Township of Gloucester
Zoning Board of Adjustment
Wednesday, April 25, 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,***

RESOLUTIONS FOR MEMORIALIZATION

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

Amend Site Plan
Block: 20303 Lot: 4 & 4.03

APPLICATIONS FOR REVIEW

POSTPONED T/B/A

#172045DPMSFMS
Lance's Tavern, LLC
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 & curbing for restaurant, liquor store, tavern w/outside raised patio; replacement of 6' fence.

#182009D
88 Equities, LLC
Zoned: SCR

Use "D" Variance
Block: 19405 Lot: 1
Location: 1550 Hider Lane, Blackwood

Proposed development will consist of 12 non-age-restricted townhouse bldg. w/total of 69 fee simple

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Meeting Adjourned

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172012CDMPMSFMSa
GROUP FOUR PROPERTIES, LLC
Block 20303, Lot 4

WHEREAS, Group Four Properties, LLC, is the owner of the land and premises located at 1409 Blackwood-Clementon Road, in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for an amended Final Site Plan to remove 5 trees along Blackwood-Clementon Road and to remove the irrigation system for the property located upon Block 20303, Lot 4 as shown on the Official Map of the Township of Gloucester, said application being represented by Damien DelDuca, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on April 11, 2017, as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Group Four Properties LLC is the owner of the land and premises located at 1409 Blackwood-Clementon Road, in the Clementon section of Gloucester Township, New Jersey, as shown on Block 20303, Lot 4, on the Official Tax Map of the Township of Gloucester, located in an HC- 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 David Kreck, Professional Engineer, introduced into evidence were (A1) an Amended Site Plan, (A2) the approved plan and (A3) new landscape plan.

The reason for removing the trees were they block the view of the Royal Farms. Sign and the convenience store and they would move the 5 trees to the rear of the property. As a condition of approval the applicant agreed to keep the irrigation in the front of the property and also to irrigate the rear of the property where the new trees will be located.

UPON MOTION duly made and seconded to grant the applicant an amended Final Site Plan to relocate the 5 trees to the rear of the property ,the Board voted seven (7) in favor, none (0) against; 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 of the environmental cleanup 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 11th day of April 2018 that the applicant, Group Four Properties, Inc., is hereby granted the aforesaid amended Final Site Plan for the property located upon Block 20303, Lot 4, 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 the applicant the applicant placing an irrigation system in the front and rear side of the property.

ROLL CALL:

LIST NAMES

Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Andrew Rosati	Yes
Rich Rossetti	Yes
Frank Simigrlia	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 25th Day of 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
Department of Community Development & Planning

RE: **APPLICATION #182009D** **Escrow #12083**
88 Equities, LLC
BLOCK 19401, LOT 1

DATE: April 19, 2018

The Applicant requests use variance approval for "twelve (12) non-age restricted townhouse buildings with a total of 69 fee simple units" within the SCR – Senior Citizen Residential District. The project is located on the northeast corner of Hider Lane and Little Gloucester Road.

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

- Applicant: 88 Equities, LLC, 140 Bradford Drive, Berlin, NJ 08091 (telephone #609-330-4100).
- Owner: David Beakley and Dorothy Trowbridge, PO Box 355, Blackwood, NJ 08012.
- Engineer: Richard J. Clemson, PE, James Sassano Associates, Inc., 41 South Route 73, Building 1, Suite 201, Hammonton, NJ 08037 (telephone #609-704-1155).
- Planner: Lawrence M. DiVietro, PLS, PP, Land Dimensions Engineering, High Street E., High Street, Glassboro, NJ 08028 (telephone #856-307-7800).
- Attorney: Albert K. Marmero, Esq., Grace Marmero & Associates, LLP, 44 Euclid Street, Woodbury, NJ 08096 (telephone #856-848-6440).

I. INFORMATION SUBMITTED

1. Grace Marmero & Associates, LLP Transmittal Letter dated 3/13/18.
2. Land Development Application Form and checklist dated 3/19/18.
3. Disclosure Statement dated 3/12/18.
4. Use Variance Plan, as prepared by James Sassano Associates, Inc. comprising one (1) sheet dated 02/16/18.

