Township of Gloucester
Zoning Board of Adjustment
Wednesday, May 9, 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, April 11, 2018***
Wednesday, April 25, 2018

RESOLUTIONS FOR MEMORIALIZATION

#182009D
88 Equities, LLC

Use "D" Variance
Block: 19405 Lot: 1

APPLICATIONS FOR REVIEW

#182011C
Kate & Brad Holden
Zoned: R3

Bulk C Variance
Block: 14901 Lot: 33
Location: 2780 Garwood, Sicklerville

30'x40'x12' (1200 sq. ft.) Oversized garage/pole barn

#182012C
Roland Bordi
Zoned: R4

Bulk C Variance
Block: 2001 Lot: 13
Location: 230 7th Ave. Glendora

6' vinyl fence, pool & deck with setbacks

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, APRIL 11, 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	**Absent**
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
Mr. James Mellett, Board Engineer

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday March 28, 2018.

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

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#182004C
Maureen DiPietro
Bulk C Variance
Block: 5903 Lot: 8

#182007C
Harry & Dawn Rivell
Bulk C Variance
Block: 9206 Lot: 9

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

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

Resolutions Approved.

Mr. Costa addressed the public regarding application #182009D, 88 Equities, LLC at 1550 Hider Lane, which was improperly advertised for tonight's meeting indicating the application was never scheduled and is required to re-notice property owners within 200 feet and in the newspaper. It is anticipated the Board would hear the application on April 25, 2018.

APPLICATIONS FOR REVIEW

#172012CDMPMSFMSa
Group Four Prop.,LLC (Royal Farms)
Zoned: HC
Amended Site Plan
Block: 20303 Lots: 4 & 4.03
Location:1409 Blackwood – Clementon Road
Amend Site Plan approval to remove the ordinance required street trees and underground irrigation.

Chairman McMullin introduces the application.

Damien DelDuca, Esq., attorney for the applicant provided a brief introduction on Royal Farms business plans to enter in the south jersey market. Their request is to remove the street trees and underground irrigation within the front landscape island. The proposal is only to relocate the trees to the rear so they don't obstruct the view of the proposed store from Blackwood-Clementon Road. Royal Farms believes it's important they have complete visibility especially considering they are trying to expand their market share in South Jersey. This is Royal Farms primary concern with the amended application but would also like the Board to reconsider removing the requirement for underground irrigation in the front green area.

Mr. Costa inquired on the justification, if any, to remove the irrigation. Mr. DelDuca opined it is primarily a Royal Farms policy that they feel irrigation is unnecessary.

There was a general discussion by the Board on relocating the trees to the rear and removing the irrigation. Mr. Bucceroni suggested and the Board agreed that not only is the underground irrigation required for the front green area it is also now required for the street trees relocated to the rear yard. This is in addition to the irrigation already agreed to by the applicant along the property line with the horse farm.

Mr. Lechner suggested if the Board approved the waiver request the applicant should at least provide a landscaping maintenance schedule on the site plan.

Mr. Mellett discussed the revised concrete pad location for dispensing fuel to the underground storage tanks and revised secondary access.

David Kreck, PE, Applicant's Engineer stated the revisions were discussed with Kevin Becica, PE and Andrew Levecchia, PP, AICP, from Camden County and they don't anticipate any traffic issues.

Mr. Rosati indicated there is a need for the underground irrigation for landscaped areas.

Chairman McMullin advised the applicant's representatives that it appears the Board was satisfied with relocating the street trees but the underground irrigation would not be waived.

With nothing further from the Applicant Chairman McMullin opened the application to the public.

Mrs. *(name indecipherable)* inquired on the proposed landscaping along her property, which is the horse farm.

- Mr. Mellett discussed the proposed Leyland Cypress trees, which are an appropriate species to provide a buffer screen.
- Mr. Lechner also advised the property owner that he met with Mr. Kreck on-site to review the location of proposed evergreen trees. However, there are some areas that are difficult to screen because of the slope and existing conditions.

Mrs. *(name indecipherable)* another resident of the horse farm inquired on the existing demolition and concrete grinding operations.

- It was suggested this may be associated with existing demolition activities.

With no one else from the public the public portion was closed.

A motion to approve the relocation of street trees and to provide underground irrigation for the front and rear landscaped areas was made by Mr. Rosati and seconded by Mrs. Chiumento.

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

A motion to appoint Mr. Lechner as Acting Recording Secretary for the meeting of April 11, 2018 for the purpose of preparing minutes was made an approved.

A motion to adjourn was made and approved.

Respectfully submitted by Kenneth D. Lechner, Acting Recording Secretary

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, APRIL 25, 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	**Absent**
Mr. Treger	**Present**
Ms. Scully	**Present**
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

Ms. Scully in seated for Mr. Acevedo.

RESOLUTIONS FOR MEMORIALIZATION

#172012CDMPMSFMSa
Group Four Prop., LLC (Royal Farms)
Amend Site Plan
Block: 20303 Lot: 4 & 4.03

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

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

Chairman McMullin **Yes**

Resolution Approved.

APPLICATIONS FOR REVIEW

Postponed TBA:
#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.

Mr. Costa announces to the public that the above-mentioned application will not be heard tonight. But, the applicant will have to re-advertise for the new date.

#182009D
88 Equities, LLC
Zoned: SCR
Use "D" Variance
Block: 19405 Lot: 1
Proposed development will consist of 12 non-age-restricted townhouse building w/total of 69 fee simple.

Mr. Costa swears in: Mr. Jim McKenna (principle 88 equities), Chris Dochney (planner PP, AICP), Mr. Richard Clemson (engineer).
Mr. Marmaro ESQ. explains the application: The applicant is before the board for the Use Variance only. The applicant would like to build fee simple townhomes with no age restriction. He states the NJ Legislation has recognized loss of a need for age restriction zoning. Mr. McKenna states the applicant would like to build 12 buildings. The applicant already has a real estate connection in town because they are currently finishing up a project in Gloucester Township at Highland Estates. There is a market study that shows there isn't a need for 55 & over housing. The units will be fee simple, for sale units priced in the low 200's with no upgrades. The applicant would like to remove the requirement of the club house because it just drives up HOA fees. There will be no affordable housing units in this project.

Mr. Mellett asks if the ground maintenance will be per unit or group.
Mr. McKenna states a HOA will handle the grass.
Mr. Bucceroni asks if they own the lot yet.
Mr. McKenna states no.
Mr. Bucceroni states the Highland Estates project was already up.
Mrs. Chiumento asks how many bedrooms will be in the units.
Mr. McKenna states 2 and 3 bedrooms.
Mrs. Chiumento asks if there will be any main floor bedrooms.
Mr. McKenna states he's not sure.
Mrs. Chiumento asks if there will be a pool.
Mr. McKenna states, No.

Mr. Dochney PP, AICP:
Mr. Dochney explains his qualifications and documents he has reviewed.
Mr. Dochney discusses the size of the property being 22.7 acres in total (including the lake) and is being used as farm land. The location of the project being close to a house of worship, preschool, apartments, single family homes, and other small commercial uses along Hider Lane.
Project description: the property proposed to be developed with 12 townhouse buildings which will include 69 fee simple, non-age-related townhouse dwellings. The applicant is seeking a bifurcated use variance and site plan approval. Right now, only the use variance is being requested and if approved the applicant will return before the board and present a full site plan review.
Zoning Review:

- The site is within the SCR- senior citizen residential district.
- Mr. Dochney reads the township ordinance and what is permitted.
- Townhomes are permitted but are required to 80% 55 and over.
- Variances the applicant is looking for tonight are 1. Variance to permit non-age-restricted townhouses 2. Variance to permit a townhouse community that will not include a community clubhouse.

Master Plan review:

- Overall goals to achieve harmonious and efficient allocation of land uses and the protection of property values in Gloucester Township and surrounding municipalities. Foster a well-balanced, diverse community and a mix of residential housing types. To preserve the housing stock, promote individual ownership, direct new development.

Planning Analysis:

- D-1 use variance requires enhanced standard proof and the applicant must provide special reasons for the granting of the variance. Also satisfy the negative criteria and that the granting of the variance will not substantially impair the public good or will not substantially impair the intent and purpose of the master plan. You can't turn down the request for the variance because you don't like the development.

Positive Criteria:

Special reasons:

- the development is appropriate for residential development because of its location among an established suburban community.
- Density- the proposal for 69 units is generally consistent with the surrounding residential density.
- Nearly 2/3 of existing homes in GT are detached single homes
- 1/3 are mixed duplexes, twins, townhomes.
- As noted this board has previously granted similar variances.

Particular Suitability:

- The lot is already approved for age-restricted townhomes thus townhomes are already appropriate for the site.
- Site is convenient to Philadelphia, Rt 42, I-76, I-676, Walt Whitman Bridge, Ben Franklin Bridge and is approximately 25 minutes to Center City.
- Help existing businesses and facilities,
- The location is more suited to all ages because the amenities surrounding the property are not solely for an elderly population.

Negative Criteria:

- The negative impact is you'll lose a green field, additional traffic, but you would feel those impacts even if it was kept age-restricted.
- Impacts are minimal

Townhouses are already permitted and this development is just removing the age restriction.

Mr. Costa asks how many acres are buildable.
Mr. Dochney states about 1/3 of the property is buildable
Mr. Costa asks if there was any survey done to establish that a 55 & over community was or wasn't needed in Gloucester Township.
Mr. Dochney "no".
Mr. Costa states a townhouse would be less expensive than a single home.
Mr. Dochney states they have not done a market study.
Mr. Costa asks if the traffic pattern would be different.
Mr. Dochney states "yes, at different times".
Mr. Costa states deferring a site plan is not a good idea. There is a lot of information on the site plan that the board can use to help make a decision for a use variance.

Mr. Marmora states the variances could be lessened at site plan.
Mr. Costa states other uses that would satisfy.
Mr. Marmora states it would have to be age restricted.
Mr. Costa suggests congregate care.

