Township of Gloucester
Zoning Board of Adjustment
Wednesday, February 14, 2018
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, December 13, 2017***
Wednesday, January 10, 2018

RESOLUTIONS FOR MEMORIALIZATION

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2017 Annual Report

APPLICATIONS FOR REVIEW

#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

#182001C
John & Kathleen McCourt
Zoned: R3
Oversize shed (192 sq. ft.) 12' x 16' x 10.6' with 0' setback side & front

Bulk C Variance
Block: 10706 Lot: 1
Location: 401 E. Church St., Blackwood

Meeting Adjourned

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2017 Annual Report

	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
01	#172001C	Angela & Keith Dugan	1701 Briarwood Dr., Blackwood	8704	16	Extend kitchen 16'x12' w/27' s/b	C	GRANTED	02/22/2017
02	#172002C	Christopher Worthington	501 Fresno Pl., Magnolia	3203	41	10'x20'x9' wood 2nd garage	C	GRANTED	02/22/2017
03	#172003C	Rebecca Sonnheim	650 Pasadena Dr., Magnolia	3204	23	10' driveway extension w/0'-3's/b & 16'x16' shed w/0-5' s/b	C	GRANTED	02/22/2017
04	#172004CD	Gloucester Auto LLC	1450 Erial Rd., Sicklerville	13504	24-25 & 27	Convenience store & fuel canopy	CD	DENIED	02/22/2017
05	#162047CDPMFMFMS	Bimbo Bakeries USA, LLC	1320-1340 Blackwood-Clementon Rd; 700 Plaza Dr., Clementon	13305 13307	1-2-3 5	Prelim & Final Major Site - Retail Distribution Center	PMS FMS	GRANTED	02/08/2017
06	#162075DSPW	Amanda Hotz	630 Lower Landing Rd., Blackwood	4301	4	Outside sitting area w/bar, music	D (SPW Withdrawn)	GRANTED W/Conditions	02/08/2017
07	#172007C	Bradley Trinkner	440 Hampton La, Somerdale	9503	16	F Porch w/roof on concrete slab 34'9 x 8" w/s/b F 23'3" S 9'6"	C	GRANTED	03/22/2017
08	#12201DSPW	Villas of Broadacres (Parke Bank)	Clementon, NJ	13306	1-2-3 4-5	Admin Amendment for Revised Landscaping	SPW	GRANTED	03/22/2017
09	#172009C	Jason Sailer	16 Spring Hollow Dr., Sicklerville	18403	8	16'x36' in ground pool w/R&S 5' to concrete s/b	C	GRANTED	03/22/2017
10	#172010C	Sarah DiBartolo-Hurley	412 E. Central Ave., Blackwood	13002	8	16 1/2' x 13'10" L shaped room	C	GRANTED	05/10/2017
11	#172011C	Erial Community Church	1725 New Brooklyn Rd., Erial	16301	19	3'x6' LED Sign @ bottom of existing sign	C	GRANTED	05/10/2017
12	#152041PMSFMSa1DM	1840 P. Cheeseman LLC (RCA)	1840 Peter Cheeseman Rd., Blackwood	14003	13 & 14	Residential Health Case Ctr (Min Subd) (Fin Mjr Site)	C	GRANTED	03/22/2017
13	#172012CDMPMSFMS	Group Four Prop, LLC (Royal Farms)	1409 Blackwood Clementon Rd, Clementon	20303	4	Royal Farms w/16 fuel dispensers	CD M PMS FMS	GRANTED	05/10/2017
14	#172014C	Frederic Robinson	6 Windy Dr, Blackwood	11003	12	6' vinyl fence w/0 s/b	C	GRANTED	05/10/2017

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2017 Annual Report

	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
15	#152005DCM	1743 Farmhouse, LLC	1010 Evesham Rd., Magnolia	3306	11 & 12	Extension on Minor Sub Div. Only	M	Granted	03/22/2017
16	#152005DCM	1743 Farmhouse, LLC	1010 Evesham Rd., Magnolia	3306	11 & 12	Extension of Use "D" Variance	D	Granted	06/14/2017
17	#152005DCMPFMS	1743 Farmhouse, LLC	1010 Evesham Rd., Magnolia	3306	11 & 12	Expansion of existing house to catering/wedding facility	PFMS	Granted	06/14/2017
18	#172015C	Shoba Simon	6 Felicia Ct., Sicklerville	17102	85	Deck 20x12w/R18' s/b; 10x10 Pergola w/0 s/b	C	Granted	05/10/2017
19	#172016C	Gerald Quigley	133 Sixth Ave., Glendora	2001	21	12'x24' shed w/R 2.5' & S 3.2' s/b	C	Granted w/conditions	06/14/2017
20	#152032CDSPWMS/R	Bernie Wilson	1414 Black Horse Pk., Blackwood	5403	11	Re-Affirmation(Auto repair & towing)	D SPW	Granted w/conditions	05/10/2017
21	#172017SPW Amended 5/16/2017	John Connolly, III	161 S. Black Horse Pk, Blackwood	11901	20.01	Pole Barn 80'x40'-relocate carport/fencing	SPW	Granted w/conditions	07/26/2017
22	#172018C	John Iannello	664 Chatham Rd., Somerdale	8903	11	14x10x8 shed on 15x11 slab w/s/b S&R	C	Granted	06/14/2017
23	#172019C	David Wible	6 Woodmill Dr., Clementon	20202	6	19x9x7 2nd garage/carport w/s/b	C	Withdrawn	06/14/2017
24	#172020C	Ebner Moser	1046 New Brooklyn Rd., Sicklerville	18204	4	24x40x12.4 pole bldg. w/24'S s/b	C	Granted	06/14/2017
25	#172021C	Shawn Davidson	29 Mayflower Dr., Sicklerville	20904	1	6' vinyl fence w/F1- 2.5'&F2-3.6' s/b	C	Granted	06/14/2017
26	#172022C	Gregory& Joann Mattis	23 Mercer Dr., Sicklerville	15607	12	8'vinyl fence w/0 R s/b	C	Granted	06/28/2017
27	#172023C	John A. Bennett	152 W. Central Ave., Blackwood	11507	25	Removed 8x8 deck/replaced w/8x18 deck on patio w/1805 s/b	C	Granted	06/28/2017
28	#172024C	Robt. Matusavage	1630 New Brooklyn Rd., Sicklerville	17502	60	Detatched garage 14x36x9 w/4.5 S1 & 9' S2 s/b	C	Granted	06/28/2017
29	#172025C	Nicholas & Melissa Louie	19 Erik Ct., Sicklerville	19306	3.10	2nd flr deck 16x20 w/29' R s/b	C	Granted	06/28/2017
30	#172026C	Poonam Kaushal	621Hobart Dr., Laurel Springs	11201	14	16x12 deck w/21 R s/b	C	Granted	06/28/2017
31	#172027C	John Massanova	13 Royalty La., Laurel Springs	10201	1.05	20x20 detached 2nd garage; 15x25 above ground pool w/setbacks	C	Granted	07/26/2017

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2017 Annual Report

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32	#172028C	Daniel Doyle	22 Albert Rd., Glendora	3004	2	10x12 shed w/1' s/b	C	Granted	07/26/2017
33	#172030C	Diane McCrakin	410 Orchard Ave., Somerdale	9502	1	7x7 deck w/27' setback	C	Granted	07/26/2017
34	#172032C	Daniel Gererick	94 Oak Ave., Blackwood	5403	2	20x36 in ground pool; 54.2% impervious coverage; 6' vinyl fence w/s/b(s)	C	Granted	08/09/2017
35	#172034D	David A. Waronker	1110 Chews Landing Rd., Clementon	20601	4-4.02 5-6	204 Units-15 apt bldg.; pool, club, rec etc.	C	Denied	01/10/2018
36	#172036C	Rosemary Valentin	7 Eyres Rd., Somerdale	8601	10	10x20 & 10x14 sheds(2) w/setbacks	C	Granted	08/09/2017
37	#172038C	Russ Prichard	71 Mullen Dr., Sicklerville	18310	70	90x94 Hot tub w/1' s/b to dwelling	C	Granted	08/09/2017
38	#172039C	Michael Moran	162 Morris Ave, Blackwood	11603	12.01	6' fence; 12x18 deck w/s/b	C	Granted	09/27/2017
39	#172040C	Roger Cowels	239-241 Empire Ave., Blackwood	7810	11/12	Combine lots; lot depth; accessory bldg.	C	TRANSFERRED TO PB (SubDiv)	08/2017
40	#172041C	Cheryl Pine	18 Pinewood Ct., Sicklerville	16402	20	90x94 Hot tub w/1' s/b to dwelling	C	Granted	09/13/2017
41	#172042C	Rosalind Chivis	24 Bryce Ct., Sicklerville	18316	6	20x20 Pavilion roof w/setbacks	C	Granted	09/13/2017
42	#172043	Todd Kaspar	1555 Hider La., Laurel Springs	8105	29	2 sheds w/setbacks	C	Granted	09/13/2017
43	#172044C	Frank Serratore	25 Innsbruck Dr., Sicklerville	19805	1	10x12x10 shed w/s/b to dwelling	C	Granted	09/13/2017
44	#172045DPMSFMS (rec'd from PB	Lance's Tavern on 10/17/2017)	7 Coles Rd., Blackwood	8301	7	177 parking spaces	D PSP FSP	Citied by ZO	
45	#172047C	Reynaldo O Rapado	494 Little Gloucester Rd., Blackwood	8105	40	3 sheds w/setbacks	C	Withdrawn	10/25/2017
46	#172050C	Windows Mechanics Direct	810 Central Ave., Glendora	1206	8	Front porch 22x8 w/ 13.45 s/b	C	Granted	10/25/2017
47	#172051C	Robert Speese	405 Station Ave., Glendora	801	23	Front porch 26x6 w/14.78&15.8 s/b	C	Granted	11/08/2017

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2017 Annual Report

	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
48	#172052C	Jason Hojnowski	117 Florence Ave., Laurel Springs	8102	31	40 x 30 garage w/s/b	C	Granted	11/08/2017
49	#172053C	Chris Pasucci	26 Kings Rd, Sicklerville	16603	21	6' vinyl fencer & S s/b	C	Granted w/conditions	12/13/2017
50	#172054CDSPW	Clear Channel Outdoor, Inc.	1651 Sicklerville Rd., Sicklerville	18601	2 B01	Converting to LED Billboard	C D SPW	Tabled	01/24/2018
51	#172055C	Miliero, LLC	233 Clementon Ave., Blackwood	10303	23.01	Detached garage, conversion of old garage to SFD (garage will exceed sq. ft. of house)	C	Denied	12/13/2017
52	#172057DSPW	Donald Train	226 Chestnut St., Glendora	2102	5&6	Conduct business of installation & repair of radio towers & antenna systems	D SPW	Granted w/conditions	12/13/2017
53	#172058D	Joseph Burton III	2 Daffodil Dr., Sicklerville	18605	26	In Law Suite (2nd kitchen)	D	Granted w/conditions	12/13/2017
54	#172059C	Anthony Alberto, Inc.	304 Lake Ave., Glendora	1802	4	Seeking 10' setback on 2ndr front (Price Ave) for SFD	C	Granted	01/10/2018
55	#152005DCMPFMS	(1743 Farmhouse) Founders Grove	1010 E. Evesham Rd., Magnolia	3306	11 & 12	Amended Site Plan	DC MPFMS	Granted	01/10/2018
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GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, DECEMBER 13, 2017

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

Roll Call:

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

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

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday November 8, 2017.

Motion to approve the above-mentioned minutes was made by Mr. Rosati and seconded by Mrs. Chiumento.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Rosati	**Yes**
	Mr. Rosetti	**Yes**

Minutes Approved.

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

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

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Rosati	**Yes**
	Mr. Rosetti	**Yes**

Resolutions Approved.

APPLICATIONS FOR REVIEW

#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

The above application has been tabled until January 2018; no re-advertisement needed.

A motion to table the above-mentioned application was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Rosati	**Yes**
	Mr. Acevedo	**Yes**
	Chairman McMullin	**Yes**

Application Tabled.

#172059C
Zoned: R4
Bulk C Variance
Block: 1802 Lot: 4
Location: 304 Lake Ave., Glendora
Seeking 10' setback on 2nd Front (Price Ave).

Mr. Addison Bradley (Planner).
Mr. Costa swears in Mr. Alberto.
Mr. Bradley explains the application: the side yard variance is on a front yard zone: 50' x 125' and front 50'; side 10'. In this neighborhood it is common to have a corner lot at a side yard variance of 10' not 20'. If the variance is granted it will be typical in Glendora.

Mr. Lechner has no comments and agrees with Mr. Bradley's assessment.

Open to Public:
No Comments.

Open to Professionals:
No Comments.

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

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Rosati	**Yes**
	Mr. Acevedo	**Yes**
	Chairman McMullin	**Yes**

Application Approved.

