Township of Gloucester
Zoning Board of Adjustment
Wednesday, March 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, February 14, 2018***

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2017 Annual Report - Corrected

RESOLUTIONS FOR MEMORIALIZATION

Zoning Board of Adjustment 2017 Annual Report

#172054CDSPW Clear Channel Outdoor, Inc.	Bulk C & Use D Variance, Site Plan Waiver Block: 18601 Lot: 2
#182001C John & Kathleen McCourt	Bulk C Variance Block: 10706 Lot: 1

APPLICATIONS FOR REVIEW

#182002C
Davis CPA Group, PC
Zoned: OR

Bulk C Variance
Block: 8206 Lot: 6
Location: 1400 Chews Landing Rd., Laurel Springs

Digital LED Over-Sized Free Standing Sign

#182003C
Walter Tomlinson, III
Zoned: R4

Bulk C Variance
Block: 11504 Lot: 4 & 2
Location: 276 W. Central Ave., Blackwood

SFD w/basement and setbacks

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, FEBRUARY 14, 2018

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**
Mrs. Kelly	**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

Mr. Treger sits in for Mr. Scarduzio; Mr. Rosetti sits in for Mrs. Chiumento; Mrs. Kelly sits in for Mr. Rosati.

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday December 13, 2017

Motion to approve the above-mentioned minutes was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Acevedo	**Yes**
	Chairman McMullin	**Yes**

Minutes Approved.

Zoning Board Minutes for Wednesday, January 10, 2018:

Motion to Approve the above-mentioned Minutes was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

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

Minutes Approved.

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2017 Annual Report:

Vice Chairman Simiriglia states #4 was denied not granted; the Annual Report will be corrected.

APPLICATIONS FOR REVIEW

#182001C
John & Kathleen McCourt
Zoned: R3
Bulk C Variance
Block: 10706 Lot: 1
Location: 401 E. Church St., Blackwood
Oversize shed (192sw. ft.) 12' x 16' x 10.6; with 0' setback side and front.

Mr. Costa swears in Mr. and Mrs. McCourt.
Mr. McCourt states the shed is in the side yard in their corner lot because the other side is too small. It is a 12' x 12' shed.
Mr. Costa asks Mr. Lechner about the fire rating for the shed.
Mr. Lechner explains the fire rating: The construction code states 5' from the property line. There must be a 1-hour fire rating inside and outside including roof and overhangs. A building permit is necessary. Mr. Lechner asks Mr. McCourt how height of shed wall.
Mr. McCourt states the wall is 8' high.
Mr. Lechner asks how far away the shed is from the home.
Mr. McCourt states it is 5' from the home.

Mr. Lechner states Mr. McCourt needs a variance since the minimum is 10' between buildings.
Mr. Mellett discusses drainage, especially since the shed is so close to the property line. Water will go over to the neighbor's driveway, gutters are necessary.
Mr. McCourt states the neighbor's driveway is slanted.

Open to the Public:
No Comments.

A motion to approve the above-mentioned application with the following amendments: shed must be fire rated and gutters installed, was made by Mr. Bucceroni and seconded by Mr. Treger.

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**
Mr. Acevedo	**Yes**
Mr. Treger	**Yes**
Mr. Rosetti	**Yes**
Mrs. Kelly	**Yes**
Chairman McMullin	**Yes**

Application Approved.

#172054CDSPW
Clear Channel Outdoor, Inc.
Zoned: NC
Bulk C & Use 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.

Mr. Costa swears in: Mr. Jeff Jones – Clear Channel; Mr. Tantella – PE; and Mr. Miller- Planner.

Mr. Jones is the senior real estate representative for Clear Channel.

- Mr. Jones states the current sign is vinyl;
- A 14' x 48' LED sign is proposed;
- Razor shaped LED lights set in a module, they have a shielded light;
- Ambient light sensor;
- Just fix the top light by removing it and not the whole structure itself;

- Regular rectangular sign;

Mr. Tantella, PE states:
- He specializes in signage/safety/traffic/illumination/LED;
- Mr. Tantella drove the site in all directions for viewing angles and times.
- His findings are: A controlled installation meets requirements for state and local. The photo cell is adjustable for brightness, 3/10 of a foot candle for ambient light, which is better than the current technology there now. It also controls light spillage onto other areas and minimizes light illumination. Atlantic City Expressway ramp is the closest at 6300 feet.

Mr. Mellett states the photo cell measures from 250'.
Mr. Tantella states he measures the light at the sign and restricts itself. The ambient light will not be more than 3/10 of a foot candle/250' perpendicular to the face will be a dim-no spillage side. Mr. Tantella states the brightness diminishes past 250' dramatically.
Mr. Mellett asks about the distance to interchanges.
Mr. Tantella defers to Mr. Miller.
Mr. Mellett states an updated survey is needed and where specifically the billboard is supposed to be.

Mr. Lechner states there are variances not know yet without the new survey. There is a 10' setback required and we don't know the setbacks yet. It is difficult because it is not "Tied down" to anything.

Mr. Jim Miller- Planner:
- Reviewed and analyzed,
- There is a 1000' distance required,
- 2000' is the closest interchange at Cross Keys Rd.,
- The re-produced survey is to scale,
- There are no "tie down" figures.

A6 survey image/photo image 1986:
- The image shows the location of the pole,
- 400' requirement,
- 500' between the zoning line and pole,
- Rear setback they don't have,
- Pre-existing non-conforming: it does have a right to be continued.

Mr. McMullin states a new survey will be a condition for property and setbacks.

Mr. Miller:
D2 variance for relief to promote general welfare.
D1 variance remains appropriate for use.

Alpine Tower case modification justifies and applies here, increasingly the technology of billboards is changing.
Discussion of ordinances and code along with relief needed for LED lighting with lower impact on surrounding area. These types of signs are common along highways and it is already pre-existing.

Mr. Lechner, he reviewed this application as a new multi-message billboard. Mr. Lechner refers to the D1 variance and the D6 exceeds height.
Mr. Lechner states once the billboard is removed it is no longer a pre-existing and it has already been removed.

Mr. Miller gives D1 and D6 testimony:
- Commercial district
- Location was once equipped for a billboard
- D6 assumed w/in D1 and D2 is a common reason.

Mr. Costa states Mr. Lechner is probably right because LED's are usually prohibited.
Mr. Mellett discusses the site plan waiver and questions any clearing necessary.
Mr. Jones states no, there will be no more clearing.
Mr. Mellett discuses fences around the base to be considered.
Mr. McMullin states an updated survey is needed.
Mr. Jones states the fencing/gate at the ladder is now a ladder that is 14' off the ground. They can add a gate and a dog cone with a key.
Mr. Mellett states they want the area to be secure.
Mr. Bucceroni asks if the township can have access for non-political advertisements, like the Pumpkin Festival.
Mr. Jones states the town can as long as they submit the request 30 days in advance for any public service message.

Mr. Lechner states the ordinance 426L1 prohibits "read time and temp" displays were coming out then.

Open to the Public:
No Comments.

A motion to approve the above-mentioned application with the following conditions: site plan waiver, new survey, safety, public service messages allowed by town, was made by Mr. Bucceroni and seconded by Mr. Acevedo.

Roll Call:

Vice Chairman Simiriglia Yes

Mr. Bucceroni	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Application Approved.

