Township of Gloucester
Zoning Board of Adjustment
Wednesday, July 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, June 27, 2018***

RESOLUTIONS FOR MEMORIALIZATION

#182020C Beverly Bauers	Bulk C Variance Block: 8105 Lot: 1
#182019C Frank Koch	Bulk C Variance Block: 16501 Lot: 6
#172045DPMSFMS Lance's Tavern, LLC	Use D Variance, Prelim & Final Major Site Block: 8301 Lot: 7

APPLICATIONS FOR REVIEW

#182021C John Hesington Zoned: R3	Bulk C Variance Block: 4704 Lot: 5 & 4 Location: 1654 Charter Oak Ave., Blackwood

6' vinyl fence with setbacks

#182025C
Dominic Pomilio
Zoned: RA

Bulk C Variance
Block: 13605 Lot: 4
Location: 7 Blue Jay Dr., Clementon

Deck with setbacks

#182029C
Joseph Krammer
Zoned: R2

Bulk C Variance
Block: 19306 Lot: 3.09
Location: 17 Erik Ct., Sicklerville

Deck(s) with setbacks

#182024C
Matthew Davis
Zoned: R3

Bulk C Variance
Block: 11708 Lot: 4
Location: 117 Indiana Ave., Blackwood

Deck & Roof with setbacks

#182028C
Amber Galda
Zoned: R3

Bulk C Variance
Block: 21001 Lot: 36
Location: 5 Spicebush Ct., Sicklerville

Deck with setbacks

#182030CDSPW
Dr Mem, LLC
Zoned: NC

Bulk C/Use D Variances; Site Plan Waiver
Block: 13102: Lots: 18,19.01,19.02, 20
Location: 1271 Little Gloucester Rd. ,Clementon

Move their plastic extrusion operation to the facility

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JUNE 27, 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	**Absent**
Mr. Rosati	**Present**
Mr. Acevedo	**Absent**
Mr. Treger	**Absent**
Ms. Scully	**Absent**
Mr. Rosetti	**Present**
Mrs. Kelly	**Absent**
Chairman McMullin	**Present**

Chairman McMullin had the professionals sworn in:
Also, Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. Ken Lechner, Township Planner

Mr. Rosetti is seated for Mrs. Chiumento.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, June 13, 2018

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

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#182014C
Anthony Piccone
Bulk C Variance
Block: 8701 Lot: 2.02

#182016C
John Barrett
Bulk C Variance
Block: 12807 Lot: 12

#182017C
Soby Itty
Bulk C Variance
Block: 171208 Lot: 1.01

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

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#182020C
Beverly Bauers
Zoned: R3
Bulk C Variance
Block: 8105 Lot: 1
Location: 1592 Ellis Ave., Laurel Springs
10' x 16' x 10' shed with setbacks

Mr. Costa swears in Ms. Beverly Bauers.
Ms. Bauers states the foundation was already there and they would like to put a shed on it. The shed would be for personal use.
Mr. Lechner asks if there will be only 1 shed.
Ms. Bauers states "yes".
Mr. Mellett states: only 17" from the property line, what is in the rear of your property.
Ms. Bauer states there is another yard.

Mr. Lecher states the fire code has been amended for anything less than 200 sq. Ft.; there is no building permit needed anymore.
Mr. Bucceroni states be careful of water run off and add gutters if there is a problem in the future.

Open to Professionals:
No Additional Comments.

Open to The Public:
No Comments.

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

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

Application Approved.

#182019C
Frank Koch
Zoned: R3
Bulk C Variance
Block: 16501 Lot: 6
Location: 1083 Jarvis Rd., Sicklerville
12'x 20' x10' wood shed w/setbacks

Mr. Costa swears in Mr. Frank Koch.
Mr. Koch states he is changing from one 12'x 20'x 10' shed to 2 smaller sheds instead:

1. Shed – 12'x16'
2. Shed - 10'x10'

Mr. Koch wishes to amend his application.
Mr. Koch states the sheds will be used for personal storage and will be 25' off his neighbor's property and 80' off the front property line.
Mr. Lechner states Mr. Koch will need a variance for 2 sheds, the 12'x16'shed being 192 sq. ft., the 2 sheds being less than 10' apart.

Variances: for 168 sq. ft. shed, 2 sheds 5' apart, 2 sheds.

Open to Professionals:
No Additional Comments.

Open to The Public:
No Comments.

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

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

Application Approved.

#182021C
John Hesington
Zoned: R3
Bulk C Variance
Block: 4704 Lot: 5 & 4
Location: 1654 Charter Oak Ave., Blackwood
6' vinyl fence with setbacks

Mr. Costa states: The above application has been postponed to the July 25, 2018 meeting. No re-advertisement is needed and this is your notice.