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

Mr. Costa swears in applicants.
Ms. Carly Farrow explains the application: the kitchen is historic and has to be kept with the building. The highlighted portion on the plan is the part they want to keep. Initially they were going to demolish it, but now they would like to keep the original kitchen,
Mr. Mellett asks if there were any other problems with the permit.
Applicant: No.
Mr. Lechner asks what it was going to be according to the original plan.
Applicant: Patio.

Open to the Public:
No Comments.

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

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Rosati	**Yes**
	Mr. Acevedo	**Yes**
	Chairman McMullin	**Yes**

Application Approved.

#172034D
David Waronker (Little Pond Village)
Zoned: HC
Use D Variance
Block: 20601 Lot: 5 & 6
Location: 1110 Chews Landing Rd., Clementon
15 Apt. Buildings, 204 Units, on-site parking, community clubhouse, pool & recreation center.

Mr. Costa swears in: Mr. Al Marmaro (investment company), Mr. Waronker (owner), Mr. Shropshire (traffic engineer), Mr. Reading (economist), Mr. Combs (Planner).
Mr. Marmaro explains the application: the property at 111 Chews Landing Rd., 13-acre highway commercial, surrounded by residential, luxury apartment communities w/ pool and clubhouse.

Mr. Waronker discusses his other developments In Florida and the average rent paid. He suggests this is suburban development vs. Urban development. He has been looking for "in-fill" projects such as this one. A project with public transportation, parks and schools within walking distance.
-the units will cost about 135,000 dollars to build and the tenant rent will be about 1500.00 per month.
-204 units in 15 buildings, 3800 sq. ft. club house, with a possible 29 to 30 students added to the schools.
-110 dollars a month for utilities because the buildings are high efficiency.
-10% 1 bedroom, 80% 2 bedrooms, 10% 3 bedrooms,
-Mr. Waronker states his company has a good reputation starting and finishing other people's projects and they're own projects.
-rent for a 2 bedroom 1575.00 per month, 1800.00 to 1900.00 per month for a 3 bedroom with utilities included,
-no subsidized rent all straight market rental units,
-People who fractured their credit during the recession are still renting,
-good quality renters with background checks.

Mr. Bucceroni discusses 29 students added to the school system and how he came up with that number.
Mr. Acevedo discusses Pine Hill property that was for sale and rental units.
Mr. Waronker states he builds both rentals and sale units.
Mr. Acevedo asks what else can be built in a highway commercial zone.
Mr. Lechner states retail, shops and sales can be built in HC zones.
Mrs. Chiumento discusses rent prices of 875.00 and 975.00 with utilities.
Mr. Waronker states he has some built in Florida already.
Mr. Rosati asks about the units and the impact on the residents.
Mr. Waronker states he doesn't want to steam roll the project into the town. He will stay away from the egress onto Kelly Driver Rd...
Vice Chairman Simiriglia asks if this property in under contract yet.
Mr. Waronker states "yes".
Vice Chairman Simiriglia asks why this property.
Mr. Waronker states he flies a lot and he can see where the traffic flows to and from. The workability of the property is important. In addition, Gloucester Township needs higher quality rental properties.

Mr. Combs (planner),
A1- aerial of lot/property 2014
-to the south is residential, north heavily built up,
-seamless transition to residential.

A2- Proposed Site Plan
-15 buildings
-204 units
-11 buildings – 2 stories
-4 buildings – 3 stories
-50' to R1 zone
-75' buffer to Kelly Drivers Rd.
-pool and clubhouse near shopping center
-will permit 25% more green spaces than permitted uses. Permitted use would include restaurants, government building, auto repair, auto sales etc.
-this plan is 60% green space.

Mr. Combs continues with positive and negative criteria.
Positives:
- great transitional use to the 1 acre home next door,
-believe more compatible use,
-visual environment w/increased open space and residential character of development.
Negative:
-addresses the public good and more compatible to surrounding properly vs. a retail use, harmonious to master plan.

Chairman McMullin infers that single-family homes would do the same thing.
Mr. Combs states it makes more sense to have a transitional use instead of single-family homes next to retail.
Mr. Bucceroni doesn't believe 3 story apartments will blend next to the single-family homes either.
Chairman McMullin asks how high the apartment buildings will be.
Mr. Combs states around 42'.
Vice Chairman Simiriglia states a residential home is about 10' per story, plus an attic. Thus a 2 story home is about 28' high.
Vice Chairman Simiriglia doesn't think the apartment buildings will be any less intrusive than the retail buildings that are already there.
Mr. Combs states that it won't be a driving range anymore.
Mr. McMullin asks why there has to be 240 units.
Mr. Combs states the critical mass is necessary to provide the amenities.
Mr. Lechner asks: "what amenities?".
Mr. Waronker lists the amenities: pool, clubhouse, walking trails, 2 bathrooms, café bar, movie room, exercise room.
Mr. Lechner states the maximum density is 10 and this application is asking for 15. In addition, the clubhouse isn't centrally located.
Mr. Waronker states they kept it nearer the road to make use of the buffer.
Mr. Combs states it may be a 450' to 500' walk.
Mr. Lechner states it could be more centrally located.
Mr. Combs states the clubhouse will also house the rental office.
Mr. Mellett states the site plan is different than the one they reviewed: this site plan has a larger parking lot and a smaller basin.
Mr. Lechner states it's not the package the professionals reviewed, asking for concept design, and appropriate for the use.
Mr. Costa states the details should be included in the use variance.
Mr. Lechner states it could be critical because the applicant is asking for higher density than the town allows.
Mr. Combs states he never submitted all those details to a board. It's not really necessary to the use.
Mr. Lechner asks Mr. Waronker if this site plan has ever been built anywhere.
Mr. Waronker states "yes, in Florida."
Mr. Combs states the architecture will be different.
Vice Chairman Simiriglia states there is no place for trash enclosures.
Mr. Combs states there are plenty of islands to put trash enclosures.

Mr. Lechner's Planners' Report:
-3 story buildings over 40' back to back with 52' separation for aesthetics isn't very good.
The size and height of the berm on Kelly drivers is in question too.
Mr. Combs states the berm will be 4' to 5'.
Mr. Lechner states the site rendering for both Chews Landing Rd. and Kelly Drivers would be helpful.

A3- Rendering:
Mr. Lechner asks where the sidewalks and walking trails will be located and the density question.
Mr. Waronker states if more detail is needed than they will submit it.

Mr. Mellett states; "in regard to layout":
-parking under required RSIS, 392 parking spaces vs. 402 needed or required.
Mr. Waronker proposed what is necessary but will provide what the town requires.
Mr. Mellett asks about density, drainage, lighting, parking has to support all that.

Mr. Shropshire (traffic engineer):
-use variance component, traffic evaluation, comparison to shopping center:

AM	PM	
250 trips	750 trips	Shopping Center
104 trips	130 trips	Apartments

From a traffic perspective the apartments would be less traffic.
Access parking there is sufficient space on site.

RSIS standards are conservatively high in parking and diminutive exceptions have been granted.
Chairman McMullin asks how many cars per unit and would single family homes would be less intense.
Mr. Shropshire states he's not sure.
Mr. Bucceroni asks what the lot next door is zoned.
Vice Chairman Simiriglia states R1; he also asks if they are OK with the traffic circulation w/in the development.
Mr. Shropshire answers "yes".
Vice Chairman Simiriglia questions the roadways being thru the parking lots and the width of those roadways. 24' is needed for 90-degree parking.
Mr. Shropshire states it will be 18' curb to curb (9' x 18').

Mr. Reading (economist analyst: Penn State):
Mr. Reading testifies often on land use and the economics of land use.
-evaluation, demographic and fiscal impact analysis.
-model input/output: measures the impact of a new development,
-completed project value (revenues) worth 30 million dollars,
-cost to municipality is 148,000, on plus side,
-cost: 29 students to public school, 20 to local and 9 to BHPRSD,
-over 1 million in revenues,
-for each new student the increase in fiscal is still greater.
Mr. Lechner understands fiscal evaluations but why 149,000 per unit.
Mr. Reading state it is based on income base vs. income growth.
Mr. Lechner states the tax assessor vs. value base is closer to 20 million: example: Autumn Ridge Apartments on 53 acres with 848 apartments = 35 million assessed value. The scales seem to be unbalanced somehow.

Vice Chairman Simiriglia states: This board cannot use this type of testimony to make a decision. People may think this type of information influenced our decision.

Mr. Reading states class 4C is cash flow not income.
Mr. Costa asks if the value is based on construction.
Mr. Reading states it is capitalization of income.
Mr. Costa states the assessor says it's 20 million.
Mr. Read states; 145,000 multiplied by number of buildings = 29 to 30 million.
Mr. Waronker discusses the transition time from build to full rental.
Mr. Rosati states the board can't base a decision on money but what is best for the township and should it go there.
Mr. Bucceroni discusses what apartment complexes do to the school system, grade point averages. All large apartments in one school will affect the value of the home. Lake View Apartments were premier apartments once too. But, 40 years later they are what you are calling aged apartment complexes.

PUBLIC PORITON:

Mr. Jack Smith: 1059 Chews Landing Rd.
Mr. Smith is a resident and businessman (Bishop and Smith) in Gloucester Township. He has watched the town grow with his 6 kids and has a great stake in the community. He states the Zoning Board is protecting his rights, property value, and future. Looking for the board to protect him.
Apartments next to a R1 zone is not transitional, they will tower over those homes. He has built homes to promote overall community.
Mr. Smith is worried about the parking and when these residents have company. There isn't anywhere for them to go. What happens when all the apartments aren't' rented. The new apartment complex down the road, The Colony, is only 60% rented. People only rented out of necessity because of the recession. He needed a police escort to do a survey in Lindenwold at an apartment complex. Mr. Smith believes 29 students is a low estimate. He doesn't believe this complex will promote community.
Mr. Smith asks the board to please consider the public in their decision.
In addition: Mr. Smith thinks the 200' rule for notification is a horrible rule, otherwise he believes more people would be here.

Mr. John Massanova: 25 Royalty La.

Mr. Massanova is a CPA, finance officer and has been on the zoning board in Runnemede.
He states the average unit will hold 3 people which will be a total of 500 people, which will use 400 to 450 cars per day. He states the community is changing because of what is coming down the Black Horse Pike. He doesn't think Chews Landing Rd. can handle another 400 to 450 cars. Also, doesn't believe only 29 students will use the schools, way too low. Our schools are already full and can't handle another apartment complex. Apartment complexes attract trouble and you'll probably have to add more police officers. Mr. Massanova suggests making it another park.
Mr. Costa states the board can not take Mr. Massanova's testimony as expert testimony therefore the board can not take it as fact.

Mr. Lee: (seller of property):
He has lived here 27 years and is 77 years old now, he needs to relax now. He would like to leave a good thing not a bad thing behind. The business is too much and he needs help.

Mr. Scott Smith: Mt. Laurel NJ
He is a potential resident to the apartment because he finds this development appealing. He feels the apartment complex would be better than a commercial use. Mr. Smith thinks the transition from high to low density housing would be easier than commercial. Mr. Smith states the land could be used for a tattoo parlor and biker bar.
Mr. Bucceroni asks Mr. Smith if he would want the apartment complex next to his home.
Mr. Smith states its not a yes or no answer.

Mr. Dwayne Little; former police officer. 1068/1070 Chews Landing Rd.
Mr. Little learned about the development from the neighbors. He is obviously worried about police services for the apartment complex. He believes apartment complexes do bring in trouble and overwhelm the school system. There are 25 apartment complexes in Lindenwold and those kids flow into our town. A high rise and 3 stories brings up fire department questions. Mr. Little believes our fire department is overwhelmed too, so that's a safety concern. 500 additional residents will require additional police department help. He has lived here 30 years, worked here and retired here. Mr. Little suggests helping Mr. Lee with the green acres act.

Ms. Linda Colanchceo: Glen Oaks Development:
Ms. Colanchceo recently purchased a home in the Glen Oaks development. She believes Gloucester Township is the best. After college she travelled and lived in a lot of apartments. 1500.00 a month is much lower than a mortgage, which worries her. 204 apartments with 408 parking stalls; along with security officers, employee parking will all overflow into Shop Rite's parking lot. She believes more than ½ these people aren't going to be working. Ms. Colanchceo states the gated community will just cause a wait line on Chews Landing Rd. She is worried and scared along with wondering if she should stay in Gloucester Township.

Ms. Helen Albright: 6 Tucker Ct.
Ms. Albright states there was a moratorium on apartments years ago, the wisdom back then was amazing. The moratorium saved us from over crowding and violence. Our children get a good education. We have a lot of apartment complexes and none of them are filled. Mr. Waronker's facts didn't seem to jive, she googled his apartment complex in Florida and it's an assisted living complex, it has 180 apartments for rent. Ms. Albright used to be very active with the fire department and she doesn't think they would get to these apartments.

Mr. Rick Hustace:
Mr. Hustace discusses the small piece of lot highlighted on the map he handed to the board; which was supposed to be an apartment complex. Transitions from 2 stories to 4 stories never looks good. He discusses the pin on google map and the golf farm. The biker bar probably wouldn't happen considering it's been commercial zone since 2002, no Harley's yet. The traffic study is from 2012 before new construction had taken place. He doesn't believe 200 to 300 new apartments is a good idea.