II. PROJECT DESCRIPTION/LOCATION

The property-in-question comprises ±22.7 acres and is located on the northeast corner of Hider Lane and Little Gloucester Road within the SCR – Senior Citizen Residential District. The application as submitted proposes the following:

1. 12 Townhouse Residential Buildings

a.	1 building containing 3 units	=	3 units
b.	4 buildings containing 4 units	=	16 units
c.	3 buildings containing 6 units	=	18 units
d.	4 buildings containing 8 units	=	32 units
			69 units

III. ZONING REVIEW

ZONE: SCR – Senior Citizen Residential Requirements [§409].
USES: Townhouse is a listed permitted use [§409.B(3)].

§409 – SCR - Senior Citizen Residential District.

Description	Required	Proposed	Conforms
DENSITY (§409.D(1))			
Density (max.) – 22.7 acres	5 du/ac.	3.039 du/ac.	yes
GENERAL DISTRICT REQUIREMENTS (§409.E)			
Tract Area (min.)	10 ac.	±22.7 ac.	yes
Public water and sewer	yes	yes	yes
Community Center (min.) - 50 sf per unit	**3,450 sf**	**n/p**	**no***
Common open space (min.) - 35%.	±7.945 ac.	±15.77 ac.	yes
Habitable Area (min.)	800 ft.	> 800 sf	yes
Senior Citizen Residential (min.) 80% of residents 55 years of age or older.[2]	**yes**	**no**	**no***
Home Owners Association	yes	---	---

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

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

AREA, YARD, HEIGHT AND BUILDING COVERAGE (§409.F(1)) Fee Simple Townhouse			
Lot size (min.)	2,000 sf	≥ 2,000 sf	yes
Lot frontage (min.)	20 ft.	≥ 20 ft.	yes
Lot depth (min.)[1]	**100 ft.**	**< 100 ft.**	**no***
Building coverage (max.)	60%	≤ 60%	n/a
Lot coverage (max.)	70%	≤ 70%	yes
Front yard (min.)[1]	25 ft.	≥ 25 ft.	yes
Side yard (min.)	**20 ft. end wall only**	**≤ 15 ft.**	**no***
Rear yard (min.)	20 ft.	≥ 20 ft.	yes
Usable yard area (min.)	20%	≥ 20%	yes
Height (max.)	35 ft.	≤ 35 ft.	yes

* = **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.

MINIMUM PARKING AREA SETBACKS (§409.F(1))			
From Dwelling	15 ft.	n/a	n/a
From Arterial or Collector Street	**35 ft.**	**29 ft.**	**no***
From Public or Private Residential Access Street	25 feet	±32 ft.	yes

* = **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.

ADDITIONAL REQUIREMENTS (§409.G) Fee Simple Townhouse			
New Jersey Housing Mortgage Finance Agency or the New Jersey Department of Health and Senior Services	yes	n/p	---
Number of townhouses per structure (max.)	**6**	**8**	**no***

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.

IV. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist for minor subdivision. The Applicant must address the following omitted checklist requirement or request a waiver:

1. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].

V. WAIVER COMMENTS

The Applicant is requesting a waiver from the following required checklist items:

1. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
2. Existing signs including the location, size, and height [Checklist #43].
3. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].

VI. VARIANCE COMMENTS

The instant application requires the following variances:

§409, Senior Citizen Residential

D1 – Use Variance

1. The construction of fee-simple townhouses with no age-restrictions within the SCR – Senior Residential District.
   a. The SCR – Senior Citizen Residential District requires a minimum of 80% of the residents be the age of 55 years or older as per §409.E(6), General District Requirements.
2. Community Center: (not provided v. 3,450 sf minimum required).
3. Lot depth: (90 ft. provided v. 100 ft. minimum required).
4. Side yard (end wall): (15 ft. provided v. 20 ft. minimum required).
5. Parking setback: (29 ft. provided v. 35 ft. minimum required).
6. Units/structure: (8 provided v. 6 maximum allowed).

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

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

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

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

POSITIVE CRITERIA ("D1" use variance)

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

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

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).

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

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

IV. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

1. Master Plan

   a. The Applicant must provide testimony addressing consistency of the instant application with the Senior Citizen Residential (SCR) Land Use Classification of the Master Plan and the SCR – Senior Citizen Residential Zoning District.

