Township of Gloucester
Zoning Board of Adjustment
Wednesday, April 11, 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, March 28, 2018***

RESOLUTIONS FOR MEMORIALIZATION

#182004C
Maureen DiPierto

Bulk C Variance
Block: 5903 Lot: 8

#182007C
Harry & Dawn Rivell

Bulk C Variance
Block: 9206 Lot: 9

APPLICATIONS FOR REVIEW

#172012CDMPMSFMSa
Group Four Prop., LLC (Royal Farms)
Zoned: R3

Amend Site Plan
Block: 20303 Lot: 4 & 4.03
Location: 1409 Blackwood Clementon Rd

Amend Site Plan approval to remove the ordinance of required street trees

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Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 28, 2018

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

Roll Call:

Vice Chairman Simiriglia	**Absent**
Mr. Bucceroni	**Present**
Mr. Scarduzio	**Present**
Mrs. Chiumento	**Absent**
Mr. Rosati	**Absent**
Mr. Acevedo	**Absent**
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. Ken Lechner, Township Planner

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday March 14, 2018

Motion to approve the above-mentioned minutes was made by Mr. Scarduzio and seconded by Mr. Rosetti.

Roll Call:	**Mr. Scarduzio**	**Yes**
	Mr. Rosetti	**Yes**
	Mrs. Kelly	**Yes**
	Chairman McMullin	**Yes**

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#182002C
Davis CPA Group, PC
Bulk C Variance
Block: 8206 Lot: 6

#182003C
Walter Tomlinson, III
Bulk C Variance
Block: 11504 Lot: 4 & 2

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

Roll Call:	**Mr. Scarduzio**	**Yes**
	Mr. Rosetti	**Yes**
	Mrs. Kelly	**Yes**
	Chairman McMullin	**Yes**

Resolutions Approved.

APPLICATIONS FOR REVIEW

#172045DPMSFMS
Lance's Tavern
Zoned: NC
Use D Variance, Prelim & Final Major Site
Block: 8301 Lot: 7
Location: 7 Coles Rd., Blackwood
Overlay of existing parking lot & expansion of non-conforming use parking lot to provide 177 parking spots and curbing for restaurant, liquor store, tavern w/outside raised patio, replacement of 6' fence.

Mr. Costa states the above application has asked for a continuance to April 25, 2018. There is no need for re-advertisement, this is the notice.

#182004C
Maureen DiPierto
Zoned: R3
Bulk C Variance
Block: 5903 Lot: 8
Location: 402 Apple Ave., Blackwood
15' x 6' front porch w/25' front setback

Mr. Costa swears in Mrs. Maureen DiPierto.

Mrs. DiPierto states it's very awkward walking into the house now. She will be continuing what is already there with a roof. The front porch will be 6' x 15'.
Mr. Lechner asks if the roof will be over the garage too.
Mr. Costa swears in Ms. Melissa Fith (contractor). Ms. Fith state the roof will be over the garage for curb appeal. The porch was added so you would have cover over the front door.

Open to Professionals:
No Comment:

Open to the Public:
No Comment:

A motion to approve the above-mentioned application was made by Mr. Scarduzio and Mr. Rosetti.

Roll Call:	**Mr. Scarduzio**	**Yes**
	Mr. Treger	**Yes**
	Mr. Rosetti	**Yes**
	Mrs. Kelly	**Yes**
	Chairman McMullin	**Yes**

Application Approved.

#182007C
Harry & Dawn Rivell
Zoned: R3
Bulk C Variance
Block: 9206 Lot: 9
Location: 106 Bee Lane, Somerdale
11' x 8' wood pool deck with steps & 4'6" side setbacks.

Mr. Costa swears in Mr. Harry Rivell.
Mr. Rivell states he can't conform to the ordnance because the back of the deck would be in your way. You wouldn't be able to see who is on the deck and the sun would be on your back.
Mr. Lechner asks if the pool is 22' from the house.
Mr. Rivell states "yes".
Mr. Lechner states Mr. Rivell still needs a building permit for the deck.