#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 swears in Mr. Steve Bach (PE), Mr. Anthony DeRosa (surveyor) and Mr. Lance Oberparleitmer (owner).
Mr. Bach discusses the existing non-conforming use.
A1- 2007 site plan waiver granted for site improvements

2007 aerial is the same as 2004 for Coles Rd. and Black Horse Pike Lots 5,6,7,8; Lot 5 being the gas station, it is one consolidated lot in the tax map.

- Prelim and final site plan approval

A2- improvement – site plan

- Restripe lot
- Landscape island
- Remove stone cut through drive
- Add set back along Black Horse Pike
- Re-configure handicap parking
- Removal of asphalt in certain areas

A3 – some drainage improvement

A4 – overall land disturbance is less than 1 acre

- Will do some storm water mitigation and will add river rock trenching along lots 4, 3 & and tie into system along lot 9. They will try to intercept as much water as possible.

A5 – add color rendition of landscaping

- Not LED lighting
- Will match existing lighting as close as possible
- Tractor trailer delivery along Coles Rd. Delivery will be during off peak hours

Requested Variances:

- Use
- Lot coverage 72% (50% allowed)
- Decrease overall lot coverage by 4%
- 2 parking setbacks
- Rear property 10.2

Mr. Lechner's report:

- Site plan pg. 6
- Waiver of street lights
- #1 comply
- #2 will provide shade trees
- #4 add landscape
- #7 not exceed 2' candles; illumination – lights will work in an appropriate manner.
- #9 loading area the same
- #11 curbing around island; sidewalks along Coles Rd A1
- 5-point intersection – the 5th leg is where you don't want to cross; therefore, no sidewalks along Coles Rd.

Mr. Mellett's letter:

- Will provide all review requests, contours, traffic circle, let striping direct traffic
- 280 occupants = 94 spaces required: Requests 175 spaces

Mr. Mellett asks if the general need for parking is so large? The original parking including handicap was 103 spaces.

Mr. Bach states there is no maximum in the town ordinance.
Mr. Oberparleitmer states when he visits his restaurant and sees the parking lot full, he is always surprised it's not packed. Everyone drives their own car, so the lot gets full quickly.
Mr. Mellett states grade details will be reviewed together

- Storm water management effect will be mitigated and has been discussed to alleviate storm water.
- Add areas to help with the storm water.
- They are adding a pipe system but there are unknowns at present.
- If they can't agree with the storm water system the applicant will come back to the zoning board.

** COA – soil analysis:

- A condition of approval for de-watering/within footprint of the storm water management system. 72-hour de-watering satisfactory to Mr., Mellett.

Mr. Bach .91 acres less than 1 acre overall impervious acre increase = .1 acre/going back to 2004.
Mr. Mellett discusses irrigation.
Mr. Bach states they will irrigate landscape adjacent to the building. No additional irrigation but will bond.
** waiver for irrigation

Mr. Lechner asks why they can't irrigate along the Black Horse Pike.
Mr. Bach states they would have to dig up the new pavement.

Mr. Bucceroni states the county and state want to take away that 5-point intersection and redo it. They will do away with that island eventually.

Mr. Oberparleitmer states everyone want to drive separately and he has 25 to 30 employees that have to park too.

Mr. Bach:

- Use and C2 variance
- Positive and negative criteria
- Why appropriate and special reasons

Mr. Oberparleitmer states the changes were necessary in the parking lot was awkward and people were cutting through the parking lot.
Mr. Lechner states if the board approves this application it should approve it with a schedule.
Mr. Bach suggests allowing the site plan with islands that are illustrated; with bonding the bonding done by the end of the year, Islands will be built in the spring of 2019.
*Request completion date in one year: June 27,2019.

Mr. Lechner asks why the project couldn't be done by the Fall of 2018.
Mr. Bach states he doesn't' believe they'll get all the approvals and bonds by the Fall of 2018 or the Winter. They need County and State approvals.
Mr. Lechner asks if the approvals would transfer to a new owner.
Mr. Costa states any conditions follow a subsequent owner.
Mr. Bach states the applicant will disclose this approval.
Vice Chairman Simiriglia discusses irrigation waiver: states he understands the difficulty in reaching these areas and has confidence in the applicant. In the past Mr. Oberparleitmer has done a nice job and has a plan in place to maintain it.
Mr. Mellett suggests drought tolerant plantings.

Variances:
- Use
- Prelim Final Site
- Add parking spaces

Condition: COA contingent on soil analysis

Open to Professionals:
No Additional Comments.

Open to The Public:
No Comments.

A motion to approve the above-mentioned application with condition: COA contingent on soil analysis was made by Mr. Rosati and seconded by Mr. Scarduzio.

