District. As such, development of the site in accordance with the proposed site plan would result in an additional 4.5 acres of open space (green space) compared to other uses that could otherwise be proposed under current zoning.

40:55D-2i

"...to promote a desirable visual environment through creative development techniques and good civic design and arrangement."

In consideration of the adjacent single family residential uses and zoning districts, a less intense use than that which would otherwise be permitted in this HC District affords the opportunity for additional buffering and landscaping and eliminates massive building pads and large expanses of asphalt which are typical with many of the retail uses permitted in the HC District. Based on the site coverage restrictions set forth under the HC District, the subject property could potentially support a retail/ office development with a gross floor area of over 140,000 sq. ft. A development of this scale could result in 600 to 700 parking spaces with only a 25 ft. buffer requirement for commercial development adjacent to residential uses (Ordinance Section 507 B). The site plan submitted as part of this application provides 50 to 75 ft. planted perimeter buffers along all property lines. In addition, 50% - 60% of the site area will remain as open space (green area) which will add significantly to the overall aesthetics of the site.

40:55D-70k

"...to encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site."

As previously noted, it is the Applicant's contention that the subject property is particularly suited for the proposed use as it provides a more compatible transitional use from retail to single family residential, affording greater flexibility to incorporate the "best features of design" including enhanced perimeter buffers and increased open space with a design that is sensitive to both adjacent land uses.

The Applicant also believes that this application satisfies the required proofs under the negative criteria standards of the Municipal Land Use Law. Since the stated purpose and intent of the Gloucester Township Ordinance is to advance the same purposes of zoning set forth in the Municipal Land Use Law and in consideration of the unique circumstances affecting this site which have been outlined above in this report relative to 40:55D-2c, i and k, it is the Applicant's belief that the requested variance can be granted without substantively impairing the intent and purpose of the zone plan and zoning ordinance. Furthermore, the variance can be granted without substantial detriment to the public good since it is more compatible with the surrounding residential uses when compared to many of the uses otherwise permitted in the HC District. The proposed use will generate less traffic, noise and light glare than a large scale retail and office use, and the reduction in site coverage will allow larger perimeter buffers and a higher percentage of site open space resulting in a reduced impact on the surrounding public.

CORPORATE DISCLOSURE STATEMENT
AS REQUIRED BY NEW JERSEY LAW
(N.J.S.A: 40:55D-48.1 & 48.2)

Listed below are names and addresses of all owners of 10% or more of the stock/interest* in the undersigned applicant corporation/partnership:

NAME	ADDRESS
Davod Waronker	1420 Celebration Blvd., Celebration, FL 34747

*Where corporation/partnership own 10% or more of the stock/interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the non-corporate stockholders/individuals partners exceeding the 10% ownership criterion have been listed.

Signature of Officer/ Partner_____

David A. Waronker, President

Name of applicant, Corporation/Partnership CBD Real Estate Investment, LLC

Date May 31, 2017

RECEIVED
JUN 13 2017
BY: #172034D

#50-52550

Shropshire Associates LLC

ESBE / SBE Certified

Traffic Engineering, Transportation Planning & Design

277 White Horse Pike, Suite 203, Atco, NJ 08004
P: 609-714-0400 F: 609-714-9944 www.sallc.org

David R. Shropshire, PE, PP
A Andrew Feranda, PE, PTOE, CME
Randal C. Barranger, PE
Nathan B. Mosley, PE, CME

May 25, 2017

Mr. David Waronker
CBD Real Estate Investment, LLC
1420 Celebration Blvd, Suite 200
Celebration, FL 34747

(via email: dw@pocbd.com)

RECEIVED
JUN 13 2017
BY:

Re: **Traffic Engineering Evaluation**
Little Pond Village
Gloucester Township, Camden County, NJ
SA Project No. 17021

Dear Mr. Waronker:

At your request, Shropshire Associates LLC has prepared a traffic engineering evaluation regarding the proposed construction of a 204 apartment unit residential development. Use variance relief is being requested for the subject development. The purpose of this evaluation is to review the traffic generating capabilities of the proposed development, to provide a traffic comparison with a conditionally permitted use within the R-1 District and provide an assessment of the area roadway network and proposed concept plan for the residential development.

The proposed site is located to the southwest of the Chews Landing Road (CR 683)/Royalty Lane stop-controlled intersection in Gloucester Township, Camden County, NJ. Access to the development is proposed via a full-movement driveway along eastbound Chews Landing Road and a potential emergency access along Kelly Driver Road. The site currently contains the Little Pond Golf Course with an individual driveway to Chews Landing Road.

Existing Conditions

A field reconnaissance was conducted to determine the features of the adjacent roadways in the study area. A brief description of the roads and intersections within the study area are provided below.

In the vicinity of the site, **Chews Landing Road (CR 683)** is a two-lane roadway under the jurisdiction of Camden County and is classified[1] as an Urban Minor Arterial. Chews Landing Road consists of one lane in each direction with an approximate cartway width of 48 feet. The posted speed limit along Chews Landing Road is 40 MPH. For the purpose of this study, Chews Landing Road is assumed to extend in a general east-west direction.

In the vicinity of the site, **Kelly Driver Road** is a two-lane roadway under the jurisdiction of Gloucester Township and is classified[1] as an Urban Major Collector. Kelly Driver Road consists of one lane in each direction with an approximate cartway width of 35 feet. The posted speed limit along Kelly Driver Road is 35 MPH. For the purpose of this study, Kelly Driver Road is assumed to extend in a general east-west direction.

[1] NJDOT Straight Line Diagrams

In the vicinity of the site, **Royalty Lane** is a two-lane roadway under the jurisdiction of Gloucester Township and is classified as a local road. Royalty Lane consists of one lane in each direction with an approximate cartway width of 40 feet. The posted speed limit along Royalty Lane is 25 MPH. For the purpose of this study, Royalty Lane is assumed to extend in a general north-south direction.

The **Chews Landing Road/Royalty Lane** intersection is a T-shaped intersection that is stop-controlled along the southbound Royalty Lane approach. All approaches to the intersection consist of a single lane for all permitted movements.

Traffic Count Data

Attached are a set of turning movement counts and automatic traffic recorder counts from the Delaware Valley Regional Planning Commission (DVRPC) in 2012 near the study location. The following summarizes the count data:

- Chews Landing Road West of Royalty Lane: AM Peak Hour – 676 vehicles
  PM Peak Hour – 922 vehicles

ITE Trip Generation

The amount of traffic to be generated by the proposed residential development was estimated based on the Institute of Transportation Engineers' (ITE) publication, *Trip Generation, 9th Edition.* The proposed use is most similar to ITE Land Use 220 (Apartment). The trips generated by the proposed residential development are summarized in Table 1, based on the data provided by ITE.

Table 1
ITE Trip Generation – Little Pond Village

ITE Land Use	AM Peak Hour	PM Peak Hour
Apartments (204 Units)	104	130

The site is located in the R-1 Zoning District of Gloucester Township. Conditionally permitted uses within the R-1 District include retail and office. Based on the size of the current site and the conditions of the retail and office use, it is anticipated that a 140,000 SF shopping center or a 140,000 SF office would be conforming. Using ITE trip generation data (ITE Land Use 820 – Shopping Center and ITE Land Use 710 – General Office Building), Table 2 shows trip generation estimates for the 140,000 SF shopping center and the 140,000 SF general office building during the AM and PM peak hours.

Table 2 Trip Generation for Conditionally Permitted Use		
Permitted Use	AM Peak Hour	PM Peak Hour
Shopping Center (140,000 SF)	191	751
General Office Building (140,000 SF)	250	235

From the ITE data, the trips anticipated from the proposed residential development are significantly lower than the total trips anticipated by the permitted general office building or shopping center during the weekday morning and evening peak hours. The detailed trip generation calculations are attached for your review.

Concept Plan

The concept plan shows a full movement driveway to Chews Landing Road. The proposed site is configured with 399 total parking spaces and has ample room for two-way flow for both the residential and clubhouse uses. With appropriate signing and striping, the property in question is of sufficient size to accommodate the traffic related elements of the proposed use.

Conclusion

From a traffic perspective, the granting of a use variance for the proposed apartments will not result in substantial detriment to the public good and will not substantially impair the intent and purpose of the Gloucester Township Zoning Plan. Based on the data presented by ITE, the proposed use is expected to generate a substantially lower number of trips than conditionally permitted uses within the R-1 District during the critical peak hours. In addition, Chews Landing Road was designed for the level of traffic anticipated from the proposed residential development and, along with Kelly Driver Road, provides the ability for alternative access to a residential community as required by the Residential Site Improvement Standards. The site has sufficient size to allow design elements such as on-site circulation and parking space size that meet or exceed generally accepted traffic engineering standards

If you have any questions regarding this traffic engineering evaluation, please do not hesitate to call us.

Sincerely,
Shropshire Associates LLC

David R. Shropshire, P.E., P.P.
Principal
DRS/jab
Attachments

cc: Terry Combs (via email: tcomb@arh-us.com)

Apartment
(220)

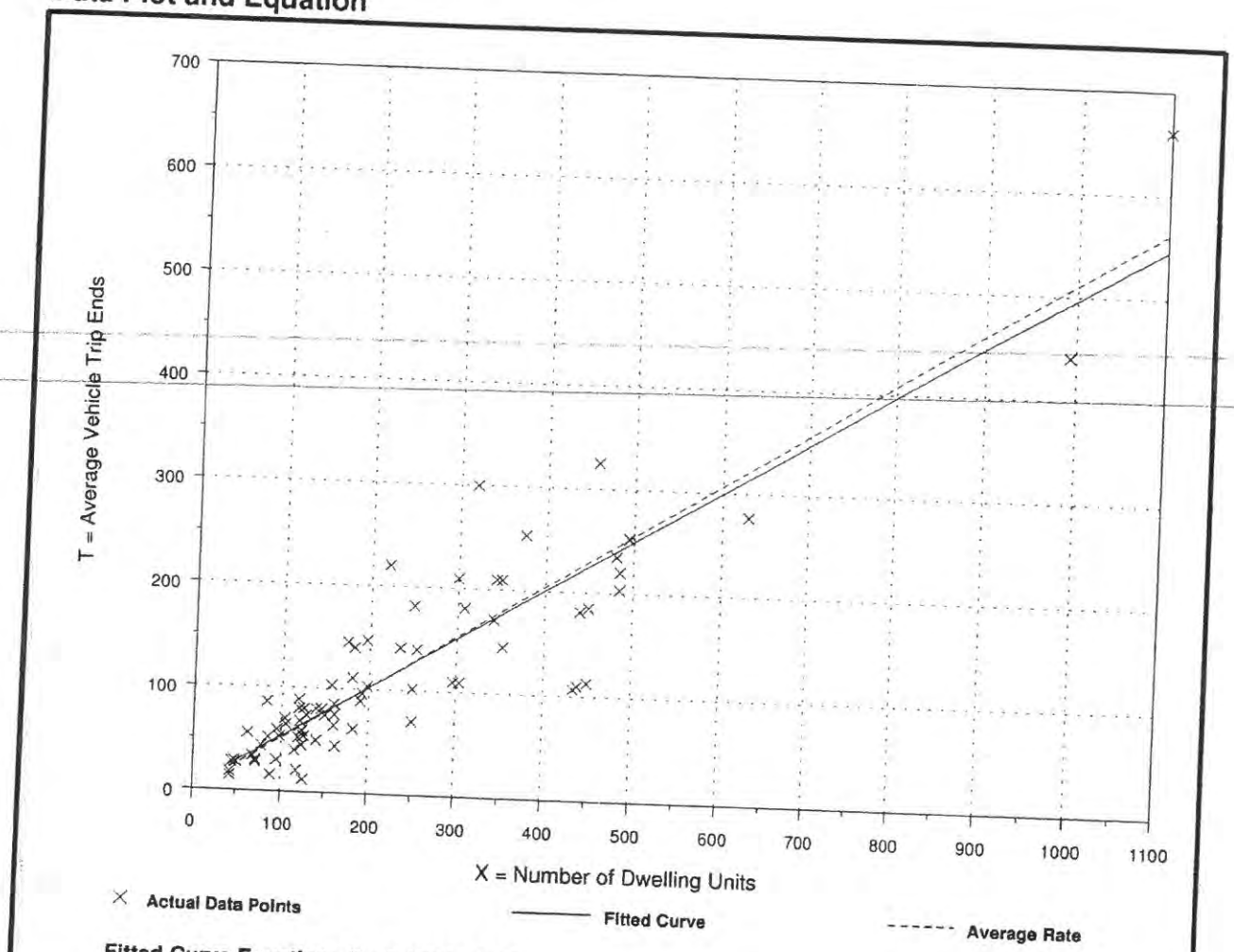
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 78
Avg. Number of Dwelling Units: 235
Directional Distribution: 20% entering, 80% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.10 - 1.02	0.73

Data Plot and Equation



Fitted Curve Equation: T = 0.49(X) + 3.73

R^2 = 0.83

Apartment
(220)

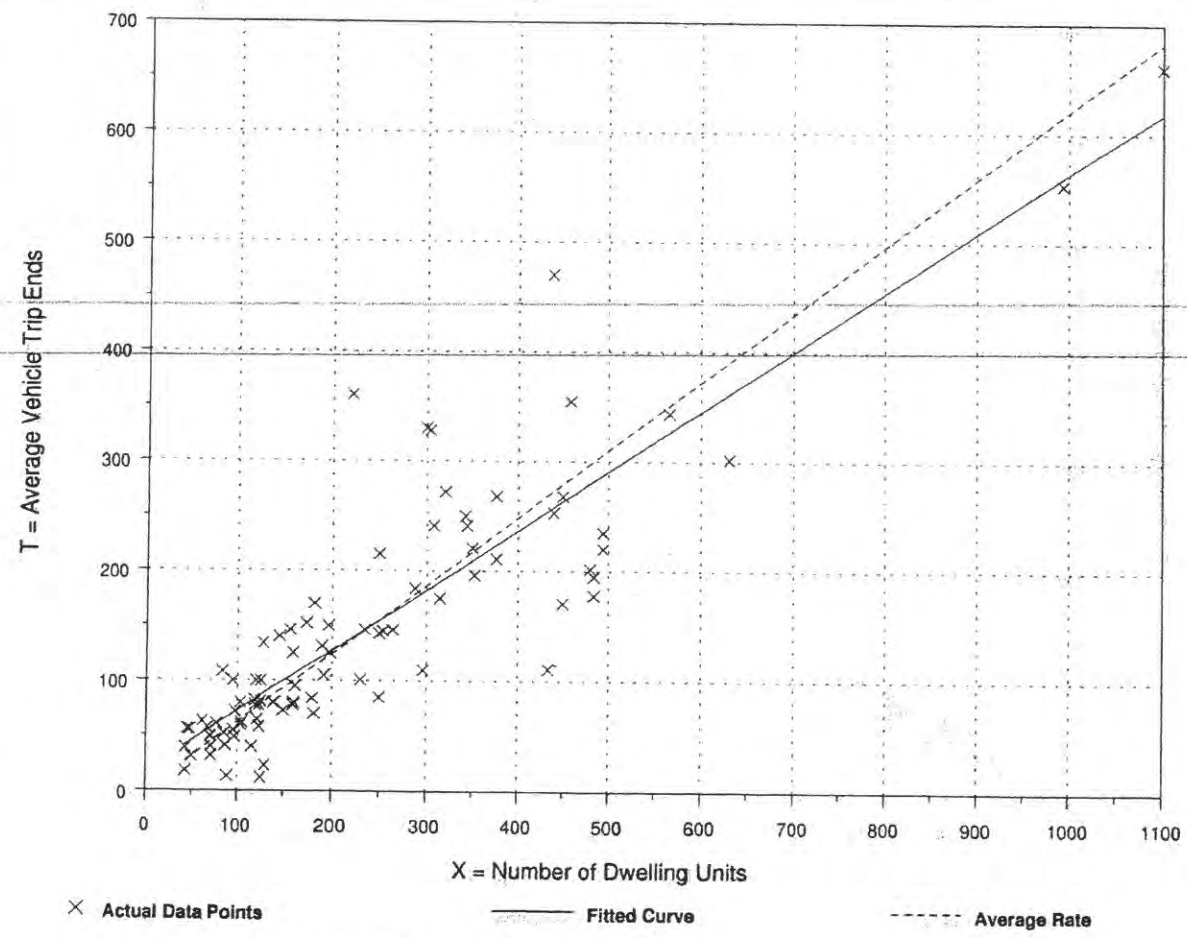
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 90
Avg. Number of Dwelling Units: 233
Directional Distribution: 65% entering, 35% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.62	0.10 - 1.64	0.82