Mr. Soon Lee: Marlton, son of owner:
He worked at the golf range as a kid and they have a long history in the current location. The golf industry was in a different spot years ago. It's not as busy and hard to support; it has become a burden to the

family. It is difficult to find a way out of the business. What kind of business would want to be in the Township. He believes there will be a balance of tensions with schools and police. Not everyone wants to own a single-family home. There is a crisis in other parts of the country with low rental units. It's hard to compare this development to the one that is 30 or 40 years old. 500 people is less than 10% of the population of GT.

Ms. Karen Bond: 1077 Chews Landing Rd.
Ms. Bond has lived in Gloucester Township all of her 56 years. She lived here before Glen Oaks was built. 875.00 rent will bring you into Pine Hill rental territory where rent for a 1 bedroom for 812.00.

Chris Manardi: Commercial Real Estate:
He is a developer in North Jersey. Seniors are looking for apartments and younger people want to travel. Homes next to a Commercial will be impacted more.

Ms. Carol Coloncheo: Timber Birch development:
She talks about the landings development and apartments not being allowed by the master plan. Why are we building apartment complexes if there was a moratorium on them? Please vote against this plan.

Mr. John Benigno:
Mr. Benigno is a recent resident from Cape May and could be a future permanent resident. He is not a supporter of this project. The presentation itself was disorganized which troubles him. Mr. Benigno asks if the exhibits would be available on line to view.

Mr. Frank Nicosio: Kingswood Development:
Mr. Nicosio states he is across the street from the proposed apartment complex. He is against the plan. The idea of "luxury apartments" is debatable. Traffic on Chews Landing Rd. will need a traffic control. Plans for a gated community; how is that going to work? Will it cause problems on Chews Landing? Mr. Nicosio has been here for 30 years and plans on staying here.

Ms. Debbie Morris: Glen Oaks:
Ms. Morris states she is very much opposed to the apartments. Her and her husband are both teachers and states enrollment will increase. She requests the board oppose the application.

Ms. Kelly Ann Bond: 1077 Chews Landing Rd.
She states they used to live by the Autumn Ridge apartments and moved back to her original home. Ms. Bond believes the apartments will bring bad foot patrol to the community and is against the development.

Mr. Justin Smith: 1039 Chews Landing Rd.
He is opposed to the plan and backs his fellow residents. If the apartments go up, and they all get rented, it will be a shock to the community and things will deteriorate quicker. Mr. Smith asks if we will have to widen the roads for this development?

Mr. Jack Smith (returns):
Mr. Smith doesn't believe this is a harmonious land use and we need to protect our property value. Homes on 1 acre lots or 20 homes would be a better choice. The board must take purpose and intent, public safety, public health and moral welfare into their decision and how will this apartment complex do that. Mr. Smith thinks if the use is changed we'll be stuck with it and that's what will be left behind. Let's protect our community.

Mr. Lee: (returns)
My English is terrible, but Wal Mart offered him larger money, but he hated that idea.

Mr. Joseph Troxel: Kingswood Estates:
Mr. Troxel lives in the Court by the entrance. He states affordable luxury is an oxymoron. He was on a planning board for many years. He states if a 100,000-sq. ft. building could be built there, but he doesn't think it will attract that. The outlets, Cross Keys Shoppes and Deptford are all booming. Traffic wasn't considered too carefully. Hyder Lane people will cut through. Traffic will be an issue with an apartment complex. I would not want to live across from an apartment complex.

Mr. Waronker states he hears the concerns from the public and board. He suggests a continuance so the application could be discussed at greater length.
Mr. Costa states the board cannot tell you how to do your plan.

Mr. Waronker states any community needs rentals. "I hear all the concerns". Multiple businesses that need to grow too, Shop Rite and Goddard School. He states we need to create an amenity based community. Some issues may never occur such as the traffic gate.

Mr. Marmaro requests to table the application.
Mr. Lechner states they have had since August to prepare.
Mr. Marmaro prefers to re-submit and table the application.

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

Roll Call:	**Vice Chairman Simiriglia**	**Yes to Deny**
	Mr. Bucceroni	**Yes to Deny**
	Mr. Scarduzio	**Yes to Deny**
	Mrs. Chiumento	**Yes to Deny**
	Mr. Rosati	**Yes to Deny**
	Mr. Acevedo	**Yes to Deny**
	Chairman McMullin	**Yes to Deny**

Application Denied.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JANUARY 10, 2018

Mr. McMullin called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

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

Also, Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James Mellett, P.E., Churchill Engineering
Mr. Ken Lechner, Township Planner

REORGANIZATION

A motion to elect Mr. McMullin as Zoning Board of Adjustment Chairman was made by Vice Mr. Simiriglia and seconded by Mr. Rosati.

Roll Call:	**Mr. Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Rosati	**Yes**
	Mr. Acevedo	**Yes**
	Mr. McMullin	**Yes**

Motion Approved.

A motion to elect Frank Simiriglia as Vice Chairman of The Zoning Board of Adjustment was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:	**Mr. Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Rosati	**Yes**
	Mr. Acevedo	**Yes**
	Chairman McMullin	**Yes**

Motion Approved.

A motion to elect Ken Lechner as Secretary of The Zoning Board of Adjustment was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**

Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Chairman McMullin	**Yes**

Motion Approved.

A motion to elect Mrs. Jean Gomez as the recording secretary of the Zoning Board of Adjustment was made by Mrs. Chiumento and seconded by Mr. Rosati.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Rosati	**Yes**
	Mr. Acevedo	**Yes**
	Chairman McMullin	**Yes**

Motion Approved.

A motion to elect Mr. Anthony Costa as Solicitor of the Zoning Board of Adjustment was made by Mrs. Chiumento and seconded by Vice Chairman Simiriglia.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Rosati	**Yes**
	Mr. Acevedo	**Yes**
	Chairman McMullin	**Yes**

Motion Approved.

A motion to elect Churchill Engineering (Mr. James Mellett) as engineering firm for The Zoning Board of Adjustment was made by Mr. Rosati and seconded by Mr. Scarduzio.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Rosati	**Yes**
	Mr. Acevedo	**Yes**
	Chairman McMullin	**Yes**

Motion Approved.

A motion to choose meeting dates; minus one in October, November and December, for the Zoning Board of Adjustment was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Rosati	**Yes**
	Mr. Acevedo	**Yes**
	Chairman McMullin	**Yes**

Motion Approved.

A motion to approve The Courier Post and The Philadelphia Inquirer/South Jersey Addition as advertising newspapers was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Rosati	**Yes**
	Mr. Acevedo	**Yes**
	Chairman McMullin	**Yes**

Motion Approved.

A motion to approve the agenda procedures was made by Mr. Scarduzio and seconded by Chairman McMullin.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Chiumento	**Yes**
	Mr. Rosati	**Yes**
	Mr. Acevedo	**Yes**
	Chairman McMullin	**Yes**

Motion Approved.

Chairman McMullin has the professionals sworn in:

Mr. Costa swears Mr. Acevedo in:

RESOLUTIONS FOR MEMORIALIZATION

#152005DCMPFMS
Founders Grove
1743 Farmhouse, LLC
Use D Variance & Minor sudiv. Extension; Bulk C Variance; Prelim/Final Major Site Plan
Block: 3306 Lot: 11 & 12

#172034D
David Waronker (Little Pond Village @GT)
Use D Variance
Block: 20601 Lot: 5 & 6

#172059C
Anthony Alberto, LLC
Bulk C Variance
Block: 1802 Lot: 4

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

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**

Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Resolutions Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2017 Annual Report

	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
01	#172001C	Angela & Keith Dugan	1701 Briarwood Dr., Blackwood	8704	16	Extend kitchen 16'x12' w/27' s/b	C	GRANTED	02/22/2017
02	#172002C	Christopher Worthington	501 Fresno Pl., Magnolia	3203	41	10'x20'x9' wood 2nd garage	C	GRANTED	02/22/2017
03	#172003C	Rebecca Sonnheim	650 Pasadena Dr., Magnolia	3204	23	10' driveway extension w/0'-3's/b & 16'x16' shed w/0-5' s/b	C	GRANTED	02/22/2017
04	#172004CD	Gloucester Auto LLC	1450 Erial Rd., Sicklerville	13504	24-25 & 27	Convenience store & fuel canopy	CD	GRANTED	02/22/2017
05	#162047CDPMFMFMS	Bimbo Bakeries USA, LLC	1320-1340 Blackwood-Clementon Rd; 700 Plaza Dr., Clementon	13305 13307	1-2-3 5	Prelim & Final Major Site - Retail Distribution Center	PMS FMS	GRANTED	02/08/2017
06	#162075DSPW	Amanda Hotz	630 Lower Landing Rd., Blackwood	4301	4	Outside sitting area w/bar, music	D (SPW Withdrawn)	GRANTED W/Conditions	02/08/2017
07	#172007C	Bradley Trinkner	440 Hampton La, Somerdale	9503	16	F Porch w/roof on concrete slab 34'9 x 8" w/s/b F 23'3" S 9'6"	C	GRANTED	03/22/2017
08	#12201DSPW	Villas of Broadacres (Parke Bank)	Clementon, NJ	13306	1-2-3 4-5	Admin Amendment for Revised Landscaping	SPW	GRANTED	03/22/2017
09	#172009C	Jason Sailer	16 Spring Hollow Dr., Sicklerville	18403	8	16'x36' in ground pool w/R&S 5' to concrete s/b	C	GRANTED	03/22/2017
10	#172010C	Sarah DiBartolo-Hurley	412 E. Central Ave., Blackwood	13002	8	16 1/2' x 13'10" L shaped room	C	GRANTED	05/10/2017
11	#172011C	Erial Community Church	1725 New Brooklyn Rd., Erial	16301	19	3'x6' LED Sign @ bottom of existing sign	C	GRANTED	05/10/2017
12	#152041PMSFMSa1DM	1840 P. Cheeseman LLC (RCA)	1840 Peter Cheeseman Rd., Blackwood	14003	13 & 14	Residential Health Case Ctr (Min Subd) (Fin Mjr Site)	C	GRANTED	03/22/2017
13	#172012CDMPMSFMS	Group Four Prop, LLC (Royal Farms)	1409 Blackwood Clementon Rd, Clementon	20303	4	Royal Farms w/16 fuel dispensers	CD M PMS FMS	GRANTED	05/10/2017
14	#172014C	Frederic Robinson	6 Windy Dr, Blackwood	11003	12	6' vinyl fence w/0 s/b	C	GRANTED	05/10/2017

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2017 Annual Report

	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
15	#152005DCM	1743 Farmhouse, LLC	1010 Evesham Rd., Magnolia	3306	11 & 12	Extension on Minor Sub Div. Only	M	Granted	03/22/2017
16	#152005DCM	1743 Farmhouse, LLC	1010 Evesham Rd., Magnolia	3306	11 & 12	Extension of Use "D" Variance	D	Granted	06/14/2017
17	#152005DCMPFMS	1743 Farmhouse, LLC	1010 Evesham Rd., Magnolia	3306	11 & 12	Expansion of existing house to catering/wedding facility	PFMS	Granted	06/14/2017
18	#172015C	Shoba Simon	6 Felicia Ct., Sicklerville	17102	85	Deck 20x12w/R18' s/b; 10x10 Pergola w/0 s/b	C	Granted	05/10/2017
19	#172016C	Gerald Quigley	133 Sixth Ave., Glendora	2001	21	12'x24' shed w/R 2.5' & S 3.2' s/b	C	Granted w/conditions	06/14/2017
20	#152032CDSPWMS/R	Bernie Wilson	1414 Black Horse Pk., Blackwood	5403	11	Re-Affirmation(Auto repair & towing)	D SPW	Granted w/conditions	05/10/2017
21	#172017SPW Amended 5/16/2017	John Connolly, III	161 S. Black Horse Pk, Blackwood	11901	20.01	Pole Barn 80'x40'-relocate carport/fencing	SPW	Granted w/conditions	07/26/2017
22	#172018C	John Iannello	664 Chatham Rd., Somerdale	8903	11	14x10x8 shed on 15x11 slab w/s/b S&R	C	Granted	06/14/2017
23	#172019C	David Wible	6 Woodmill Dr., Clementon	20202	6	19x9x7 2nd garage/carport w/s/b	C	Withdrawn	06/14/2017
24	#172020C	Ebner Moser	1046 New Brooklyn Rd., Sicklerville	18204	4	24x40x12.4 pole bldg. w/24'S s/b	C	Granted	06/14/2017
25	#172021C	Shawn Davidson	29 Mayflower Dr., Sicklerville	20904	1	6' vinyl fence w/F1- 2.5'&F2-3.6' s/b	C	Granted	06/14/2017
26	#172022C	Gregory& Joann Mattis	23 Mercer Dr., Sicklerville	15607	12	8'vinyl fence w/0 R s/b	C	Granted	06/28/2017
27	#172023C	John A. Bennett	152 W. Central Ave., Blackwood	11507	25	Removed 8x8 deck/replaced w/8x18 deck on patio w/1805 s/b	C	Granted	06/28/2017
28	#172024C	Robt. Matusavage	1630 New Brooklyn Rd., Sicklerville	17502	60	Detatched garage 14x36x9 w/4.5 S1 & 9' S2 s/b	C	Granted	06/28/2017
29	#172025C	Nicholas & Melissa Louie	19 Erik Ct., Sicklerville	19306	3.10	2nd flr deck 16x20 w/29' R s/b	C	Granted	06/28/2017
30	#172026C	Poonam Kaushal	621Hobart Dr., Laurel Springs	11201	14	16x12 deck w/21 R s/b	C	Granted	06/28/2017
31	#172027C	John Massanova	13 Royalty La., Laurel Springs	10201	1.05	20x20 detached 2nd garage; 15x25 above ground pool w/setbacks	C	Granted	07/26/2017