A motion to Adjourn was made by Mr. Treger and seconded by Vice Chairman Simiriglia.

Respectfully Submitted, Jean Gomez, Recording Secretary.

Addendum to February 14, 2018 Zoning Minutes

Zoning Board Annual Report 2017

A motion to approve the above annual report, with the correction of #4 denied, was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**
Mr. Acevedo	**Yes**
Mr. Treger	**Yes**
Mr. Rosetti	**Yes**
Chairman McMullin	**Yes**

Annual Report Approved.

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

	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
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RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

ANNUAL REPORT 2017

WHEREAS, NJSA 40:55d-70.1 requires that at least once a year, a board of adjustment shall review its decision on applications and appeals for variances and prepare and adopt by resolution a report on the findings on the zoning ordinance provisions that were the subject of the variance requests and its recommendation for zoning ordinance amendments or revisions, if any; and

WHEREAS, the Gloucester Township Zoning Board of Adjustment desires to adopt the Annual Report of 2017 attached hereto.

NOW, THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of March, 2018 the Annual Report of 2017 of the Zoning Board of Adjustment as set forth in this resolution is approved. A copy of this resolution shall be information pursuant to NJSA 40:55D-70.1.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Richard Rosetti	Yes
Ken Treger	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th Day of March, 2018.

_____

Ken Lechner, Secretary

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172054CDSPW
Clear Channel Outdoor, Inc.
Block 18601, Lot 2

WHEREAS, Clear Channel is the tenant of the land and premises located at 1651 Sicklerville Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use variance to convert a 16' x 60' vinyl billboard to a 14' x 48' LED , a height variance and a variance for not being more than 400' from a residential district and a Site Plan waiver for the property located upon Block 18601, Lot 2, as shown on the Official Map of the Township of Gloucester, located in a NC Zone, said application being represented by Matthew Madden, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 14, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Clear Channel Outdoor is the tenant of the land and premises located at 1651 Sicklerville Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18601, Lot 2, on the Official Tax Map of the Township of Gloucester, located in an NC- Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Jeff Jones, of Clear Channel, Mike Tantella, a professional Engineer and Jim Miller, a professional Planner.

Mr. Jones stated they wanted to convert the existing 16' x 60' static billboard to a 14' x 48' digital billboard. He explained the LED lightening and said all dimensions will remain the same at the base of the structure.

Mr. Tantella explained the traffic safety in viewing the sign and they meet all State and local requirements and the lights will never 3/10 of a foot candle above ambient level. He stated the Billboard can be used for Municipal advertising and public announcements.

Mr. Miller testified the sign is a preexisting sign since 1986. He said the site is particularly suited and the billboard remains an appropriate use at this site, there is no change in intensity or character and in fact the new billboard is smaller and the lightening is consistent with the ordinance and has no blinking lights and the applicant agreed as a condition of approval to submit a new survey.

The Board reviewed Mr. Lechner's dated November 21, 2017 and Mr. Mellet's letter dated December 12, 2017 and the applicant was in agreement with their comments.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a Use variance to convert the static billboard to a digital one, the height variance of 75' and not being within 400' of a residential district and Site Plan waiver, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the

intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of February 2018, the applicant Clear Channel Outdoor, is hereby granted the aforesaid variances and site plan waiver for the property located upon Block 18601, Lot 2 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein conditioned upon the applicant submitting a new survey.

ROLL CALL:

LIST NAMES

Rich Rosetti	Yes
Ken Treger	Yes
Dorsett Kelly	Yes
Mike Acevedo	Yes
Kevin Bucceroni	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th day of March, 2018.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182001C
John& Kathleen McCourt
Block 10706, Lot 1

WHEREAS, John & Kathleen McCourt are the owners of the land and premises located at 401 E. Church Street in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit 192 sq. foot shed with a 0' setback instead of the required 5' for the property located upon Block 10706, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 14, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, John & Kathleen McCourt are the owners of the land and premises located at 401 E. Church Street in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10707, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified the shed is for personal use and he has a small corner lot and the other side lot is on the street. The applicant agreed to install gutters and provide a one hour fire rated shed.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 192 sq. foot shed with a 0' setback, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of February 2018, the applicants John & Kathleen McCourt are hereby granted the aforesaid variance for the property located upon Block 10706, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Rich Rosetti	Yes
Ken Treger	Yes
Dorsett Kelly	Yes
Mike Acevedo	Yes
Kevin Bucceroni	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th day of March, 2018.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #182002C**
Davis CPA Group, PC
1400 Chews Landing Road
BLOCK 8206, LOT 6

DATE: January 24, 2018

The Applicant requests approval for a 14 ft. high, 21 sf free-standing sign with an additional 18.81 sf LED Electronic Sign to the existing free-standing sign within the OR – Office Residential District as per the submitted sketch.

I. INFORMATION SUBMITTED

1. Land Development Application Form with Rider and checklist dated 01/18/18.
2. Zoning Permit Denial dated 01/11/18.
3. Corporate Disclosure Stated dated 01/12/18.
4. Photo Proposed Facade Sign and location.
5. Photo of Existing free-standing sign.
6. Proposed free-standing sign plan.
7. Survey premises (copy), as prepared by Walter M. MacNamara Assoc., Inc. comprising one (1) sheet dated 3/18/08.

II. ZONING REVIEW

§426, Signs

Sign Standards (Free-standing)			
Standard	**Required**	**Proposed**	**Complies**
Number (max.) - §426.Y(2)	1	1	yes
Area (max.) - §426.R(1)	**20 sf**	**±40 sf[1]**	**no***
Height (max.) - §426.Y(2) - LED	**6 ft.**	**14 ft.**	**no***
Property line setback - §426.R(8)	10 ft.	≥ 10 ft.	yes
L.E.D Reader Board - §426.L(1)	**N.P.**	**yes**	**no***

* = **Variance required.**

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

Sign Standards (Facade)			
Standard	**Required**	**Proposed**	**Complies**
Number (max.) - §426.Y(2)	1	2	no*
Area (max.) - §426.R(1)	**20 sf**	**40 sf**	**no***

* = **Variance required.**

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

III. VARIANCE COMMENTS

The application as submitted requires the following variances:

§426, Signs – Sign Standards

(Free-standing)

1. Area: (±40 sf provided v. 20 sf maximum allowed).
2. Height: (14 ft. provided v. 6 ft. maximum allowed).
3. L. E. D. Reader Board: (Provided v. Not Permitted).

(Facade)

4. Number: (2 provided v. 1 maximum allowed).
5. Area: (40 sf provided v. 20 sf maximum allowed).

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

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

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

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

NEGATIVE CRITERIA

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

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 426.R(1) to permit a freestanding sign with a total area of approximately forty (40) square feet (20 sf maximum allowed), from Section 426.X(2) sign height of fourteen (14) feet (6 ft. maximum allowed), from Section 426.L(1) to permit an electronic message center sign (Not permitted), from Section 426.Q to permit two (2) facade signs (1 maximum allowed) and from Section 426.X(3) to permit a total facade sign area of forty (40) square feet (20 sf maximum allowed).