Mr. Bucceroni discusses the number of cars that will be in this neighborhood in 15 years due to families natural age progression and kids getting licenses and extra cars. He states the roadway is his problem and the townhomes have multiple

cars and he has nowhere to put the snow. Mr. Bucceroni explains he has to use loaders not plows and it becomes a nightmare.
Mr. Bucceroni also states there is no hardship here as the applicant doesn't own the property. You have to prove a burden here since nothing is built. The lake could become a township problem and reiterates the 55 & over market study not being done. He also states there are waiting lists to get into our senior housing in town.

Mr. McKenna states Highland Estates still has age restricted units that started at 165,000 to 250,000 dollars. The most recent units were pulled off the market at 72,000 dollars because they won't sell. You can find tenants but not buyers.
Mr. McKenna states if the 55 & over would sell they would build it, it makes no difference to them.
Mr. Bucceroni doesn't like the proposed entrance and exit on a dangerous curve.
Mr. McKenna states they are not asking for a full site plan approval.
Mr. Costa state there is no study that proves that 55 & over townhomes wouldn't sell. Gloucester Township has no 55 & over townhomes with a 1st floor master suite. Mr. Costa also stated that the applicant could have gone to the planning board first to build the 55 & over townhomes. If the townhomes didn't work out then they could have come to the zoning board to lift the 55 & over age restriction.
Vice Chairman Simiriglia states he visited the Colony Apartments and they only have 3 apartments open. Forrest Meadows, 55 & over homes, has no vacant homes and 1 for sale sign. Vice Chairman continues; this specific location is particularly suited because there are 3 churches, the town hall, the best shopping center close by, the senior center practically across the street. The traffic pattern would be much different too.

Mr. Lechner:
The applicant is asking for an age restriction and club house use variance.
- The variances for the plan lot depth; less than 100 deep, side wall, S/B for roads. In Mr. Lechner's opinion this plan could have been revised and the applicant could have eliminated all the variances.
- -check list requirements not provided,
- rendering not provided with size, height, elevation or any necessary waivers for floor plans,
- No sidewalks on Hider Lane and that would be required,
- Concern with the open space plan, it's not just grass,
- Proximity of the storm water management on top of the lake.

Mr. Clemson (PE):
- Storm water will be in the rear of the property by the lake,
- Plateau is probably 15' to 20' higher than the surface of the lake,
- the lake is part of the Pine Run Corridor

- no flood hazards and the NJDEP will have to be notified

Mr. Lechner asks if the lake is part of the open space plan.
Mr. Clemson states: as it stands now the lake will be part of the Open Space. The dam, lake and care taking.

Mr. Mellett discusses Dams being rated 1 to 5 (5 being least) This dam is probably a 5, but the maintenance will have to be taken over by somebody.

- April 24th letter had high level engineering issues.
- the applicant meets the parking ordinance by using the garage and as we know they don't always get used for parking.
- Deed restrictions on the garages so they can't be converted to living space will be needed.
- Prohibit parking on one side of the roadway,
- Perpendicular spaces extend beyond R of W.
- Configuration of the roadway and a 90 degree turn in the NE section of the development will have to be reconsidered. Snow removal would be a nightmare.
- Full traffic study, storm water plan, approval from DEP and Dam safety.

PUBLIC PORTION:

Dwaine Little: 1070 Chews Landing Rd.
Mr. Little is a 27yr. police vet and a certified traffic reconstructionist.
The1999 the original master plan was reexamined in 2015. Hider lane will be owned and maintained by Gloucester Township. The lake and dam have caused flooding and closed Hider Lane. Right now, it stands as a farm and home. The site plan is for a proposed 55 & over.
Mr. Lechner states the applicant has submitted a variance plan.
Mr. Little asks why we are changing the existing ordinance.
Mr. Costa explains we are not changing the ordinance.
Mr. Little asks why we are changing anything.
Mr. Costa explains any applicant has the right to come before the board and ask for relief from something that is not permitted; we are not changing zoning.
Mr. Little states no studies were done to see if the 55 & over townhouse development was needed or not. The entrance and exit on the curve would be a nightmare. Mr. Little continues with worries about the town inheriting a lake and dam to maintain. He is also worried about what's going to happen to the lake and the run off from the development.

Mr. Joseph Barbutl: 6 Cameron Ct.
Mr. Barbutl states he received a 3-page notice with schematics. Hider lane closed off is fine. The entrance and exit of Little Gloucester Rd will be awful, they need a police officer now when mass gets out from the church across the street.
Mr. Mellett states the entrance will be on Hider Lane.

Mr. Marmora states the schematic was NOT distributed by the applicant or the board.
Mr. Costa states there are certain rules that must be followed with these plans.

Mr. Joe Collins: 1530 Hider Lane:
Mr. Collins has lived in Gloucester Township for 69 years and was in the military for 39 years. He bought this house about a year and a half ago. At that time, he asked the previous owner about the land next door; where the proposed townhouses are; and he was told that land was deeded farm land for 100 years. The traffic is horrendous now with the daycare, church and light. Parking spots don't sound like they will be enough for the project. He thinks the fire trucks will have a hard time servicing the townhouses with the current road configuration. There will be a unit built directly in front of my home and he is trying to buy that land. Mr. Collins is the man taking care of the lake and dam along with all the wildlife; eagles, fox, heron, deer etc.... He feels environmentally it will be destroyed. There is a large public presence and they aren't here for no reason.

Mr. Joseph Verna: 43 La Costa Valley Brook:
The development is detrimental and the price point is too low. Blackwood Clementon Rd is dead because there aren't enough people to keep it going. I'm 70 years old and have to keep working to stay in NJ.
Mr. Costa states the board can listen to the testimony but can't take home prices under consideration without expert opinion.

Mr. Bill Berks: La Costa Valley Brook:
Mr. Berks states he is retired military and asks how large Gloucester Township is in area.
Mr. Bucceroni states 24 sq. miles.
Mr. Berk states this development is in direct contrast to what is good for Gloucester Township. We need to care for our senior because they deserve it and, in his opinion, we don't do enough for them. He is worried about the traffic and overcrowding the schools. Also, we need our farm land. Mr. Berk isn't sure this is helping our community.

Ms. Terri Fratz:
Ms. Fratz understands they just want to change from 55 & over because it is now age restricted. Worries about the school district with 3-bedroom townhomes there will be children. Loring Flemming is the lowest ranking school because it's the largest and overcrowded.
Mr. Costa states legally the board is not allowed to consider schools and children.

Ms. Donna Christafoley: Pristine Farms:

Ms. Christafoley states the area is over crowded and the schools will be too. Our open space is disappearing.
Mr. Costa states when someone owns land they have the right to do something with it.

Mr. Frank Pullella: 120 Maurer Ave.
Is Involved in land development himself. He believes people will be looking at the politicians in the Fall. He states you have to wait for 6 or 7 lights to get through that intersection now. Adding 60 to 70 homes with 140 to 150 people that are 55 & over is different than adding fee simple homes; you'll have 300 people. 20% low income? He believes 40 homes should be the maximum on that property. Building up on 15 acres will create a lot of water run-off and where will it all go? Mr. Pullella represents 9 families that wanted to be here.

Mr. Mike Dorris: 35 Tall Oaks dr.
Mr. Dorris has a petition with 500 signatures on it.
Mr. Costa emphatically states the board can NOT accept that.
Mr. Dorris asks if this lot is uniquely suited for this development and asks if there are other lots.
Mr. Costa states just this piece of property.
Mr. Dorris states a special reason is needed and profitability isn't a reason. If 55 & over is unprofitable and it won't sell doesn't mean we have to change the use. He feels they have not satisfied the proof needed to change the use.

Ms. Denise Coin: 1060 Chews Landing Rd.
Ms. Coin discusses the current demographics in Gloucester Township and believes there are a lot of seniors. She pays 10,000 dollars in taxes with 48% of that being schools. She feels the burden will be greater if the 55 & over is lifted.
Vice Chairman Simiriglia states the board cannot consider the schools or revenue in its decision.
Ms. Coin states the master plan zoned the property that way and believes it should stay that way: age restricted.

Ms. Kelly Ann Bond: 1077 Chews Landing Rd.
Ms. Bond believes this is a terrible idea that will bring a lot of traffic. She is 27 years old and still living with my Mom because she can't afford a house in NJ. Younger people will be buying these townhomes who will have multiple cars and children. Ms. Bond discusses the traffic issues on Hider Lane. She also discusses the foot traffic to the stores and churches. She does not feel this development is helpful to the community and believes the 55 & over population deserve this space for development.

Mr. Eric Keslike: 35 Meadowyck Ct.

Mr. Keslike states this will be many more homes and the traffic pattern will be much worse. It takes him 40 minutes to get to Runnemede now and it should be a 10-minute ride. He feels it should stay 55 & over/age restricted.
Mr. Costa states: the contract purchaser has a right to be here. They could have gone to the planning board and just built 55 & over townhomes.
Mr. Keslike states he doesn't feel he's a serious developer. He just wants to make the town overcrowded and then leave. He believes homes will be left because no one will buy them with cheap new townhomes available.

Mr. Fred Blumstein:
Mr. Blumstein has been a resident since 1982 and simply states he has no more traffic jams left in him.

Mr. Jim Griganello: 4 Dorado Ct.
Mr. Griganello states the arguments should have proof behind them. It's just their opinion that there is no 55 & over market. Without proof there should be no reason to change the age restriction.

Mr. Warren Stout: 1513 Hider Lane:
Works at Camden County Corrections:
Mr. Stout is afraid the townhomes won't sell and in 10 years they'll be low income housing.

Mr. Robert Harob: 1807 Hider Lane:
Mr. Harob states the farm was 2 pieces in front of him – 32acres. He is 80 years and has to work 4 days a week to stay here and feels this development will add to his school taxes. The traffic is horrendous now. There will be an increase of traffic flow. He believes the variance should only be granted for a hardship.
Mr. Costa states that variances have special reasons a C Variance may have a hardship: such as your house is on a corner lot and is irregularly shaped.