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2017 Annual Report

	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
32	#172028C	Daniel Doyle	22 Albert Rd., Glendora	3004	2	10x12 shed w/1' s/b	C	Granted	07/26/2017
33	#172030C	Diane McCrakin	410 Orchard Ave., Somerdale	9502	1	7x7 deck w/27' setback	C	Granted	07/26/2017
34	#172032C	Daniel Gererick	94 Oak Ave., Blackwood	5403	2	20x36 in ground pool; 54.2% impervious coverage; 6' vinyl fence w/s/b(s)	C	Granted	08/09/2017
35	#172034D	David A. Waronker	1110 Chews Landing Rd., Clementon	20601	4-4.02 5-6	204 Units-15 apt bldg.; pool, club, rec etc.	C	Denied	01/10/2018
36	#172036C	Rosemary Valentin	7 Eyres Rd., Somerdale	8601	10	10x20 & 10x14 sheds(2) w/setbacks	C	Granted	08/09/2017
37	#172038C	Russ Prichard	71 Mullen Dr., Sicklerville	18310	70	90x94 Hot tub w/1' s/b to dwelling	C	Granted	08/09/2017
38	#172039C	Michael Moran	162 Morris Ave, Blackwood	11603	12.01	6' fence; 12x18 deck w/s/b	C	Granted	09/27/2017
39	#172040C	Roger Cowels	239-241 Empire Ave., Blackwood	7810	11/12	Combine lots; lot depth; accessory bldg.	C	TRANSFERRED TO PB (SubDiv)	08/2017
40	#172041C	Cheryl Pine	18 Pinewood Ct., Sicklerville	16402	20	90x94 Hot tub w/1' s/b to dwelling	C	Granted	09/13/2017
41	#172042C	Rosalind Chivis	24 Bryce Ct., Sicklerville	18316	6	20x20 Pavilion roof w/setbacks	C	Granted	09/13/2017
42	#172043	Todd Kaspar	1555 Hider La., Laurel Springs	8105	29	2 sheds w/setbacks	C	Granted	09/13/2017
43	#172044C	Frank Serratore	25 Innsbruck Dr., Sicklerville	19805	1	10x12x10 shed w/s/b to dwelling	C	Granted	09/13/2017
44	#172045DPMSFMS (rec'd from PB	Lance's Tavern on 10/17/2017)	7 Coles Rd., Blackwood	8301	7	177 parking spaces	D PSP FSP	Citied by ZO	
45	#172047C	Reynaldo O Rapado	494 Little Gloucester Rd., Blackwood	8105	40	3 sheds w/setbacks	C	Withdrawn	10/25/2017
46	#172050C	Windows Mechanics Direct	810 Central Ave., Glendora	1206	8	Front porch 22x8 w/ 13.45 s/b	C	Granted	10/25/2017
47	#172051C	Robert Speese	405 Station Ave., Glendora	801	23	Front porch 26x6 w/14.78&15.8 s/b	C	Granted	11/08/2017

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2017 Annual Report

	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
48	#172052C	Jason Hojnowski	117 Florence Ave., Laurel Springs	8102	31	40 x 30 garage w/s/b	C	Granted	11/08/2017
49	#172053C	Chris Pasucci	26 Kings Rd, Sicklerville	16603	21	6' vinyl fencer & S s/b	C	Granted w/conditions	12/13/2017
50	#172054CDSPW	Clear Channel Outdoor, Inc.	1651 Sicklerville Rd., Sicklerville	18601	2 B01	Converting to LED Billboard	C D SPW	Tabled	01/24/2018
51	#172055C	Miliero, LLC	233 Clementon Ave., Blackwood	10303	23.01	Detached garage, conversion of old garage to SFD (garage will exceed sq. ft. of house)	C	Denied	12/13/2017
52	#172057DSPW	Donald Train	226 Chestnut St., Glendora	2102	5&6	Conduct business of installation & repair of radio towers & antenna systems	D SPW	Granted w/conditions	12/13/2017
53	#172058D	Joseph Burton III	2 Daffodil Dr., Sicklerville	18605	26	In Law Suite (2nd kitchen)	D	Granted w/conditions	12/13/2017
54	#172059C	Anthony Alberto, Inc.	304 Lake Ave., Glendora	1802	4	Seeking 10' setback on 2ndr front (Price Ave) for SFD	C	Granted	01/10/2018
55	#152005DCMPFMS	(1743 Farmhouse) Founders Grove	1010 E. Evesham Rd., Magnolia	3306	11 & 12	Amended Site Plan	DC MPFMS	Granted	01/10/2018
56									
57									
58									
59									
60									

CHURCHILL

Churchill Consulting Engineers
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-809-4250 Fax 856-767-0272
E-mail jmellett@churchillengineers.com

December 12, 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: Clear Channel Outdoor, Inc.
Proposed Billboard
Use "D" Variance, Bulk "C" Variance & Site Plan Waiver
Block 18601, Lot 2
1651 Sicklerville Road
Gloucester Township, Camden County, New Jersey
Application No. 172054C
Our File No.: GX17008-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. Township of Gloucester Zoning Board Transmittal dated October 3, 2017.

B. Township of Gloucester Land Development Application for a Bulk Variance.

C. List of stockholders of Clear Channel Outdoor, Inc.

D. Tax information, easement and legal description for Block 18601, Lot 2.

E. Denial of a Zoning Permit for 9130 Sicklerville Road, Block 18601, Lot 2, "LED is not permitted as per section 426-L-1 without zoning approval" from the Gloucester Township Zoning Officer dated August 31, 2017.

F. Certification that all taxes are paid from the Gloucester Township Tax Collector dated August 29, 2017.

G. Copy of the Township of Gloucester Tax Map Sheet Number 186.

H. The Township of Gloucester Land development Ordinance §817 Submission Checklist.

I. Photographs of the existing billboard sign located AC Expressway, NS 1mi N/O Cross Keys Road F/W-2.

J. Minor Subdivision for Sicklerville/Turnersville Road prepared by Azimetric Surveying Services dated January 26, 1986, last revised June 17, 1986 (not to scale).

K. Digital Billboard Plans prepared by Daktronics, Inc. dated August 24, 2015 and May 29, 2015.

We offer the following comments with regard to the application:

I. Project Description

1. The site is known as Block 18601, Lot 2 (1651 Sicklerville Road) and is approximately 2.6 acres in size according to the Tax Map.

2. The property appears to have approximately 235 feet of frontage along Sicklerville Road (C.R. 705), and approximately 238 feet of frontage along Atlantic City Expressway (NJSH 42).

3. It appears that the two commercial businesses, "The Party Place" and "Economy Self Storage," are also located on the property.

4. There is an existing billboard sign located within Block 18601, Lot 2, adjacent to the Atlantic City Expressway. The existing billboard has two sign faces (approximately 16 feet high by 60 feet wide) for a total sign area of 1,920 square feet.

5. Access is provided to the existing billboard from Sicklerville Road through an access easement.

6. It appears that there is also an existing communications tower located on the property.

7. The site is located in the Neighborhood Commercial (NC) Zoning District.

8. The applicant is proposing to convert the existing double-sided billboard from a static advertising sign to a light-emitting diode (LED) variable message sign.

9. Each sign of the LED billboard is proposed to be approximately 14 feet tall by 47 feet wide (648 square feet), for a total area of 1,296 square feet.

II. Zoning/Use Variance

1. The project is located in the Neighborhood Commercial (NC) Zoning District. Section 415 of the Gloucester Township Land Development Ordinance (LDO) indicates that the purpose of the NC District is to provide for the development of neighborhood shopping centers, individual retail uses and office facilities which provide for personal services primarily to nearby neighborhoods.

2. Section 426DD2 of the LDO indicates that billboards are not a permitted use within the NC Zoning District; therefore a Use "D" variance is required.

3. The applicant is seeking several variances. We defer review of the bulk, area and yard requirements to your office.

4. The applicant must 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 such relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and the Gloucester Township Zoning Ordinance.

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

III. Billboard Requirements

1. The LDO does not permit a billboard more than 30 feet in height, measured from the road surface from which the billboard shall be seen (NJSH 42).

    a. The applicant indicates that the existing billboard is 75 feet in height, measured from surrounding grade. A variance will be required.

b. Additionally, the applicant should indicate how this height was determined.

2. The LDO only permits a billboard twelve feet, three inches (12 ft – 3 in) in height by twenty four feet, six inches (24 ft – 6 in) in width or 301 square feet.

   a. The proposed billboard has two faces measuring 13 ft – 8-3/8 inches in height by 47 ft – 3-5/8 inches in width, with an individual area of 647.9 square feet. The total area encompassing both faces is 1,295.8 square feet. A variance will be required.

3. The LDO requires billboards to have a minimum setback from any property line equal to the overall height of the billboard (75 feet) or a minimum of 30 feet.

   a. The applicant should indicate how far the billboard is from the nearest buildings and property lines.

4. The LDO requires billboards to be located a minimum of 3,000 feet apart from other billboards located on either side of the same roadway.

   a. The applicant should indicate distances from other billboards located on either side of the same roadway.

5. The LDO requires a minimum distance of 1,000 feet between any billboard and an interchange, intersection, rest area or any point of ingress or egress on the roadways where the billboards are permitted.

   a. The applicant should indicate distances between the existing billboard and an interchange, intersection, rest area or any point of ingress or egress on the roadways.

6. The applicant should address the requirements of Section 426.DD.3.a, Section 426.DD.3.g, Section 426.DD.3.h and Section 426.DD.5 of the LDO.

IV. Site Plan

1. In accordance with the Township of Gloucester Submission Checklist, the applicant shall submit a boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of

submission. The existing and proposed billboards should be shown with respect to the adjacent property lines.

2. The applicant is requesting a waiver of the requirement for a site plan.

3. The applicant should indicate if any clearing or trimming of existing trees or vegetation is required.

4. The applicant should indicate whether they have a valid NJDOT permit for the proposed billboard. A copy of the NJDOT permit should be submitted.

5. The Board may wish to consider requiring a fence around the base of the billboard, consistent with other applications.

V. Miscellaneous

Our office did not review the proposed application for structural stability of the billboard improvements. We defer review to the appropriate review agency.

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 contact me if you have any questions or require additional information.

Very truly yours,
Churchill Consulting Engineers

James J. Mellett, P.E.
Associate

JJM:tb:jm
C: Gloucester Township Zoning Board Chairman and Members (via email)
Ms. Aisa Ortiz, Gloucester Township (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)
Clear Channel Outdoor, Inc, Applicant (via email & mail)
Mr. Andrew S. Ross, Esq., Applicant's Attorney (via email)

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. 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.
6. Setbacks:
    a. It's recommended the Applicant provide professional testimony to address the existing and proposed setbacks from property lines.

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. It's recommended consideration be given to requiring a boundary survey depicting existing conditions and addressing the billboard property line setbacks and height requirements.

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 DWB (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees 160.00 Project # 11776

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

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

Escr. 150.00 Escr.# 11776

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

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?

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

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 — CAMDEN COUNTY, NJ

BLOCK NUMBER	LOT NUMBER	QUALIFICATION
18601	2	B01

Property Locat. 1651 SICKLERVILLE ROAD
Building Desc. DBLBILLBD CL153
Additional Lots
Land Dimens. 235x488
Bank 00683 Mortgage # Tax Acct. # 19793

ASSESSED VALUATION INFORMATION

LAND	IMPROVEMENTS	TOTAL
60400	0	60400

EXEMPTIONS 0 NET TAXABLE VALUE 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	0.604	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 — Camden County — **2017-2**

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 — Camden County — **2017-1**

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

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TOWNSHIP OF GLOUCESTER — Camden County — **2016-4**

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 — Camden County — **2016-3**

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 4/24/17

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

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,

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

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

R. C. B. Colin
RICHARD B. COLIN

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

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

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.