Data Plot and Equation



Fitted Curve Equation: T = 0.55(X) + 17.65

R^2 = 0.77

Shopping Center
(820)

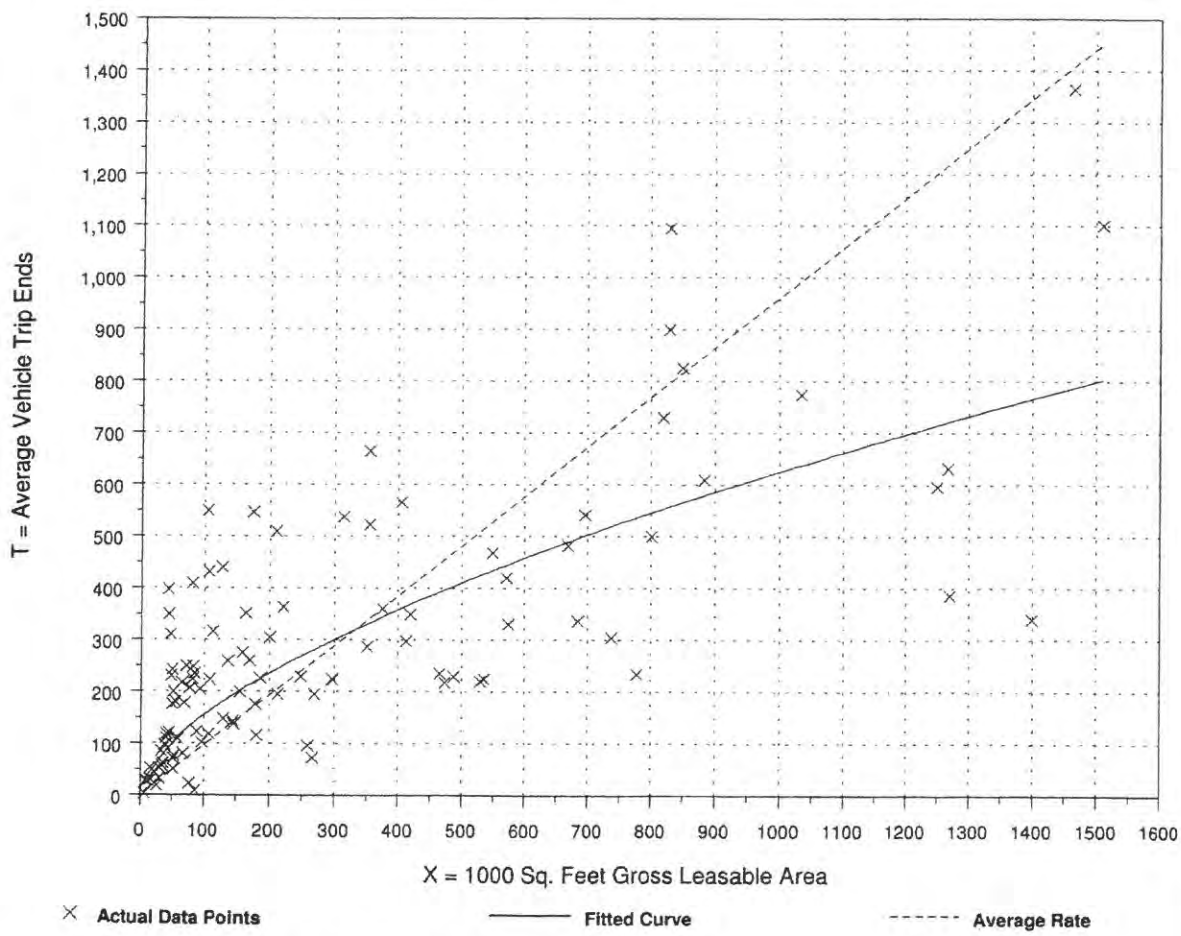
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 104
Average 1000 Sq. Feet GLA: 310
Directional Distribution: 62% entering, 38% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
0.96	0.10 - 9.05	1.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.61 Ln(X) + 2.24 $R^2 = 0.56$

Shopping Center
(820)

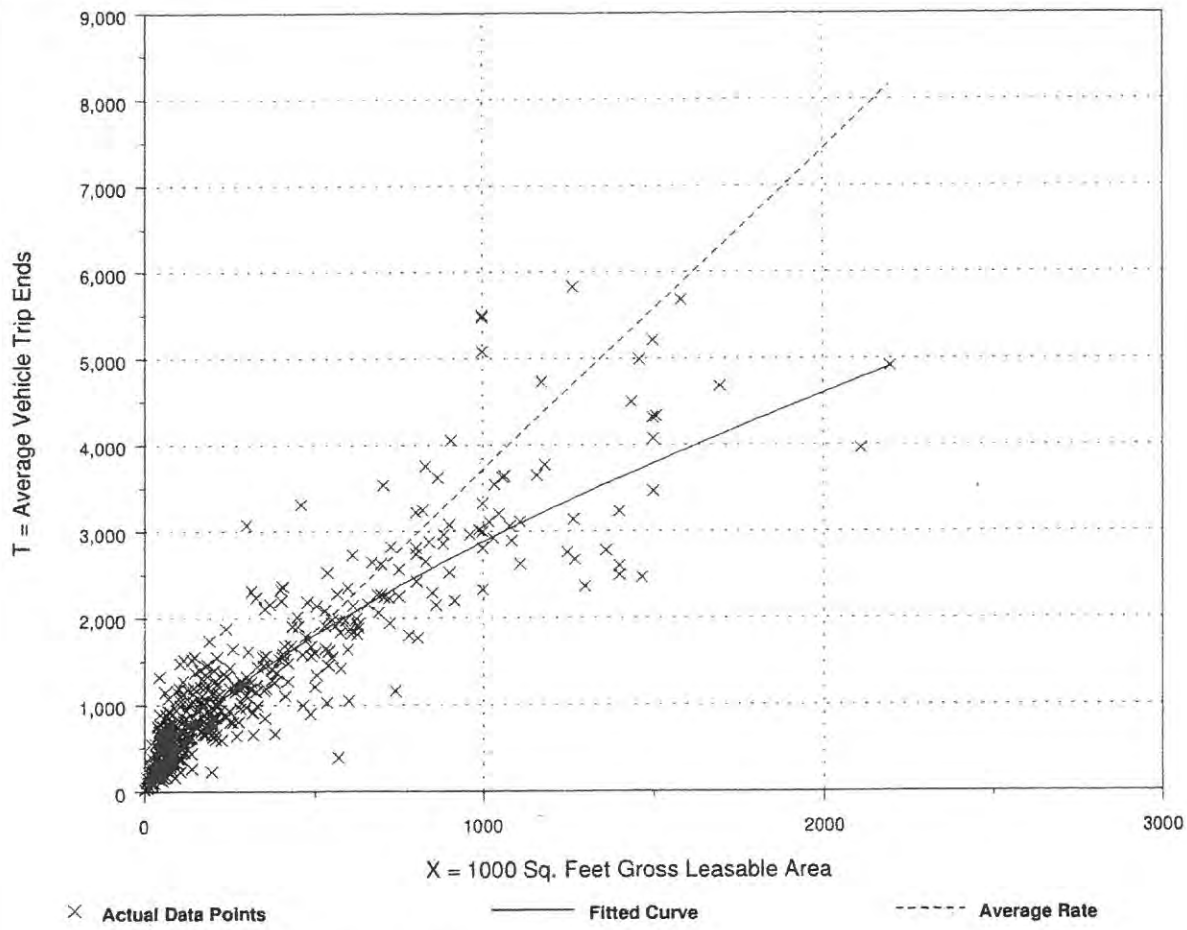
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 426
Average 1000 Sq. Feet GLA: 376
Directional Distribution: 48% entering, 52% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
3.71	0.68 - 29.27	2.74

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.67 Ln(X) + 3.31 $R^2 = 0.81$

General Office Building
(710)

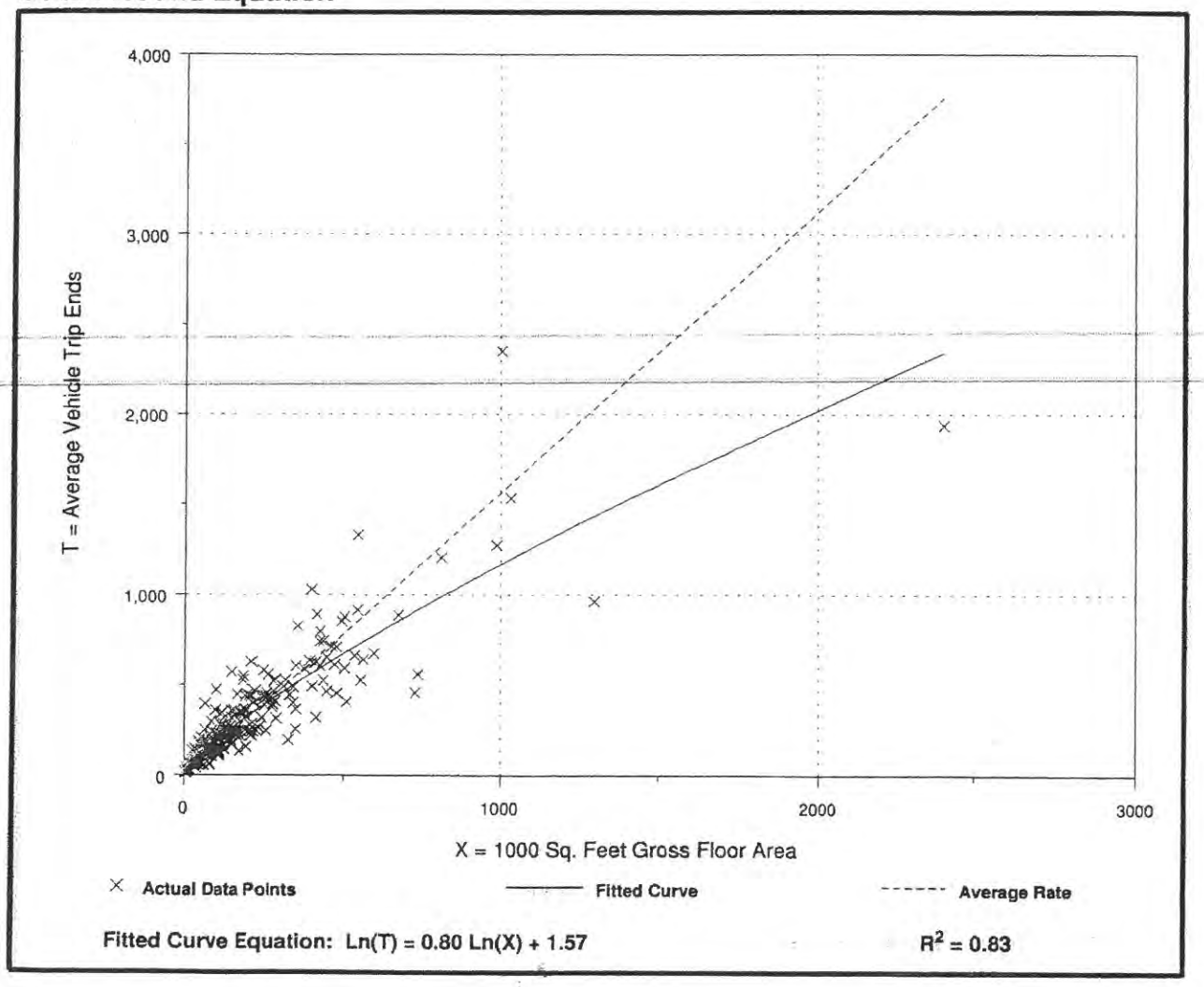
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour

Number of Studies: 218
Average 1000 Sq. Feet GFA: 222
Directional Distribution: 88% entering, 12% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.56	0.60 - 5.98	1.40

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.80 Ln(X) + 1.57 $R^2 = 0.83$

General Office Building
(710)