Open to Professionals:
No Comment:

Open to the Public:
No Comment:

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

Roll Call:	**Mr. Scarduzio**	**Yes**
	Mr. Treger	**Yes**
	Mr. Rosetti	**Yes**
	Mrs. Kelly	**Yes**
	Chairman McMullin	**Yes**

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182004C
Maureen DiPietro
Block 5903, Lot 8

WHEREAS, Maureen DiPietro is the owner of the land and premises located at 402 Apple Ave 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 a front porch 25' from the front property line instead of the allowed 30'and building coverage of 23.3% instead of the required 20% for the property located upon Block 5903, Lot 8, 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 March 28, 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, Maureen DiPietro is the owner of the land and premises located at 402 Apple Lane in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5903, Lot 8, 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 she is adding a front porch 6' x15' and is following the existing setback.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a porch with a 25' front yard setback, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 28th day of March 2018, the applicant Maureen DiPietro is hereby granted the aforesaid variances for the property located upon Block 5903, Lot 8 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Rich Rosetti	Yes
Carmen Scarduzzio	Yes
Ken Treger	Yes
Kevin Bucceroni	Yes
Dorsett Kelly	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 11th day of April, 2018.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182007C
Harry Rivell
Block 9206, Lot 9

WHEREAS, Harry Rivell is the owner of the land and premises located at 106 Bee Lane in the Somerdale section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a deck with steps for an existing above ground swimming pool 4.5' from the side property line instead of the allowed 10' for the property located upon Block 9206, Lot 9, 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 March 28, 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, Harry Rivell is the owner of the land and premises located at 106 Bee Lane in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 9206, Lot 9, 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 pool is existing and he is adding a deck and the pool is more than 20' from the house. The applicant understands he must obtain a building permit.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a deck 4.5' from the side property line, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 28th day of March 2018, the applicant Harry Rivell is hereby granted the aforesaid variances for the property located upon Block 9206, Lot 9 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
Carmen Scarduzzio	Yes
Ken Treger	Yes
Kevin Bucceroni	Yes
Dorsett Kelly	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 11th day of April, 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 #172012CDMPMSFMSa Escrow #11137**
Group Four Properties, LLC
BLOCK 20303, Lot 4
1409 Blackwood-Clementon Road

DATE: April 04, 2018

The Applicant requests amended site plan approval to "remove the irrigation system and relocate five or six shade trees along Blackwood-Clementon Road to another location on the Royal Farms lot, or remainder lot" within the HC – Highway Commercial District. The project is located on the north side of Blackwood-Clementon Road east of Little Gloucester Road (Commerce Square Shopping Center).

The Applicant previously received a use variance of a conditional use, minor subdivision, preliminary and final major site plan approval to "construct a 5,166 sf Royal Farms with 16 motor fuel dispensers" and outdoor and indoor seating.

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

- Applicant/Owner: Group Four Properties, LLC, 14000 Horizon Way, Suite 100, Mount Laurel, NJ 08054 (telephone #856-439-9200).
- Engineer: David P. Kreck, PE, The Pettit Group, LLC, 497 Center Street, Sewell, NJ 08080 (telephone #856-464-9606).
- Traffic Engineer: Nicholas D. Aeillo, PE, PTOE, PTP, Maser Consulting, P.A., 2 Penn Center, Suite 222, 1500 JFK Boulevard, Philadelphia, PA 19102 (telephone #215-861-9021).
- Surveyor: Michael R. Vargo, PLS, PP, Vargo Associates, P.O. Box 647, Franklinville, NJ 08322 (telephone #856-694-1716).
- Architect: Ratcliffe Architects, 10404 Stevenson Road, Stevenson, MD 21153 (telephone #410-484-7010).
- Attorney: Damien O. Del Duca, Esq., Del Duca Lewis, LLC, 21 E. Euclid Avenue, Suite 100, Haddonfield, NJ (telephone #856-427-4200).

I. INFORMATION SUBMITTED

New Information

1. Land Development Application Form dated 3/28/18.
2. Del Duca Lewis, LLC Transmittal Letter dated 3/28/18.
3. Ownership Disclosure Statement dated 3/26/18.
4. Landscaping & Lighting Plan (Sheet 5 of 12), as prepared by The Pettit Group, LLC dated 02/21/17, last revised 3/22/18.

Previous Information

5. The Pettit Group, LLC Engineer / Planner Response Letter dated 9/14/17.
6. Royal Farms Fuel Operations Letter dated 3/24/16.
7. Stormwater Report, as prepared by The Pettit Group, LLC dated May 2017, revised September 2017.
8. Legal Descriptions, as prepared by Vargo Associates dated 7/26/17.
9. Deed of Minor Subdivision.
10. Engineering plans, as prepared by The Pettit Group, LLC consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet & Index of Drawings	02-21-17 / 9-14-17
2	Existing Conditions & Demolition Plan	02-21-17 / 9-14-17
3	Site Plan	02-21-17 / 9-14-17
4	Grading & Utility Plan	02-21-17 / 9-14-17
5	Landscaping & Lighting Plan	02-21-17 / 9-14-17
6	Soil Erosion and Sedimentation Control Plan	02-21-17 / 9-14-17
7	SESC Notes and Details	02-21-17 / 9-14-17
8	Construction Details	02-21-17 / 9-14-17
9	Construction Details	02-21-17 / 9-14-17
10	Construction Details	02-21-17 / 9-14-17
11	Construction Details	02-21-17 / 9-14-17
12	Construction Details	02-21-17 / 9-14-17