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

Zone

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

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 Sicklerville Rd. Sicklerville, NJ 08081

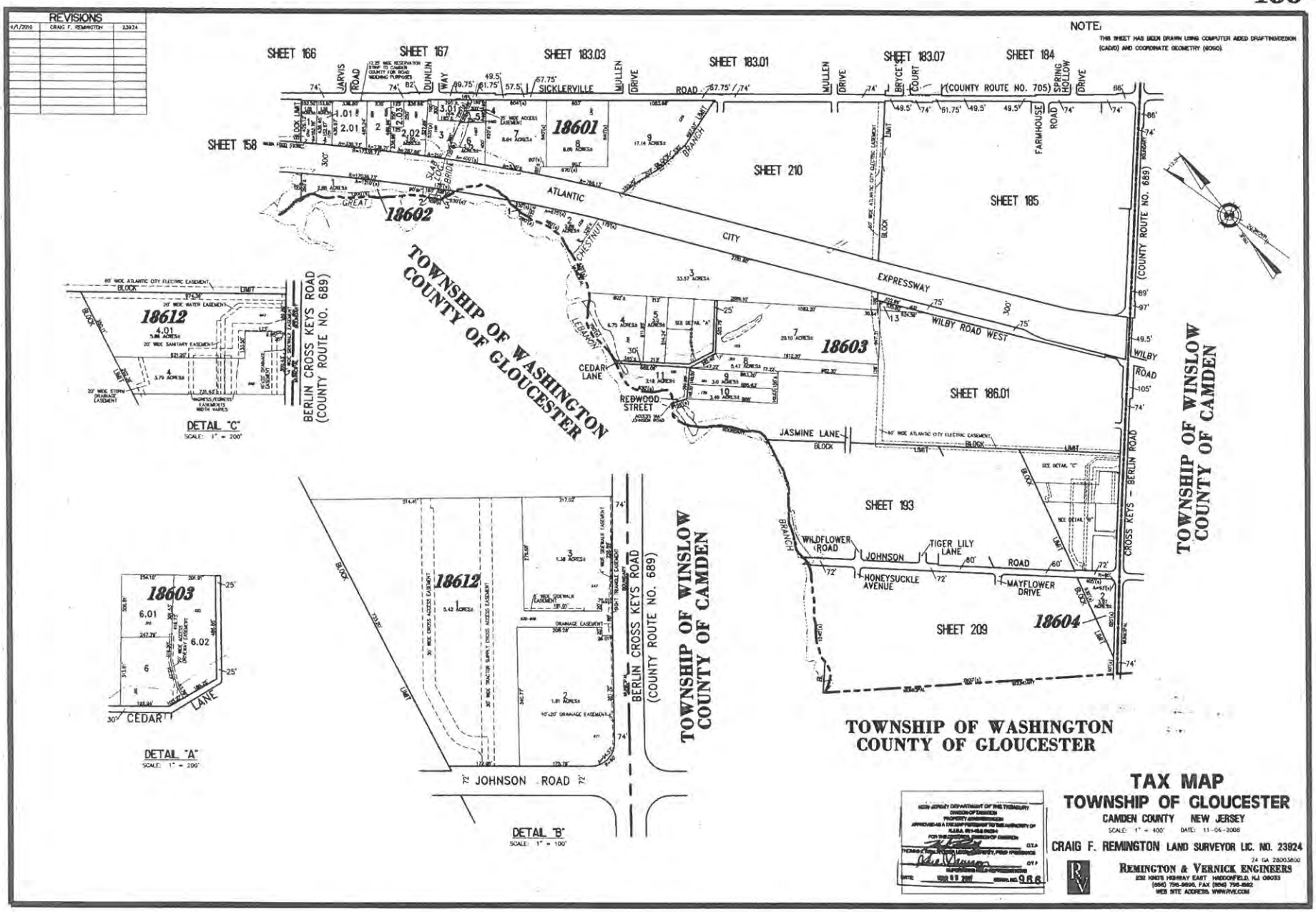
Block 18601 Lot 2 - B01

8-29-17
Date

Maryann Bussa
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County


REVISIONS
4/1/2010 CRAIG F. REMINGTON 23924
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).
SHEET 166
SHEET 167
SHEET 183.03
SHEET 183.01
SHEET 183.07
SHEET 184
SHEET 158
SHEET 210
SHEET 185
SHEET 186.01
SHEET 193
SHEET 209
JARVIS ROAD
DUNLIN WAY
SICKLERVILLE ROAD
MULLEN DRIVE
BRYCE COURT
(COUNTY ROUTE NO. 705)
SPRING HOLLOW DRIVE
FARMHOUSE ROAD
(COUNTY ROUTE NO. 689)
ATLANTIC CITY EXPRESSWAY
WILBY ROAD WEST
WILBY ROAD
CEDAR LANE
REDWOOD STREET
JASMINE LANE
WILDFLOWER ROAD
JOHNSON ROAD
TIGER LILY LANE
HONEYSUCKLE AVENUE
MAYFLOWER DRIVE
CROSS KEYS - BERLIN ROAD
BERLIN CROSS KEYS ROAD
(COUNTY ROUTE NO. 689)
18601
18602
18603
18604
18612
TOWNSHIP OF WASHINGTON
COUNTY OF GLOUCESTER
TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN
DETAIL "A"
SCALE: 1" = 200'
DETAIL "B"
SCALE: 1" = 100'
DETAIL "C"
SCALE: 1" = 200'
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 400' DATE: 11-06-2008
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

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

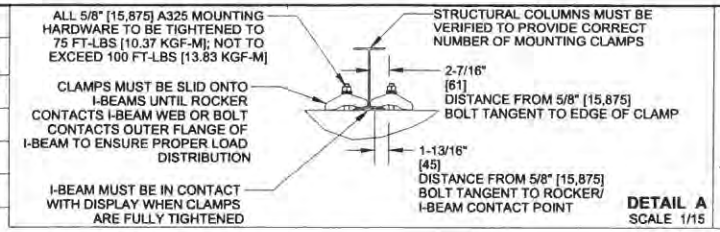
The Atlantic City Expressway is the major artery to and from the heavily populated Philadelphia Metro Area and the popular South Jersey Coastal Resort Communities, including Atlantic City.

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.

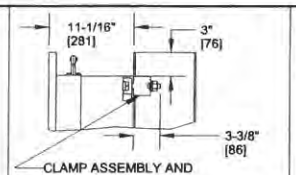
14FT
60FT
75FT

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

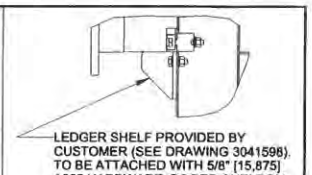
DESIGN WIND PRESSURE "P"	58 PSF [283.2 KGF/M²]	72 PSF [351.5 KGF/M²]	87 PSF [424.8 KGF/M²]	103 PSF [502.9 KGF/M²]	121 PSF [590.8 KGF/M²]	139 PSF [678.7 KGF/M²]
MAX UPRIGHT SPACING "A"	12' 6" [3810]	11' 9" [3581]	11' 3" [3429]	10' 6" [3200]	10' [3048]	9' 6" [2896]
MAX CANTILEVER SPACING "B"	6' 3" [1905]	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]					



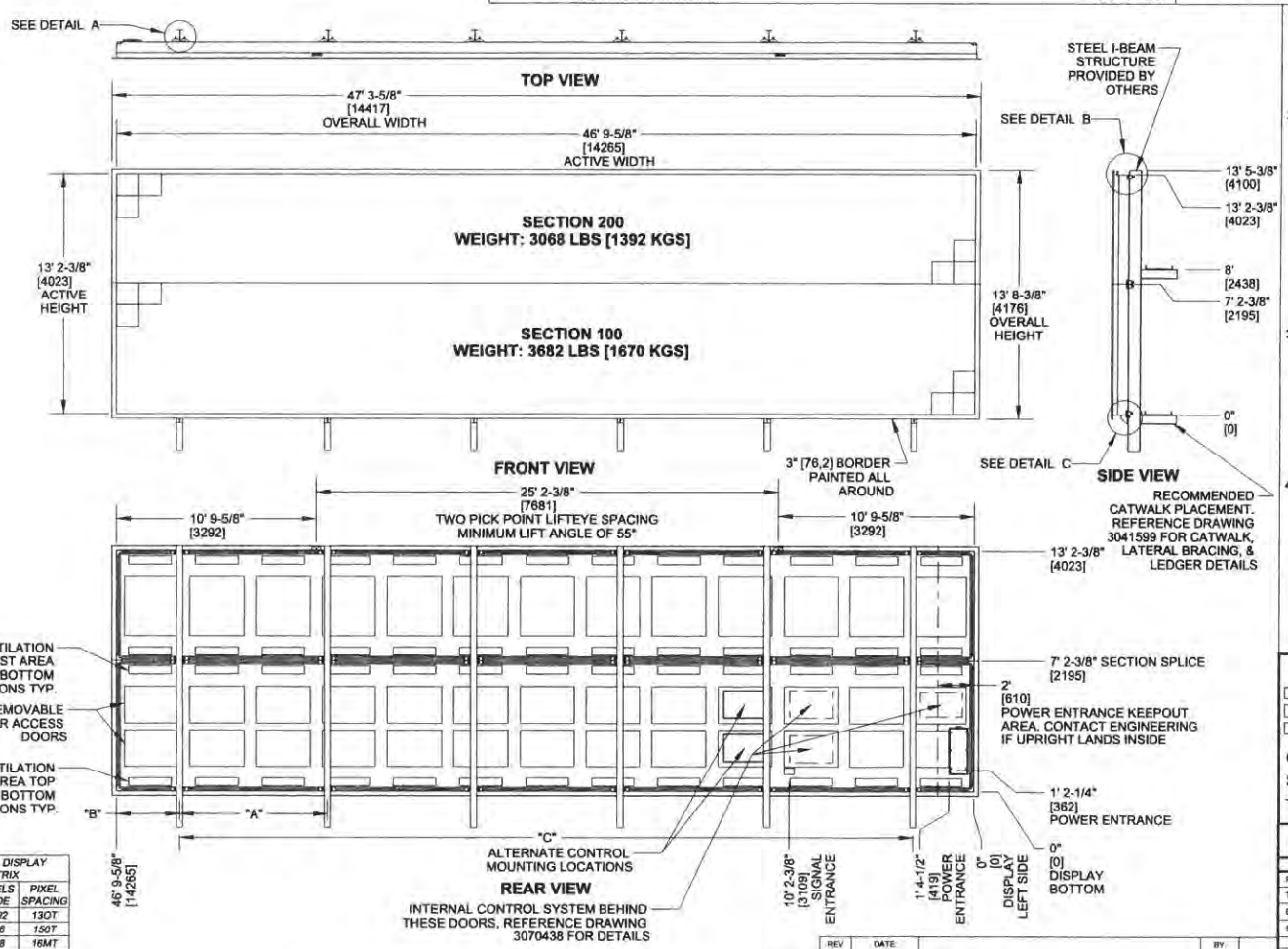
DETAIL A
SCALE 1/15



DETAIL B
SCALE 1/15



DETAIL C
SCALE 1/15



OVERALL DISPLAY MATRIX		
PIXELS HIGH	PIXELS WIDE	PIXEL SPACING
308	1092	13DT
264	936	15DT
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.

REV	DATE		BY

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

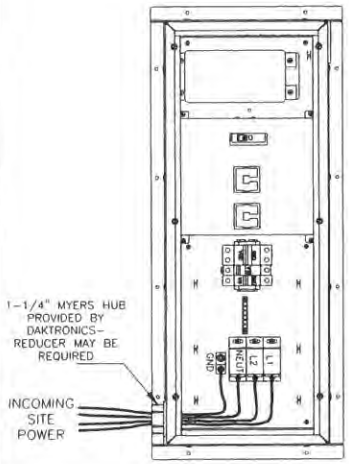
NOTES:

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.

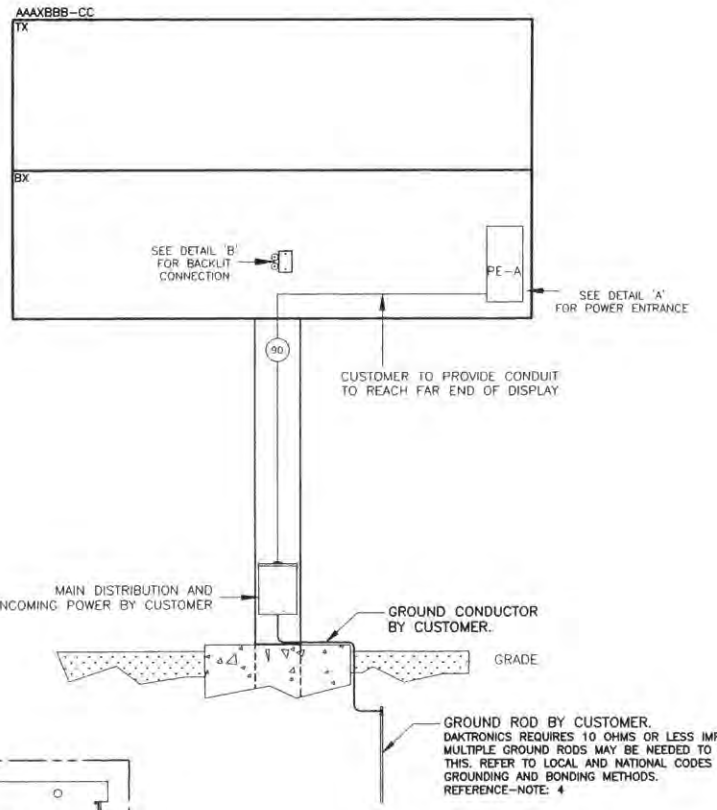
   BECAUSE EACH INSTALLATION IS UNIQUE, DAKTRONICS OFFERS THESE INSTRUCTIONS AS GUIDELINES ONLY. DAKTRONICS, INC. ASSUMES NO LIABILITY IF INSTALLATION STEPS HAVE BEEN OMITTED OR OTHER NECESSARY PROCEDURES ARE NOT INCLUDED IN THIS SYSTEM RISER DIAGRAM.
4. ALL DISPLAYS MUST BE GROUNDED PER ARTICLE 250 AND 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.
8. THIS IS NOT A SCALED DRAWING AND SHOULD BE USED FOR POWER AND SIGNAL REQUIREMENTS ONLY. ACTUAL PLACEMENT OF ELECTRICAL COMPONENTS, SUCH AS PANEL BOARDS, A/C'S, AND SPLICE PANELS, MAY VARY. PLEASE REFERENCE THE SYSTEM SHOP DRAWING FOR THIS DETAIL. THIS DRAWING REPRESENTS A GENERAL MOUNTING LOCATION ONLY.