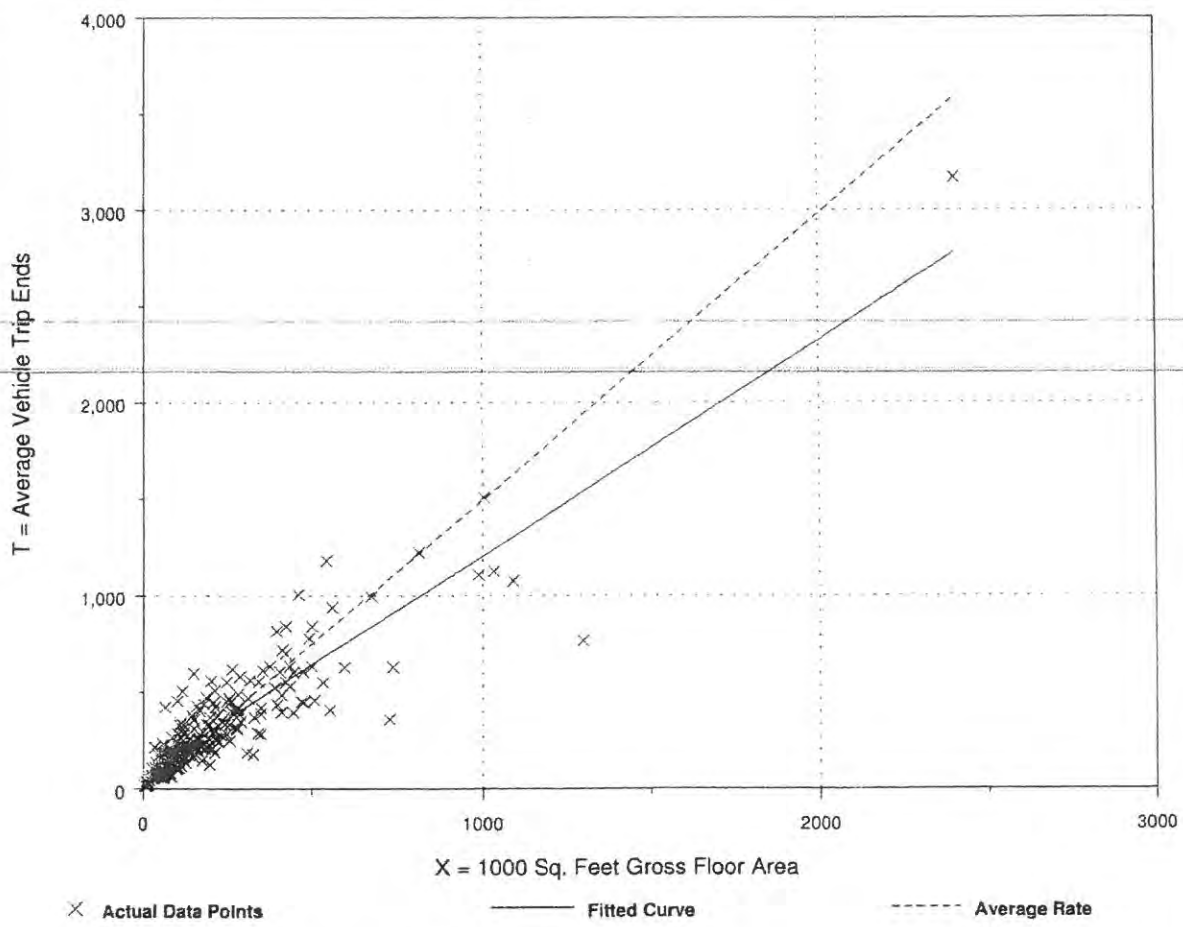
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour

Number of Studies: 236
Average 1000 Sq. Feet GFA: 215
Directional Distribution: 17% entering, 83% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.49	0.49 - 6.39	1.37

Data Plot and Equation



Fitted Curve Equation: T = 1.12(X) + 78.45 $R^2 = 0.82$

Tax Account Maintenance

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

Block: 20601

Lot: 4

Qualifier:

Owner: S.K.L.Y.CHEWS LANDING INC

Prop Loc: 1110 CHEWS LAND-CLEM ROAD

Tax Bill | PTR Form | Restricted Edit

RECEIVED JUN 13 2017 BY:

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2017	2		12,702.51	.00	.00	.00
2017	1		12,702.52	.00	.00	.00
2017		Total	25,405.03	.00	.00	.00
2016	4		13,598.16	.00	.00	.00
2016	3		13,598.16	.00	.00	.00
2016	2		11,806.87	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 06/13/17 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 06/01/2017

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

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

* Indicates Adjusted Billing in a Tax Quarter.

Tax Account Maintenance

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

Block: 20601

Lot: 4

Qualifier:

Owner: S.K.L.Y.CHEWS LANDING INC

Prop Loc: 1110 CHEWS LAND-CLEM ROAD

Tax Bill | PTR Form | Restricted Edit

RECEIVED JUN 13 2017 BY

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2017	2		12,702.51	.00	.00	.00
2017	1		12,702.52	.00	.00	.00
2017		Total	25,405.03	.00	.00	.00
2016	4		13,598.16	.00	.00	.00
2016	3		13,598.16	.00	.00	.00
2016	2		11,806.87	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 06/13/17 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 06/01/2017

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

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

* Indicates Adjusted Billing in a Tax Quarter.

Bin# 67

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 13, 2017 **APPLICATION No. #172034D**

APPLICANT: David A. Waronker, President **PROJECT No. #11506**

BLOCK(S): 20601 Lot(S): 4, 4.02, 5 & 6

LOCATION: 1110 Chews Landing Rd., Clementon, 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 – Use "D" Variance**

☐ Revision to Prior Application

RECEIVED
JUN 21 2017
BY:

PURPOSE OF TRANSMITTAL:

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

☐ For Your Files.

Checklist
Use Plan
Variance
Floor Plan + Elevation

ENCLOSED:

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

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

Sign JIG OK Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

RECEIVED JUN 14 2017

DATE: June 13, 2017 **APPLICATION No.** #17203-D

APPLICANT: David A. Waronker, President **PROJECT No.** #11506

BLOCK(S): 20601 **Lot(S):** 4, 4.02, 5 & 6

LOCATION: 1110 Chews Landing Rd., Clementon, 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 – Use "D" Variance**

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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

☐ For Your Files.

Use Variance Plan
Floor Plan &
Elevation
Fiscal Impact Analysis

ENCLOSED:

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

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

☆ NOTE: Analysis shows probable value of $30 million, with calc. of taxes/revenue on that amount. Value based on income approach will be closer to $20 million.

Deed consolidating all 4 lots was done in 2006 so all OK. Extensive report + analysis answers lots of questions, except:

- ON SITE MANAGEMENT?
- ON SITE SECURITY?
- DOES THIS CO. OR MGMT CO. HAVE ANY OTHER COMPLEXES IN AREA?

Signature

assessor 6/14/17

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: S.K.L.Y. Chews Landing Inc

Address: 1110 Chews Landing Rd

Block: 20601 Lot: 4, 4.02, 5 & 6

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

June 5, 2017
Date

Sandra L. Ferguson
Gloucester Township Tax Collector

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

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

June 16, 2017

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

JUN 21 2017

Re: Application #172034D
David A. Waronker
1110 Chews Landing Road, Clementon, NJ 08021
Block 20601, Lots 4, 4.02, 5 & 6

Gentlemen:

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

In addition, recycling service must be addressed – i.e., location, etc.

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: June 13, 2017 **APPLICATION No. #172034D**

APPLICANT: David A. Waronker, President **PROJECT No. #11506**

BLOCK(S): 20601 Lot(S): 4, 4.02, 5 & 6

LOCATION: 1110 Chews Landing Rd., Clementon, NJ 08021

RECEIVED
JUN 26 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 – Use "D" Variance**

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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

☐ For Your Files.

Use Variance Plan
Floor plan +
Elevation

ENCLOSED:

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

REVIEWED
☑ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL: [illegible]
DATE: 6-21-17

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

W/o Comment

Signature

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #172034D Block: 20601 Lot: 4, 4.02, 5 & 6

☒Plans as shown along with available information do not reveal any anticipated traffic problems.

☐Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.

☐Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.

☐Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

☐Other

RECEIVED
JUN 19 2017

Reviewed By: ☒ Lt. Jason Gittens #134

Signature: _____ Date Submitted: Friday June 16th, 2017

CBD Real Estate Investments, LLC

RECEIVED
JUN 13 2017
#172034D

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DATE: 26 APRIL 2017 | K&A #: 17086

Kitchen & Associates
Architecture · Engineering · Planning · Interiors

LITTLE POND VILLAGE AT GLOUCESTER TOWNSHIP

Gloucester Township, New Jersey

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #172054CDSPW Escrow #11776**
Clear Channel Outdoor, Inc.
BLOCK 18601, LOT 2

DATE: November 21, 2017

The Applicant requests a use variance in conjunction with a site plan waiver to "convert the existing back to back 16' x 60' vinyl advertising face to a back to back 14' x 48' LED advertising face for (Board No. 042132) for eastbound traffic" off-premise commercial sign (Billboard) along the Atlantic City Expressway within the NC – Neighborhood Commercial District.

Applicant:	Clear Channel Outdoor, Inc., 9130 State Road, Philadelphia, PA 19136 (telephone #215-827-1100).
Owner:	Interstate Outdoor Advertising, 905 North Kings Highway, Cherry Hill, NJ 08034 (telephone #856-667-6620).
Attorney:	Andrew S. Ross, 9130 State Road, Philadelphia, PA 19136 (telephone #215-827-1100).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application and Checklist dated 10/03/17.
   a. Ownership of Clear Channel Outdoor, Inc.
   b. Preliminary Tax Bill
   c. Easement Agreement dated June 05, 1987.
   d. Zoning Permit Denial.
2. Color photo (Letter size) of site location of proposed billboard.
3. Color photo (Letter size) of existing billboard.
4. Digital Billboard (Ledger Size) "SHOP DWG" comprising one (1) sheet, as prepared by Daktronics, Inc. dated 5/29/15.
5. Digital Billboard (Ledger Size) "DISPLAY RISER" comprising one (1) sheet, as prepared by Daktronics, Inc. dated 8/24/15.
6. Minor Subdivision (copy), as prepared by Azimetric Surveying Services comprising one (1) sheet dated 01/28/86, last revised 6/17/86.

II. ZONING REVIEW

1. Billboards and Outdoor Advertising Sign is not a listed permitted use in the NC – Neighborhood Commercial District [§426.DD(2)].

   ZONE: NC – Neighborhood Commercial District [§415].

Standard	Required (Use Other)	Proposed	Complies
Lot area (min.)	1 acre	±2.57 acres[1]	yes
Lot frontage (min.)	100 ft.	235 ft.[1]	yes
Lot depth (min.)	300 ft.	465.24 ft.[1]	yes
Building Coverage (max.)	25%	n/p	---
Lot coverage (max.)	75%	n/p	---
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	20 ft.	n/p	---
Side yard (min.)	10 ft.	n/p	---
Rear yard (min.)	25 ft.	n/p	---
Height (max.)	35 ft.	n/p	---

[1] = Tax map data.

n/p = not provided.

= Variance required.

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

III. BILLBOARD & OUTDOOR ADVERTISING REVIEW

1. Specific Purpose and Intent
   a. The Applicant must provide testimony to address the community character requirements as per §426.DD(1), Specific Purpose and Intent.
      i. It's recommended the Applicant provide a photo study or the functional equivalent that depicts how the billboard would look on the along the northwest and southeast approaches of the Atlantic City Expressway.
2. Locations
   a. Billboards are not a permitted use or conditional use in the NC – Neighborhood Commercial District along the Atlantic City Expressway as per §426.DD(2)(b).
3. Performance
   a. The Applicant is advised no billboard may be utilized to advertise tobacco or any tobacco products or consumption and alcohol advertisement must comply with applicable laws as per §426.DD(3)(a).
   b. All billboards shall be located within 660-feet of the right-of-way of NJ route 42 and the Atlantic City Expressway §426.DD(3)(b).
   c. The Applicant is advised billboards shall conform with §426, parts A, C, D, E, I-1, L and DD and shall not utilize prohibited components in accordance §426.L Prohibited signs as per §426.DD(3)(c).
      i. A variance is required to allow the LED advertising face as per §426.L(1).

d. The Applicant is advised billboards shall not be attached to any building as per §426.DD(3)(d).

e. The Applicant must provide testimony to address materials utilized in the construction of the proposed billboard are permanent as per §426.DD(3)(e).

   i. Should the Board approve the instant application it's recommended the applicant provide construction details from a qualified professional to address this requirement.

f. The Applicant must provide testimony to address to the Board's satisfaction that access is limited as per §426.DD(3)(f).

   i. Should the Board approve the instant application it's recommended the applicant provide construction details from a qualified professional to address this requirement.

g. The Applicant is advised that a blank or unused billboard face is not permitted to exceed sixty (60) days as per §426.DD(3)(g).

h. The Applicant is advised no billboard shall be permitted to advertise activities that are illegal under federal, state, or local law as per §426.DD(3)(h).

i. The Applicant is advised embellishments, which create a three-dimensional effect are permitted and are counted for sign area §426.DD(3)(i).

   i. The Applicant should address if the proposed billboard would include any proposed embellishments.

4. Billboard Permits

   a. The Applicant must provide testimony to address the permitting requirements as per §426.DD(4), Billboard permits.

5. Illumination

   a. The Applicant must provide testimony to address illumination of the proposed billboard as per §426.DD(5), Illumination.

6. Area, Height, Yard and Other Bulk Requirements as per §426.DD(6).

Description	Required	Proposed	Complies
Billboard Height (max.) - §426.DD(6)(a)	**45 ft.**	**75 ft.**	**no***
Number face or sides (max.) - §426.DD(6)(b)	2	2	yes
Billboard side height (max.) - §426.DD(6)(c)	16 ft.	14 ft.	yes
Billboard side width (max.) - §426.DD(6)(c)	60 ft.	48 ft.	yes
Billboard area (max.) - §426.DD(6)(c)	960 sf	672 sf	yes
Setback (min.) - §426.DD(6)(d)	10 ft.	n/p	---
Setback from other billboards (min.) - §426.DD(6)(e) Northwest	3,000 ft.	> 3,000 ft.[1]	yes
Southeast	3,000 ft.	> 3,000 ft.	yes
Setback from residential district (min.) - §426.DD(6)(f)	**400 ft.**	**< 400 ft.**	**no***

[1] = Scaled data
n/p = not provided.
* = Variance required.

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

7. Non-Conforming Billboards
   a. The Applicant is advised non-conforming billboards may be dismantled and removed if abandoned and/or destroyed as per §426.DD(7).
8. Abandonment
   a. The Applicant is advised after 90 days of certain conditions it may be determined a billboard is abandoned and shall be removed within 60 days as per §426.DD(7).

IV. WAIVER COMMENTS

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

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

V. VARIANCE COMMENTS

The Application as submitted requires the following variances:

§426.DD(2), Locations: "D1" Use variance

1. Use: Billboard (off-premise advertising) is not a permitted use or conditional use in the NC – Neighborhood Commercial District.

§426.DD(3)(c), Performance

2. LED: Billboard shall conform with §426.L(1), which specifically prohibits, the following:
   a. "Flashing, blinking, twinkling, animated, moving, projected, or reflectorized signs of any type, with the exception of time and temperature displays as otherwise permitted" [§426.L(1)].

§426.DD(6)(a), Area, Height, Yard and Other Bulk Requirements: "D6" Use variance

3. Billboard height: (75 ft. provided v. 45 ft. maximum allowed).
   a. The height of the proposed principal structure billboard exceeds 10 feet of the maximum height permitted by ordinance.
      i. "This height shall be measured from the horizontal plane at the nearest edge of paved road surface opposite the edge of the sign face to the highest point of the billboard or embellishment, if applicable" [§426.DD(6)(a)].

§426.DD(6)(f), Area, Height, Yard and Other Bulk Requirements

4. Setback (residential district):
   a. The southwest side of the Atlantic City Expressway is within the R-1, Residential District. The Atlantic City Expressway right-of-way is 300-feet (tax map data). Therefore, the proposed billboard does not comply with the 400 feet minimum requirement.