Mr. Marmora states some of the concerns could be applied to the 55 & over development too. He suggests doing a market study for proof and changing the street layout for easier snow removal.
Mr. Costa states it was not requested information, you just don't have it.
Mr. Rosati makes a statement that the zoning board tries to make decisions that are fair to everybody.
Mr. Marmora asks for a postponement.

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

Roll Call:	**Vice Chairman Simiriglia**	**Yes to Deny**
	Mr. Bucceroni	**Yes to Deny**

Mr. Scarduzio	Yes to Deny
Mrs. Chiumento	Yes to Deny
Mr. Rosati	Yes to Deny
Ms. Scully	Yes to Deny
Chairman McMullin	Yes to Deny

Application Denied.

A motion to make Mr. Lechner the recording secretary for the April 11th Zoning Board meeting.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Rosati	Yes
	Ms. Scully	Yes
	Chairman McMullin	Yes

Motion is approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182009D
88 Equities, LLC
Block 19405, Lot 1

WHEREAS, 88 Equities are the contract purchasers of the land and premises located at 1550 Hider Lane in the Laurel Springs 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 remove the 55 and over age restriction and to remove the required clubhouse in order to build 69 townhomes in 12 buildings for the property located upon Block 19504, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a SCR Zone, said application being represented by Albert Marmero Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on April 25, 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, 88 Equities are the contract purchasers of the land and premises located at 1550 Hider Lane in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 19405, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an SCR 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 Christopher Dochney, a Professional Planner, and Jim McKenna a partner in 88 Equities. Mr. McKenna testified they are the contract purchasers of the 21 acre parcel and want to construct 12 buildings consisting of 69 townhomes. He has a National Builder to construct these homes and would be in the low $200,000 and did not believe there is a need for 55 and over townhomes at this location.

Christopher Dochney, a professional Planner, testified he reviewed the Master Plan and Ordinances and the permitted uses on this site. He was of the opinion that Special Reasons exist because this project would advance the purposes of zoning of N.J.S.A.40-55d-1 SECTIONS (A), (E), (G) and the site is particularly suited and there would be no substantial detriment to the public good .After questions by the Board, the Planner admitted the testimony he gave regarding the townhomes would also apply to the 55 and over townhomes. The Board finds there was no credible testimony regarding the removal of the 55 and over restriction. No survey was done as to the need or for the lack of age restricted housing in the Township. The Board also finds the lack of evidence concerning traffic, exits onto Hider Lane and onsite parking.

5. About 14 residents spoke against the application. Among their concerns were traffic, drainage, too many variances were needed, property values and they were of the opinion age restricted housing is better for this site.

UPON MOTION duly made and seconded to deny the applicant a variance to construct non age restricted townhomes, the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus denying the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may not be granted without substantial detriment to the public good and otherwise without impairing the

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 25th day of April 2018, the applicant 88 Equities are hereby denied the aforesaid variances for the property located upon Block 19405, 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 because the applicant did not present credible evidence in support of removing the age restriction and because of the traffic and the on site parking layout .

ROLL CALL:

LIST NAMES

Michelle Skully	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Arlene Chiumento	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 9th day of May, 2018.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

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 #182011C***
Kate Holden
2780 Garwood Road
BLOCK 14901, LOT 33

DATE: April 17, 2018

The application is to permit a 30' x 40' detached private garage within the R-3 Residential district as per the attached sketch.

I. ZONING INFORMATION

1. Zone: R-3 ~ Residential District [§405].

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Lot size (min.)	9,375 sf	±61,815 sf[1]	yes
Lot frontage (min.)	75 ft.	100 ft.	yes
Lot depth (min.)	125 ft.	650.89 ft.	yes
Building coverage (max.)	20%	±4.1%[1]	yes
Lot coverage (max.)	40%	±6.3 %[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	30 ft.	75.68 ft.	yes
Side yard (min.)	10 ft.	27.03 ft. / 17.19 ft.	yes / yes
Rear yard (min.)	30 ft.	±510 ft.[1]	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	≤ 35 ft.	yes
§422.H, PRIVATE GARAGES			
Area (Max.)	**800 sf**	**1,200 sf**	**no***
Less than area of principal building	< ±1256 sf[1]	1,200 sf	yes
Stories (max.)	1	1	yes
Number of garages (max.)	1	1	Yes
Front yard (min.)	N.P.	±200 ft.[1]	yes
Side yard (min.)	10 ft.	±20 ft.[1] / ±25 ft.[1]	yes / yes
Rear yard (min.)	10 ft.	±400 ft.[1]	yes
Side wall height (max.)	**9 ft.**	**12 ft.**	**no***
Garage height (max.)	**14 ft.**	**14 ft. 9 in.**	**no***

[1] = Scaled data.
* = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage in the R-3, Residential District standards:

§422.H, Private Garages

1. Area: (1,200 sf provided v. 800 sf maximum allowed).
2. Side wall height: (12 ft. provided v. 9 ft. maximum allowed).
3. Garage height: (14 ft. 9 in. provided v. 14 ft. maximum allowed).

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

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

4. 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)).
5. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.H, Private Garages to permit a detached private garage one thousand two hundred (1,200) square feet (800 sf maximum allowed), Greater than area of principal building (less required), Side wall height twelve (12) feet (9 ft. maximum allowed), and garage height fourteen (14) feet and nine (9) inches (14 ft. maximum allowed).

cc: Kate Holden
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №.: # 182011C

Taxes Paid Yes/No DMB (Initial)

Fees 160.00 Project # 12117

☐ Planning Board ☑ Zoning Board of Adjustment

Escr. 150.00 Escr.# 12117

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

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Kate Holden	Name(s): Kate Holden
Address: 2780 Garwood Rd.	Address: 2780 Garwood Rd.
City: Sicklerville	City: Sicklerville
State, Zip: NJ 08081	State, Zip: NJ 08081
Phone: (609) 425-5930 Fax: (__)__-__	Phone: (609) 425-5930 Fax: (__)__-__
Email: k.hamilton154@gmail.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
- ☐ _____

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APR 03 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: _____	Firm: _____
Address: _____	State, Zip: _____
City: _____	Phone: (__)__-__ Fax: (__)__-__
	Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Frank (RH Pole Barns)	Name:
Address: 561 Grape St Hammonton NJ 08037	Address:
Profession: Contractor	Profession:
City: Hammonton	City:
State, Zip: New Jersey 08037	State, Zip:
Phone: (609) 270-7626 Fax: (__)__-__	Phone: (__)__-__ Fax: (__)__-__
Email: frank@rhpolebarns.com	Email:

7. Location of Property:

Street Address: 2780 Garwood Rd. Block(s): 14901

Tract Area: Lot(s): 33

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): (Pole BARN GARAGE) SIZE 30x40x12 (1200 SQFT) OVERSIZED Setbacks = see pg 3 \ USED for: Storage: of boat, cars, house hold equipment, tools

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	Fence Application	Proposed
Front setback 1	200 ft.	Setback from E.O.P.*1	
Front setback 2		Setback from E.O.P.*2	
Rear setback	370 ft.	Fence type	
Side setback 1	20 ft.	Fence height	
Side setback 2	20 ft.	*E.O.P. = Edge Of Pavement.	
Lot frontage	100.00 ft.	**Pool Requirements**	
Lot depth	650.89 ft.	Setback from R.O.W.1	
Lot area	61,815 ft²	Setback from R.O.W.2	
Building height	12 ft.	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		**Shed Requirements**	
Garage Area	1200 ft²	Shed area	
Garage height	12 ft.	Shed height	
Number of garages	1	Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories	1	Setback from property line 1	
		Setback from property line 2	

14. Parking and Loading Requirements:

Number of parking spaces required: _____ Number of parking spaces provided: _____

Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

☑ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

16. Signature of Applicant

Kate Holden — 2/20/18

Signature of Applicant — Date

_____ _____

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

February 21, 2018
Date

Kate Holden
Signature

Kate Holden
Print Name

Sworn and Subscribed to before me this 21 day of February 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:		
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).		
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?	☑ No	☐ Yes
IF YES: List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).	☑ No	☐ Yes

Kate Holden
Signature of Applicant

2/21/18
Date

Kate Holden
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 2-21-18, shows and discloses the premises in its entirety, described as Block 14901 Lot 33; 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.