—— EXTERNALLY MOUNTED HARDWARE
- - - INTERNALLY MOUNTED HARDWARE

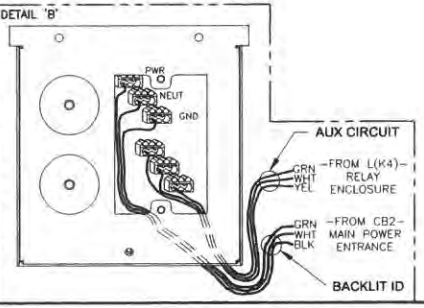
DETAIL 'A' MULTI SECTION PWR ENTRANCE



REAR VIEW



DETAIL 'B'



DISPLAY SIZE TABLE		
PIXELS HIGH (AAA)	PIXELS WIDE (BBB)	PIXEL SPACING (CC)
368	1088	13MT
264	838	15MT
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: _____

DAKTRONICS, INC.
BROOKINGS, SD 57006
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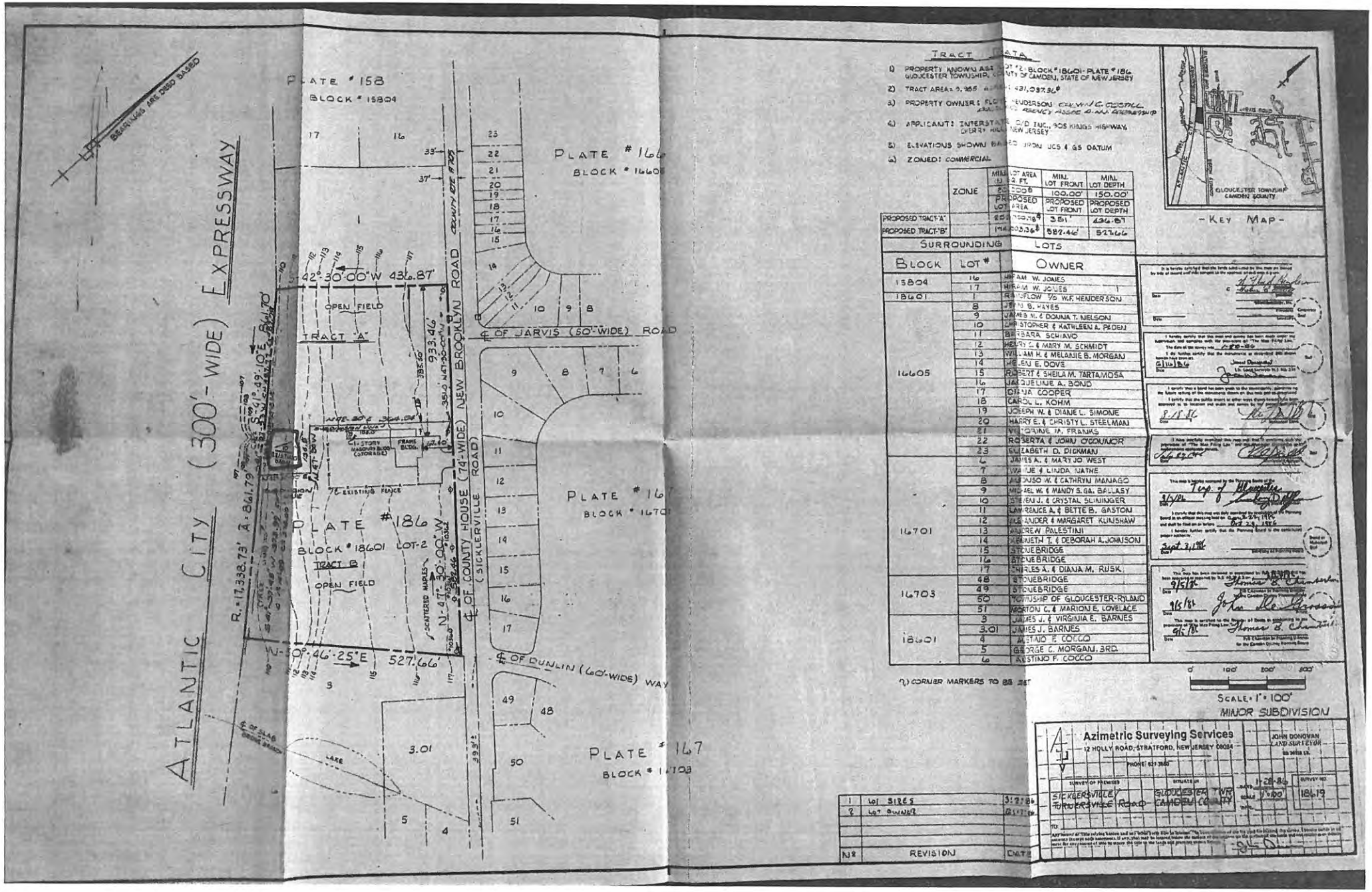
PROJ: DB5000 DIGITAL BILLBOARD				
TITLE: DISPLAY RISER, 14'X48' (11X39 MODS) 2S, 120/240 VAC, DB5K				
DESIGN: BANDERS		DRAWN: BKRUSE		DATE: 24 AUG 15
SCALE: NTS				
SHEET	REV	JOB NO:	FUNC-TYPE-SIZE	3124222
	00	P1810	R-01-B	



TRACT DATA

1) PROPERTY KNOWN AS: LOT #2, BLOCK #18601 - PLATE #186
GLOUCESTER TOWNSHIP, COUNTY OF CAMDEN, STATE OF NEW JERSEY

2) TRACT AREA: 9,365 ± AC. = 431,037.36 ± SQ. FT.

3) PROPERTY OWNER: FLOYD HENDERSON, COLWYN C. COOMBS, ESQUIRE AND AGENCY ASSOC. OF NJ, A PARTNERSHIP

4) APPLICANT: INTERSTATE C/D INC., 905 KINGS HIGHWAY, CHERRY HILL, NEW JERSEY

5) ELEVATIONS SHOWN BASED UPON USC & GS DATUM

6) ZONED: COMMERCIAL

	ZONE	MIN. LOT AREA (1) 2 FT.	MIN. LOT FRONT	MIN. LOT DEPTH
		5,000	100.00'	150.00'
		PROPOSED LOT AREA	PROPOSED LOT FRONT	PROPOSED LOT DEPTH
PROPOSED TRACT "A"		259,159 ±	351'	436.87'
PROPOSED TRACT "B"		171,203.36 ±	582.46'	527.66'

SURROUNDING LOTS

BLOCK	LOT #	OWNER
15804	16	MIRIAM W. JONES
	17	HIRAM W. JONES
18601	1	RAINFLOW C/O W.F. HENDERSON
16605	8	JOHN B. HAYES
	9	JAMES N. & DONNA T. NELSON
	10	CHRISTOPHER & KATHLEEN A. PALDEN
	11	BARBARA SCHIAVO
	12	HENRY C. & 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. & CHRISTY L. STEELMAN
	21	VIRGINIA M. FRANKS
	22	ROBERTA & JOHN O'CONNOR
	23	ELIZABETH D. DICKMAN
16701	6	JAMES A. & MARY JO WEST
	7	WAYNE & LINDA NATHE
	8	ALFONSO W. & CATHRYN MANAGO
	9	MICHAEL W. & MANDY S. GA. BALLASY
	10	STEVEN J. & CRYSTAL SLIWINGER
	11	LAWRENCE A. & BETTE B. GASTON
	12	ALEXANDER & MARGARET KLINSHAW
	13	ANDREW PALESTINI
	14	KENNETH T. & DEBORAH A. JOHNSON
	15	STONEBRIDGE
	16	STONEBRIDGE
	17	CHARLES A. & DIANA M. RUSK
16703	48	STONEBRIDGE
	49	STONEBRIDGE
	50	TOWNSHIP OF GLOUCESTER-RYLAND
	51	MORTON C. & MARION E. LOVELACE
18601	3	JAMES J. & VIRGINIA E. BARNES
	3.01	JAMES J. BARNES
	4	ANTONIO F. COCCO
	5	GEORGE C. MORGAN, 3RD.
	6	ANTONIO F. COCCO

1) CORNER MARKERS TO BE SET

- KEY MAP -

Twp. of Gloucester

0 100' 200' 300'
SCALE: 1" = 100'
MINOR SUBDIVISION

NO	REVISION	DATE
1	LOT SIZES	3/27/86
2	LOT OWNERS	6/17/86

Azimetric Surveying Services
12 HOLLY ROAD, STRATFORD, NEW JERSEY 08084
PHONE: 627-3080

JOHN DONOVAN
LAND SURVEYOR
NO. 24158 LS.

SURVEY OF PREMISES: SICKLERSVILLE/TURNERSVILLE ROAD
SITUATE IN: GLOUCESTER TWP. CAMDEN COUNTY
DATE: 11-26-85
SCALE: 1"=100'
SURVEY NO.: 184.19

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:

- ☒ 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 Prevention
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.
- ☒ **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

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- ☐ 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 & Site Plan Waiver

OK 10-11-17 JLC — Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 3, 2017 **APPLICATION No. #172054C(D)SPW**

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

ENCLOSED:

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

RECEIVED
OCT 04 2017
BY:

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

Signature

Assem 10/3/17

No Issues.
Billboard Structure allready 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 #172054C DSPW **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 20[illegible]
BY:

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

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #1820018C***
John & Kathleen McCourt
401 E. church Street
***BLOCK* 10706, *LOT* 1**

DATE: January 25, 2018

The Applicant requests approval for a 12' x 16' shed within the R-3 Residential District as indicated on the sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Lot size (min.)	9,375 sf	9,553 sf	yes
Lot frontage (min.) Church Street Deborah Place	 75 ft. 75 ft.	 95.71 ft. 122.46 ft.	 yes yes
Lot depth (min.)	125 ft.	77.5 ft.	enc
Building coverage (max.)	20%	±12.8%[1]	yes
Lot coverage (max.)	40%	±22.8%[1]	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.) Church Street Deborah Place	 30 ft. 30 ft.	 40.7 ft. 31.1 ft.	 yes yes
Side yard (min.)	10 ft.	15.6 ft.	yes
Rear yard (min.)	30 ft.	17.7 ft.	enc
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

[1] = Scaled data.

Description	Required	Proposed	Complies
§422.L, RESIDENTIAL TOOL SHED			
Shed area (max.)	**168 sf**	**192 sf**	**no***
Number (max.)	1	1	yes
Shed height (max.)	12 ft.	10.5 ft.	yes
Wall height (max.)	**9 ft.**	**n/p**	**---**
Distance between adjacent buildings	**10 ft.**	**n/p**	**---**
Front yard (min.)	N.P.	4.5 ft.	yes
Side yard (min.) – 10' x 14' shed	**5 ft.**	**0 ft.**	**no***
Rear yard (min.) – 10' x 200' shed	5 ft.	> 5 ft. ft.	yes

N.P. = Not Permitted.
* = Variance required.
Variance Expiration: The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.

II. VARIANCE COMMENTS

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

§422.L, Residential Tool Shed

1. Shed Area: (192 sf provided v. 168 sf maximum allowed).
2. Side yard: (0 ft. provided v. 5 ft. minimum required).

The Applicant shall provide the following information to determine if additional variances are required:

3. Wall Height: 9 ft. maximum allowed).
4. Distance between buildings: 10 ft. minimum required.

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.L, Residential Tool Shed to permit a shed one hundred ninety two (192) square feet (168 sf maximum allowed) and zero (0) feet from the side property line (5 ft. minimum required).