   The master plan describes the SCR Land Use Classification, as follows:

> The Senior Citizen Residential land use classification is intended for a mix of residential and health care uses in a planned, integrated whole. Specifically proposed for continuing care retirement communities, less comprehensive development would also be permitted on appropriately sized parcels. Residency would be restricted to persons 55 years old or older. Examples of the type of uses permitted would be small scale detached dwellings at a net density of 5-7 units per acre, attached units in 2-6 unit buildings, congregate care apartments, assisted living, and skilled nursing care. Larger sized parcels would permit a full range of senior citizen housing with varying incorporation of health care and personal services. Other types of senior citizen housing as outlined in the Land Use Issues section of this element, may be appropriate as conditional uses on a range of lot sizes.

2. Use Variance Plan

   a. It's recommended the Applicant address the following:

      i. Installation of concrete sidewalks along Hider Lane and Little Gloucester Road as per §516, Sidewalks, curbs, gutters & pedestrian ways.

      ii. The proposed Stormwater Management Basin and its proximity to an apparent flood limit line as per §517, Stormwater Collection and Management.

      iii. Impacts, if any, regarding the "approximate location of freshwater wetlands area" and "Approximate Flood Limit Line" as per §519, wetlands, Stream Encroachment, Environmental Constraints.

      iv. The proposed open space plan including but not limited to use, the "5' wide pedestrian easement typical," and proposed site improvements, if any.

IX. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

X. RECOMMENDATIONS

I have no further comments regarding the major site plan; however, the applicant must address the underlined items listed above.

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: 88 Equities, LLC
Albert K. Marmero, Esq.
Richard J. Clemson Jr., PE
Lawrence M. DiVietro, PLS, PP
Anthony P. Costa, Esq.
James J. Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №.: # 182009D

Taxes Paid Yes/No (Initial)

Fees 250.00 Project # 12083

☐ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 1200.00 Escr.# 12083

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: 88 Equities, LLC
Address: 140 Bradford Drive
City: West Berlin
State, Zip: NJ, 08091
Phone: (609) 330-4100 Fax: (609) ___-___
Email: vhill@hillarchive.com

2. Owner(s) (List all Owners)

Name(s): David Beakley
Dorothy Trowbridge
Address: PO Box 355
City: Blackwood
State, Zip: NJ, 08012
Phone: (609) ___-___ Fax: (609) ___-___

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 MAR 19 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: Albert K. Marmero
Address: 44 Euclid Street
City: Woodbury

Firm: Grace, Marmero & Assoc
State, Zip: NJ, 08096
Phone: (___) 848-6440 Fax: (___) 848-5002
Email: amarmero@gracemarmero.com

6. Name of Persons Preparing Plans and Reports:

Name: Richard J. Clemson	Name: Larry DiVietro
Address: 41 S Rte. 73, Bldg 1, Ste 201	Address: 3 High Street E.
Profession: Engineer	Profession: Planner
City: Hammonton	City: Glassboro
State, Zip: NJ, 08037	State, Zip: NJ, 08028
Phone: (609) 704 - 1155 Fax: (609) 704 - 1166	Phone: (609) 307 - 7800 Fax: (609) ___ - ___
Email: rick@jsaengineering.com	Email: larry@landdimensions.com

7. Location of Property:

Street Address: 1550 Hider Lane Block(s): 19405

Tract Area: 16.362 acres Lot(s): 1

8. Land Use:

Existing Land Use: Qualified Farm Land

Proposed Land Use (Describe Application): Proposed development will consist of twelve (12) non-age-restricted townhouse buildings with a total of 69 fee simple units.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

■ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	25
Front setback 2	25
Rear setback	20
Side setback 1	15
Side setback 2	15
Lot frontage	20
Lot depth	90
Lot area	16.362
Building height	35

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: 166 Number of parking spaces provided: 172

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: 3/9/18

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).**

See attached
Date

Signature

Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ (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:

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

3-9-18
Date

Albert Murmero, Counsel for 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.

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

No Survey submitted

Name of property owner or applicant

Notary public

DocuSign Envelope ID: C2187CDF-BCD7-484E-8443-FE0D52E87E3E

CONSENT OF OWNERS

We, the undersigned, being the owners of the property known as Block 19405, Lot 1 on the Tax Map of Gloucester Township, hereby consent to the making of a use variance application. We further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency.