I have no further comments regarding the application at this time; however, reserve the right to provide additional comments during the Zoning Board of Adjustment meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Davis CPA Group, PC
John Wade, Esq.
Anthony Costa, Esq.
James Mellett, PE

K:\ZBA Reviews\Year 2018\Signs\Davis CPA Group-OR-182002C\Rpt\R_128002C-OR-Davis CPA Group.docx

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 №.: # 182002C

☐ Planning Board ☒ Zoning Board of Adjustment

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

Taxes Paid Yes/No [initials] (Initial)

Fees 160.00 Project # 11952

Escr. 150.00 Escr.# 11952

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Davis CPA Group, PC
Address: 1400 Chews Landing Rd
City: Laurel Springs
State, Zip: N.J. 08021
Phone: (856) 627-2100 Fax: (__) ___-____
Email: _____

2. Owner(s) (List all Owners)

Name(s): 1400 Chews Associate LLC
Address: 1400 Chews Landing Rd
City: Laurel Spring
State, Zip: N.J. 08021
Phone: (856) 627-2100 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 18 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: John Wade, Esq
Address: Chews Landing Rd
City: Laurel Springs

Firm: Wade Long Wade Long
State, Zip: N.J. 08021
Phone: (856) 346-2800 Fax: (__) ___-____
Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Sign Pros	Name: Addison G. Bradley
Address: 1215 Black Horse Pike	Address: 1585 Hider Lane
Profession: Sign Construction	Profession: Planner
City: Glendora	City: Gloucester Township
State, Zip: N.J. 08029	State, Zip: N.J. 08021
Phone: 856 939 1099 Fax: ( ) -	Phone: 856 228-4848 Fax: ( ) -
Email:	Email:

7. Location of Property:

Street Address: 1400 Chews Landing Rd Block(s): 8206

Tract Area: 1ac ± Lot(s): 6

8. Land Use:

Existing Land Use: Office

Proposed Land Use (Describe Application): Sign for new tenents and owner in office. Replacing existing Sign. Lower panel is digetal. Facade sign in the eve. see attached

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☑ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials: Elevation by sign pros

List all additional materials on an additional sheet. Survey by Richard Humphries 12/27/17

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

List all applications on a separate sheet.

13. Zoning

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

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

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

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

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

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

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

14. Parking and Loading Requirements:

Number of parking spaces required: N/A Number of parking spaces provided: _____

Number of loading spaces required: N/A 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: 1.11.18

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).**

1.16
Date

Signature

Ronald Davis Sr. CPA
Print Name

Sworn and Subscribed to before me this

16 day of January,

2018 (Year).

Signature

Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots? ☑ 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: Individuals

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

See attached

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

Ronald Davis Sr. CPA
Print Name

1.1618
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:

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

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

Name of property owner or applicant

Notary public ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

DAVIS CPA GROUP

A PROFESSIONAL CORPORATION
CERTIFIED PUBLIC ACCOUNTANTS
20 N. WHITE HORSE PIKE
LINDENWOLD, NJ 08021
TELEPHONE 856-627-2100
FACSIMILE 856-627-7024

January 12, 2018

Addison Bradley
Via email

Re: Davis CPA Group, PC & 1400 Chews Associates, LLC

Dear Addison:

Please be advised of the following:

- Davis CPA Group, PC is 100% owned by me, Ronald J Davis Sr.
- 1400 Chews Associates, LLC is a single member LLC owned 100% by me..

Please let me know if you require anything additional in regards to this matter.

Davis CPA Group, PC

Ronald J Davis Sr, CPA

Zoning Permit Approval

1400 CHEWS LAND-CLEM RD
Block/Lot 8206/6

Applicant
Addison Bradley
1585 Hider Lane
Laurel Springs, NJ 08021

Real Estate Owner
1400 CHEWS LANDING ROAD LLC
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077

This is to certify that the above-named applied for a permit to/authorization for
a proposed LED digital free standing sign. This application for approval is hereby denied

Zone
OR
Application is
Denied

Comments on Decision:
Sign is denied as per Section 426-L1, R1, X2 as follows:
Digital signage, proposed sign is larger than 35sq.ft and is higher than 6' in height. A Variance approval is required prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
January 11, 2018 Applic No. 11947

Cut Here

RECEIVED
JAN 18 2018
BY:

Deliver to...

Addison Bradley
1585 Hider Lane
Laurel Springs, NJ 08021

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

Name: 1400 Chews Landing LLC

Address: 1400 Chews Landing

Block: 8206 Lot: 6

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

Sandra L. Ferguson
Gloucester Township Tax Collector

RECEIVED
JAN 18 2018
BY:

Printed on recycled pape

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

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

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

January 22, 2018

JAN 23 2018

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

Re: Application #182002C
Davis CPA Group, PC
1400 Chews Landing Road, Laurel Springs, NJ 08021
Block 8206, Lot 6

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 18, 2018 **APPLICATION No. #182002C**

APPLICANT: Davis CPA Group, PC **PROJECT No. 11952**

BLOCK(S): 8206 LOT(S): 6

LOCATION: 1400 Chews Landing Rd., Laurel Springs, NJ 8021

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 January 31, 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 22 2018
BY:

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

NOTE: Not sure why a "DIGITAL" SIGN is necessary for this type of business. COULD BE DISTRACTING FOR DRIVERS + SET A PRECIDENCE FOR OTHER PROPS.

Signature

assemd 1/18/18

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

Date: January 22, 2018

RECEIVED
JAN 22 2018
BY:

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Davis CPA Group, PC

Site: 1400 Chews Landing Rd

Block: 8206 Lot: 6

Application #: 182002C

1. *Please make owners aware that Construction Permits are required for the Tenant fit-outs as well as the signs.*

Thank you,

Jim Gallagher
Building SubCode Official

Bn# 67

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 18, 2018 **APPLICATION No. #182002C**

APPLICANT: Davis CPA Group, PC **PROJECT No. 11952**

BLOCK(S): 8206 LOT(S): 6

LOCATION: 1400 Chews Landing Rd., Laurel Springs, NJ 8021

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 January 31, 2018***

☐ For Your Files.

ENCLOSED:

RECEIVED
JAN 22 2018
BY:

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

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

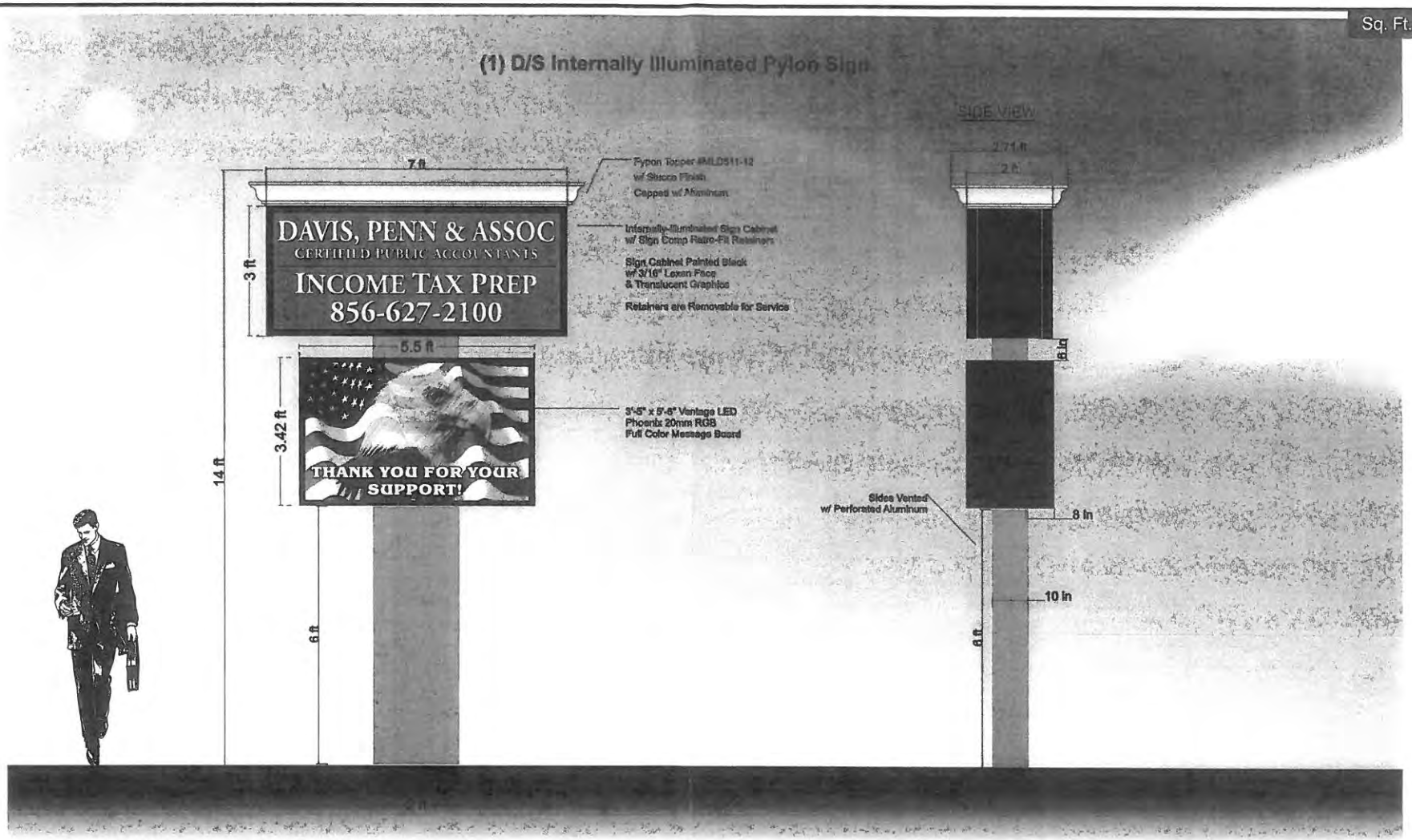
OK 1-22-18 - JTG Bldg - Please make owners aware that Construction permits are required for the Tenant Fit-out as well as the Signs. Thank-you JTG

Jeanine, Please Type Note for Ken.

Signature

To be replaced
1400
OXFORD
PROFESSIONAL CENTER
NICE DENTAL CARE
FAMILY & COSMETIC DENTISTRY
856-227-2221
FARMERS
INSURANCE
LODGE 206
GLOUCESTER TOWNSHIP
FRATERNAL ORDER OF POLICE

Sq. Ft. 40 total



SignPros
DESIGN · BUILD · INSTALL · SERVICE
1215 Black Horse Pike
Glendora, NJ 08029
856-939-1099
www.signprosnj.com

Customer: Davis CPA Group		**Folder Name:** \\SIGNS\Old archive\.Archive 2014\Davis CPA Group	
Contact: Ron Davis		**File Name:** Pylon Sign (2).fs	
Address: 20 N. Whitehorse Pike		**Designed By:** Paul DiPopolo	
City: Lindenwold	**State/ZIP:** NJ	**Date:** 1/8/2018	
Phone: 856-776-0530	**Fax:** 856-627-7024	**Salesperson:** Nick Kappatos	
Customer Email: rdavis@davispenncpa.com		**Comments:**	

Black White CARDINAL RED

UL SHC 100319 REVISED

Approved By:
X
Date Signed:

THIS DESIGN IS THE PROPERTY OF SIGNPROS. ALL RIGHTS TO ITS USE FOR REPRODUCTION ARE RESERVED BY SIGNPROS, GLENDORA, NJ

This is going on the eve of the building above my two suites.

Facade
sign
FARMERS

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 #182003C**
Walter Tomlinson III
BLOCK 11504, LOTS 2 and 4

DATE: February 26, 2018

The above application is to permit a proposed single-family detached dwelling on Lot 4 with a side yard setback of six (6) feet and removal of concrete to provide a one (1) foot setback from existing swimming pool apron on Lot 2 within the R-4 Residential District. The property is located on the south side of West Central Avenue east of Lakeside Avenue.

I. ZONING INFORMATION

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

Standard	Required	Proposed	Complies
Minimum lot size	6,250 sf	7,000 sf	yes
Minimum lot frontage	50 ft.	50 ft.	yes
Minimum lot depth	100 ft.	140 ft.	yes
Maximum building coverage	35%	13.6%	yes
Maximum lot coverage	65%	≤ 65%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	20 ft.	25 ft.	yes
Side yard	10 ft.	10 ft.	yes
Side yard	**10 ft.**	**6 ft.**	**no***
Rear yard	20 ft.	87 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/p	---
RESIDENTIAL SWIMMING POOL REQUIREMENTS (Lot 2)			
Front yard (apron)	20 ft.	±64 ft.[1]	yes
Side yard[2]	**10 ft.**	**1 ft.**	**no***
Side yard[2]	10 ft.	±68 ft.	yes
Rear yard[2]	10 ft.	±64 ft.	yes
Distance from dwelling	10 ft.	±12 ft.	yes

[1] = Scaled data.

[2] = Inground swimming pool setback is measure from apron.

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. VARIANCE COMMENTS

The application as submitted requires the following variance from the R-4 – Residential Standards:

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

1. Side yard (Lot 4): (6 ft. provided v. 10 ft. minimum required).

§422.K(2), Residential Swimming Pools and Cabanas

2. Side yard (Lot 2): (1 ft. provided v. 10 ft. minimum required).

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

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

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

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

   NEGATIVE CRITERIA

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

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 406.F, Area, Yard, Height and Building Coverage, to permit a single family dwelling on Lot 4 with a side yard setback of six (6) (10 feet minimum required) and from Section 422.K(2), Residential Swimming Pools and Cabanas to permit a side yard setback from the existing pool apron on Lot 2 of one (1) foot (10 ft. minimum required).

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

cc: Walter Tomlinson III
Anthony Costa, Esq.
James Mellett, PE

Amended 2/26/2018

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 №.: #182003C

Taxes Paid Yes/No DMB (Initial)

Fees 160.00 Project # 11916

☐ Planning Board ✓ Zoning Board of Adjustment

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

Escr. 1500 Escr.# 11916

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Walter Tomlinson	Name(s): Walter Tomlinson III
Address: 276 W. Central Ave.	Address: 276 W. Central Ave
City: Blackwood	City: Blackwood 08012
State, Zip: N.J. 08012	State, Zip: N.J.
Phone: (856) 217-2526 Fax: (___) ___-____	Phone: 856 217-2526 Fax: (___) ___-____
Email: Wtpbaseball@verizon.net	

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 JAN 30 2018

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Walter Tomlinson	Name:
Address: 276 W. Central Ave	Address:
Profession: Self.	Profession:
City: Blackwood	City:
State, Zip: N.J. 08012	State, Zip:
Phone: (856) 217-2526 Fax: (___) ___-____	Phone: (___) ___-____ Fax: (___) ___-____
Email: Wtpbaseball@verizon.net	Email:

7. Location of Property:

Street Address: 276 W. Central Ave Blackwood Block(s): 11504

Tract Area: 00009522 Lot(s): 4 + 2

8. Land Use:

Existing Land Use: Residential (vacant lot)

Proposed Land Use (Describe Application): Variance to build a home 34ft wide and 28ft deep. Home would be located on lot #3. Will meet all required rules 25ft set back from road, 87ft from rear of property, 10ft from property line for lot #4. Variance would be for lot #3, home would be only 6ft from property line on lot #2. This appears common on this street.