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

Application 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 # 182020C
Beverly Bauers
Block 8105, Lot 1

WHEREAS, Beverly Bauers is the owner of the land and premises located at 1592 Ellis Avenue 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 variance to permit a 10'x16' Residential tool shed with a rear yard setback of 17", instead of the required 5' for the property located upon Block 8105, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 27, 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, Beverly Bauers is the owner of the land and premises located at 1592 Ellis Avenue in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 8105, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified she has a previous foundation and is locating the 10' x 16' shed on the existing foundation. The shed is for personal use only.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a shed 17" from the rear property line , the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 27th day of June, 2018, the applicant Beverly Bauers is hereby granted the aforesaid variance for the property located upon Block 8105, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Andy Rosati	Yes
Rich Rosetti	Yes
Kevin Bucceroni	Yes
Carmen Scarduzio	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 25th day of July, 2018.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182019C
Frank Koch
Block 16501, Lot 6

WHEREAS, Frank Koch is the owner of the land and premises located at 1083 Jarvis Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 12'x16'x10' Residential tool shed 198 sq. feet instead of the required 168 sq. feet, to have 2 sheds instead of 1 and to have them 5' apart, instead of the required 10' for the property located upon Block 16501, Lot 6, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 27, 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, Frank Koch is the owner of the land and premises located at 1083 Jarvis Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16501, Lot 6, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has a 20'x20' shed he is replacing with a 10'x10' and a 12'x16' shed for his personal use only.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a shed 17" from the rear property line , the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 27th day of June, 2018, the applicant Frank Koch is hereby granted the aforesaid variances for the property located upon Block 16501, Lot 6 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Andy Rosati	Yes
Rich Rosetti	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	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 25th day of July, 2018.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172045DPMSFMS
Lance's Tavern, LLC
Block 8301, Lot 7

WHEREAS, Lance's Tavern, LLC is the owner of the land and premises located at 7 Coles Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use Variance and Preliminary and Major Site Plan for a parking lot expansion to 177 spaces, and bulk variances for lot coverage of 72% instead of the required 50% and parking setbacks of 8' from the right of way instead of the required 25' and 10.2' from the rear property line instead of the required 15' and a waiver of the irrigation requirement for the property located upon Block 8301, Lot 7, as shown on the Official Map of the Township of Gloucester, located in a NC Zone, said application being represented by Dennis Riley, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 27, 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, Lance's Tavern is the owner of the land and premises located at 7 Coles Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 8301, Lot 7, on the Official Tax Map of the Township of Gloucester, located in an NC Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Steve Bach, a Professional Engineer, who explained the site plan and the reasons to expand the parking lot to 177 spaces and the incorporation of the former gas station. He stated they will be restriping the existing lot, adding landscaping, removing the stone driveway, reconfigure handicap parking, removal of asphalt in certain areas and will do some storm water mitigation and add rive rock trenching. He said the lot is less than 1 acre therefore exempt from storm water management and lighting will not exceed 2' candles. He explained the reasons for the parking setback, lot coverage and number of parking variances.

Admitted into Evidence were A-1, 2007 Site Plan waiver, A-2, Site Plan, A-3, Drainage improvement, A-4, New drainage plan and A-5, Landscape plan.

The applicant agreed with Mr. Lechner's letter except for the irrigation waiver. The applicant also agreed with the conditions of Mr. Mellett's letter and agreed to provide all review requests, contours and letter stripping directing traffic. The applicant also agreed that if the conditions cannot be worked out with Mr. Mellett they must come back to the Board. The applicant also agreed to provide to Mr. Mellett's a dewatering analysis within footprint of the storm management system. Mr. Bach stated they will irrigate landscape alongside the building. Finally as a condition of approval the applicant agreed to fully bond the project by the end of the year, improve the site in Spring of 2019 and have all improvements completed by June 27, 2019 and will do immediate stripping as per Mr. Mellett's approval and all of the conditions imposed will go with the property.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a Use variance Preliminary and Final Site Plan, the aforesaid variances and waiver of the irrigation system, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 27th day of June, 2018, the applicant Lance's Tavern, LLC is hereby granted the aforesaid variances, site plan and waivers for the property located upon Block 8301, Lot 7 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 subject to the applicant complying with all of the aforesaid conditions.

ROLL CALL:

LIST NAMES

Andy Rosati	Yes
Rich Rosetti	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	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 25th day of July, 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 #182021C**
John Hensington
1654 Charter Oak Avenue
BLOCK 4704, LOT 5

DATE: May 31, 2018

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 - Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	9,983.6 sf	yes
Minimum lot frontage Charter Oak Avenue Athens Avenue Cedar Avenue	 75 ft. 75 ft. 75 ft.	 100 ft. 96.70 ft. 10.77 ft.	 yes yes enc
Minimum lot depth	125 ft.	100 ft.	enc
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
Principal Building Minimum Yard Depths and Height Limitations			
Front yard Charter Oak Avenue Athens Avenue Cedar Avenue	 30 ft. 30 ft. 30 ft.	 13.90 ft. ±41 ft. ±55 ft.	 yes yes yes
Side yard	10 ft.	27.73 ft.	yes
Rear yard	30 ft.	±44 ft.	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

[1] = Scaled data.
enc = existing nonconformance.
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 from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence zero (0) feet from the property line along Athens and Cedar Avenues (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 variance:

From Section 425.C(3) to construct six (6) foot high vinyl fence zero (0) feet from the property line along Athens and Cedar Avenues (15 ft. minimum required).