The Application as submitted may also require the following variances:

§426.DD(6)(e), Area, Height, Yard, and Other Bulk Requirements - ("C1" and "C2" variances)

5. Lot Coverage:
   a. <u>It's recommended the applicant provide professional testimony to address the existing lot coverage and whether or not the instant application impacts the ordinance requirement</u>.
6. Setbacks:
   a. <u>It's recommended the Applicant provide professional testimony to address the existing and proposed setbacks from property lines</u>.

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 lot coverage variance:

7. 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)).
8. 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).

POSITIVE CRITERIA ("D1" use variance)

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

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

POSITIVE CRITERIA ("D6" use variance)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D6" variance:

10. The Board has the power to grant a variance for height of a principal structure that exceeds by 10 feet or 10% the maximum height permitted (basis N.J.S.A. 40:55-70d(6).
    a. A use variance must meet the statutory "special reasons" standards.

NEGATIVE CRITERIA

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

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

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

VI. GENERAL REVIEW COMMENTS

1. The Applicant should address the submitted minor subdivision (copy), as prepared by Azimetric Surveying Services comprising one (1) sheet dated 01/28/86, last revised 6/17/86, which does not appear to accurately reflect existing conditions, as follows:
    a. Based on tax map data it would appear the property has been subsequently subdivided and developed with additional commercials building(s), self-storage facility, and a telecommunications tower.
    b. It does not appear the existing billboard was "tied-down" whereas the subdivision plan provides no setbacks from property lines to determine compliance with ordinance setback requirements.
    c. It's not clear the proposed billboard height is measured in accordance with the ordinance requirements.
        i. <u>It's recommended consideration be given to requiring a boundary survey depicting existing conditions and addressing the billboard property line setbacks and height requirements</u>.

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*

6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

VIII. RECOMMENDATIONS

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

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

cc: Clear Channel Outdoor, Inc.
Andrew S. Ross
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

Amended 10/24/2017

For Office Use Only

Submission Date[1]: _____ Application №.: #172054CDSPW

Taxes Paid (Yes/No) (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees 160.00 Project # 11776

add'l fees = $350
add'l escrow = $1950

Escr. 150.00 Escr.# 11776

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

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Clear Channel Outdoor, Inc.	Name(s): Interstate Outdoor Advertising
Address: 9130 State Road	Address: 905 North Kings Highway
City: Philadelphia	City: Cherry Hill
State, Zip: PA, 19136	State, Zip: NJ, 08034
Phone: (215) 827 - 1100 Fax: (215) 827 - 1101	Phone: (___) 667 - 6620 Fax: (___) ___ - ___
Email: JeffreyOJones@clearchannel.com	

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

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

RECEIVED OCT 03 2017 BY:

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: Andrew S. Ross	Firm: Clear Channel Outdoor, Inc.
Address: 9130 State Road	State, Zip: PA 19136
City: Philadelphia	Phone: (215) 827 - 1100 Fax: (215) 827 - 1101
	Email: AndrewRoss@Clearchannel.com

6. Name of Persons Preparing Plans and Reports:

Name: QUANTUM STRUCTURE & DESIGN	Name: DYNAMIC ENGINEERING CONSULTANTS
Address: 5544 W. 147 ST	Address: 790 NEWTOWN YARDLEY RD
Profession: STRUCTURE ENGINEERING / FABRICATION	Profession: ENGINEER & SURVEY
City: OAK FOREST	City: NEWTOWN
State, Zip: ILLINOIS 60452	State, Zip: PA 18940
Phone: (815) 744-8663 Fax: (__)___-___	Phone: (267) 685-0276 Fax: (__)___-___
Email:	Email:

7. Location of Property:

Street Address: 1651 Sicklerville Road, Gloucester Twp, Camden Co. Block(s): 18601

Tract Area: MP 42.2 Lot(s): B02 2-B01

8. Land Use:

Existing Land Use: BILLBOARD

Proposed Land Use (Describe Application):

Convert the existing back to back 16'x60' vinyl advertising face to a back to back 14'x48 LED advertising face (Board No. 042132) for eastbound traffic.

9. Property:

Number of Existing Lots: _____

Number of Proposed Lots: _____

Proposed Form of Ownership:

■ Fee Simple (EASEMENT) ☐ 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	+/- 400 FT
Front setback 2	N/A
Rear setback	+/- 40 FT
Side setback 1	+/- 390 FT
Side setback 2	+/- 50 FT
Lot frontage	351 FT
Lot depth	436.87 FT
Lot area	255,750 SQ FT
Building height	N/A

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: 9/25/2017

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).**

9/29/2017
Date

Signature

DAVID LAMBERGER
Print Name

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

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KATHLEEN M. CUTHBERTSON, Notary Public
City of Philadelphia, Phila. County
My Commission Expires May 5, 2019

Kathleen M. Cuthbertson
Signature

KATHLEEN M. CUTHBERTSON
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

JEFFREY O. JONES
Print Name

9/29/2017
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, 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:

Jeffrey O. Jones 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 25th day of September, 2017 before the following authority.

Kathleen M. Cuthbertson
Notary public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KATHLEEN M. CUTHBERTSON, Notary Public
City of Philadelphia, Phila. County
My Commission Expires May 5, 2019

Clear Channel Outdoor

Ownership of Clear Channel Outdoor Inc.

These are the names and addresses of all stockholders in the corporation who own 10% or more of its stock, of any class, or of all individual partners in the partnership who own a 10% or greater interest therein, or of all members in the limited liability company who own a 10% or greater interest therein, as the case may be.

Clear Channel Outdoor Holdings Inc.
200 East Basse Road – Suite 100
San Antonio, TX 78209

iHeartmedia
200 East Basse Road – Suite 100
San Antonio, TX 78209

2016 FINAL/2017 PRELIMINARY TAX BILL — TOWNSHIP OF GLOUCESTER — CAMDEN COUNTY, NJ

BLOCK NUMBER	LOT NUMBER	QUALIFICATION
18601	2	B01

Property Locat. 1651 SICKLERVILLE ROAD
Building Desc. DBLBILLBD CL153
Additional Lots
Land Dimens.
Bank 00683 Mortgage # 235X488 Tax Acct. # 19793

ASSESSED VALUATION INFORMATION

▼ LAND ▼	▼ IMPROVEMENTS ▼	▼ TOTAL ▼
EXEMPTIONS ▶ 0	NET TAXABLE VALUE ▶ 60400	60400
		60400

MJB RENTAL PROPERTIES LLC
1651 SICKLERVILLE ROAD
SICKLERVILLE, NJ 08081

EXPLANATION OF TAXES

DESCRIPTION	RATE PER $100	AMOUNT OF TAX
COUNTY TAX	0.779	470.51
COUNTY LIBRARY	0.050	30.20
COUNTY OPEN SPACE	0.020	12.08
SCHOOL TAX	1.102	665.61
REGIONAL SCHOOL TAX	0.603	364.82
MUNICIPAL TAX	1.008	608.83
MUNICIPAL OPEN SPACE	0.020	12.08
FIRE DISTRICT=F05	0.202	122.01
2016 TOTAL TAX	3.785	2286.14
2016 NET TAX		2286.14
LESS 2016 PREV. BILLED		1060.63
BALANCE OF 2016 TAX		1225.51

THIS IS NOT A BILL FOR ADVICE ONLY

2016 3RD QTR DUE AUG. 1, 2016	612.76	2016 4TH QTR DUE NOV. 1, 2016	612.75	2017 1ST QTR DUE FEB. 1, 2017	571.54	2017 2ND QTR DUE MAY 1, 2017	571.53

INFORMATION FOR TAXPAYERS

MAKE CHECK PAYABLE TO: TOWNSHIP OF GLOUCESTER

MAIL TO: GLOUCESTER TOWNSHIP TAX OFFICE
P.O. BOX 8
BLACKWOOD, N.J. 08012

TEL #: (856) 228-4000

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

ONLINE BANK PAYMENTS MUST INCLUDE BLOCK & LOT NUMBERS. TAX OFFICE DRIVE THRU WINDOW IS ONLY OPEN DURING TAX COLLECTION PERIOD, 8:30AM TO 5PM.

2017 PRELIMINARY TAX

PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2016 TOTAL NET TAX: 1143.07

DISTRIBUTION OF TAXES

County Taxes	22.43%	$ 512.79
School Taxes	45.07%	$ 1030.43
Municipal Taxes	27.16%	$ 620.91
Fire Dist Tax	5.34%	$ 122.01

STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Services' website at http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html to find (based on the assessed value of this parcel) the amount of state aid used to offset property taxes on this parcel.

TOWNSHIP OF GLOUCESTER — 2017-2

Camden County

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT
2017 2ND QUARTER TAX DUE MAY 1, 2017

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
18601	2	B01	00683

TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE MAY 1, 2017
19793	020602		571.53

ADJUSTMENT
INTEREST
CASH
CHECK
TOTAL 571.53

MJB RENTAL PROPERTIES LLC
1651 SICKLERVILLE ROAD

THIS IS NOT A BILL - FOR ADVICE ONLY

TOWNSHIP OF GLOUCESTER — 2017-1

Camden County

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT
2017 1ST QUARTER TAX DUE FEBRUARY 1, 2017

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
18601	2	B01	00683

TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE FEBRUARY 1, 2017
19793	020602		571.54

ADJUSTMENT
INTEREST
CASH
CHECK
TOTAL

MJB RENTAL PROPERTIES LLC
1651 SICKLERVILLE ROAD

THIS IS NOT A BILL - FOR ADVICE ONLY

B020-01A/01B

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TOWNSHIP OF GLOUCESTER — 2016-4

Camden County

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT
2016 4TH QUARTER TAX DUE NOVEMBER 1, 2016

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
18601	2	B01	00683

TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE NOVEMBER 1, 2016
19793	020602		612.75

ADJUSTMENT
INTEREST
CASH
CHECK
TOTAL

MJB RENTAL PROPERTIES LLC
1651 SICKLERVILLE ROAD

THIS IS NOT A BILL - FOR ADVICE ONLY

TOWNSHIP OF GLOUCESTER — 2016-3

Camden County

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT
2016 3RD QUARTER TAX DUE AUGUST 1, 2016

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
18601	2	B01	00683

TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE AUGUST 1, 2016
19793	020602		612.76

ADJUSTMENT
INTEREST
CASH
CHECK
TOTAL

MJB RENTAL PROPERTIES LLC
1651 SICKLERVILLE ROAD

THIS IS NOT A BILL - FOR ADVICE ONLY

mailed 4/26/17

TATAL Di...

EASEMENT AGREEMENT

AGREEMENT made this 5th day of June, 1987, by and between INTERSTATE OUTDOOR ADVERTISING, INC., a New Jersey corporation (hereinafter called "Interstate"); and W. FLOYD HENDERSON and CALVIN C. COSTILL, Partners trading as H & C ASSOCIATES, a New Jersey partnership (hereinafter called "Buyer").

WHEREAS, Interstate has on this date sold and conveyed to Buyer that certain property situate in the Township of Gloucester, County of Camden, and State of New Jersey, referred to as the "Property", as more particularly described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, in consideration of such sale and conveyance Buyer has agreed to grant to Interstate an Easement for use of the Easement Area (as defined below) as provided for herein;

NOW, THEREFORE, in consideration of the mutual agreements herein contained, the parties covenant and agree for themselves and their respective heirs, legal representatives, successors and assigns, as follows:

1. EASEMENT AREA. Interstate and Buyer have established an area designated as an easement area, hereinafter referred to as

PREPARED BY:

RICHARD B. COHN
ARCHER & GREINER
A Professional Corporation
One Centennial Square
Haddonfield, NJ 08033

the "Easement Area," which Easement Area consists of a portion of the Property, and which is more specifically set forth on Exhibit "B" attached hereto and made a part hereof.

2. EASEMENTS. Buyer hereby grants and conveys to Interstate, its successors and assigns forever, the following easements:

(a) Easement over, under and through the Property for connection with, construction, operation, maintenance, repair, replacement, or removal of public utilities for Interstate's use of the Easement Area. In using this Easement, Interstate shall be as inobtrusive as possible with respect to Buyer's use of the Property. Interstate will, wherever possible, use existing utility facilities and lines at existing locations on the Property, and will conduct itself in such a manner as to cause the least possible interference with Buyer's use of the Property while enjoying the benefits of this Easement; and

(b) Easement allowing Interstate to erect and construct upon the Easement Area, to service, repair, maintain, alter, remove and replace outdoor advertising sign structures, fixtures, equipment and accessions, and replacements thereof. Interstate shall further have the right to install in the Easement Area suitable electrical wiring and metering equipment and any other required equipment incidental to its use of the Easement Area, and to post, paint, and illuminate the sign structures and maintain advertisements on such sign

DB4220-0714

structures. Interstate shall further have all air rights for maintenance of the sign structures, and undisturbed visibility of such structures from the Atlantic City Expressway. Buyer shall erect no fence around or on the Easement Area without the prior consent, in writing, of Interstate. Upon notice from Interstate to Buyer of Interstate's intent to paint the sign structure, Buyer shall not allow the parking of any motor vehicles of any kind on the ground space under the sign structures.

3. PROPERTY OF INTERSTATE. All advertising structures, signs, fixtures, accessions, as well as devices and equipment of every design and nature incidental to Interstate's use of the Easement Area, as well as all leases and rentals with respect to the same, or monies paid or other consideration provided from the sale or assignment of Interstate's rights hereunder, shall remain the personal property of Interstate. As such, Buyer shall receive no consideration of any kind as a result of the entry of this Agreement and the rights conveyed to Interstate herein.

4. BUYER'S USE OF THE PROPERTY. Buyer shall have the right to use the Easement Area for any purpose which does not interfere with Interstate's right to use the Easement Area for its advertising sign structures. Buyer may not use the Easement Area for any use which intereferes with Interstate's permitted use of the Easement Area.

5. COVENANTS RUNNING WITH LAND. The Easements hereby granted and the agreements herein contained shall be easements,

DB4220-0715

restrictions and covenants running with the land and shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, legal representatives, successors and assigns, including, but without limitation, all subsequent owners of the Property, or any part thereof, and all persons claiming under them.

6. VIOLATION OF AGREEMENT. In the event of any violation or threatened violation by any party, lessee or occupant or any person claiming under them, of any of the terms, restrictions, covenants and conditions provided herein, either of the parties, or their respective heirs, legal representatives, successors or assigns to all or any part of the Property, will have, in addition to the right to collect damages, the right to enjoin such violation or threatened violation in a court of competent jurisdiction. Buyer and Interstate consent to the entry of injunctive relief to enjoin any violation of this Agreement. Prior to the commencement of any such action, ten (10) days' written notice of the violation and demand to abate such violation must be given to the other party or other person responsible for such. This notice may be given by personal service or certified mail, return receipt requested, postage prepaid. Buyer agrees to pay all costs and expenses, including reasonable attorney's fees, with respect to the enforcement of this Agreement. Buyer further agrees to pay all reasonable attorney's fees incurred by Interstate even if suit is not brought to enforce this Agreement.