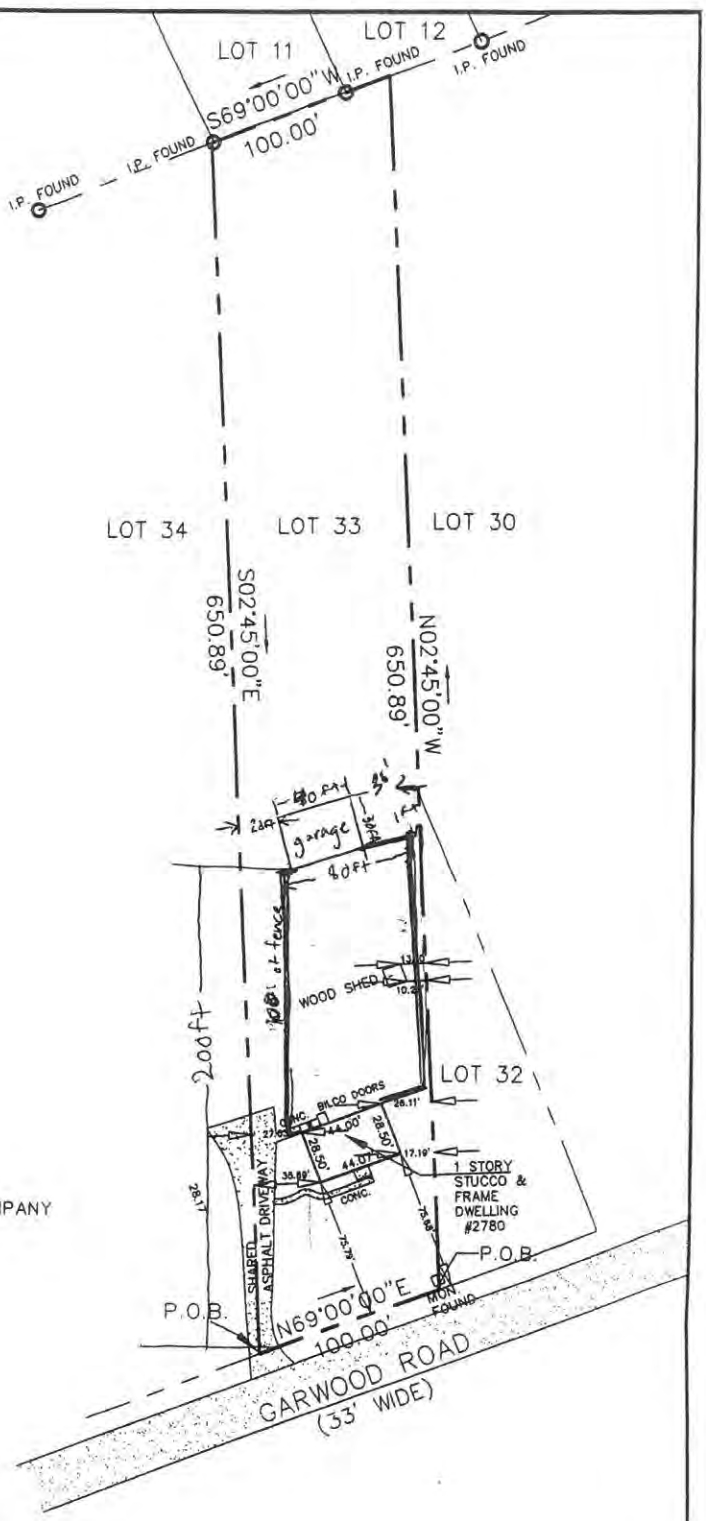
State of New Jersey,
County of Camden:
Jacqueline Ortiz of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Kate Holden
Name of property owner or applicant

Sworn and subscribed to
On this 21 day of February, 20__ before the following authority.

Jacqueline Ortiz
Notary public

JACQUELINE ORTIZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/26/2021



THIS SURVEY WAS PREPARED ONLY FOR THE ABOVE NAMED PARTIES FOR PURCHASE AND/ OR MORTGAGE FOR HEREIN DELINEATED PROPERTY BY ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED HEREIN, EITHER DIRECTLY OR INDIRECTLY. SURVEY MAY NOT BE USED FOR CONSTRUCTION OR SUBDIVISION PURPOSES WITHOUT WRITTEN CONSENT OF THIS SURVEYOR.

THIS SURVEY PLAN, FLAGS AND/OR PINS SET ARE NOT VALID UNTIL FEE IS PAID IN FULL. IF FEE NOT PAID, THIS SURVEY IS INVALID. ANY OTHER USE OF THIS PLAN OR A COPY OR ALTERATION OF IT NOT SIGNED AND SEALED BY THE SURVEYOR WHO PREPARED THIS PLAN IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.

SURVEYOR RESERVES THE RIGHT TO REVISE THIS SURVEY AT ANY TIME AFTER SUBMISSION IF ADDITIONAL PERTINENT INFORMATION IS RECEIVED.

THIS PLAN OF SURVEY IS NOT AN ALTA SURVEY.

TO ALL PERSONS AND PARTIES OF INTEREST:
I HEREBY DECLARE THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

CERTIFIED TO:
KATE C. HAMILTON
WEICHERT TITLE AGENCY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
FREEDOM MORTGAGE CORPORATION
its successors and/or assigns, ATIMA

NOTES:

1) TAX MAP REFERENCE:
TOWNSHIP OF GLOUCESTER,
BLOCK 14901, LOT 33
2) CONTAINING: 61,815 +/- SF.
3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4) SUBJECT TO SUCH EASEMENTS AND RESTRICTIONS THAT MAY BE REVEALED BY A TITLE REPORT.
5) PLAN DEPICTS CONDITIONS AS OF 8/9/16

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APR 03 2018
BY:

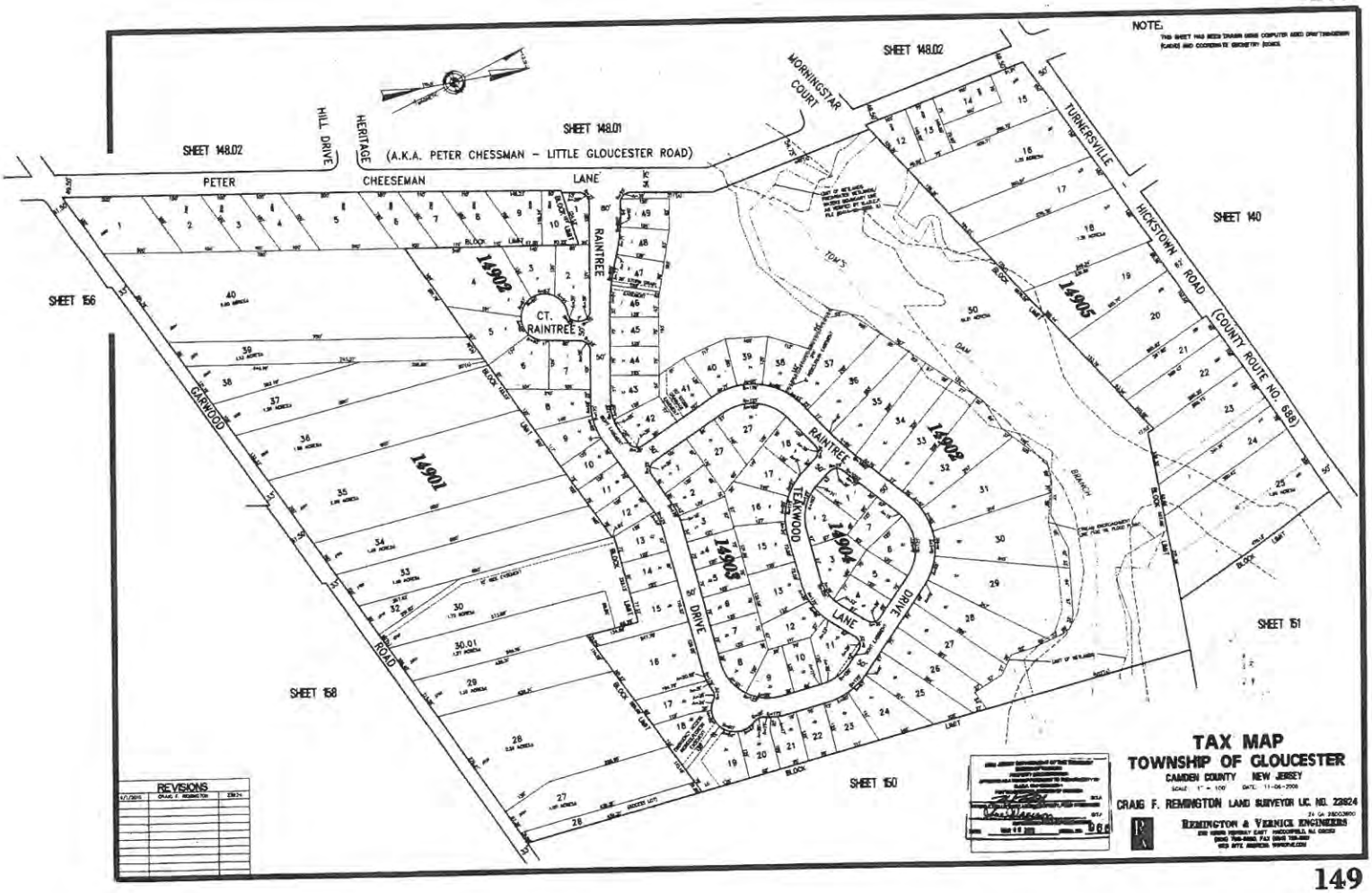
PLAN OF SURVEY
OF
BLOCK 14901 LOT 33
LOCATED IN
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY

AVI LUZON DATE 8/10/16
AVI LUZON
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE # 36745

REVISION/DATE

AVI LUZON
PROFESSIONAL LAND SURVEYOR
83 KENSINGTON DRIVE
MT. HOLLY, NEW JERSEY 08060
(609) 261-4947

DESIGNED:	DRAWN: AL	CHECKED: AL
SCALE: 1"=80'	DATE: 8/10/16	DWG. NO.: 16AL2317


NOTE:
SHEET 148.02
SHEET 148.01
(A.K.A. PETER CHESSMAN - LITTLE GLOUCESTER ROAD)
PETER
CHEESEMAN
LANE
HILL DRIVE
HERITAGE
MORNINGSTAR COURT
TURNERSVILLE
HICKSTOWN ROAD (COUNTY ROUTE NO. 688)
SHEET 140
SHEET 156
SHEET 158
SHEET 150
SHEET 151
CARWOOD
ROAD
RAINTREE
CT. RAINTREE
TAKWOOD
DRIVE
LANE
14901
14902
14903
14904
14905
REVISIONS
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23824
REMINGTON & VERNICK ENGINEERS

ZONING PERMIT DENIED

2780 GARWOOD RD
Block/Lot 14901/33

Applicant
HOLDEN KATE
2780 GARWOOD ROAD
ERIAL NJ 08081

Real Estate Owner
HOLDEN KATE
2780 GARWOOD ROAD
ERIAL NJ 08081

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard detached 40'X30' garage.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Garage is over maximum size permitted of 800sq.ft A variance approval is requried 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
February 22, 2018

Applic No. 12024

Cut Here

Deliver to...