IV. RECOMMENDATIONS

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

cc: John Hensington
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

update permit # 12185

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 No.: # 18021C

☐ Planning Board ☒ Zoning Board of Adjustment

Taxes Paid Yes/No DWB (Initial)

Fees 160.00 Project # 12321

Escr. 150.00 Escr.# 12321

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: John Hesington
Address: 1654 Charter Oak Ave
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 294-8344 Fax: ( ) -
Email: jhesington@yahoo.com

2. Owner(s) (List all Owners)

Name(s): John Hesington
Michelle Koch
Address: 1654 Charter Oak Ave
City: Blackwood
State, Zip: NJ, 08012
Phone: (856) 294-8344 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 MAY 31 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: Fence USA	Name:
Address: 1624 Harding Highway	Address:
Profession: Fence Contractor	Profession:
City: Newfield	City:
State, Zip: NJ 08344	State, Zip:
Phone: (609) 914-0004 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: fencemaxtomd@gmail.com	Email:

7. Location of Property:

Street Address: 1654 Charter Oak Ave Blackwood Block(s): 4704

Tract Area: Lot(s): 5

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): 6' white vinyl (5300 SQFT) 308'

Fence will be 19.90' from the front property line and 30' from the front street.

Fence will be 0' from the side property line and 15' from the side street

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	19.90'
Front setback 2	0'
Rear setback	
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	30'
Setback from E.O.P.*2	15'
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	
Setback from property line 1	
Setback from property line 2	
Distance from dwelling	

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 5/30/18

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).**

5/30/18
Date

Signature

John Hesington
Print Name

Sworn and Subscribed to before me this
30 day of May
2018 (Year)

MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

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).

Signature of Applicant

John Hesington
Print Name

5/30/18
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 _____, shows and discloses the premises in its entirety, described as Block 4704 Lot 5; 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:

John Hesington 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 30 day of MAY, 2018 before the following authority.

MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

John Hesington
Name of property owner or applicant

Notary public

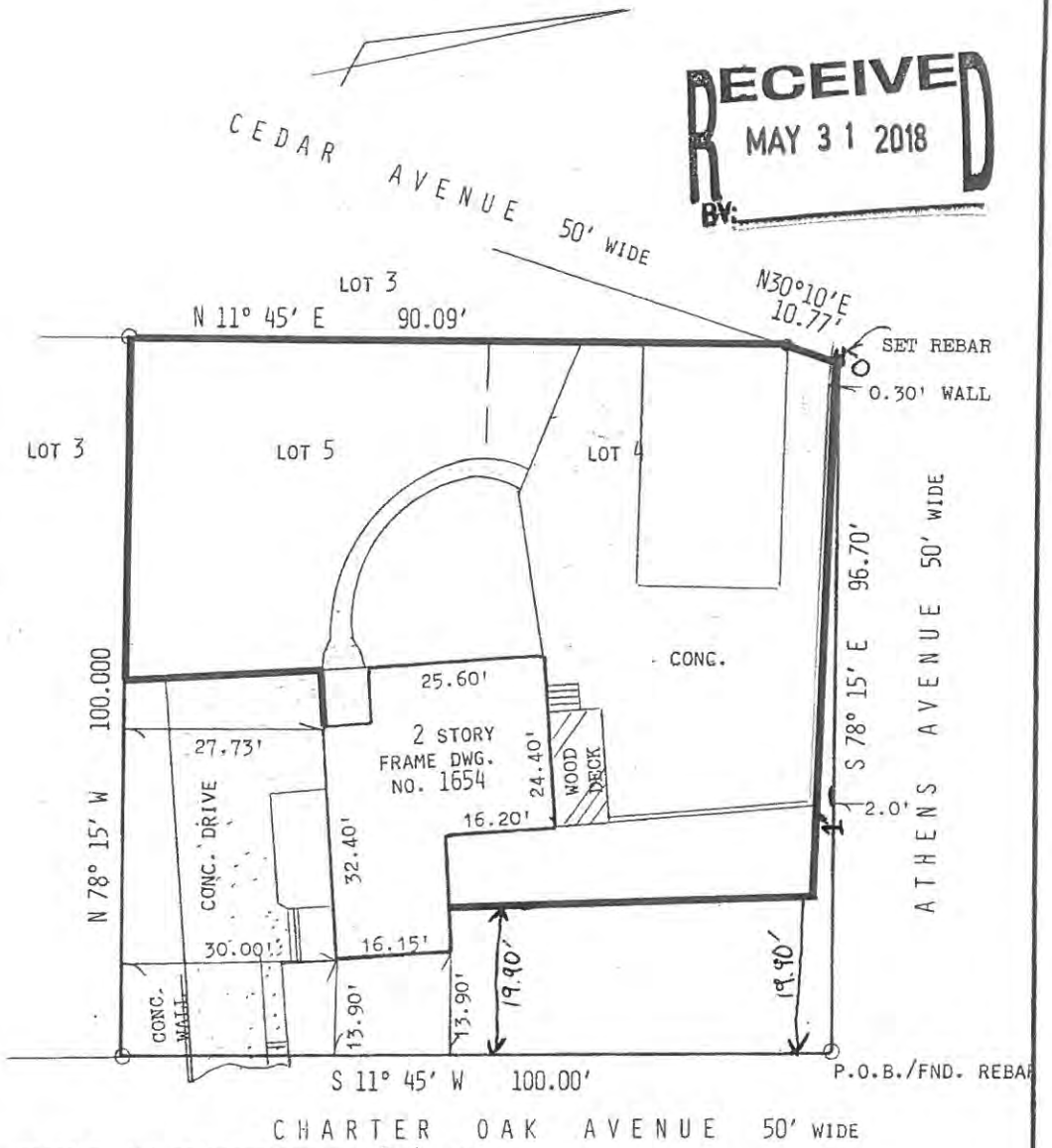
395

NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE MERIDIAN-DEED BASE_TAX MAP BASE _ PLAN BASE_FORMER SURVEY BASE_

●=REBAR/IRON PIPE SET
■=CONCRETE MONUMENT SET

description: BEING KNOWN AS LOT 4 AND LOT 5, BLOCK BLOCK 4704 ON THE OFFICIAL TAX MAP; A/K/A LOT 1, 2, 3 AND 4, SECTION "D", PLAN OF ECHO PARK;
AREA = 9983.6± S.F.

RECEIVED
MAY 31 2018
BY:



TO: TRIDENT LAND TRANSFER COMPANY (NJ) LLC
ANNIEMAC
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

TO THE OWNER:	SURVEY OF PREMISES
JOHN HESINGTON AND MICHELLE KOCH	NO. 1654 CHARTER OAK AVENUE
TO THE OWNER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands not visible) as an inductment for the insurer of title to insure the title to the lands and premises shown hereon.	SITUATE TOWNSHIP OF GLOUCESTER CAMDEN COUNTY, NEW JERSEY
New Jersey Lic. No 21759 — ALBERT N. FLOYD L.S.	ALBERT N. FLOYD & SON LAND SURVEYORS ALBERT N. FLOYD ... N.J. LIC. NO. 21759 ALBERT N. FLOYD JR. N.J. LIC. NO. 36725 P.O. BOX 903, ELMER, NEW JERSEY 08318