7. FURTHER ASSURANCES. Each of the parties hereto, without cost to the other, shall, at any time, and from time to time hereafter, execute and deliver any and all further instruments and assurances and perform any acts that the other party may reasonably request for the purpose of giving full force and effect to the provisions of the Easements set forth herein.

8. NOT A PUBLIC DEDICATION. Nothing contained in this Agreement will be deemed to be a gift or dedication of any portion of the Easement Area to the general public, or for the general public, or for any public purpose whatsoever, it being the intention of the parties that this Agreement will be strictly limited to and for the purposes expressed herein. This Easements herein are granted without charge therefor, and the issuance of the Easements is a condition to Interstate's obligation to convey title to the Property to Buyer, and as part of the consideration provided to Interstate for the conveyance of title to the Property.

9. SEVERABILITY. If any clause, sentence or other portion of the terms, conditions, covenants and restrictions of this Agreement becomes illegal, null or void for any reason, or is held by any court of competent jurisdiction to be so, the remaining portions will remain in full force and effect.

10. MUTUALITY, RECIPROCITY RUNS WITH LAND. Each and all of the Easements and rights granted or created herein are appurtenances to the Property and none of the Property may be transferred, assigned or encumbered, except subject to this

DB4220-0717

Agreement and the rights and obligations set forth herein. This Agreement shall run with the land. The Easements granted herein shall be of perpetual duration.

11. ABANDONMENT OF EASEMENT. Notwithstanding anything to the contrary contained herein, if Interstate abandons the Easement Area by failing to use it for advertising sign purposes for a period of two (2) consecutive and uninterrupted years, the Easements granted herein shall terminate and title to all property or structures located in or on the Easement Area shall immediately revert to Buyer.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, or caused these presents to be signed by their proper corporate officers, said signatures properly attested, the day and year first above written.

Witnessed or attested by:

Debra Hilpl
Debra Hilpl Secretary

INTERSTATE OUTDOOR ADVERTISING, INC.

BY: Thomas Glenn
Thomas Glenn President

W. Floyd Henderson
W. FLOYD HENDERSON

Richard B. Cohn
RICHARD B. COHN

Calvin C. Costill
CALVIN C. COSTILL

STATE OF New Jersey)
:SS
COUNTY OF Camden)

BE IT REMEMBERED, that on this 5th day of June in the year of our Lord one thousand nine hundred and eighty-seven, before me, the subscriber, the undersigned authority, personally appeared DEBRA HILPL of INTERSTATE OUTDOOR ADVERTISING, INC., who I am satisfied is the person who signed the within instrument, and he acknowledged that he signed, sealed with the corporate seal and delivered the same as such officer aforesaid, and that the within instrument is the voluntary act and deed of such corporation, made by virtue of a Resolution of its Board of Directors.

ANNETTE M. LARSEN
Notary Public of New Jersey
My Commission Expires April 18, 1990

STATE OF New Jersey)
:SS
COUNTY OF Camden)

BE IT REMEMBERED, that on this 5 day of June in the year of our Lord one thousand nine hundred and eighty-seven, before me, the subscriber, the undersigned authority, personally appeared W. Floyd Henderson, who I am satisfied is the grantor mentioned in the above instrument and acknowledged that he signed, sealed and delivered the same as his act and deed. All of which is hereby certified.

ROBYN G. HAMMOND
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 3, 1991

STATE OF New Jersey)
:SS
COUNTY OF Camden)

BE IT REMEMBERED, that on this 5 day of June in the year of our Lord one thousand nine hundred and eighty-seven, before me, the subscriber, the undersigned authority, personally appeared Calvin C. Costill, who I am satisfied is the grantor mentioned in the above instrument and

acknowledged that he signed, sealed and delivered the same as his act and deed. All of which is hereby certified.

ROBYN G. HAMMOND
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 3, 1991

0117E
060487

EXHIBIT "A"

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the Township of Gloucester, County of Camden and State of New Jersey, being described in accordance to a Minor Subdivision prepared by Azimetric Surveying Services filed September 5, 1986, as Map #6237. The legal description is:

BEGINNING at a point in the Southwesterly line of County House New Brooklyn Road (74 feet wide) (also known as Sicklerville Road and County Route #705) said beginning point being in the division line of Lot 1, Block 18601 and Lot 2, Block 18601, and from said point extends; thence (1) along said division line of Lots 1 and 2, Block 18601, South 42 degrees 30 minutes 00 seconds West, 436.87 feet to a point in the Northeasterly line of Atlantic City Expressway (300 feet wide); thence (2) along said Northeasterly line of Atlantic City Expressway, on a curve with a radius of 17,338.73 feet, the arc length of 487.79 feet (chord bearing being South 41 degrees 57 minutes 53 seconds West, the chord length of 487.77 feet) to a point in the division line of Tract A and Tract B; thence (3) along the division line of Tract A and Tract B, North 42 degrees 30 minutes 00 seconds East, 119.38 feet to a point for a corner; thence (4) still along same, North 47 degrees 30 minutes West 134.5 feet to a point for a corner; thence (5) still along same, North 42 degrees 30 minutes East, 364.54 feet to a point in the aforementioned Southwesterly line of County House New Brooklyn Road; thence (6) along said line of County House New Brooklyn Road North 47 degrees 30 minutes 00 seconds West, 351.00 feet to the point and place of beginning.

BEING KNOWN and designated as Tract A on aforementioned Minor Subdivision.

ALSO KNOWN as part of Lot 2, Block 18601 on the Tax Map.

EXHIBIT "B"

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the Township of Gloucester, County of Camden and State of New Jersey. Being described in accordance to a Minor Subdivision prepared by Azimetric Surveying Services dated January 28, 1986 and revised to October 18, 1986.

BEGINNING at a point in the Southwesterly line of County House New Brooklyn Road (74 feet wide) (also known as Sicklerville Road and County Route #705) said beginning point being 336 feet South 47 degrees 30 minutes East from the division line of Lots 1 and 2 in Block 18601 as shown on the Tax Map of the Township of Gloucester and extends from said point; thence (1) South 42 degrees 30 minutes West, 470.90 feet to a point in the Northeasterly line of Atlantic City Expressway (300 feet wide); thence (2) along said line of Atlantic City Expressway, along a curve with a radius of 17,338.73 feet, Southeastwardly the arc distance of 152.96 feet to a point; thence (3) North 42 degrees 30 minutes East, 119.38 feet to a point; thence (4) North 47 degrees 30 minutes West, 134.5 feet to a point; thence (5) North 42 degrees 30 minutes East, 364.54 feet to a point in the aforementioned Southwesterly line of County House New Brooklyn Road; thence (6) along said line of County House New Brooklyn Road, North 47 degrees 30 minutes West, 15 feet to the point and place of beginning.

ZONING PERMIT DENIED

1651 SICKLERVILLE RD
Block/Lot 18601/2

Applicant
Clear Channel Outdoor
9130 State Rd.
Philadelphia, PA 19136

Real Estate Owner
INTERSTATE OUTDOOR
905 N. KINGS HWY
CHERRY HILL, NJ 08034

This is to certify that the above-named applied for a permit to/authorization for.
a proposed change of vinyl advertisement face to a 14'X48' LED advertising face on existing billboard.. This application for approval is hereby denied

Zone

Application is

Denied

Comments on Decision:
LED is not permitted as per Sect. 426-L-1 without a Zoning Board approval.

. 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 31, 2017

Applic No. 11708

Cut Here

Deliver to...

Clear Channel Outdoor
9130 State Rd.
Philadelphia, PA 19136

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)

To whom it may concern:

This is to certify that the below resident does not have any tax or sewer liens on their property or any outstanding balances.

Name MJB Rental Properties LLC

Address 1651 Sickleville Rd. Sicklerville, NJ 08081

Block 18601 Lot 2 - B01

8-29-17
Date

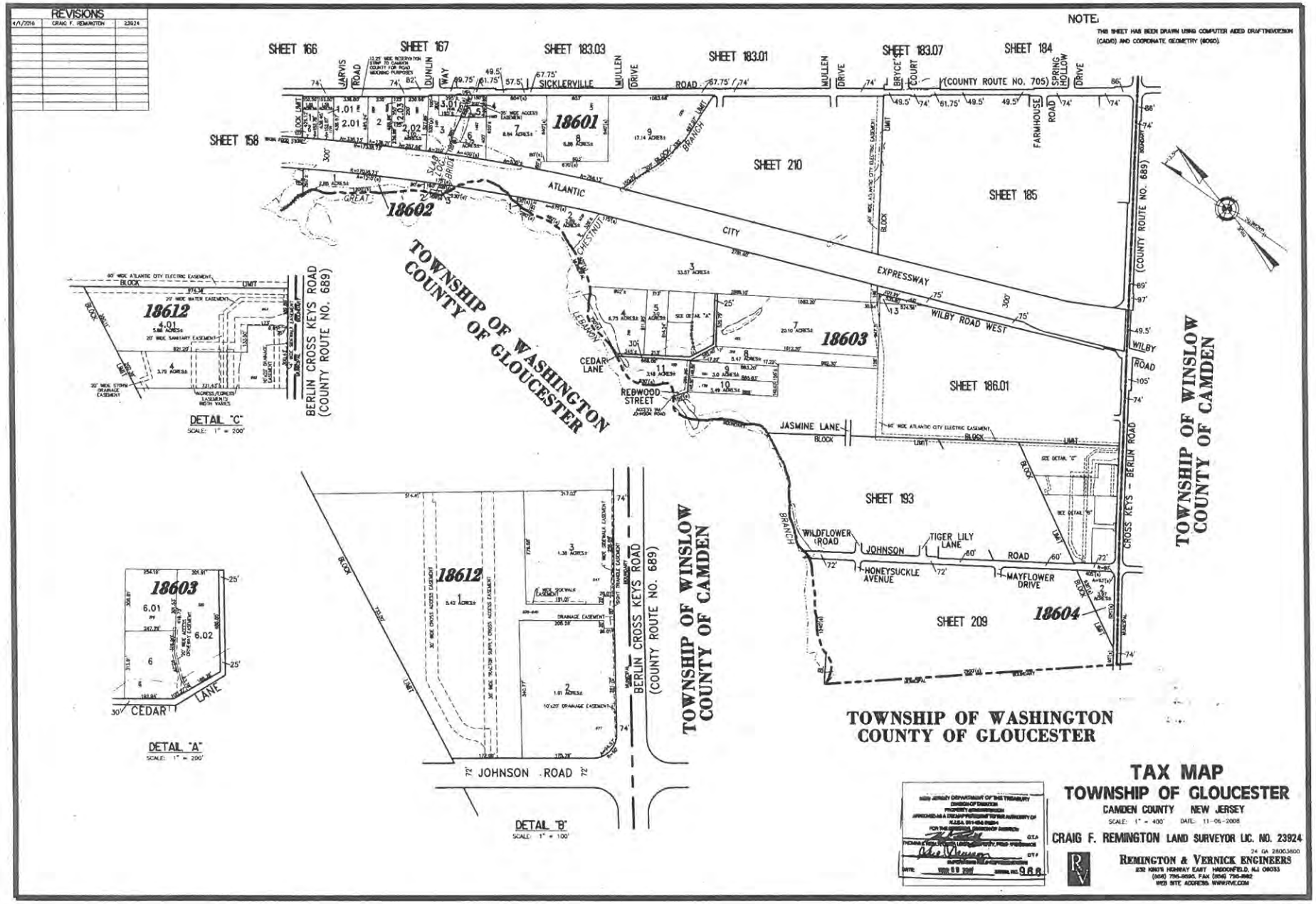
Maryann Busa
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Canden County

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

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



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 400' DATE: 11-06-2008

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

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-9662
WEB SITE ADDRESS: WWW.RVE.COM

042132 - Philadelphia

Clear Channel Outdoor

Description:	AC Xwy NS 1mi N/O Cross Keys Rd F/W - 2				
TAB Panel ID:	297378	**City:**	CROSS KEYS	**Latitude:**	39.749
Media Type:	Bulletin	**State:**	NJ	**Longitude:**	-75.025
Display Dimensions:	16' x 60'	**Zip:**	08081	**Facing:**	W
Physical Dimensions:	16' x 60'				

Weekly Impressions
Philadelphia, PA (DMA)

Demo	In Market	Total
18+ yrs	135,165	150,237

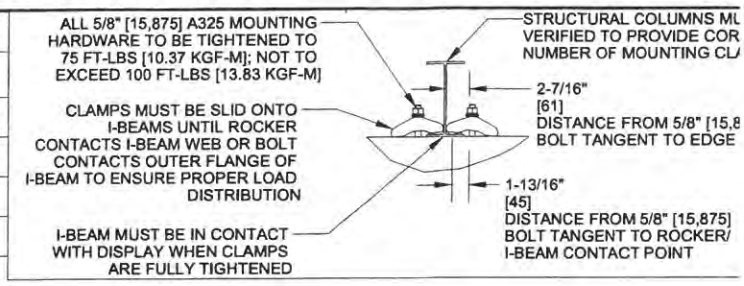
The Atlantic City Expressway is the major artery to and from the heavily populated Philadelphia Metro Area and the popular South Jersey Coastal Resort Communities, including Atlantic City.