IV. RECOMMENDATIONS

1. The Applicant must address the underlined comments.

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

cc: John and Kathleen McCourt
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]:_____ Application №: #182001C

☐ Planning Board ☒ Zoning Board of Adjustment

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

Taxes Paid Yes/No _____(Initial)

Fees 160.00 Project # 1194

Escr. 150.00 Escr.# 1194

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: John + Kathleen McCourt
Address: 401 E Church St
City: Blackwood
State, Zip: NJ , 08012
Phone: (609) 504-9790 Fax: (609 504-6082(K)
Email: Kmsasser@comcast.net

2. Owner(s) (List all Owners)

Name(s): John F. McCourt
Kathleen M McCourt
Address:
City:
State, Zip:
Phone:(___)___-____ Fax:(___)___-____

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

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

RECEIVED JAN 11 2018 BY:

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Springville Woodworks	Name:
Address: 701 Blackhorse Pike	Address:
Profession:	Profession:
City: Williamstown,	City:
State, Zip: NJ, 08094	State, Zip:
Phone: 856-875-6916 Fax:	Phone: ( ) - Fax: ( ) -
Email:	Email:

7. Location of Property:

Street Address: 401 E Church St. Block(s): 10706

Tract Area: Lot(s): 1

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): Vinyl sided oversized shed 12x16X10'6" 192 sq. fut - 0 foot setback from the side and front yard

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning ✓

All Applications	Proposed
Front setback 1 ✓	40' 8"
Front setback 2	
Rear setback	
Side setback 1 ✓	0 feet
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

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

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

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

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

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

Shed Requirements	
Shed area	192 sq ft
Shed height	10' 6"
Setback from R.O.W.1 ✓	40' 8"
Setback from R.O.W.2	
Setback from property line 1 ✓	0 feet
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

Kathleen M. McCourt — Signature of Applicant — 1/10/2018 — Date

Jon F McCourt — Signature of Co-applicant — 1/10/2018 — 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).**

1/10/2018
Date

Kathleen M. McCourt
Signature

Kathleen M. McCourt
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

John F. McCourt
Signature

John F. McCourt
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Kathleen M. McCourt / John F. McCourt
Signature of Applicant

Kathleen M McCourt / John F. McCourt
Print Name

1/10/2018
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 1-10-2018, shows and discloses the premises in its entirety, described as Block 10706 Lot 1; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Kathleen M. McCourt
Name of property owner or applicant

Sworn and subscribed to
On this 10 day of January,
20 18 before the following authority.

Michele Lynn Meeker
Notary public

MICHELE LYN MEEKER
ID # 2[illegible]
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

ZONING PERMIT DENIED

401 E CHURCH ST
Block/Lot 10706/1

Applicant
MCCOURT KATHLEEN M & JOHN F
401 E CHURCH STREET
BLACKWOOD NJ 08012

Real Estate Owner
MCCOURT KATHLEEN M & JOHN F
401 E CHURCH STREET
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for.
A 12' x 16' shed, 8' height. This application for approval is hereby denied

Zone
R-3
Application is
Denied

Comments on Decision:
The zoning permit can not be approved as submitted. The maximum shed size is 168 square feet and requires a 5-foot setback from the side and rear property lines and is not permitted in the front yard. In the aliternative you may apply for a variance to the Zoning Board of Adjustment to permit the proposed shed.

Kenneth W. Lechner
Acting Zoning Officer

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

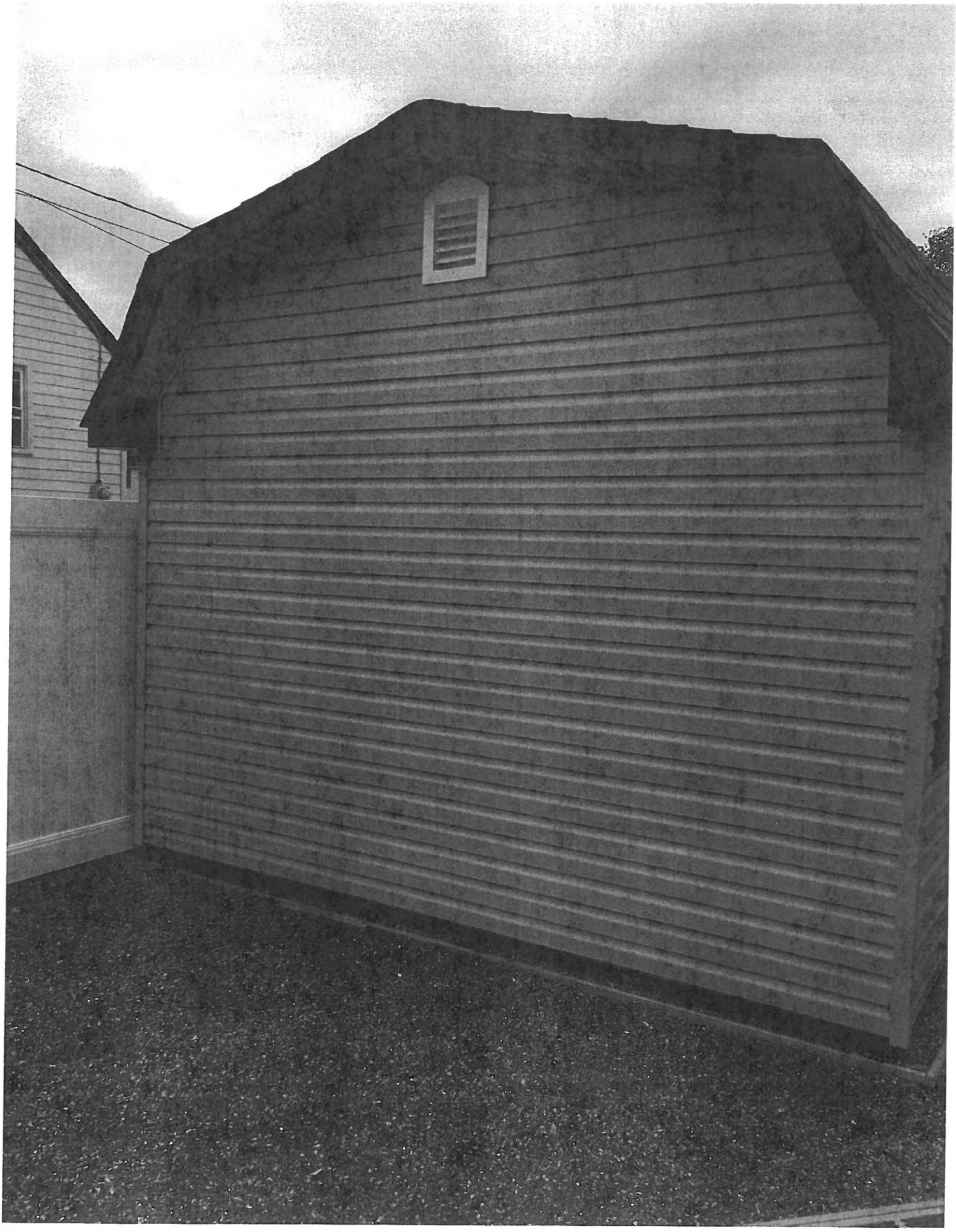
December 19, 2017 Applic No. 11927
6629

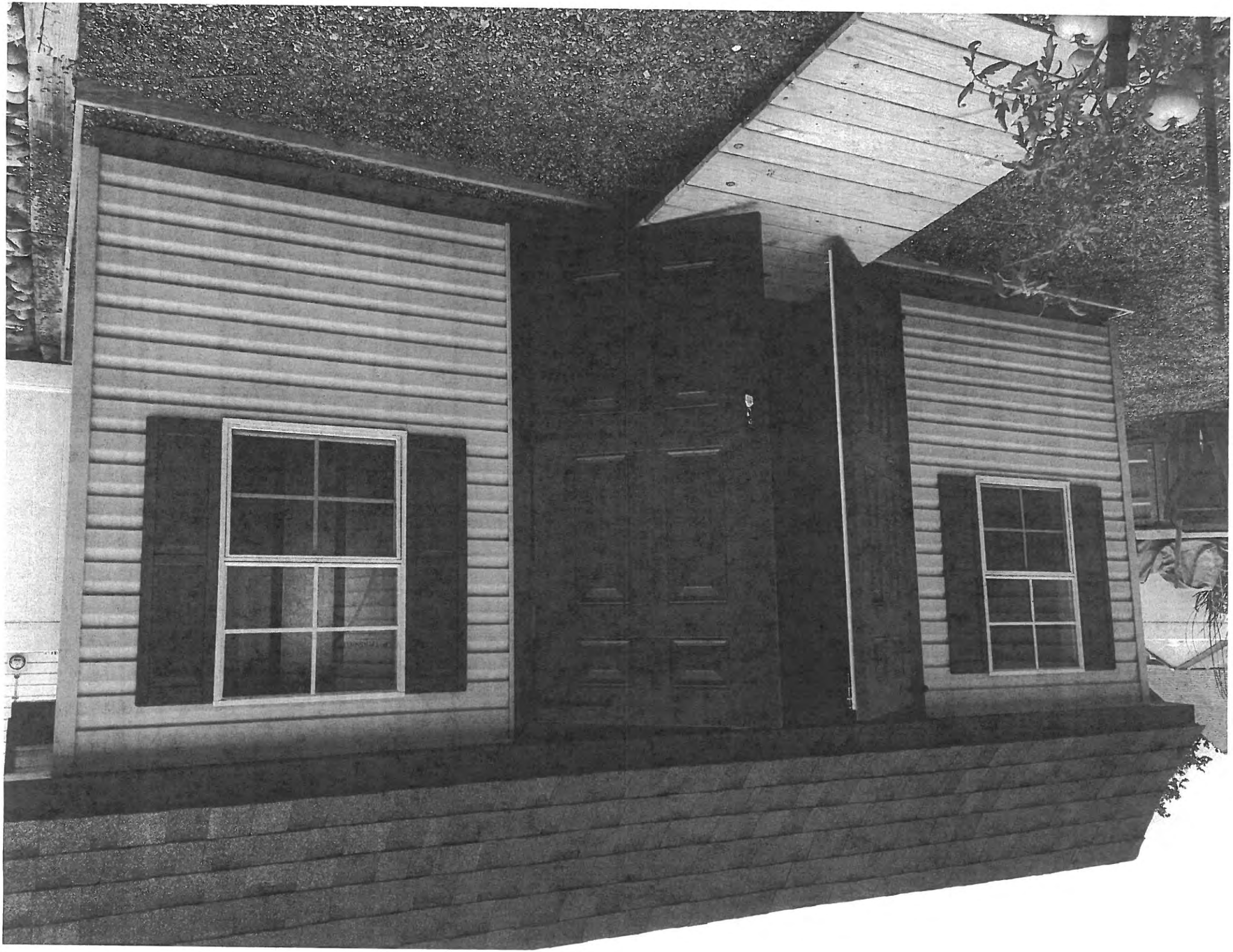
Cut Here

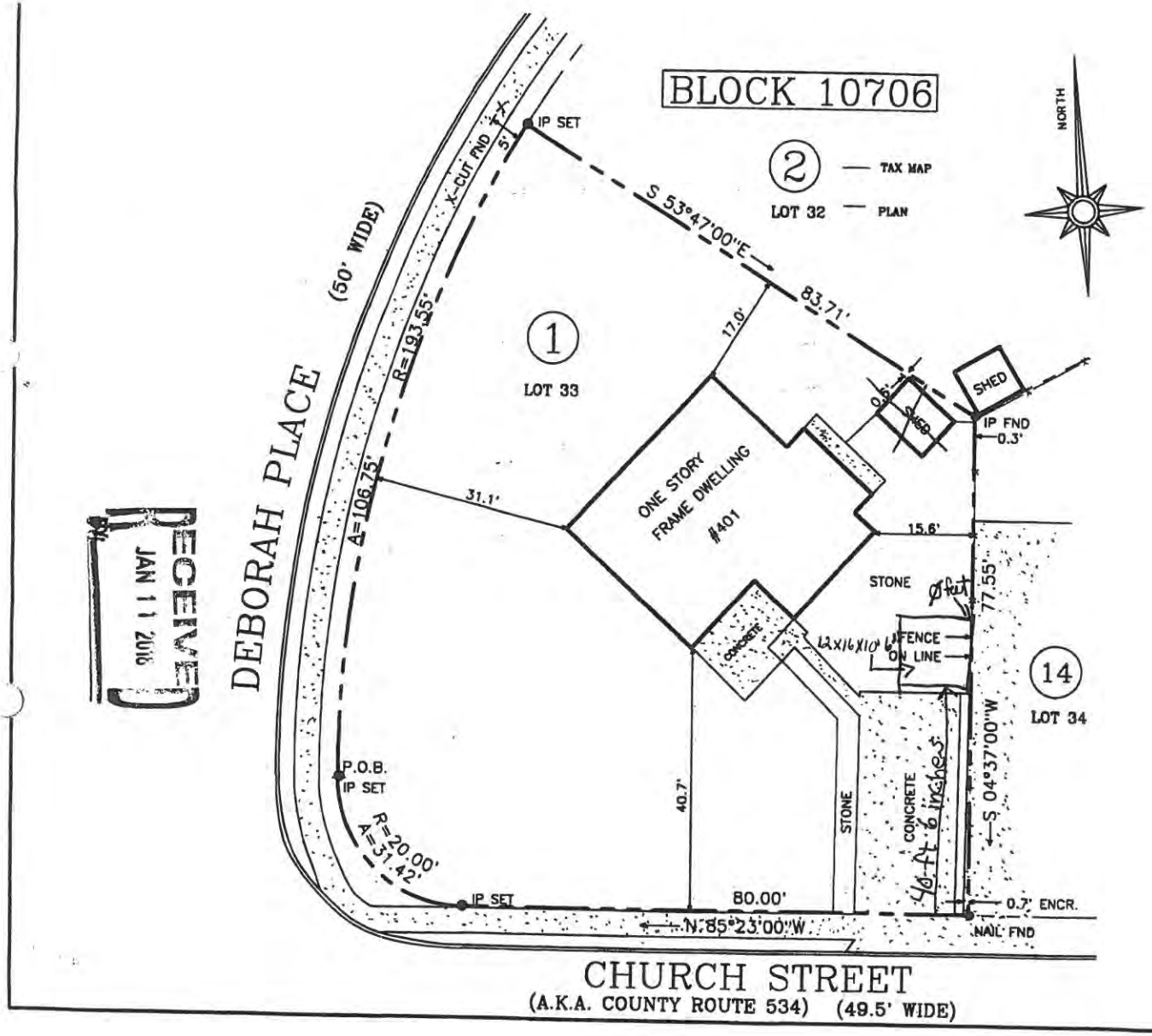
Deliver to...