DATE	SCALE	DRAWN	CHECKED	NUMBER
6/12/15	1"= 20'	S.M.F.	A.N.F.	15-383

395

NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE MERIDIAN-DEED BASE_TAX MAP BASE _ PLAN BASE_FORMER SURVEY BASE_

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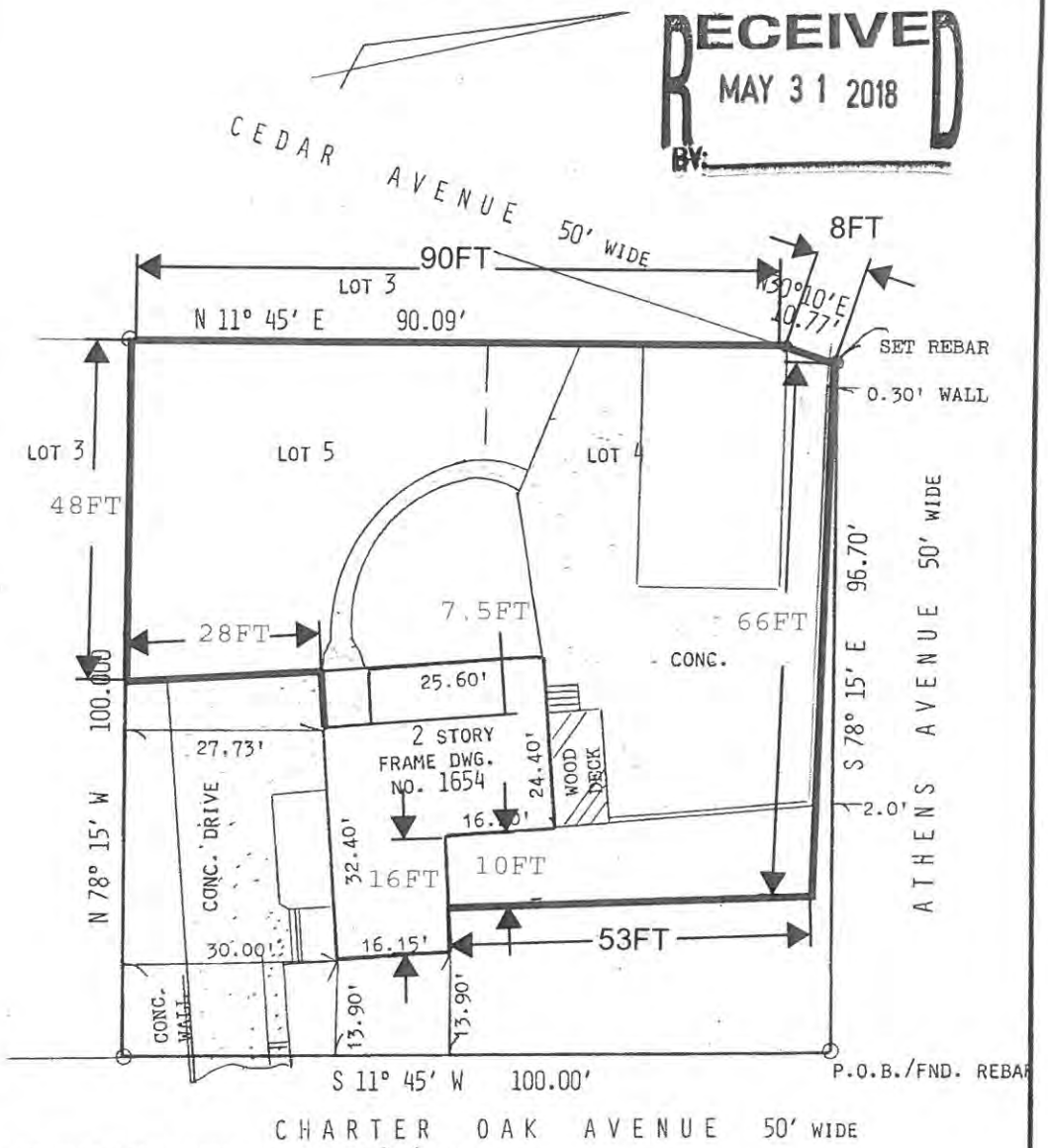
AREA = 9983.6± S.F.

RECEIVED
MAY 31 2018
BY:



TO: TRIDENT LAND TRANSFER COMPANY (NJ) LLC
ANNIEMAC
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

TO THE OWNER:	SURVEY OF PREMISES
JOHN HESINGTON AND MICHELLE KOCH	NO. 1654 CHARTER OAK AVENUE
TO THE OWNER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands not visible) as an inductment for the insurer of title to insure the title to the lands and premises shown hereon.	SITUATE TOWNSHIP OF GLOUCESTER CAMDEN COUNTY, NEW JERSEY
New Jersey Lic. No 21759 — ALBERT N. FLOYD L.S.	ALBERT N. FLOYD & SON LAND SURVEYORS ALBERT N. FLOYD ... N.J. LIC. NO. 21759 ALBERT N. FLOYD JR. N.J. LIC. NO. 36725 P.O. BOX 903, ELMER, NEW JERSEY 08318

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6/12/15	1"= 20'	S.M.F.	A.N.F.	15-383