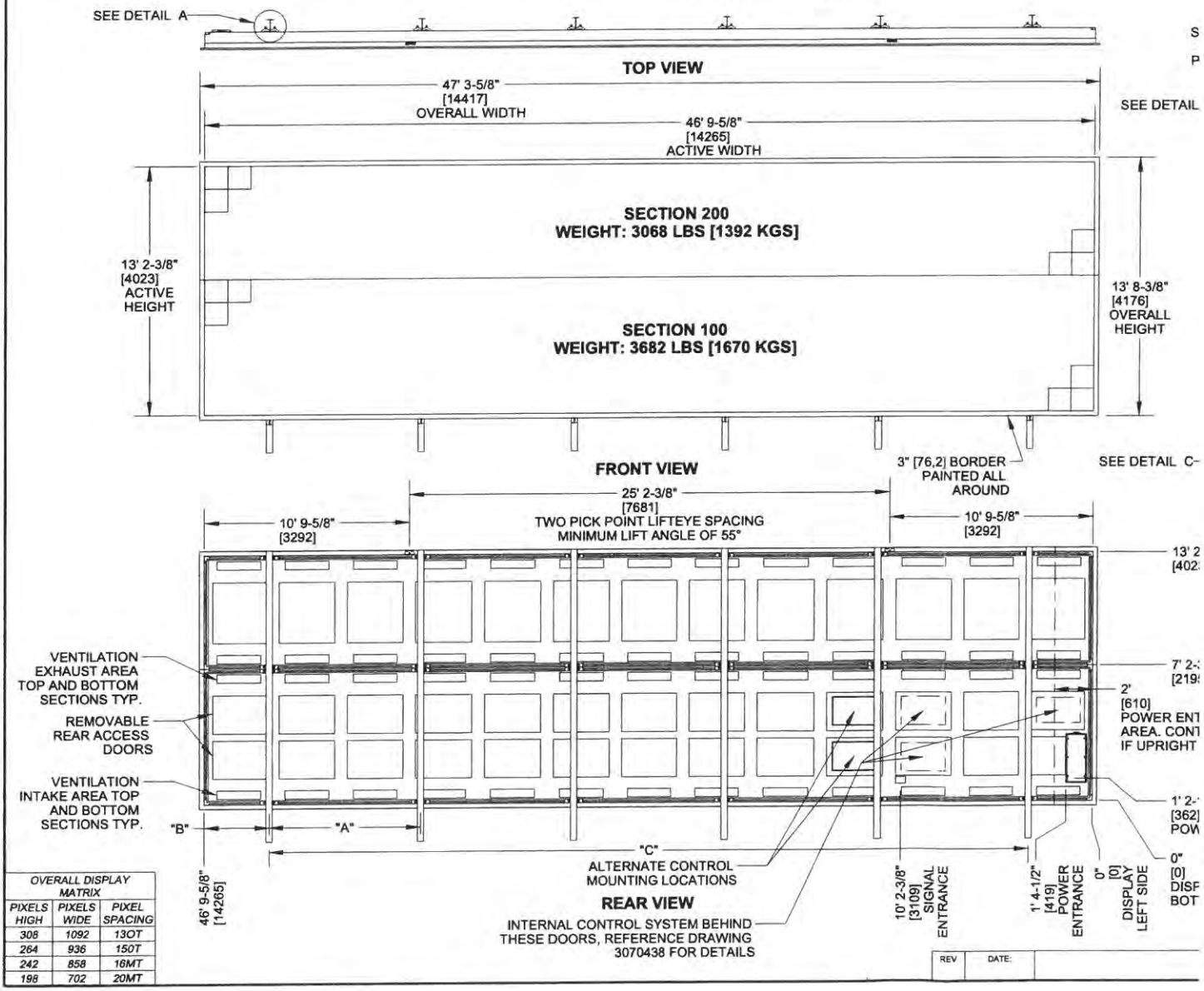
The TAB Out of Home Ratings™ data is proprietary intellectual property owned by the Traffic Audit Bureau for Media Measurement, Inc. and is to be used only by the recipient solely and exclusively for its planning and/or buying of out-of-home media advertisements. The Total 18+ Imps (Weekly) reported for digital now represent only those impressions for a single spot in rotation Copyright © 2014. All rights reserved.

11 FT
60 FT
75 FT

VERTICAL UPRIGHT SPACING TABLE: APPLICABLE DESIGN CODE IS IBC 2012.
IF UPRIGHT SPACINGS FALL OUTSIDE LISTED RANGE CONTACT DAKTRONICS ENGINEERING

DESIGN WIND PRESSURE "P"	58 PSF [283,2 KGF/M²]	72 PSF [351,5 KGF/M²]	87 PSF [424,8 KGF/M²]	103 PSF [502,9 KGF/M²]	121 PSF [590,8 KGF/M²]	139 PSF [678,7 KGF/M²]
MAX UPRIGHT SPACING "A"	12' 6" [3810]	11' 9" [3581]	11' 3" [3429]	10' 6" [3200]	10' [3048]	9' 6" [2896]
MAX CANTILEVER SPACING "B"	6' 3" [1905]	5' 9" [1753]	5' 6" [1676]	5' 3" [1600]	5' [1524]	4' 9" [1448]
MINIMUM REQUIRED # OF UPRIGHTS	4	4	5	5	5	5
MAX OUTSIDE UPRIGHT SPACING "C"	42' [12802]					





OVERALL DISPLAY MATRIX		
PIXELS HIGH	PIXELS WIDE	PIXEL SPACING
308	1092	13OT
264	936	15OT
242	858	16MT
198	702	20MT

REV	DATE:

NOTES:

1. DISPLAY LOADS ARE NON-CONTINUOUS.
2. IT IS THE RESPONSIBILITY OF THE ELECTRICAL INSTALLATION CONTRACTOR TO ENSURE THAT ALL ELECTRICAL WORK PERFORMED ON SITE MEETS OR EXCEEDS ALL LOCAL AND NATIONAL ELECTRICAL CODES.
3. DAKTRONICS IS NOT RESPONSIBLE FOR THE QUALITY OF THE POWER DELIVERY SYSTEM TO THE DISPLAY SYSTEM.

   BECAUSE EACH INSTALLATION IS UNIQUE, DAKTRONICS OFFERS THESE INSTRUCTIONS AS GUIDELINES ONLY. DAKTRONICS, INC. ASSUMES NO LIABILITY IF INSTALLATION STEPS HAVE BEEN OMITTED OR OTHER NECESSARY PROCEDURES ARE NOT INCLUDED IN THIS SYSTEM RISER DIAGRAM.
4. ALL DISPLAYS MUST BE GROUNDED PER ARTICLE 250 AND 600 OF THE NATIONAL ELECTRICAL CODE WITH NO MORE THAN 10 OHMS GROUND RESISTANCE.
5. DAKTRONICS UTILIZES BOTH STANDARD AND SUPPLEMENTARY CIRCUIT BREAKERS IN THE DISPLAY ASSEMBLY PROCESS. IT IS THE ELECTRICAL INSTALLATION CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL PRIMARY FEEDER CIRCUIT BREAKERS TO EACH DISPLAY/DISPLAY SECTION ARE UL 489 LISTED.
6. POWER AND SIGNAL REQUIREMENTS ARE SPECIFIED TO THE EQUIPMENT AND SETUP SHOWN. ANY CHANGES MADE TO EQUIPMENT OR THEIR SETUP SHOULD BE DISCUSSED WITH DAKTRONICS DESIGN PERSONNEL AND WILL REQUIRE AN UPDATED RISER DIAGRAM DRAWING.
7. THE CONTRACTUAL AGREEMENT WILL DETERMINE THE PARTY OR PARTIES RESPONSIBLE FOR ITEMS LISTED AS FIELD INSTALLED. THIS DRAWING IS NOT INTENDED TO DETERMINE RESPONSIBILITIES AND SHOULD BE USED FOR REFERENCES ONLY.
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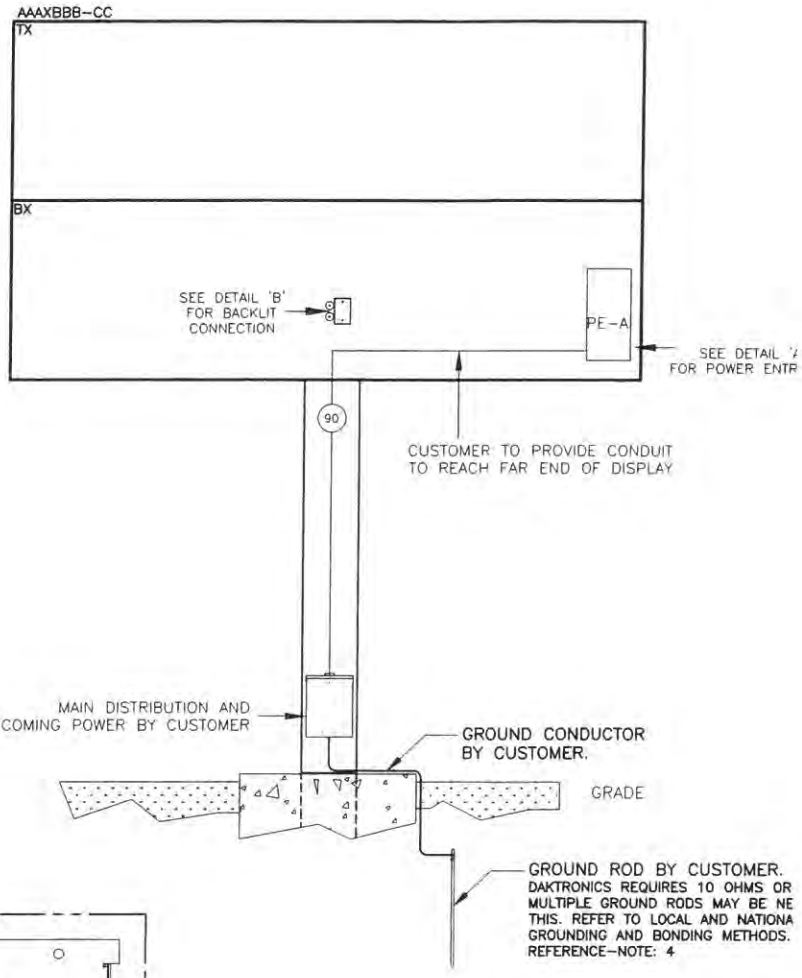
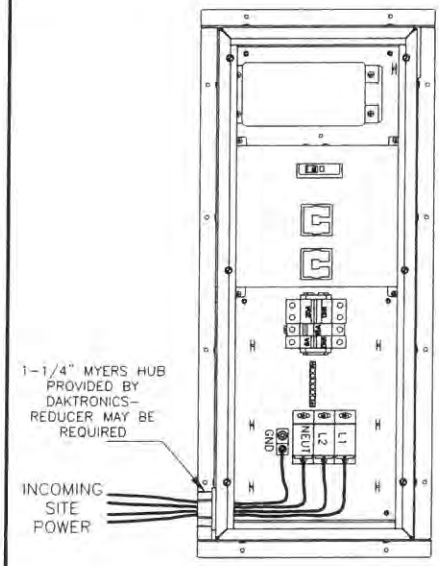
—— EXTERNALLY MOUNTED HARDWARE
- - - INTERNALLY MOUNTED HARDWARE

REAR VIEW

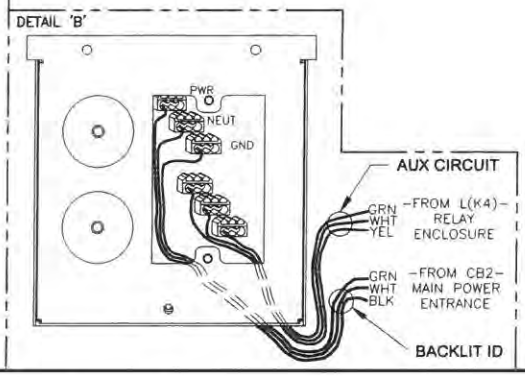


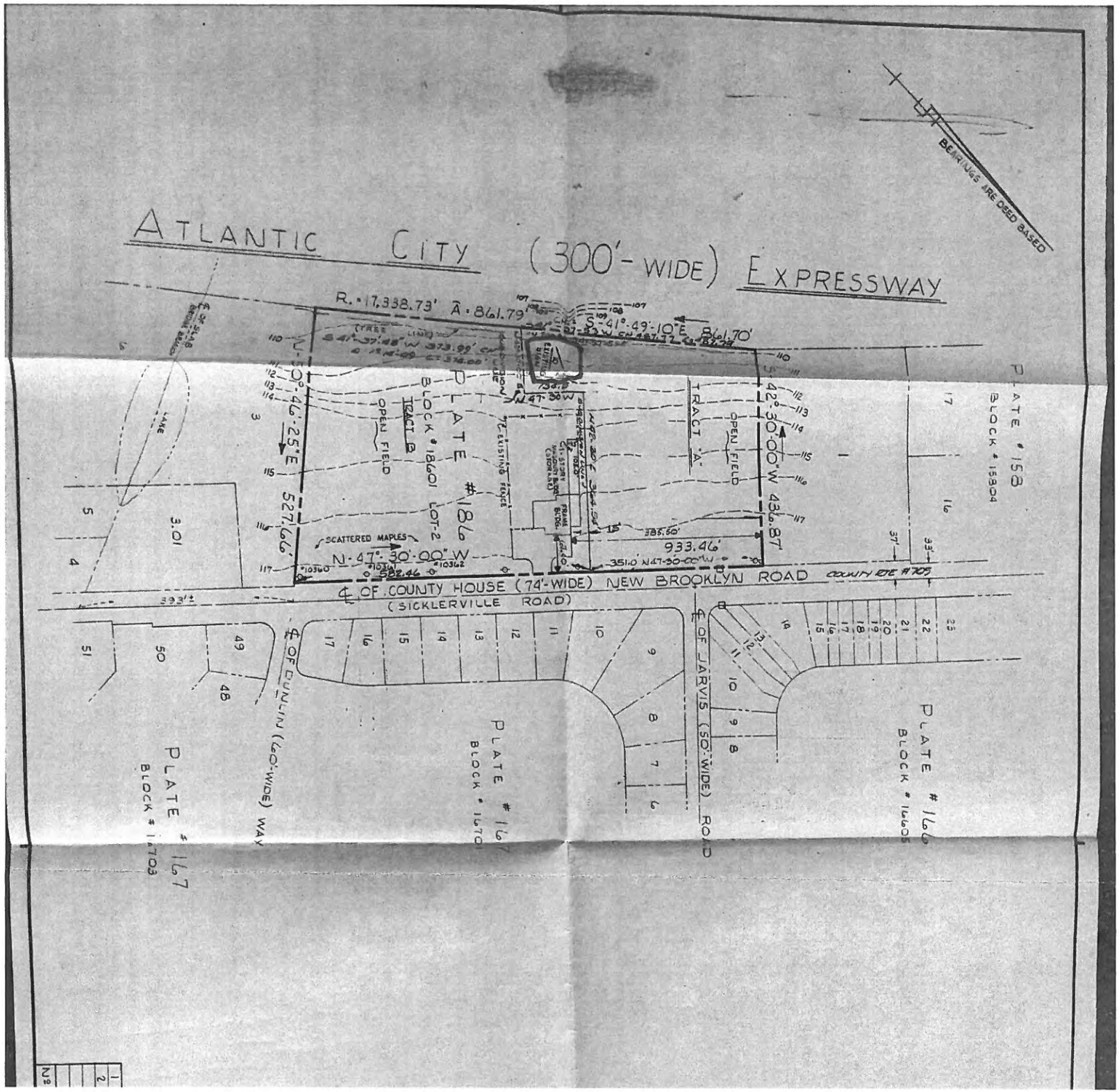
DETAIL 'A'

MULTI SECTION PWR ENTRANCE



DETAIL 'B'





ATLANTIC CITY (300'-WIDE) EXPRESSWAY
BEARINGS ARE DEED BASED
R. = 17,338.73' Ā = 861.79'
S-41°-49'-10"E 861.70'
N-50°-46'-25"E 527.66'
S-42°-30'-00"W 436.87'
N-47°-30'-00"W
933.46'
PLATE #186
BLOCK #18601 LOT-2
TRACT B
TRACT "A"
OPEN FIELD
SCATTERED MAPLES
EXISTING FENCE
FRAME BLDG.
℄ OF COUNTY HOUSE (74'-WIDE) NEW BROOKLYN ROAD
(SICKLERVILLE ROAD)
COUNTY RTE #705
℄ OF DUNLIN (60'-WIDE) WAY
℄ OF JARVIS (50'-WIDE) ROAD
PLATE #158
BLOCK #15804
PLATE #166
BLOCK #16605
PLATE #167
BLOCK #16701
PLATE #167
BLOCK #16703
LAKE

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 3, 2017

APPLICATION No. #172054CDSPW

APPLICANT: CLEAR CHANNEL OUTDOOR, INC

PROJECT No. 11776

BLOCK(S): 18601 LOT(S): 2 B 01

LOCATION: 1651 SICKLERVILLE RD., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

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

Please Forward Report by OCTOBER 14, 2017

RECEIVED
OCT 24 2017
BY:

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - 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

APPROVED
DATE: 10-24-17
BY
Bureau of Fire Prev...
Fire District 5
1781 Sicklerville Rd.
Sicklerville, NJ 08081

☐ Variance Plan ☒ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

Signature

Bill# 63

B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 3, 2017 **APPLICATION No.** #172054CDSPW

APPLICANT: CLEAR CHANNEL OUTDOOR, INC **PROJECT No.** 11776

BLOCK(S): 18601 **LOT(S):** 2 B 01

LOCATION: 1651 SICKLERVILLE RD., SICKLERVILLE, NJ 08081

RECEIVED OCT 12 2017 BY:

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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- ☐ Revision to Prior Application

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- ☐ Recycling Report

☐ Variance Plan ☒ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

OK 10-11-17 JL Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 3, 2017 **APPLICATION No.** #172054C DSPW

APPLICANT: CLEAR CHANNEL OUTDOOR, INC **PROJECT No.** 11776

BLOCK(S): 18601 **LOT(S):** 2 B 01

LOCATION: 1651 SICKLERVILLE RD., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

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- ☐ Recycling Report

RECEIVED
OCT 04 2017
BY:

☐ Variance Plan ☒ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

Signature [signature]
Assessor
10/3/17

No Issues.
Billboard Structure already exists.