MCCOURT KATHLEEN M & JOHN F
401 E CHURCH STREET
BLACKWOOD NJ 08012

12/22/2017







RECEIVED
JAN 11 2006
BY:

KNOWN AS LOT 1, BLOCK 10706 AS SHOWN ON THE GLOUCESTER TOWNSHIP TAX MAP.

ALSO KNOWN AS LOT 33, ON PLAN S OF DEBORAH PARK.

AREA = 9,553 SF ±

CERTIFY TO:
-KATHLEEN M. SASSER & DOROTHY M. MARKEE
-PRESIDENTIAL TITLE AGENCY, INC.
-GATEWAY FUNDING
ITS SUCCESSORS AND/OR ASSIGNS

To: Any insurer of Title relying hereon and any other party in interest: "In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon. This responsibility limited to the current matter as of the date of this survey."

Only copies from the original of this survey clearly marked with an original of the land surveyor's embossed seal shall be considered to be valid copies.

This certification is made only to the current parties for purchase and/or mortgage of herein delineated property. *No responsibility or liability is assumed by the Surveyor for use of survey for survey affidavit, resale of property, or any other person, either directly or indirectly.*

Robert J. Monson

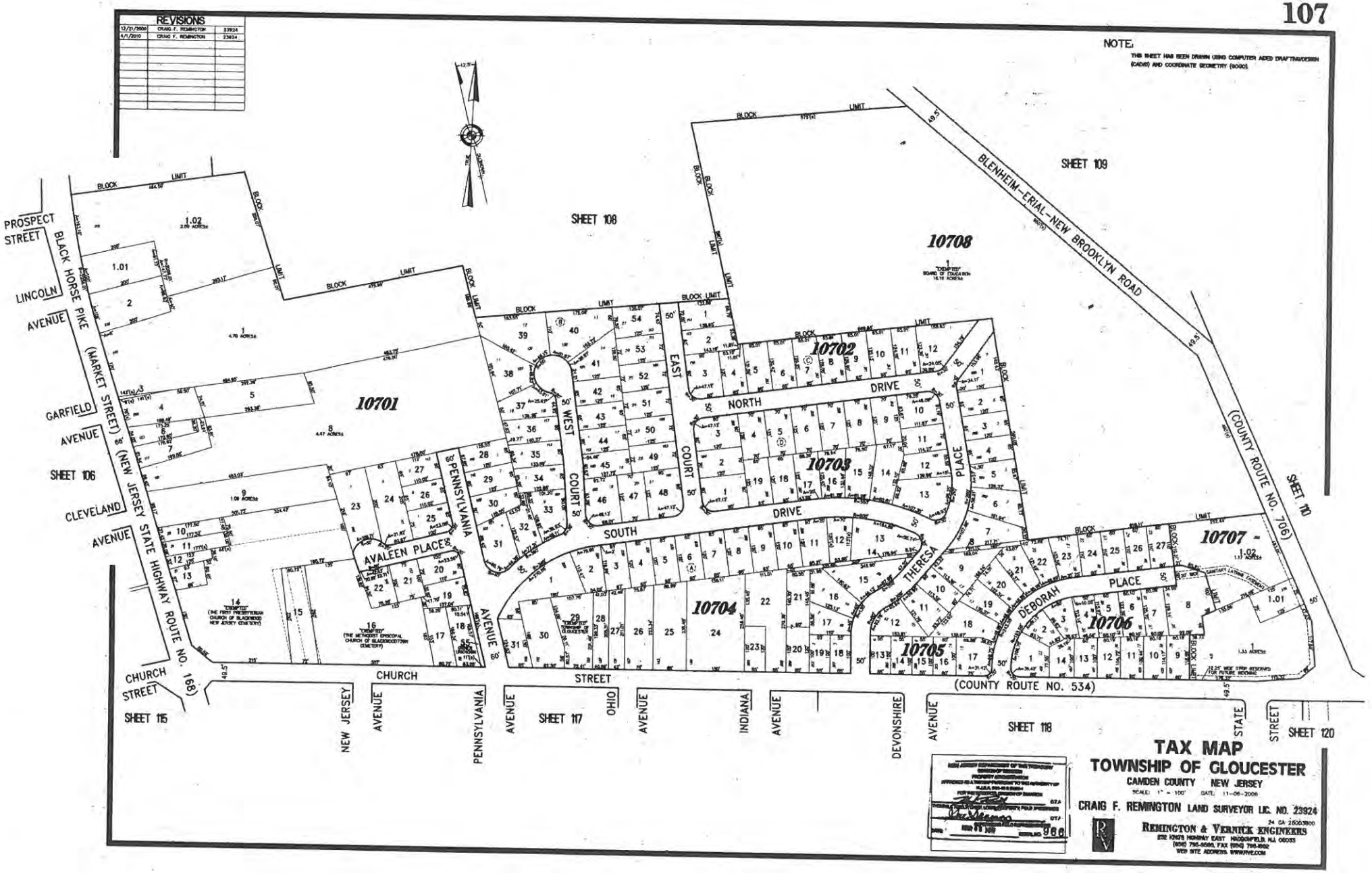
ROBERT J. MONSON
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NO. 35389

PLAN OF SURVEY

401 CHURCH STREET
LOT 1, BLOCK 10706, PLATE 107
GLOUCESTER TOWNSHIP
CAMDEN COUNTY, NEW JERSEY

SCALE: 1"=20'	DATE: 05-28-02
DRAWN BY: MAB	DRAWING NO. 4275

ROBERT J. MONSON, P.L.S.
800 ROSETREE DRIVE
WILLIAMSTOWN, NJ 08094
PHONE: (856) 728-1974 FAX: (856) 728-3038


REVISIONS
12/31/2006 CRAIG F. REMINGTON 23924
6/1/2010 CRAIG F. REMINGTON 23924
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).
SHEET 108
SHEET 109
SHEET 106
SHEET 115
SHEET 117
SHEET 118
SHEET 120
SHEET 110
PROSPECT STREET
LINCOLN AVENUE
GARFIELD AVENUE
CLEVELAND AVENUE
BLACK HORSE PIKE (MARKET STREET) (NEW JERSEY STATE HIGHWAY ROUTE NO. 168)
BLENHEIM-ERIAL-NEW BROOKLYN ROAD
(COUNTY ROUTE NO. 706)
CHURCH STREET
(COUNTY ROUTE NO. 534)
NEW JERSEY AVENUE
PENNSYLVANIA AVENUE
OHIO AVENUE
INDIANA AVENUE
DEVONSHIRE AVENUE
STATE STREET
10701
10702
10703
10704
10705
10706
10707
10708
EAST COURT
WEST COURT
NORTH DRIVE
SOUTH DRIVE
AVALEEN PLACE
THERESA PLACE
DEBORAH PLACE
BLOCK LIMIT
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 11-06-2006
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 11, 2018

APPLICATION No. #182001C

APPLICANT: Kathy & John McCourt

PROJECT No. 11945

BLOCK(S): 10706 LOT(S): 1

LOCATION: 401 E. Church St., Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by ~~October~~ January 21, 2018?***

☐ 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
JAN 17 2018
BY:

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

Signature

1/11/18

House in difficult location on corner, irregular sized lot. Difficult to place a needed shed in rear of property. Not very aesthetically pleasing to see shed in front/side yard. However looks like nice shed if trash + junk not left out.

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

January 16, 2018

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

RECEIVED
JAN 17 2018
BY:

Re: Application #182001C
Kathy & John McCourt
401 E. Church Street, Blackwood, NJ 08012
Block 10706, Lot 1

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bin# 62

B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 11, 2018 **APPLICATION No. #182001C**

APPLICANT: Kathy & John McCourt **PROJECT No. 11945**

BLOCK(S): 10706 LOT(S): 1

LOCATION: 401 E. Church St., Blackwood, NJ 08012

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by October 21, 2018***

☐ For Your Files.

ENCLOSED:

RECEIVED
JAN 16 2018
BK

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
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- ☐ 1 Copy - Amended Site Plan
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- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

1-16-18 JTG Bldg - Code requires a minimum 5' distance from property lines. Less than 5' requires a 1 hour fire rating on both inside and outside the exterior wall - including any overhang. (See attached detail from the Code Commentary

Signature

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

Date: January 16, 2018

RECEIVED
JAN 16 2018
BY:

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: McCourt

Site: 401 E. Church St

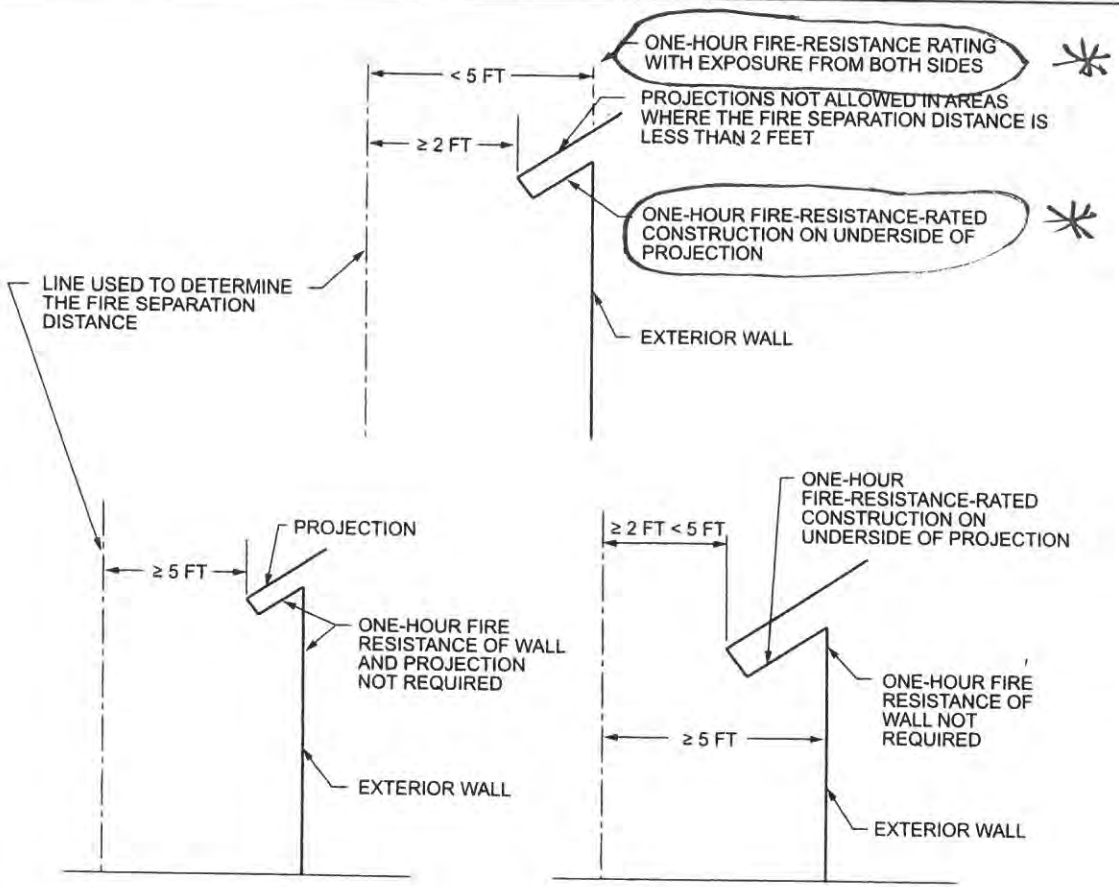
Block: 10706 *Lot: 1*

Application #: 182001C

1. *Code requires a minimum 5' distance from property lines. Less than 5' requires a 1-hour fire rating on both inside & outside the exterior wall, including any overhang (see attached detail from the Code Commentary).*

Thank you,

Jim Gallagher
Building SubCode Official



For SI: 1 foot = 304.8 mm.

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