11. Minor Subdivision Plat, as prepared by Vargo Associates, consisting of one (1) sheet dated 02/22/17, last revised 7/26/17.
12. Camden County Planning Board approval dated 6/05/17.
13. The Pettit Group, LLC Engineer / Planner Response Letter dated 5/19/17.
14. Stormwater Analysis, as prepared by The Pettit Group, LLC dated May 2017.
15. Del Duca Lewis, LLC Transmittal Letter dated 02/23/17.
16. Land Development Application Form and checklist dated 02/23/17.
17. Summary of Application, no date.
18. Corporate Disclosure Statement dated 02/17/17.
19. Recycling Report, as prepared by The Pettit Group, LLC dated 02/22/17.
20. Traffic Impact Study, as prepared by Shropshire Associates dated 9/25/06.
21. Architectural plans, as prepared by Ratcliffe Architects consisting of the following:

Sheet	Plan Description	Date / Latest Revision
A1.4	Equipment Plan (Floor Plan)	
A2.0	Elevations (Building)	
A2.1	Elevations (Building)	
A8.0	Elevations (Fuel Canopy)	

22. Boundary & Partial Topographic Survey, as prepared by Vargo Associates, consisting of one (1) sheet dated 01/01/17.

II. WAIVER COMMENTS

The Applicant is requesting a waiver from the following additional Performance and Design Standards.

1. From the requirement to provide six (6) street shade trees forty (40) feet on-center as per 507.D(4), Recommended Plantings.
2. From the requirement to provide underground irrigation for non-residential development as per 507.A(4)(b), General Landscaping Provisions.

III. FINAL PROCEDURES

Should the Board approve the requested waivers upon approval of the revised site plan by the Board Engineer and Planner the Applicant is required to complete the following requirements prior to signature of the plans.

1. Provide twelve (12) Preliminary and Final Major Site Plan for signatures.
2. Payment of any outstanding escrow fees and sufficient fees to cover anticipated and/or pending invoices for professional services, if applicable.

    a. The escrow has an existing surplus of $1,189.41.

The Applicant is advised the following requirements are prior approvals to submitting an application for construction permits.

3. Provide an application and zoning permit approval.
4. Provide a cost estimate for site improvements to be reviewed and approved by the Township Engineer.
5. Provide a performance guarantee in the amount determined by the Township Engineer, if applicable.
6. Provide an inspection escrow in the amount determined by the Township Engineer.
7. Payment of any outstanding escrow fees and sufficient fees to cover anticipated and/or pending invoices for professional services, if applicable.

XI. RECOMMENDATIONS

1. The applicant must address the underlined items listed above on the site plan.

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

cc: Damien O. Del Duca, Esq.
David P. Kreck, PE
Anthony Costa, Esq.
James Mellett, PE

K:\ZBA Reviews\Year 2017\Use\Royal Farms-HC-172012CDMPMSFMS\Rpt\R_172012CDMPMSFMSa-HC-Group Four Properties Rev 1.docx

DEL DUCA LEWIS
LAW FIRM

Damien O. Del Duca, Esquire
dod@delducalewis.com

March 28, 2018

#172012 CDMPMSFMS

RECEIVED
MAR 28 2018

VIA HAND DELIVERY
Kenneth D. Lechner, Director
Office of Community Development & Planning
Township of Gloucester
1261 Chews Landing Road
Laurel Springs, New Jersey 08021

RE: PROPOSED ROYAL FARMS
1409 BLACKWOOD-CLEMENTON ROAD, BLOCK 20303, LOT 4, GLOUCESTER TOWNSHIP, NJ

Dear Mr. Lechner:

This firm represents the applicant, Group Four Properties, L.L.C., owner of property located on Blackwood-Clementon Road, designated as block 20303, lot 4 on the municipal tax map and commonly known as Commerce Square. The applicant seeks amended site plan approval from the Gloucester Township Zoning Board to remove the irrigation system and relocate approximately 6 shade trees along Blackwood-Clementon Road to another location on the Royal Farms lot, or the remainder lot. The Zoning Board previously granted conditional use and preliminary and final major site plan and minor subdivision approval on March 22, 2017, which was memorialized in Resolution #172012CDMPMSFMS adopted on May 10, 2017. I enclose the following in connection with this application:

1. Original and eleven (11) copies of the Land Development Application;
2. Twelve (12) full-sized copies of the Landscaping & Lighting Plan (Sheet 5 of 12) prepared by The Pettit Group, LLC, dated February 21, 2017; and
3. One (1) Ownership Disclosure Statement

Please review this application for completeness and place this matter on the April 11, 2018 Zoning Board agenda.