HOLDEN KATE
2780 GARWOOD ROAD
ERIAL NJ 08081

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:

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

Name Kate Hamilton

Address 2780 Garwood Rd Sicklerville NJ 08081

Block 14901 Lot 33

2-21-18
Date

Maryann Bussa
Asst. Gloucester Township Tax Collector

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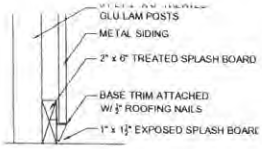
BY:

Printed on recycled paper

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



BASE TRIM DETAIL
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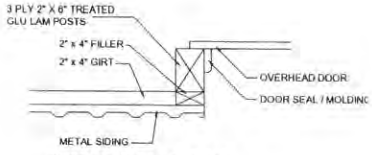
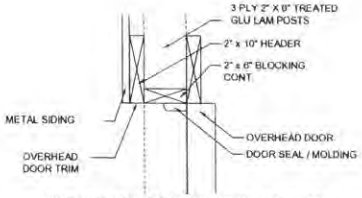


OVERHEAD DOOR DETAIL
1-1/2"=1'-0"



OVERHEAD DOOR BOXED BEAM DETAIL
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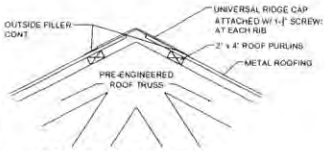
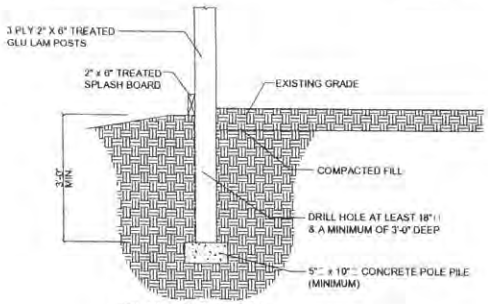
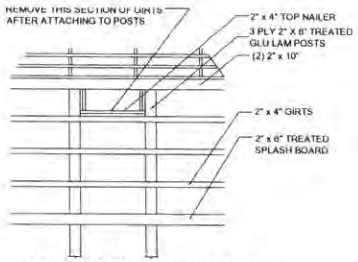


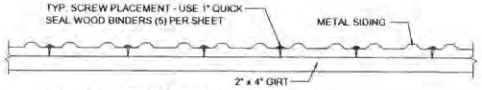
ROOF RIDGE DETAIL
NTS



FOUNDATION DETAIL
3/4"=1'-0"



SERVICE DOOR FRAMING DETAIL
NTS



SIDING SCREW PATTERN DETAIL
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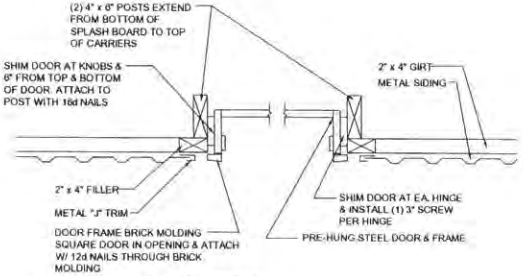
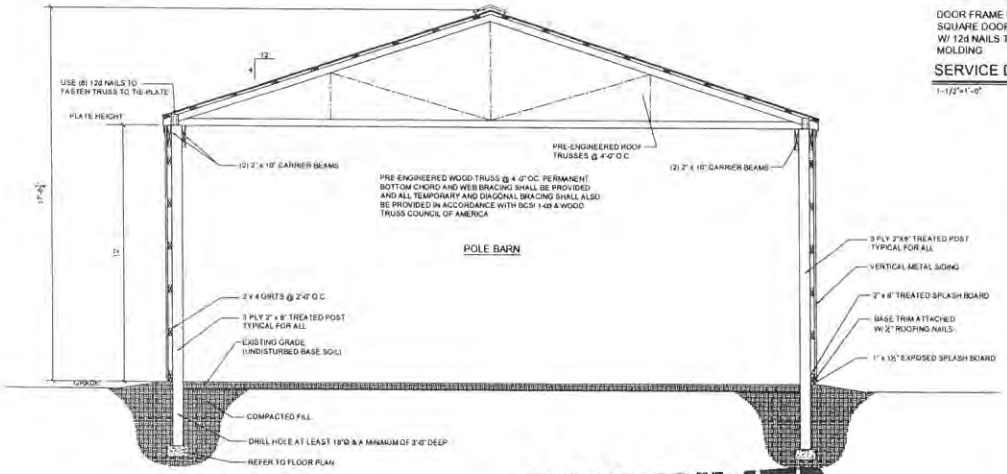
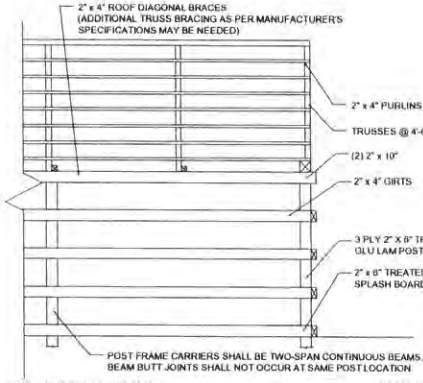


SERVICE DOOR JAMB DETAIL
1-1/2"=1'-0"



CROSS SECTION
3/8"=1'-0"



EAVE VIEW DETAIL
NTS

RECEIVED
APR 03 2018
BY:

OWNER:
Brad Holden
2780 Garwood Rd.
Sicklerville, NJ 08081

FOUNDATIONS

A. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MIN. OF 3'-0" BELOW FINISHED GRADE.

METAL CLADDING

A. STEEL SIDING AND ROOFING PANELS SHALL BE FABRICATED FROM 29 GA., GRADE E 180 KSI STRUCTURAL QUALITY STEEL, CONFORMING TO ASTMA-446 WITH A HOT DIPPED GALVANIZED COATING CONFORMING TO ASTMA-525 OR WITH AN ALUMINUM-ZINC ALLOY CONFORMING TO ASTMA-792 (PLAN PRODUCTS ONLY).

B. PAINT FINISH: ALL PANELS WHEN REQUIRED SHALL RECEIVE A FACTORY APPLIED POLYESTER COATING CONFORMING TO MANUFACTURERS SPECIFICATIONS.

C. FLASHINGS: ALL FLASHINGS SHALL BE SHOP FABRICATED FROM MATERIAL THAT IS THE SAME GAUGE AND FINISH AS THE WALL / ROOF PANELS TO WHICH THEY ARE ATTACHED.

D. CLOSURES: ALL CLOSURES SHALL BE PRE-MODED NEOPRENE TO MATCH THE CONFIGURATION OF THE WALL / ROOF PANEL AND SHALL BE IN LENGTHS AS SUPPLIED BY THE PANEL MANUFACTURER.

E. FASTENERS: ALL SCREW FASTENERS SHALL HAVE A COMBINATION STEEL AND NEOPRENE WASHER. NAILS SHALL HAVE A FABRISEAL WASHER OR EQUIVALENT. FASTENER SELECTION AND INSTALLATION SHALL BE AS RECOMMENDED BY THE CLADDING MANUFACTURER.

WOOD TRUSSES

A. TRUSSES ARE TO BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE PUBLISHED STANDARDS OF THE NATIONAL FOREST PRODUCTS ASSOCIATION AND THE TRUSS PLATE INSTITUTE'S "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" (TPI-XX) LATEST EDITION.

B. THE WEB CONFIGURATION PLATE SIZES, CHORD SIZES AND LATERAL BRACING SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. THE TRUSS MANUFACTURER SHALL PROVIDE THE CONTRACTOR WITH SHOP DRAWINGS OF EACH TRUSS DESIGN BEARING THE ENGINEER'S SEAL. SHOP DRAWINGS SHALL BE APPROVED BY THE CONTRACTOR BEFORE FABRICATION.

C. ALL TRUSSES SHALL BE DESIGNED FOR THE LOADING, SPACING, AND GEOMETRY SHOWN ON THE PLAN.

D. THE CONTRACTOR SHALL INSTALL THE BRACING OF THE WOOD TRUSSES IN ACCORDANCE WITH THE MANUFACTURER'S DESIGN. MINIMUM LATERAL BRACING OF WEB AND BOTTOM CHORD MEMBERS SHALL BE AS REQUIRED BY TRUSS DESIGN.

LUMBER

A. ALL LUMBER SHALL COMPLY TO THE REQUIREMENTS OF THE AMERICAN SOCIETY OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATION'S "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION".

B. ALL LUMBER FOR POSTS AND BEAMS SHALL BE #2 OR BETTER SOUTHERN YELLOW PINE GRADE STAMPED BY A S.P.I.B. APPROVED MILL, SURFACED AT A MAXIMUM MOISTURE CONTENT OF 19 %, TREATED 60 CCA.

C. ALL LUMBER FOR HEADERS SHALL BE #1 SOUTHERN YELLOW PINE GRADE STAMPED BY A S.P.I.B. APPROVED MILL, SURFACED AT A MAXIMUM MOISTURE CONTENT OF 19 %.

D. ALL LUMBER EXPOSED TO GROUND CONTACT OR INSECT INFESTATION SHALL BE TREATED ACCORDING TO THE AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS, 1989, 60 CCA MIN.

CONNECTIONS

A. ALL WOOD CONNECTIONS ARE TO BE MADE ACCORDING TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION." THE MINIMUM CONNECTION TO BE (2) 12 PENNEY NAILS. OTHER CONNECTIONS AS PER PLAN OR AS CONTROLLED BY STANDARD CONSTRUCTION PRACTICES.