_____
Notary Public
Sworn and Subscribed to before me this
_____ day of _____,
_____ (Year).

DocuSigned by:
Ed Trowbridge 3/8/2018
2AEB8BB4B99A42D
David Beakley
Date:
DS
kH

_____
Notary Public
Sworn and Subscribed to before me this
_____ day of _____,
_____ (Year).

DocuSigned by:
Ed Trowbridge 3/8/2018
2AEB8BB4B99A42D
Dorothy Trowbridge
Date:
DS
kH

DISCLOSURE STATEMENT

Applicant, **88 Equities, LLC** is a New Jersey registered limited liability company with an address of 140 Bradford Drive, Berlin, NJ 08091. Listed below are the members of **88 Equities, LLC:**

Vernon W. Hill III	Member	140 Bradford Drive, Berlin, NJ 08091
James T. McKenna, Jr.	Member	140 Bradford Drive, Berlin, NJ 08091
Frank R. Semiraglio	Member	140 Bradford Drive, Berlin, NJ 08091

Print: Albert Marmero

Title: Counsel for 88 Equities, LLC

Date: 3/12/18

Payment Window

Add | Save | Cancel | Previous | Next | Detail | Notes | Verification List

Batch Id: LBROWN Payment Code: 001 Description: TAXES Payment Date 03/15/2018

Block: 19405 ...

Lot: 1 Total Municipal Charges

Qual: Cert Num:

Owner: BEAKLEY DAVID & TROWBRIDGE DOROTHY ... Prop. Loc: 1550 HIDER LANE ...

Acct Id: 00020723 ... Bank Code:

Type	Year	Prd	Prin Bal	Prin Due	Interest	Total Due	Code	Due Date
Ta	2018	2	139.14	.00	.00	.00	001	05/01/18

RECEIVED
MAR 19 2018
BY:

Payment A... .00 Payment Descript: Subtotal

Check 1 Amt: .00 ... Cash Amt: .00 Interest Date

Check 2 Amt: .00 ... Credit Amt: .00 03/15/2018

Check 3 Amt: .00 ... Change D... .00

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #182009D **Block: 19405** **Lot: 1**

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

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

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

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

■Other

- Traffic Control signs are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1
- Stop signs/Speed Limit Signs must be installed upon or prior to any occupancy.

RECEIVED
APR 03 2018
BY:

Reviewed By: ■ Lt. John Swack #135 Signature: J. Swack Date: 135

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

RECEIVED APR 2 - 2018

DATE: March 15, 2018

APPLICATION No. #182009D

APPLICANT: 88 EQUITIES, LLC

PROJECT No. #12083

BLOCK(S): 19405 **Lot(S):** 1

LOCATION: 1550 HIDER LA., 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 – Use "D" Variance**

☐ Revision to Prior Application

Variance Plan Attached

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by MARCH 29, 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 - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

REVIEWED
☑ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL:
DATE: 3/16/18

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

w/o Comment

Signature

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Dora M. Guevara
Frank Schmidt
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

March 22, 2018

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

RECEIVED
MAR 26 2018

Re: Application #182009D
88 Equities, LLC
1550 Hider Lane, Blackwood, NJ 08012
Block 19405, Lot 1

Gentlemen:

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

New construction will require a Form "A" Application.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr/mh

Raymond J. Carr
Executive Director

RJC:mh

Binit 66

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 15, 2018 **APPLICATION No. #182009D**

APPLICANT: 88 EQUITIES, LLC **PROJECT No. #12083**

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- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

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Variance Plan & Checklist attached

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- ☐ Recycling Report

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

OK 3-22-18 JG

Signature

RECEIVED
MAR 19 2018
BY:

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APPLICANT: 88 EQUITIES, LLC **PROJECT No. #12083**

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- ☐ Recycling Report

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

☆ ALSO: who will maintain open space + basin? Fee simple?

THIS WILL BE A TRAFFIC NIGHTMARE! ONE SMALL ENTRANCE/EXIT ON A BAD SPOT ON HIDER LANE. WAY TOO MANY UNITS. BLOCK, LOTS, ADDRESSES TO BE ISSUED ON FINAL APPROVALS. ROLL BACK TAXES WILL BE DUE ONCE FARMLAND STOPS.

Signature assessor