See attached explanation

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel: Q

List all applications on a separate sheet.

I am requesting a variance for block #11504 lot #4 for the purpose of building a single family home for my daughter. Home would have the required 25ft set back from W. Central Ave, 10ft from the property line that boarders lot #3, 87ft from the rear property line. Variance would be for 6ft vs required 10ft from property line bordering lot #2. Note: lot numbers appear confusing because they run lot 3, 4, 2 in that order.

It appears some other homes in this area and on this street also have less than the required 10ft from pretty line. The home on lot #4 is just 3ft from property line for lot 4. Lot #2 is a double lot and the 6ft vs 10ft would not affect lot #2 property. The home on lot #2 is more than 30ft from lot #4 property line.

I also own property lot #2.

13. Zoning

All Applications	Proposed
Front setback 1	25 Ft
~~Front setback 2~~	
Rear setback	87 Ft
Side setback 1	10 Ft
Side setback 2	6 ft
Lot frontage	50 Ft
Lot depth	140 Ft
Lot area	7000 Ft Sq
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	
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: 2 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: 1-24-2018

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).**

11/24/18
Date

Signature

Walter Tomlinson III
Print Name

Sworn and Subscribed to before me this

24 day of Jan

2018 (Year).

CHELSEA COLEMAN
Commission # 2443150
Notary Public, State of New Jersey
My Commission Expires
February 19, 2019

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

Walter Tomlinson III
Print Name

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 12-7-2016 shows and discloses the premises in its entirety, described as Block 11504 Lot 4; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

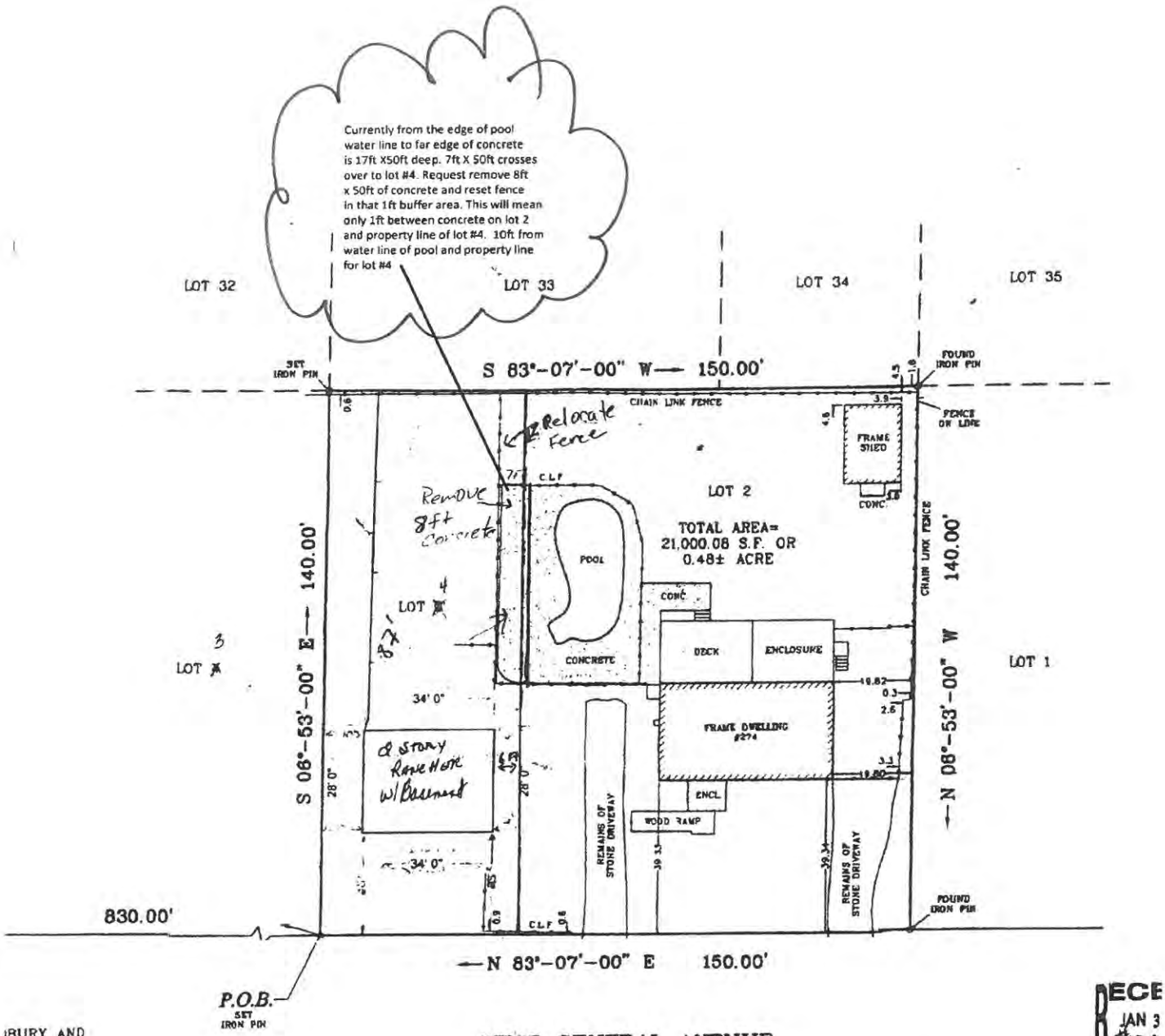
_____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

_____
Name of property owner or applicant

Sworn and subscribed to
On this 24 day of Jan
20 18 before the following authority.

CHELSEA COLEMAN
Commission # 2443150
Notary Public, State of New Jersey
My Commission Expires
February 19, 2019

Notary public



WEST CENTRAL AVENUE
(40' WIDE)

RECE
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#182

BURY AND
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LAT IS IN AC-
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NOTES:
LOT NUMBERS REFER TO BLOCK 11504 ON THE TOWNSHIP OF GLOUCESTER TAX MAPS. A.K.A. LOTS 18, 19 AND 20 ON PLAN OF LOTS AND STREETS KNOWN AS BLACKWOOD, SURVEYED AND PLOTTED BY WILLIAM M. CARTER, C.E., FOR E. FRANK PINE AND IDA MAY WARD.