SIMPSON H2.5 HURRICANE TIES USED

CONSTRUCTION TYPE: VB

USE GROUP: U

THESE PLANS ARE DRAWN IN ACCORDANCE WITH THE FOLLOWING CODES:

2015 IBC - NEW JERSEY EDITION

STRUCTURAL LOADS

ROOF LIVE LOAD = 20 PSF DEAD LOAD = 13 PSF CEILING LOAD = 5 PSF
ASSUMED SOIL CLASSIFICATION: SAND, SILTY GRAVEL (SW, SF, SM, BC, GM, & SC)
ASSUMED SOIL BEARING CAPACITY: 2,500 PSI
WIND SPEED EXPOSURE D = 120 MPH
GROUND SNOW LOAD: Pg=20 PSF
SEISMIC DESIGN CATEGORY: "C" 0.33g LESS THEN 0.50g

TABLE - 1

CARRIER SIZE	MIN. # OF NAILS	NAIL DESCRIPTION
2" x 8" #1 SYP	8	.121"(L) x 3-½" LONG (12d)
2" x 10" #1 SYP	10	.121"(L) x 3-½" LONG (12d)
2" x 12" #1 SYP	12	.121"(L) x 3-½" LONG (12d)
1-¾" x 11-¾" LVL	14	.131"(L) x 3-½" LONG
1-¾" x 14" LVL	16	.131"(L) x 3-½" LONG

* PROPERLY SPACE NAILS TO AVOID WOOD SPLITTING

30' x 40' x 12'

Joseph S. Benedetto Architect
P.O. BOX 562, HAMMONTON, NEW JERSEY 08037
☐ N.J. LIC. NO. C-6894 ☐ N.Y. LIC. NO. 014134 ☐ FLORIDA LIC. NO. 13458
☐ PENN. LIC. NO. B-7755 ☐ GEORGIA LIC. NO. 6182 ☐ DELAWARE LIC. NO. 6688
☐ NORTH CAROLINA LIC. NO. 1029

PROJECT TITLE
PROPOSED POLE BARN FOR:
RH Pole Barns
561 Grape St
Hammonton, NJ 08037

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH THE WORK.

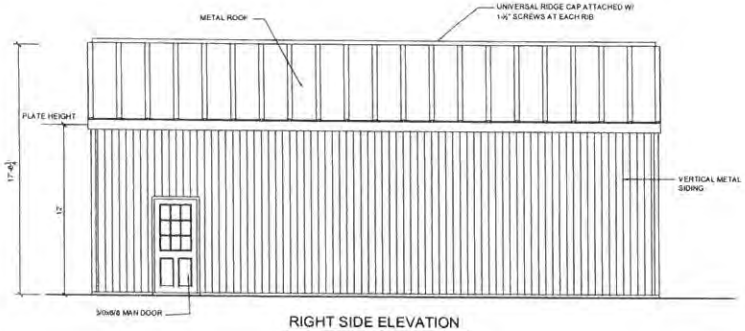
DRAWING: SECTIONS & DETAILS

REVISION	DESCRIPTION

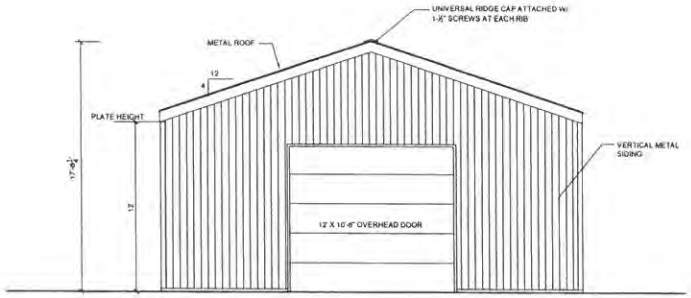
DATE: 04/02/18 DRAWN: JC CHK BY:

SHEET NO A2

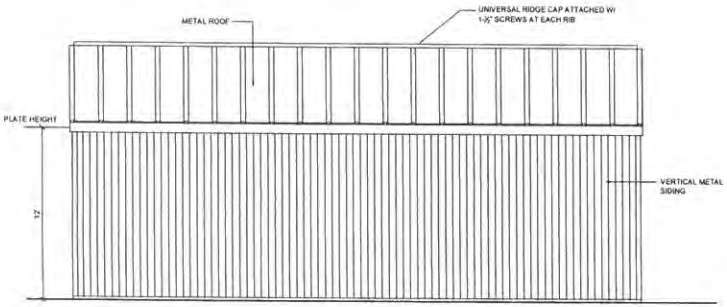
PROJECT NO 201804



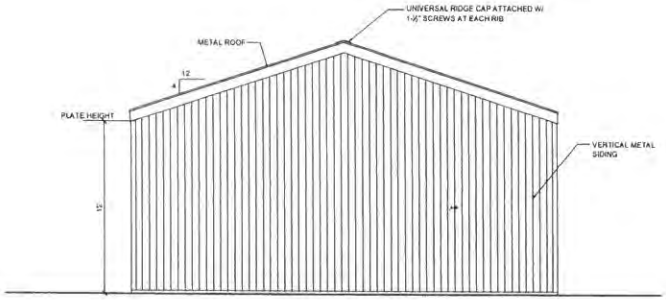
RIGHT SIDE ELEVATION
1/4"=1'-0"



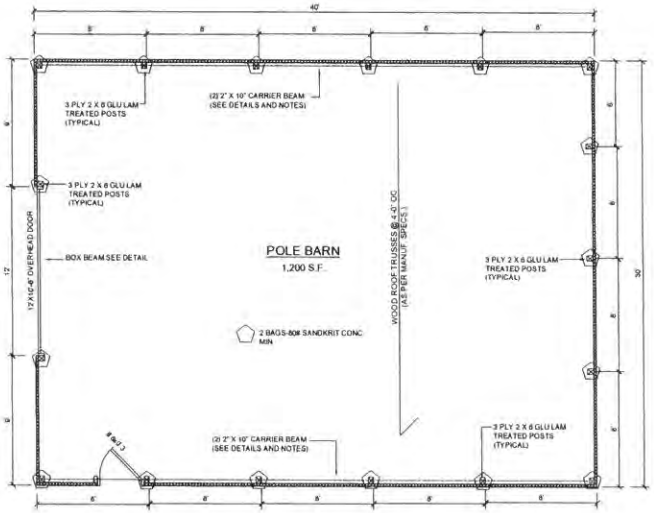
FRONT ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



FLOOR PLAN
1/4"=1'-0"

OWNER:
Brad Holden
2780 Garwood Rd.
Sicklerville, NJ 08081

RECEIVED
APR 03 2018
BY:

30' x 40' x 12'

Joseph S. Benedetto Architect
P.O. BOX 562, HAMMONTON, NEW JERSEY 08037
☐ N. J. LIC. NO. C-5894 ☐ N. Y. LIC. NO. 014134 ☐ FLORIDA LIC. NO. 13458
☐ PENN. LIC. NO. B-7758 ☐ GEORGIA LIC. NO. 9162 ☐ DELAWARE LIC. NO. 6668
☐ NORTH CAROLINA LIC. NO. 1029

PROJECT TITLE
PROPOSED POLE BARN FOR:
RH Pole Barns
561 Grape St
Hammonton, NJ 08037

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH THIS WORK.

DRAWING
PLANS & ELEVATIONS

REVISION	DESCRIPTION

DATE | DRN BY | CHK BY

SHEET NO
A1

PROJECT NO
201804

APR - 5 2018

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

2780 GARWOOD RD.

DATE: April 3, 2018 **APPLICATION No. #182011C**

APPLICANT: KATE (BRAD) HOLDEN **PROJECT No. 12117**

BLOCK(S): 14901 LOT(S): 33

LOCATION: 2780 GARWOOD Rd SICKLERVILLE

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 APRIL 14, 2018

Plans enclosed

ENCLOSED:

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

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

APPROVED
DATE: 4-10-18
BY: R. [illegible]
Bureau of Fire Prevention
Fire District 5
1781 Sicklerville Rd.
Sicklerville, NJ 08081

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

April 6, 2018

RECEIVED
APR 09 2018
BY:

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

Re: Application #182011C
Kate (Brad) Holden
2780 Garwood Road, Sicklerville, NJ 08081
Block 14901, Lot 33

Gentlemen:

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

Please note that the Zoning Board Transmittal Sheet has the address listed as 106 Bee Lane.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bin # 68

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 3, 2018 **APPLICATION No. #182011C**

APPLICANT: KATE (BRAD) HOLDEN **PROJECT No. 12117**

BLOCK(S): 14901 LOT(S): 33

2780 Garwood

LOCATION: -

RECEIVED APR 09 2018

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:

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PURPOSE OF TRANSMITTAL:

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Please Forward Report by APRIL 14, 2018

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- ☐ 1 Copy - Major Subdivision - Final Plat
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- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

RECEIVED APR 05 2018

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

4.5.18 JK

Signature

RECEIVED
APR 18 2018
BY:

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 3, 2018 | **APPLICATION No. #182011C**

APPLICANT: KATE (BRAD) HOLDEN | **PROJECT No. 12117**

BLOCK(S): 14901 LOT(S): 33

LOCATION: 106 Bee Lane, Somerdale, NJ 08083

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 APRIL 14, 2018

Plans enclosed

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- ☐ Recycling Report

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

No Issues - however: It should be stated cannot be used for Commercial or leased purposes - just family use only.

Signature

4/17/18

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 #182012C***
Roland Bordi
230 Seventh Avenue
***BLOCK* 2001, LOT 13**

DATE: April 25, 2018

The Applicant requests approval for a 15' x 30' above ground swimming pool with 10' x 15' deck and six (6) foot high vinyl fence within the R-4 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-4 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	6,250 sf	12,000 sf	yes
Minimum lot frontage Seventh Avenue Wilson Street	 50 ft. 50 ft.	 120 ft. 100 ft.	 yes yes
Minimum lot depth	100 ft.	100 ft.	yes
Maximum building coverage	35%	±12%[1]	yes
Maximum lot coverage	65%	±24%[1]	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (dwelling) Seventh Avenue Wilson Street	 20 ft. 20 ft.	 21.41 ft. 41.92 ft.	 yes yes
Side yard	10 ft.	26.40 ft.	yes
Rear yard	20 ft.	±45 ft.	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a
RESIDENTIAL SWIMMING POOL REQUIREMENTS			
Front yard (deck) Seventh Avenue	 20 ft.	 ±80 ft.[1]	 yes
Wilson Street	**20 ft.**	**4 ft.**	**no***
Side yard	10 ft.	101 ft.	yes
Rear yard	**10 ft.**	**4 ft.**	**no***
Distance from dwelling	10 ft.	±26 ft.[1]	yes

[1] = Scaled data.

n/a = not applicable.

* = **Variance required.**

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

II. VARIANCE COMMENTS

The application requires the following variances.