Thank you.

Very truly yours,
DEL DUCA LEWIS, LLC

/s/ Damien O. Del Duca

Damien O. Del Duca, Esquire

Enclosures
cc: Ken Lowther (via e-mail w/encl.)
Dan Silvestri (via e-mail w/encl.)
John Pettit, PE, PP (via e-mail w/encl.)
Michael R. Vargo, PLS, PP, CFM (via e-mail w/encl.)
Nicholas D. Aiello, PE, PTOE, PTP (via e-mail w/encl.)
Tiffany Cuviello (via e-mail w/encl.)
Deborah Abimaje (via e-mail w/encl.)

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 №.: # 17201 2CDM PmsFMSa

Taxes Paid Yes/No _____(Initial)

Fees_____ Project #_____

☐ Planning Board ☐ Zoning Board of Adjustment

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

Escr._____ Escr.#_____

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Group Four Properties, L.L.C.	Name(s): Same as Applicant.
Address: 14000 Horizon Way Suite 100	Address:
City: Mount Laurel	City:
State, Zip: New Jersey 08054	State, Zip:
Phone: (856) 439 - 9200 Fax: (856) 439 - 0404	Phone: (856) ___ - ___ Fax: (856) ___ - ___
Email: dsilvestri@ic-re.com	

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

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

RECEIVED
MAR 28 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: Damien O. Del Duca, Esquire	Firm: Del Duca Lewis, LLC
Address: 21 E. Euclid Ave, Suite 100	State, Zip: New Jersey 08033
City: Haddonfield	Phone: (856) 427 - 4200 Fax: (856) 427 - 4241
	Email: dod@delducalewis.com

6. Name of Persons Preparing Plans and Reports:

Name: The Pettit Group, LLC	Name:
Address: 497 Center Street	Address:
Profession: Engineer	Profession:
City: Sewell	City:
State, Zip: New Jersey 08080	State, Zip:
Phone: (856) 464 - 9600 Fax: (856) 464 - 9606	Phone: (856) ___ - ___ Fax: (856) ___ - ___
Email: jpettit@thepettitgroup.com	Email: mikev@vargoassociates.com

7. Location of Property:

Street Address: 1409 Blackwood-Clementon Road Block(s): 20303

Tract Area: 13.21 acres Lot(s): 4

8. Land Use:

Existing Land Use: Commerce Square shopping center (former super market endcap)

Proposed Land Use (Describe Application): Amended site plan approval to remove the irrigation system and relocate five or six shade trees along Blackwood-Clementon Road to another location on the Royal Farms lot, or remainder lot, that the Board approves.

9. Property:

Number of Existing Lots: 2

Number of Proposed Lots: N/A

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.

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).**

_____ Date

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

_____ Signature

_____ Print Name

_____ Signature

_____ Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

☐ No ☐ Yes

_____ Signature of Applicant

3-28-18 Date

Damien O. Del Duca, Esq. Agent for the Applicant
Print Name

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.

_____
Name of property owner or applicant

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

_____
Notary public

13. Zoning

All Applications	Proposed
Front setback 1	101.7 feet
Front setback 2	N/A
Rear setback	82.4 feet
Side setback 1	54.7 feet
Side setback 2	N/A
Lot frontage	225 feet
Lot depth	350 feet
Lot area	2.32 acres
Building height	21 feet 9 inches

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: 26 Number of parking spaces provided: 65

Number of loading spaces required: 1 Number of loading spaces provided: 0

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: 3-28-18

Damien O. Del Duca, attorney for the applicant

Signature of Co-applicant — Date

OWNERSHIP DISCLOSURE STATEMENT

Group Four Properties, L.L.C.
14000 Horizon Way, Suite 100
Mt. Laurel, New Jersey 08054

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

	NAME	ADDRESS
1	Vernon W. Hill, II	14000 Horizon Way, Suite 100 Mount Laurel, New Jersey 08054
2	John P. Silvestri	14000 Horizon Way, Suite 100 Mount Laurel, New Jersey 08054
3	Kenneth E. Lowther	14000 Horizon Way, Suite 100 Mount Laurel, New Jersey 08054
4		
5		
6		
7		
8		
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10		

*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

Sworn and subscribed before me this
26 day of March 2018

Notary Public

Carol Ann Iosca
Notary Public of New Jersey
My Commission Expires Sept. 1, 2021

Name: John P. Silvestri
Title: Managing Member