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 3, 2017

RECEIVED
OCT 4 2017

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

Re: Application #172054CDSPW
Clear Channel Outdoor, Inc.
1651 Sicklerville Road, Sicklerville, NJ 08081
Block 18601, Lot 2 B 01

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #172054CDSPW **Block: 18601** **Lots: Lot: 2 B 01**

■Plans as shown along with available information do not reveal any anticipated traffic problems.

☐Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.

☐Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.

☐Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

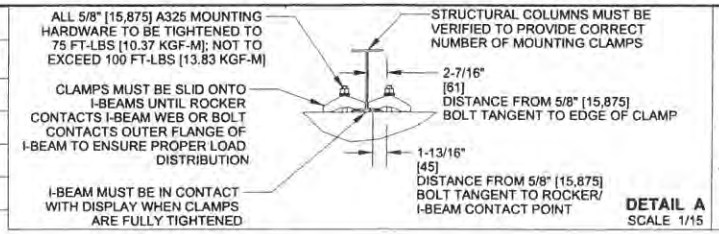
☐Other

RECEIVED
OCT 04 2017
BY:

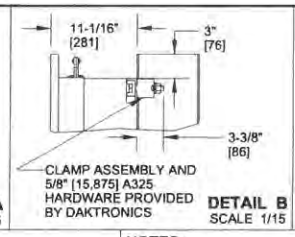
Reviewed By: ■ Lt. John Swack #135 Signature: Lt Swack #135 Date: 10/4/17

VERTICAL UPRIGHT SPACING TABLE: APPLICABLE DESIGN CODE IS IBC 2012.
IF UPRIGHT SPACINGS FALL OUTSIDE LISTED RANGE CONTACT DAKTRONICS ENGINEERING

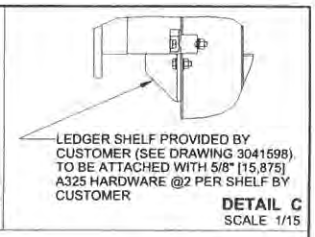
DESIGN WIND PRESSURE "P"	58 PSF [283,2 KGF/M²]	72 PSF [351,5 KGF/M²]	87 PSF [424,8 KGF/M²]	103 PSF [502,9 KGF/M²]	121 PSF [590,8 KGF/M²]	139 PSF [678,7 KGF/M²]
MAX UPRIGHT SPACING "A"	12' 6" [3810]	11' 9" [3581]	11' 3" [3429]	10' 6" [3200]	10' [3048]	9' 6" [2896]
MAX CANTILEVER SPACING "B"	6' 3" [1905]	5' 9" [1753]	5' 6" [1676]	5' 3" [1600]	5' [1524]	4' 9" [1448]
MINIMUM REQUIRED # OF UPRIGHTS	4	4	5	5	5	5
MAX OUTSIDE UPRIGHT SPACING "C"	42' [12802]					



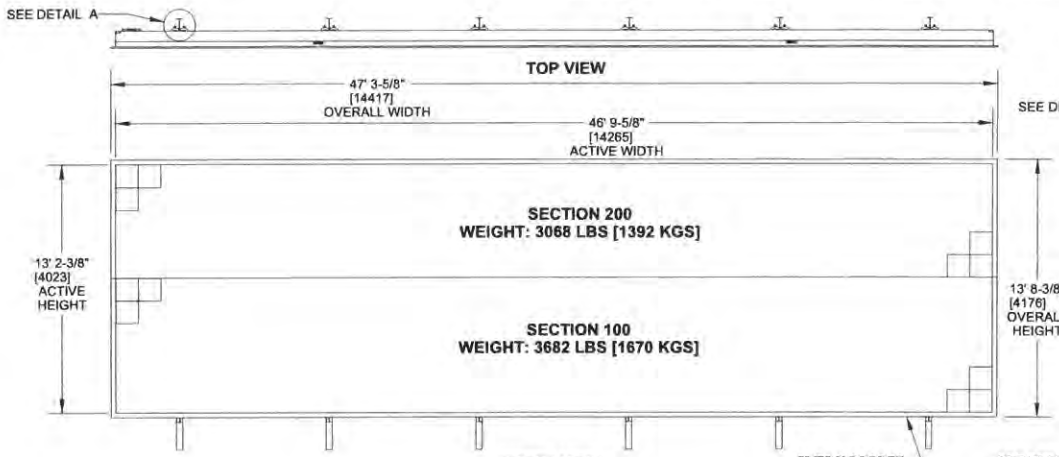
DETAIL A
SCALE 1/15



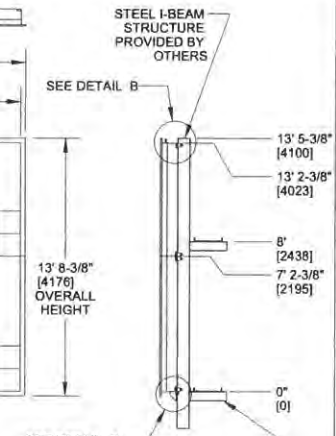
DETAIL B
SCALE 1/15



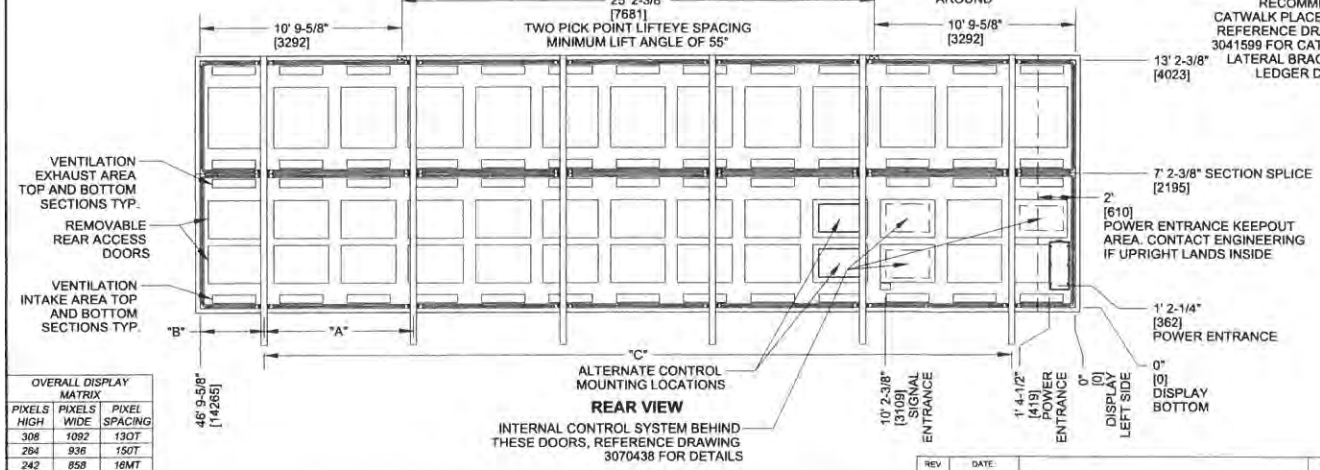
DETAIL C
SCALE 1/15



FRONT VIEW



SIDE VIEW



REAR VIEW

OVERALL DISPLAY MATRIX		
PIXELS HIGH	PIXELS WIDE	PIXEL SPACING
306	1092	13OT
264	936	15OT
242	858	16MT
198	702	20MT

NOTES:
1.0 REFERENCE
1.1 REFER TO INSTALLATION AND MAINTENANCE MANUAL FOR COMPLETE INSTALLATION INSTRUCTIONS
1.2 REFER TO DAKTRONICS RISER DIAGRAM FOR ALL ELECTRICAL POWER AND SIGNAL CONNECTIONS
1.3 ALL DIMENSIONS ARE DUAL DIMENSIONED.
2.0 PROJECT RESPONSIBILITY
2.1 CUSTOMER IS RESPONSIBLE FOR DESIGNING AND CERTIFYING THE SUPPORT STRUCTURE.
2.2 CUSTOMER IS RESPONSIBLE FOR OBTAINING LOCAL CERTIFICATION FOR THE STEEL MOUNTING STRUCTURE.
2.3 CUSTOMER IS RESPONSOBLE FOR SUPPLYING EQUIPMENT W/ APPROPRIATE SAFETY FACTOR TO LIFT DISPLAY.
2.4 DAKTRONICS AND CUSTOMER ARE RESPONSIBLE FOR CONFIRMING THE STRUCTURAL UPRIGHT QUANTITY AND SIZE. DAKTRONICS IS RESPONSIBLE FOR PROVIDING STRUCTURAL CLAMPS OF THE CORRECT QUANTITY.
2.5 DISPLAY TO BE SUPPORTED EVENLY ACROSS ALL LEDGERS. SUPPORTING LEDGERS SHOULD NOT EXCEED 1/16" [1,5875 MM] TOLERANCE ON THE ELEVATIONS. SHIMS SHALL BE USED TO FILL LEDGER GAPS TO ENSURE A DISTRIBUTED LOAD.
3.0 ENCLOSED STRUCTURE VENTILATION NOTES (WHERE APPLICABLE)
3.1 OPEN AREA REQUIREMENTS FOR NATURAL CONVECTION: PER DISPLAY = 31.417 FT² [2.919 M²] EACH AT INTAKE AND AT EXHAUST.
3.2 FORCED VENTILATION IF OPTION #1 REQUIRMENTS CAN'T BE MET: PER DISPLAY = 9425.000 CFM [266.728 CMM] WITH 31.417 FT² [2.919 M²] AT THE INTAKE
3.3 ACTIVE COOLING REQUIRMENTS IF OPTIONS #1 OR #2 CAN'T BE MET:
CONTACT DAKTRONICS FOR ACTIVE COOLING REQUIRMENTS
3.4 INTAKES, EXHAUSTS, AND STRUCTURE FANS SHOULD BE EQUALLY SPACED HORIZONTALLY ALONG THE WIDTH OF THE DISPLAY.
4.0 DISPLAY SPECIFICATIONS
4.1 DISPLAY IS ALL ALUMINUM CONSTRUCTION WITH STEEL FACE SHEETS.
4.2 DISPLAY IS FRONT AND REAR ACCESSIBLE, CONTROL SYSTEM IS REAR ACCESS ONLY.
4.3 DISPLAY WILL SHIP IN 2 SECTIONS.
4.4 DISPLAY OVERALL AREA: 648.010 SQ. FT [60.202 SQ. METERS]
DISPLAY ACTIVE AREA: 617.760 SQ. FT. [57.392 SQ. METERS]
4.5 WEIGHTS: SECTION 100 = 3682 LBS [1670 KGS]
SECTION 200 = 3068 LBS [1392 KGS]

TOTAL DISPLAY WEIGHT = 6750 LBS [3062 KGS]

SUBMITTAL APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ APPROVED AS NOTED & RESUBMIT
COMPANY: _____
SIGNED: _____
TITLE: _____ DATE: _____

DAKTRONICS, INC.
BROOKINGS, SD 57006
DO NOT SCALE DRAWING

THE CONCEPTS EXPRESSED AND DETAILS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND PROPRIETARY. DO NOT REPRODUCE BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF DAKTRONICS, INC. COPYRIGHT 2015 DAKTRONICS, INC.

PROJ: DIGITAL BILLBOARD			
TITLE: SHOP DWG; DB-5000 14'X48'(11X39 MODS)			
DESIGN: JCOOK	DRAWN: JCOOK		DATE: 29-MAY-15
SCALE: 1=75			
SHEET: 1 OF 1	REV: 00	JOB NO: P 1810	FUNC-TYPE-SIZE: E – 10 – B

3067838

REV	DATE		BY

NOTES:

1. DISPLAY LOADS ARE NON-CONTINUOUS.
2. IT IS THE RESPONSIBILITY OF THE ELECTRICAL INSTALLATION CONTRACTOR TO ENSURE THAT ALL ELECTRICAL WORK PERFORMED ON SITE MEETS OR EXCEEDS ALL LOCAL AND NATIONAL ELECTRICAL CODES.
3. DAKTRONICS IS NOT RESPONSIBLE FOR THE QUALITY OF THE POWER DELIVERY SYSTEM TO THE DISPLAY SYSTEM.