§422.K, Residential Swimming Pools and Cabana

1. Front yard: (4 ft. provided v. 20 ft. min. required).

§425.C(3), Fences

2. To install a six (6) foot high vinyl fence zero (0) feet from the property line along Wilson Avenue (15 ft. minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.K(2) to permit an above ground swimming pool with attached deck four (4) feet from the front property line along Wilson Avenue (20 ft. minimum required) and from Section 425.C(3), Fences to construct a six (6) foot high vinyl fence zero (0) feet from the property line along Wilson Avenue (15 ft. minimum required).

IV. RECOMMENDATIONS

1. The Applicant must address the underlined comments.

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

cc: Roland Bordi
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit # 11730

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 №: #182012C

Taxes Paid Yes/No (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees 160.00 Project # 12126

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

Escr. 150.00 Escr.# 12126

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Roland Bordi
Address: 230 7th Ave
City: Glendora
State, Zip: NJ 08029
Phone: 856 979-7344 Fax:(__)__-__
Email: arb1172@gmail.com

2. Owner(s) (List all Owners)

Name(s): SAME
Address:
City:
State, Zip:
Phone:(__)__-__ Fax:(__)__-__

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

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

RECEIVED APR 05 2018 BY:

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: _____
Address: _____
City: _____

Firm: _____
State, Zip: _____
Phone: (__)__-__ Fax:(__)__-__
Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Roland Bardi	Name:
Address: 230 7th Ave	Address:
Profession: Electrician	Profession:
City: Glendora	City:
State, Zip: NJ 08029	State, Zip:
Phone: (856) 979-7344 Fax: (__)__-__	Phone: (__)__-__ Fax: (__)__-__
Email: arb1172@gmail.com	Email:

7. Location of Property:

Street Address: 230 7th Ave. GLENDORA Block(s): 2001

Tract Area: Lot(s): 13

8. Land Use:

Existing Land Use: RESIDENT

Proposed Land Use (Describe Application): VINYL 6' fence 23.06' F' s/b 3' F2 s/b (WILSON ST) 0' R s/b

s/b Deck 10' from SFD, 4' fence F2, 12' propline (F2), fence 25' F1, prop line 52' F1

s/b Pool, 20' ROW 2, 8' rear propline, 18ft from dwelling

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

DECK

All Applications		Proposed
Front setback 1	10' FROM SFD	23.06'
Front setback 2	4' FENCE (F2)	3'
Rear setback	12' PROP LINE (F1)	0'
Side setback 1	25' FENCE (F1)	
Side setback 2	52' PROP LINE (F1)	
Lot frontage		
Lot depth		
Lot area		
Building height		

Fence Application	Proposed
Setback from E.O.P.*1	38.06'
Setback from E.O.P.*2	8'
Fence type	Vinyl
Fence height	6'

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

Pool Requirements	
~~Setback from R.O.W.~~1	
Setback from R.O.W.2 ×	20'
Setback from property line REAR	8'
Setback from property line 2	
Distance from dwelling	18 Ft

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

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

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

14. Parking and Loading Requirements:

Number of parking spaces required: _____ Number of parking spaces provided: _____

Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

☒ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

16. Signature of Applicant

Signature of Applicant — Date: 2/26/18

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).**

2/26/18
Date

Sworn and Subscribed to before me this 26th day of February, 2018 (Year).

Signature

Roland Bordi
Print Name

Susan Beeler
Signature

SUSAN BEELER
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 5, 2018
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

Roland Bordi
Print Name

2/26/18
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 2-26-18, shows and discloses the premises in its entirety, described as Block 2001 Lot 13; 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.

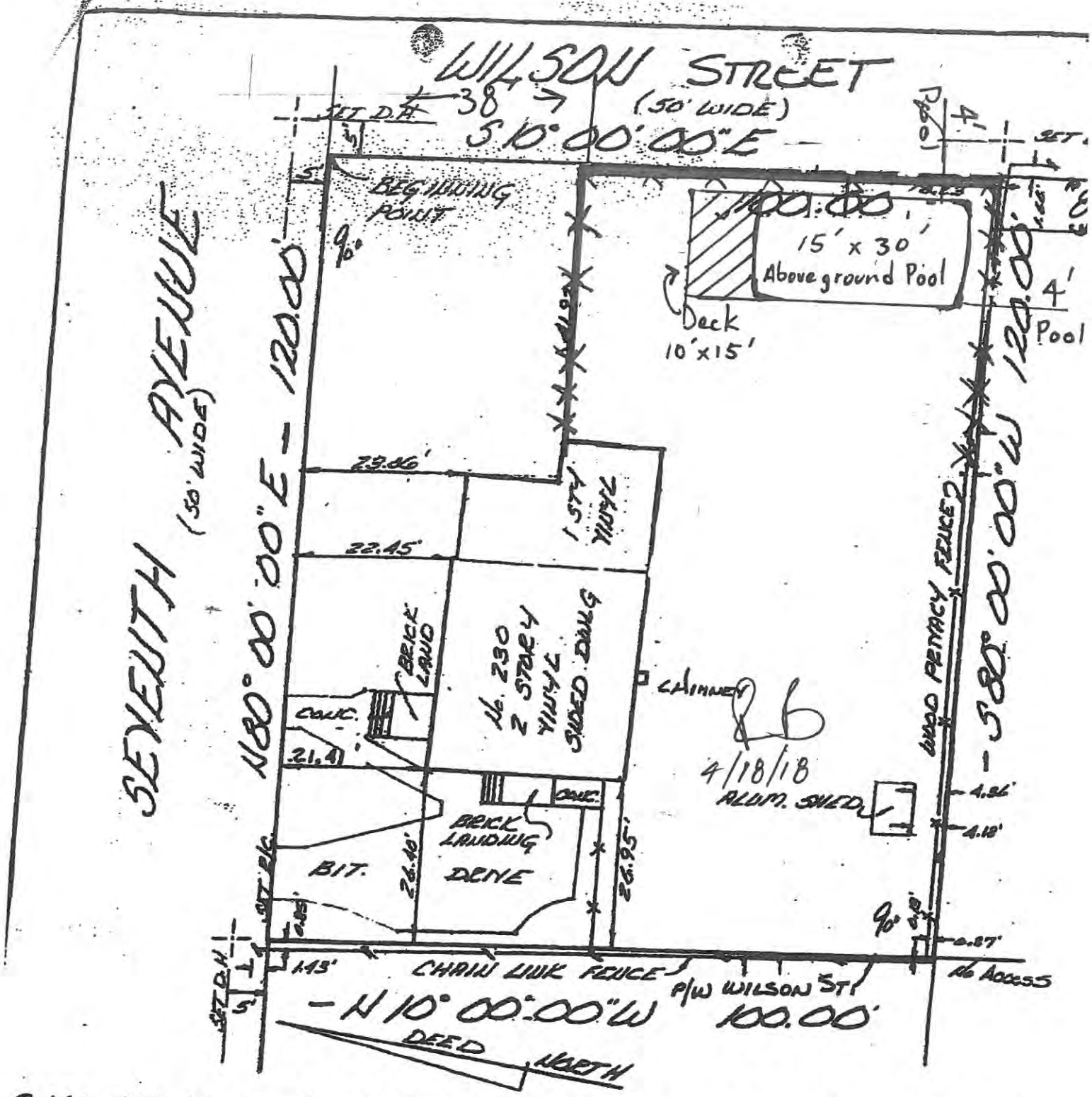
State of New Jersey,
County of Camden:
Roland Bordi of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Roland Bordi
Name of property owner or applicant

Sworn and subscribed to
On this 26th day of February, 2018 before the following authority.