SURVEY OF PR
274 WEST CENTRA
SITUATED
TOWNSHIP OF GL
COUNTY OF CAMDEN,

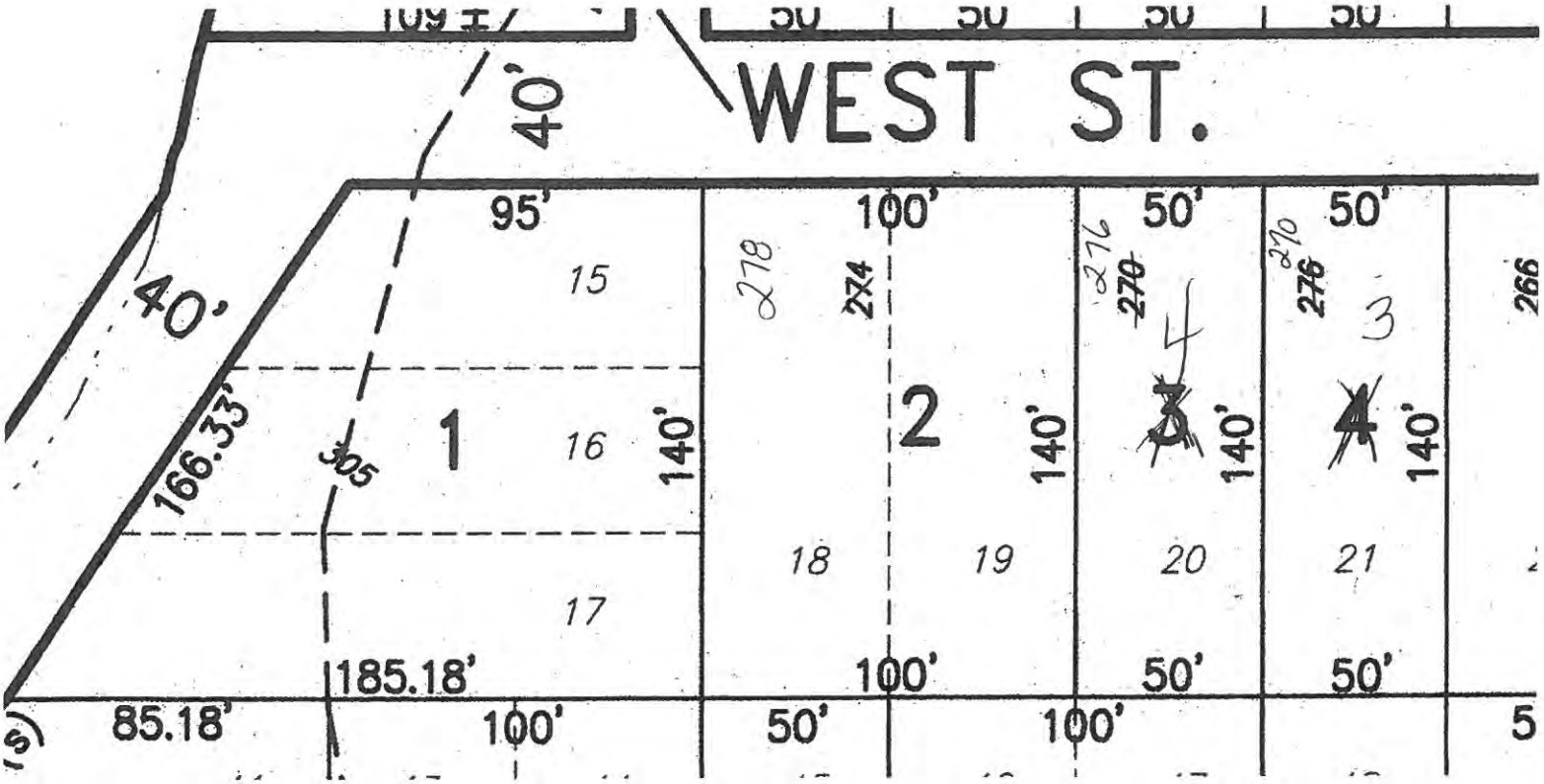
DRAWN BY F.D.G. DATE 12/7/

EWIN ASSOCIA
LAND SURVEY
900B No. DELSEA DRIVE, P.O. BOX 145
PHONE: (856) 881-4

11504/4

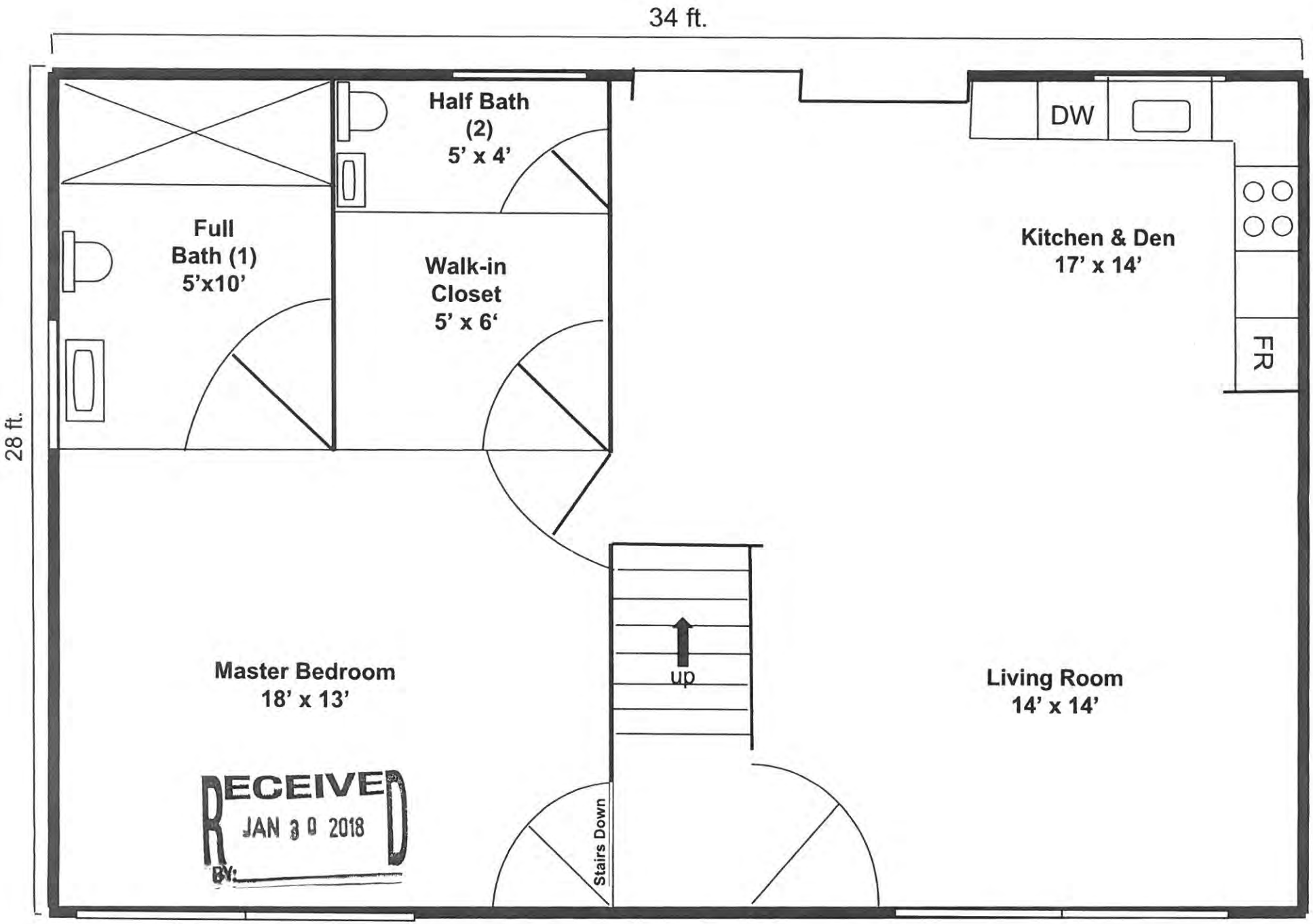
Tomlenson

RECEIVED
JAN 30 2018
BY:



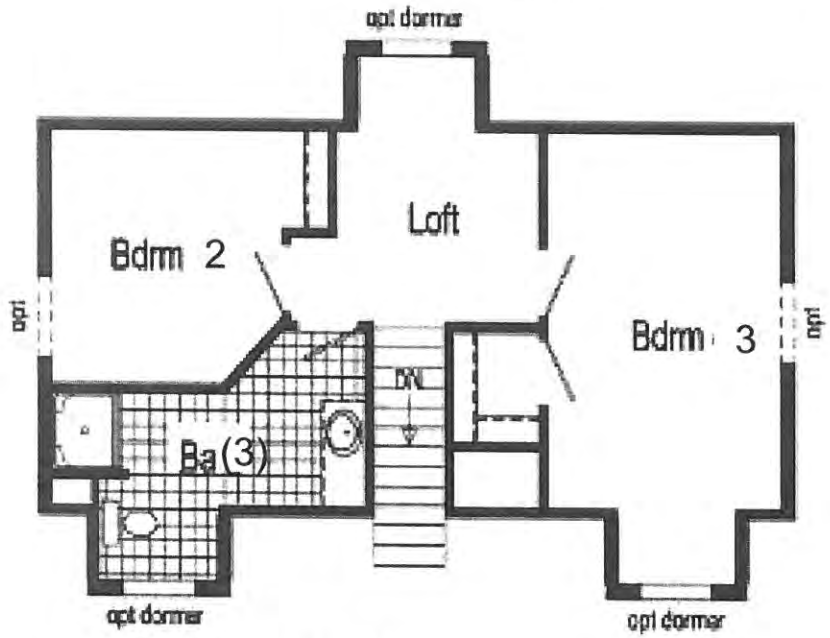
Tax Map according to Book in Assessors office

276 Central (4)
270 Central (3)



Main Floor Approx. 952 Sq Ft.

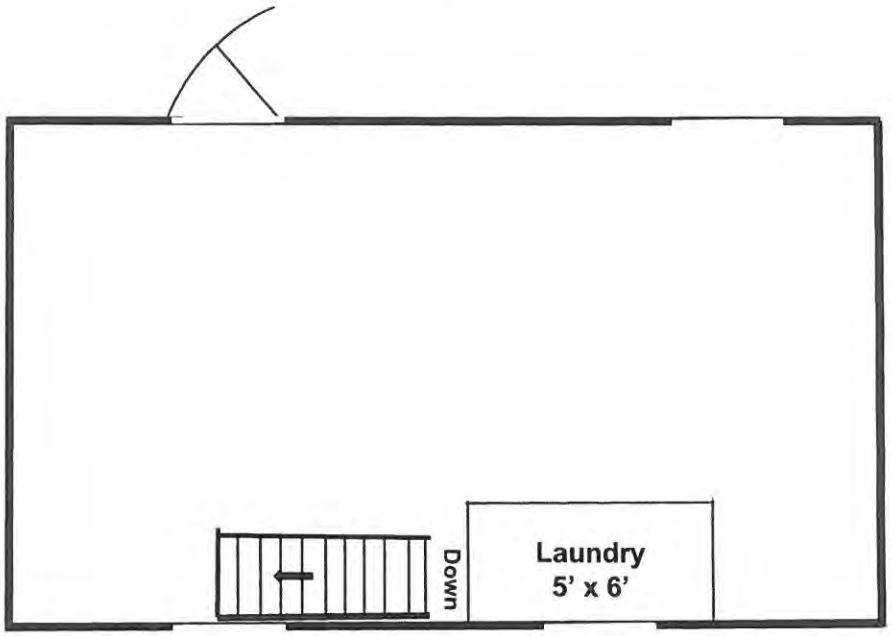
Proposed 2nd Floor Lay-out with Opt 12 /12 Roof



Second Floor Approx. 502 Sq. Ft

Second Floor by Others

Proposed Walk-out basement



Basement Floor Approx. 952 Sq Ft.

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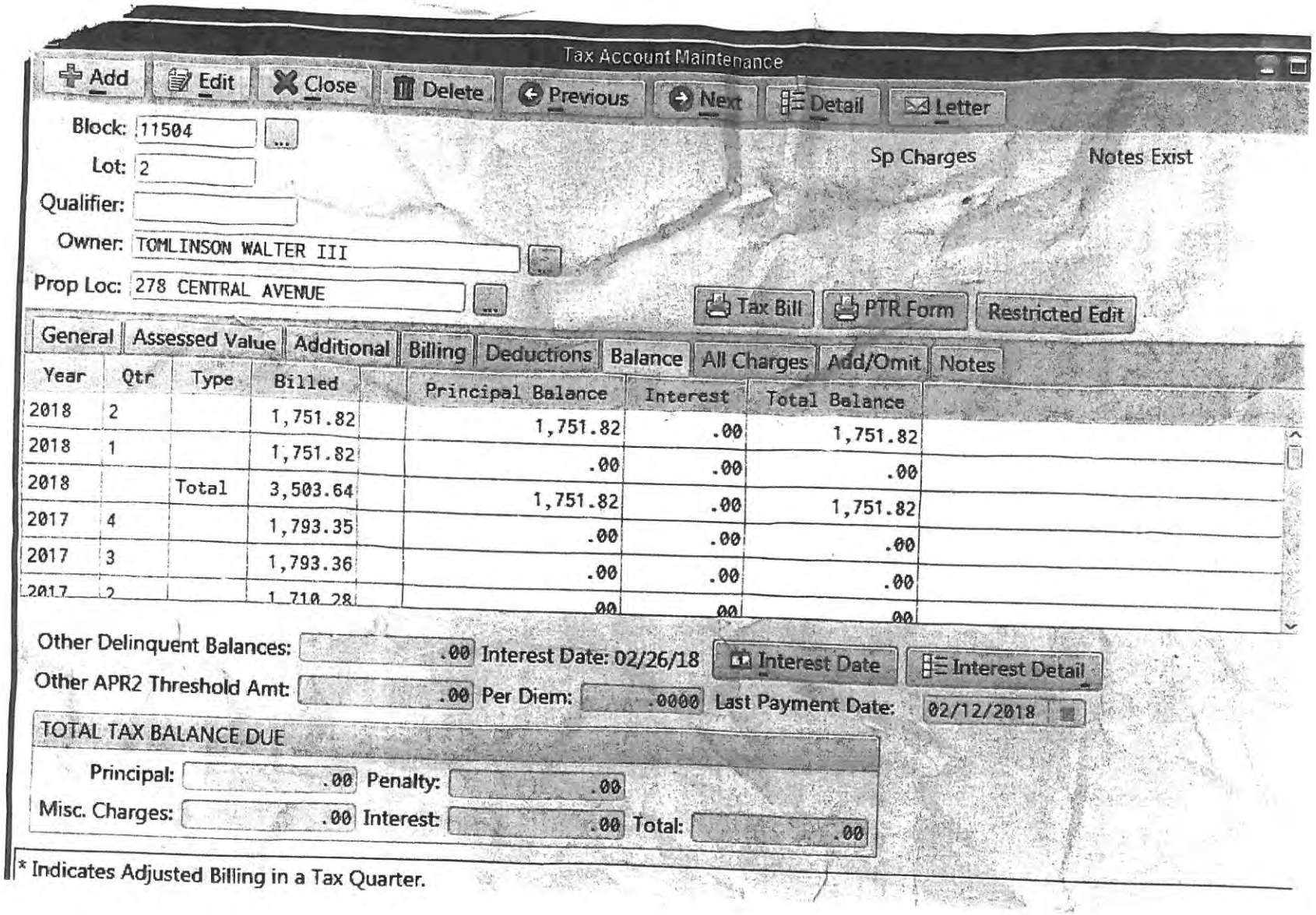
JAN 30 2018
BY:


Tax Account Maintenance
Add
Edit
Close
Delete
Previous
Next
Detail
Letter
Block: 11504
Lot: 2
Qualifier:
Owner: TOMLINSON WALTER III
Prop Loc: 278 CENTRAL AVENUE
Sp Charges
Notes Exist
Tax Bill
PTR Form
Restricted Edit
General
Assessed Value
Additional
Billing
Deductions
Balance
All Charges
Add/Omit
Notes
Year Qtr Type Billed Principal Balance Interest Total Balance
2018 2 1,751.82 1,751.82 .00 1,751.82
2018 1 1,751.82 .00 .00 .00
2018 Total 3,503.64 1,751.82 .00 1,751.82
2017 4 1,793.35 .00 .00 .00
2017 3 1,793.36 .00 .00 .00
Other Delinquent Balances: .00 Interest Date: 02/26/18
Interest Date
Interest Detail
Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/12/2018
TOTAL TAX BALANCE DUE
Principal: .00 Penalty: .00
Misc. Charges: .00 Interest: .00 Total: .00
* Indicates Adjusted Billing in a Tax Quarter.

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

Name: Tomlinson, Walter III

Address: 376 Central Ave

Block: 11504 Lot: 4

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

Sandra L. Ferguson
Gloucester Township Tax Collector

RECEIVED
JAN 30 2018
BY:

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Canden County

Printed on recycled pape

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

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 30, 2018

APPLICATION No. #182003C

APPLICANT: Walter Tomlinson III

PROJECT No. 11975

BLOCK(S): 11504 LOT(S): 4

LOCATION: 276 W Central Ave., Blackwood, NJ 08012

RECEIVED
FEB 07 2018
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 February 9, 2018

ENCLOSED:

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

REVIEWED
DATE: 2/2/18
BY: Pete VISO
Fire marshal
WITH COMMENT ☐
WITHOUT COMMENT ☒
BUREAU OF FIRE PREVENTION
FIRE DISTRICT No. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 541
BLACKWOOD, N.J. 08012

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

_____

Signature

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

February 2, 2018

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

RECEIVED
FEB - 5 2018
BY:

Re: Application #182003C
Walter Tomlinson, III
276 W. Central Avenue, Blackwood, NJ 08012
Block 11504, Lot 4

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bm# 64

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 30, 2018 **APPLICATION No. #182003C**

APPLICANT: Walter Tomlinson III **PROJECT No. 11975**

BLOCK(S): 11504 LOT(S): 4

LOCATION: 276 W Central Ave., Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by February 9, 2018***

☐ For Your Files.

ENCLOSED:

RECEIVED
JAN 31 2018
BY:

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

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

OK - JW Bldg 1-31-18

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 30, 2018 **APPLICATION No. #182003C**

APPLICANT: Walter Tomlinson III **PROJECT No. 11975**

BLOCK(S): 11504 LOT(S): 4

LOCATION: 276 W Central Ave., Blackwood, NJ 08012

TRANSMITTAL TO:

- ☐ Township Engineer
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STATUS OF APPLICATION:

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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

RECEIVED
JAN 31 2018
BY:

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

Signature

1/30/18

✓ INFO CORRECT ON APPLICATION
LOT 4 (VACANT LOT 50X140)
IS #276 CENTRAL AVE.

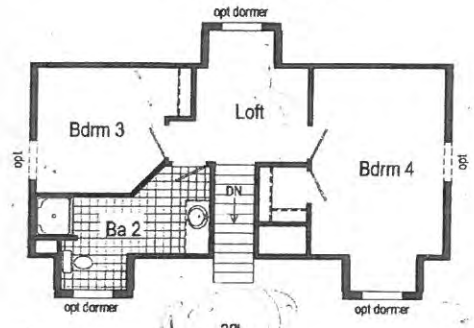
✓ SIDE YARD 6' COULD BE AN ISSUE - VERY CLOSE

✓ POOL ENCROACHMENT FROM LOT AN ISSUE.

Chester

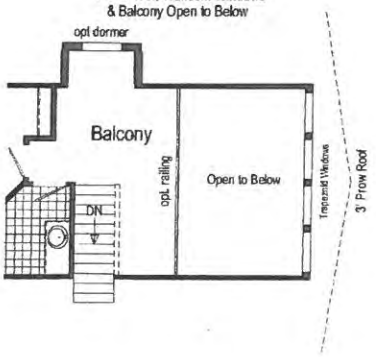
Some Exterior Features may be Optional

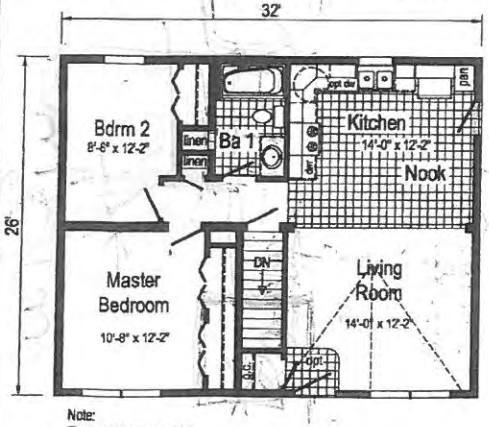
Proposed 2nd Floor Lay-out with Opt 12 /12 Roof



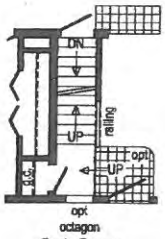
Optional Chalet with Opt 12 /12 Roof

Prow Roof, Transom Windows & Balcony Open to Below



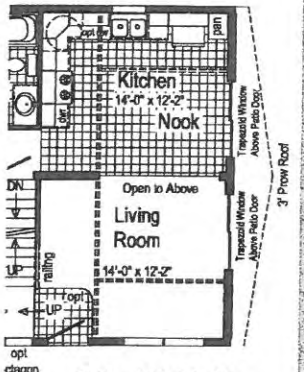


Note:
Transported on 1 carrier
Additional parts carrier required if butterflied



Opt. Open Attic Stairs

Only available with 9/12 or 12/12 roof



Optional Chalet with Opt 12 /12 Roof

Prow Roof, Patio Doors, Transom Windows & Balcony Above

Available as a Ranch or a Cape

MW419A 2632
Approx. 832 Sq Ft

Optional Features:

- 12/12 Roof
- 6' Cape Dormers
- Shake Siding Accent
- Octagon Window
- Oval Leaded Glass Front Door

Features On-Site by Others:

- Garage
- Covered Porch
- Gutters and Downspouts