   BECAUSE EACH INSTALLATION IS UNIQUE, DAKTRONICS OFFERS THESE INSTRUCTIONS AS GUIDELINES ONLY. DAKTRONICS, INC. ASSUMES NO LIABILITY IF INSTALLATION STEPS HAVE BEEN OMITTED OR OTHER NECESSARY PROCEDURES ARE NOT INCLUDED IN THIS SYSTEM RISER DIAGRAM.
4. ALL DISPLAYS MUST BE GROUNDED PER ARTICLE 250 AND 600 OF THE NATIONAL ELECTRICAL CODE WITH NO MORE THAN 10 OHMS GROUND RESISTANCE.
5. DAKTRONICS UTILIZES BOTH STANDARD AND SUPPLEMENTARY CIRCUIT BREAKERS IN THE DISPLAY ASSEMBLY PROCESS. IT IS THE ELECTRICAL INSTALLATION CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL PRIMARY FEEDER CIRCUIT BREAKERS TO EACH DISPLAY/DISPLAY SECTION ARE UL 489 LISTED.
6. POWER AND SIGNAL REQUIREMENTS ARE SPECIFIED TO THE EQUIPMENT AND SETUP SHOWN. ANY CHANGES MADE TO EQUIPMENT OR THEIR SETUP SHOULD BE DISCUSSED WITH DAKTRONICS DESIGN PERSONNEL AND WILL REQUIRE AN UPDATED RISER DIAGRAM DRAWING.
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- - - INTERNALLY MOUNTED HARDWARE

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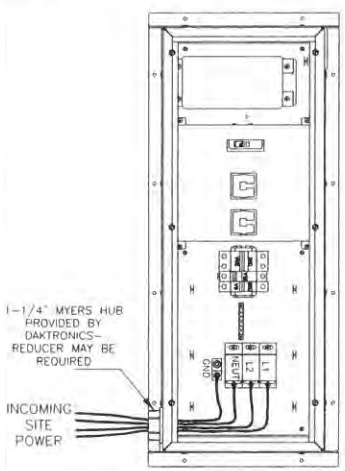
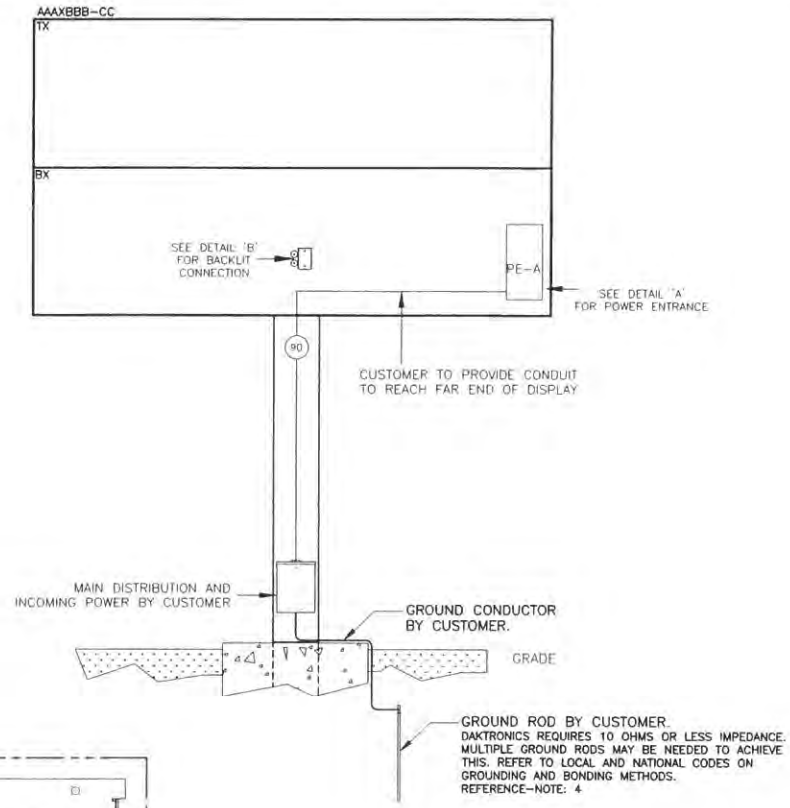
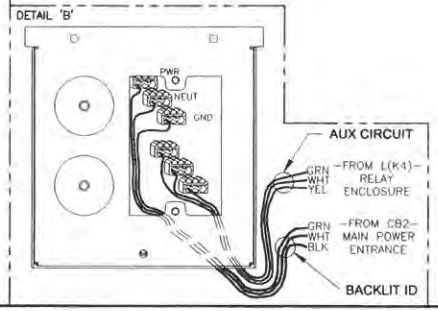
MULTI SECTION PWR ENTRANCE



REAR VIEW



DETAIL 'B'



DISPLAY SIZE TABLE		
PIXELS HIGH (AAA)	PIXELS WIDE (BBB)	PIXEL SPACING (CC)
508	1092	13DT
264	936	15DT
242	858	18MT
198	702	20MT

TOTAL POWER REQUIREMENTS		
CIRCUIT	PE-A	TOTAL
NUMBER OF WIRES	3 + GND	–
SYSTEM VOLTAGE	120/208 OR 120/240	–
NUMBER OF POLES	2	–
MAXIMUM WATTS	15,960	15,960
AMPERES PER LINE	66.5	66.5

90 AMP -1ϕ 120/240VAC- MINIMUM SERVICE SIZE RECOMMENDED OR
90 AMP -3ϕ 120/208VAC- MINIMUM SERVICE SIZE RECOMMENDED

COMPONENT IDENTIFICATION LEGEND				
IDENTIFIER	COMPONENT DESCRIPTION	MANUFACTURER'S PART NUMBER	COMPONENT PROVIDED BY	COMPONENT INSTALLED BY
PE-A	POWER ENTRANCE TERMINATION		DAKTRONICS	FACTORY

POWER DISTRIBUTION SYSTEM LEGEND					
OVER CURRENT PROTECTION AMPACITY	VOLTAGE (AC)	NUMBER OF POLES	NUMBER OF CONDUCTORS	CONDUIT PROVIDED & INSTALLED BY	CONDUCTORS PROVIDED & INSTALLED BY
90	120/240/208	2	3 + GND	CUSTOMER	CUSTOMER

REFER TO DWG-3103657 FOR SIGNAL CONNECTIONS

SUBMITTAL APPROVAL

☐ APPROVED
☐ APPROVED AS NOTED
☐ APPROVED AS NOTED & RESUBMIT

COMPANY: _____

SIGNED _____

TITLE: _____ DATE: _____

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BROOKINGS, SD 57006
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COPYRIGHT 2015 DAKTRONICS, INC.

PROJ: DB5000 DIGITAL BILLBOARD
TITLE: DISPLAY RISER, 14'X48' (11X39 MODS) 2S, 120/240 VAC, DB5K
DESIGN: BANDERS | DRAWN: BKRUSE | DATE: 24 AUG 15
SCALE: NTS

SHEET	REV	JOB NO.	FUNC-TYPE-SIZE	
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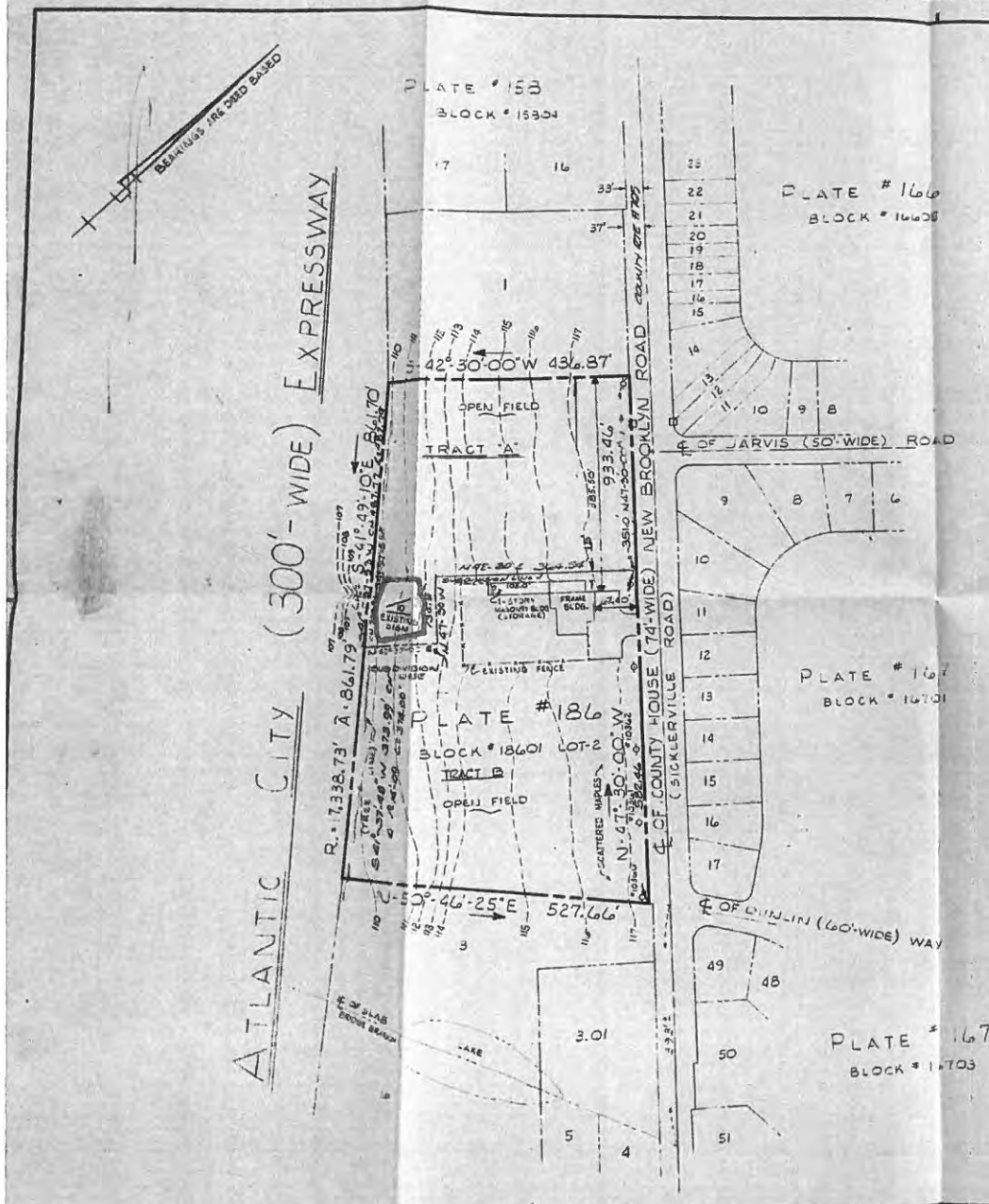


TRACT DATA

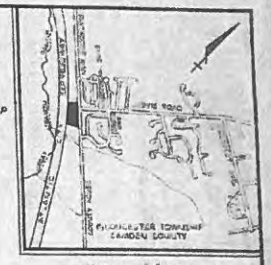
1) PROPERTY KNOWN AS BLOCK #18601 PLATE #186 GLOUCESTER TOWNSHIP, COUNTY OF CAMDEN, STATE OF NEW JERSEY
2) TRACT AREA = 3.885 ACRES = 169,237.8 S.F.
3) PROPERTY OWNER: ELDON HENDERSON [illegible]
4) APPLICANT: INTERSTATE [illegible] LIBERTY HILL, NEW JERSEY
5) ELEVATIONS SHOWN BASED UPON USGS & GS DATUM
6) ZONED: COMMERCIAL

	ZONE	MIN. LOT AREA IN S.F. FT.	MIN. LOT FRONT	MIN. LOT DEPTH
		30,000	100.00'	150.00'
		PROPOSED LOT AREA	PROPOSED LOT FRONT	PROPOSED LOT DEPTH
PROPOSED TRACT "A"		2[illegible],[illegible]76	361'	436.87
PROPOSED TRACT "B"		176,[illegible]36	582.46'	527.66

SURROUNDING LOTS

BLOCK	LOT #	OWNER
15304	16	HIRAM W. JONES
	17	HIRAM W. JONES
18601	1	RAMFLOW C/O W.F. HENDERSON
16605	8	JEAN B. HAYES
	9	JAMES V. & DONNA T. NELSON
	10	CHRISTOPHER & KATHLEEN A. ROBIN
	11	BARBARA SCHIAVO
	2	HELEN E. & MARY M. SCHMIDT
	13	WILLIAM H. & MELANIE B. MORGAN
	14	HELEN E. DOVE
	15	ROBERT & SHEILA M. TARTAMOSA
	16	JACQUELINE A. BOND
	17	DIANA COOPER
	18	CAROL L. KOHM
	19	JOSEPH W. & DIANE L. SIMONE
	20	HARRY E. & CHRISTYL. STEELMAN
	21	WILLIAM W. FRANKS
	22	ROBERTA & JOHN O'CONNOR
	23	ELIZABETH D. DICKMAN
16701	6	JAMES A. & MARY JO WEST
	7	WAYNE & LINDA WATHE
	8	ALFONSO W. & CATHRYN MANASO
	9	MICHAEL W. & MANDY S. GA. BELLASY
	10	STEVEN J. & CRYSTAL SLININGER
	11	LAWRENCE A. & BETTE B. BASTON
	12	LUE ANDER & MARGARET KLOUSHAW
	13	ANDREW PALESTINI
	14	KENNETH T. & DEBORAH A. JOHNSON
	15	STOVEBRIDGE
	16	STOVEBRIDGE
	17	CHARLES A. & DIANA M. RUSK
16703	48	STOVEBRIDGE
	49	STOVEBRIDGE
	50	TOWNSHIP OF GLOUCESTER-RYLAND
	51	MORTON C. & MARION E. LOVELACE
18601	3	JAMES L. & VIRGINIA E. BARNES
	3.01	JAMES J. BARNES
	4	ALFONSO F. COCCO
	5	GEORGE C. MORGAN, 3RD.
	6	ALFONSO F. COCCO

1) CORNER MARKERS TO BE SET



-KEY MAP-

In a hearing certified that the lands subdivided by this map are owned by title of record and with consent of the attached plan and map is given.

Date _____ Signature _____ Corporation Seal

I hereby certify that the metes and bounds has been made under my supervision and complies with the provisions of "The Map Filing Law."
The date of the survey was 7-28-86
I do further certify that the monuments as shown and described have been set.
9/16/86 Date — Joseph Donovan, Lic. Land Surveyor No. [illegible]

I certify that a bond has been given to the municipality guaranteeing the future setting of the monuments shown on this map and described and approved to be installed and within said lands by the proper authorities.
8/1/86 Date — Municipal Clerk

I have carefully examined this map and find it conforms with the provisions of "The Map Filing Law" and the municipal ordinance applicable thereto.
Aug 12 1986 Date — Municipal Engineer

This map is hereby approved by the Planning Board of the Twp. of Gloucester
8/1/86 Date — Secretary of Planning Board

I certify that this map was duly approved by resolution of the Planning Board as an official map by bond on Aug. 28, 1986 and shall be filed on or before Oct 28, 1986
I further further certify that the Planning Board is the authorized proper authority
Sept. 2, 1986 Date — Secretary of Planning Board

This map has been assessed or examined by me and has been designated as required by R.S. 46:23-9.9 et seq.
9/5/86 Date — Thomas B. Chamberlin, Title Examiner of Planning Board, Title Examiner of Camden County Planning Board

This map is certified to the Register of Deeds or Commissioner of the provisions of the Map Filing Law
9/5/86 Date — Thomas B. Chamberlin, Title Examiner of Planning Board, Title Examiner of Camden County Planning Board

0 100' 200' 300'

SCALE: 1" = 100'

MINOR SUBDIVISION

Azimetric Surveying Services
12 HOLLY ROAD, STRATFORD, NEW JERSEY 08084
PHONE 627-3939

JOHN DONOVAN
LAND SURVEYOR
NJ 20239 LS

SURVEY OF PREMISES	SITUATE IN	DATE	SCALE	SURVEY NO.
SICKLERSVILLE ~~TRUERSVILLE~~ ROAD	GLOUCESTER TWP. CAMDEN CO. N.J.	7-28-86	1"=100'	18619

Nº	REVISION	DATE
1	lot sizes	5-27-86
2	lot owner	6-17-86