SUSAN BEELER
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 5, 2018

Susan Beeler
Notary public

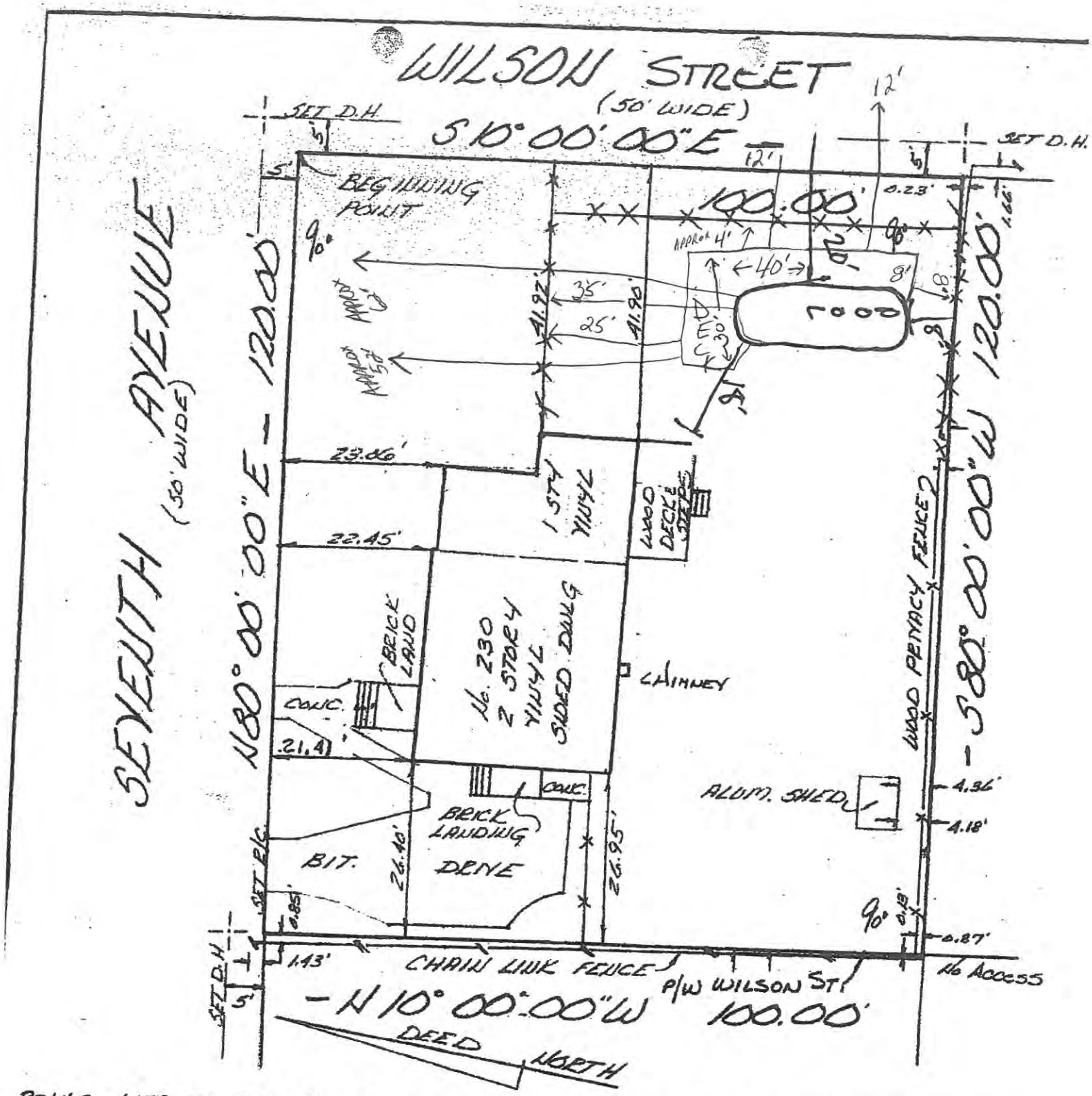


BEING LOT 13, BLOCK 2001, TOWNSHIP OF GLOUCESTER, TAX MAP.

Seventh Ave.: fence = ±38'

Wilson St.: fence = ± 8'.

Scale 1" = 20'



BEING LOT 13, BLOCK 2001, TOWNSHIP OF GLOUCESTER, TAX MAP.

THE BANK, ITS SUCCESSORS AND/OR ASSIGNS
FIRST AMERICAN TITLE INSURANCE COMPANY

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

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 50' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 28083400

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-9595, FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

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: Roland & Tricia Bordi

Address: 230 Seventh Ave

Block: 2001 Lot: 13

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
APR 05 2018
BY:

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

Printed on recycled paper

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

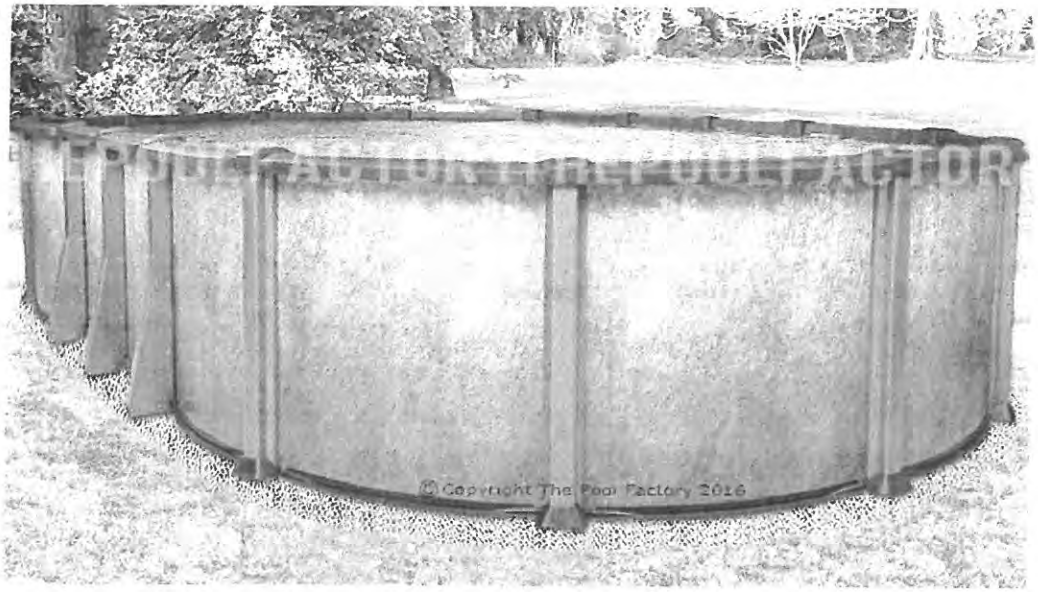
Donna Barrett

From: Roland Bordi <arb1172@gmail.com>
Sent: Monday, April 09, 2018 1:52 PM
To: Donna Barrett
Subject: 18'x33'x54" Saltwater LX Oval Pool

https://www.thepoolfactory.com/saltwater-lx-oval.html

Now thru April 11th ›

18'X33'X54" Saltwater LX Oval Pool



Customer Photos Product Videos

What's Included:

- 20 Gauge Blue Liner
- Thru-Wall Skimmer & Return Fitting

Original Price: ~~$5,195.00~~

$3,481.00

Save $1,714.00 (33% OFF)

✔ **Item In Stock**
✔ **Ships out within 24-48 hours**
✔ **Free Shipping Included**

CUSTOMIZE THIS POOL

As low as $161/mo with affirm

Have a question? **Email our pool experts**

Specifications

- Includes skimmer and blue liner. For liner upgrades or accessories click Customize this Pool

- Stainless Steel service panel for superior corrosion protection
- 8" Injection-molded, true curved Synflex, Resin Top Seats in a rich Chocolate hue, resist bad weather, Saltwater, chlorinated water and constant wear
- 54" High Wall finished with Duratex 2000 anti-corrosion paint protects against humidity and chemicals
- Durable Resin Rails with integrated connecting Resin Plates give the Saltwater LX strength, support and style
- Heavy-duty Resin tracks, over-sized Resin connectors and over-sized fasteners add strength to a pool that will last for summers to come
- Elegant mocha metallic steel uprights finished with a texturized polyester anti-corrosion coating
- Sleek resin top caps in a rich Chocolate hue adds beauty and style to the Saltwater LX
- Built to withstand the corrosion issues associated with Saltwater
- Can be used with Freshwater or Saltwater and with any sanitizer or sanitizing system, including chlorine
- Wall Color/Design: Sonata
- Oval Yardmore Space Saving System saves much needed yard space.
- Warranty: Manufacturer's 60-year limited warranty. Lifetime warranty on all resin components
- Warranty covers the use of a Salt System
- Installs above ground or semi-inground (installation not included)
- Warranted for semi-inground installation up to halfway (27 inches) in the ground
- Approximate inside (water) dimensions - 18' X 33'
- Approximate outside dimensions (space required) - 21' 2" X 34'
- Approximate Water Capacity - 14,000 Gallons

Description

The Saltwater LX redefines the standards of beauty and inner strength. This high tech resin model offers an innovative design that's never been seen in above ground pools before. Each piece of the 8" curved top seats fits precisely into the next with a fully integrated flexible joint. Your expectations are sure to be exceeded by this sleek, leading edge pool that struts its stuff with such utter elegance. Saltwater LX has developed advanced coating techniques that will eliminate corrosion of the pool. The pool wall is coated with Duratex 2000 anti-corrosion paint, to protect against humidity and chemicals. The Saltwater LX has a unique stainless steel service panel that protects the skimmer and return lines from rust and corrosion. So you get a high-value pool without the high price tag—and a pool that will will have you splashing, for years to come!

Shipping Estimates

Order Times for Above Ground Pools

Above ground pools are too large to be shipped through UPS, Federal Express or the USPS. We ship all pool orders out 24-48 hours after you place your order. Transit time can vary depending on your location but generally takes 4-8 business days to most areas.(AZ,CA,ID,MT,ND,NM,NV,OK,OR,SD,UT,WA,WI,WY will generally take 7-12 business days). Business Days are Monday thru Friday. When the shipment arrives at your local terminal, the carrier will call you to make an appointment before making the delivery to your home.

Important! An adult must be at the delivery location to receive and sign for an above ground pool and will be required to move the boxes from the truck at the time of delivery (we recommend at least 2 people to unload cartons from the truck). For your convenience, Liftgate Service can be added for $39 at checkout. With Liftgate Service, the delivery will come on a special truck with a hydraulic lift. The driver will use the lift to place the pallet on the ground curbside. (The truck driver is not responsible in moving your pallet to your desired location). This will make receiving the shipment much easier, especially if only one person is home to receive it.

Support / Downloads

- **Saltwater LX Oval Installation Instructions**
- **Saltwater LX Oval Parts Breakdown**
- **Saltwater LX Semi-Inground Warranty Addendum**
- **Saltwater LX Stainless Steel Service Panel Instructions**

Video

Bin# 66

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 9, 2018 | **APPLICATION No. #182012C**

APPLICANT: ROLAND BORDI | **PROJECT No. 12126**

BLOCK(S): 2001 LOT(S): 13

LOCATION: 230 7TH AVE., GLENDORA, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by APRIL 20, 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 APR 10 2018

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

OK 4-10-18 JTG Bldg

Signature

RECEIVED
APR 23 2018
BY:

TOWNSHIP OF GLOUCESTER
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DATE: April 9, 2018 **APPLICATION No. #182012C**

APPLICANT: ROLAND BORDI **PROJECT No. 12126**

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

STATUS OF APPLICATION:

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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

Reviewed
☑ **Approved** ☐ **Not Approved**
Gloucester Twp. Fire Dist. 1
Fire Official: [signature]
Date: 4/17/18

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 9, 2018 | **APPLICATION No. #182012C**

APPLICANT: ROLAND BORDI | **PROJECT No. 12126**

BLOCK(S): 2001 LOT(S): 13

LOCATION: 230 7TH AVE., GLENDORA, NJ 08029

RECEIVED
APR 23 2018
BY:

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
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Please Forward Report by APRIL 20, 2018

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- ☐ Recycling Report

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

No Issues.

Signature

Assessor 4/19/18

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

April 12, 2018

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

RECEIVED
APR 16 2018

Re: Application #182012C
Roland Bordi
230 7th Avenue, Glendora, NJ 08029
Block 2001, Lot 13

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