395

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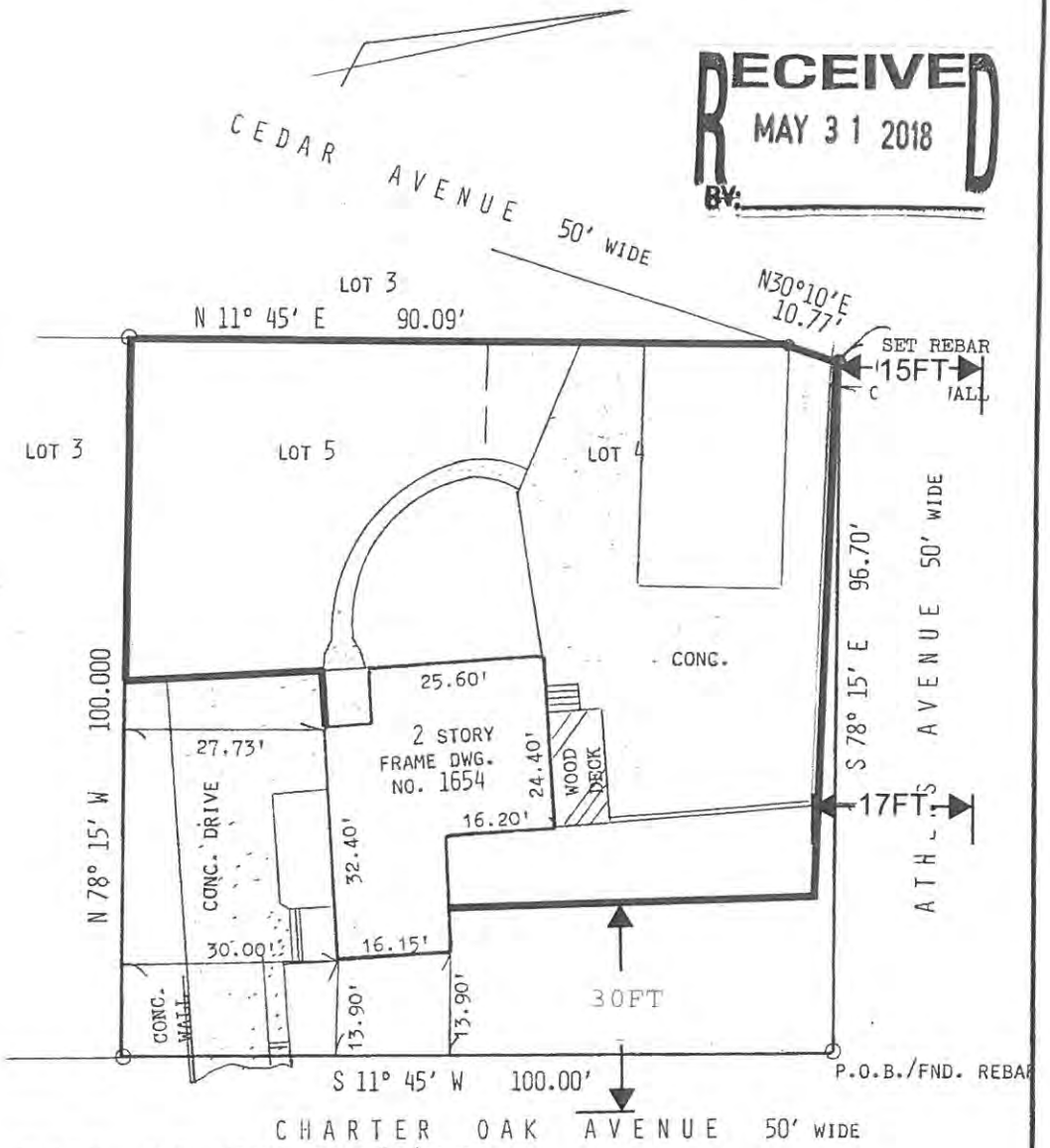
AREA = 9983.6± S.F.

RECEIVED
MAY 31 2018
BY:



TO: TRIDENT LAND TRANSFER COMPANY (NJ) LLC
ANNIEMAC
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

TO THE OWNER: JOHN HESINGTON AND MICHELLE KOCH	**SURVEY OF PREMISES** NO. 1654 CHARTER OAK AVENUE
TO THE OWNER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands not visible) as an inductment for the insurer of title to insure the title to the lands and premises shown hereon.	**SITUATE** TOWNSHIP OF GLOUCESTER CAMDEN COUNTY, NEW JERSEY
	ALBERT N. FLOYD & SON **LAND SURVEYORS** ALBERT N. FLOYD ... N.J. LIC. NO. 21759 ALBERT N. FLOYD JR. N.J. LIC. NO. 36725 P.O. BOX 903, ELMER, NEW JERSEY 08318
New Jersey Lic. No 21759 — ALBERT N. FLOYD /L.S.	DATE 6/12/15 · SCALE 1"= 20' · DRAWN S.M.F. · CHECKED A.N.F. · NUMBER 15-383

ZONING PERMIT DENIED

1654 CHARTER OAK AVE
Block/Lot 4704/5

Applicant
HESINGTON JOHN & KOCH MICHELLE
1654 CHARTER OAK AVE
BLACKWOOD NJ 08012

Real Estate Owner
HESINGTON JOHN & KOCH MICHELLE
1654 CHARTER OAK AVE
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for.
a proposed rear yard 6' vinyl fence.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
On the street side parallel with the front door to the building the fence shall be setback at least 15' from the front property line or the distance of the front of the building, whichever is greater. On the secondary street parallel with the side of the building the fence shall be setback at least fifteen feet from the front property line. A Variance is required prior to issuance of permit.

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

Alisa Ortiz
Zoning Officer
April 25, 2018

Applic No. 12185

Cut Here

RECEIVED
MAY 31 2018
BY:

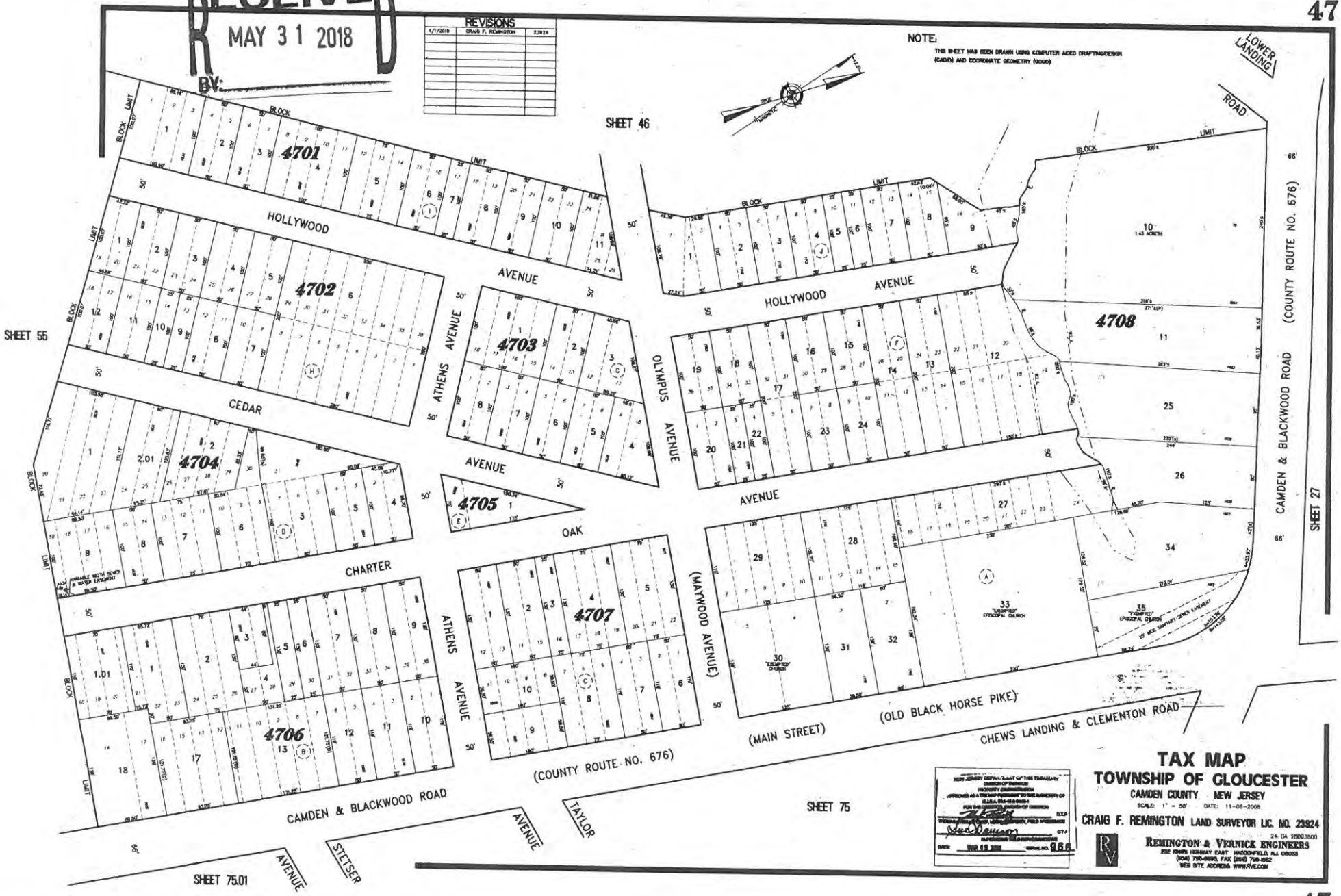
Deliver to...

HESINGTON JOHN & KOCH MICHELLE
1654 CHARTER OAK AVE
BLACKWOOD NJ 08012

RECEIVED
MAY 31 2018
BY:

REVISIONS		
4/7/2010	CRAIG F. REMINGTON	7/2014

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



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: Hesington John & Koch Michelle

Address: 1654 Charter Oak Ave

Block: 4704 Lot: 5

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
MAY 31 2018
BY:

OFFICIAL VERIFICATION

INCORPORATED 1695

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

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 31, 2018 **APPLICATION No. #182021C**

APPLICANT: John Hesington **PROJECT No. 12321**

BLOCK(S): 4704 Lot(S): 5

LOCATION: 1654 Charter Oak Ave., Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by June 11, 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

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

No Issues.

Signature

Assessor 6/4/18

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

June 4, 2018

RECEIVED
JUN - 4 2018

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

Re: Application #182021C
John Hesington
1654 Charter Oak Avenue, Blackwood, NJ 08012
Block 4704, Lot 5

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

Ben #70

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 31, 2018 | **APPLICATION No. #182021C**

APPLICANT: John Hesington | **PROJECT No. 12321**

BLOCK(S): 4704 **Lot(S): 5**

LOCATION: 1654 Charter Oak Ave., Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by June 11, 2018***

☐ For Your Files.

ENCLOSED:

RECEIVED JUN 12 2018 BY:

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

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

OK 6-12-18 JW Bldg

Signature

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #1~~8~~2025C**
Dominic Pomilio
7 Blue Jay Drive
BLOCK 13605, LOT 4

DATE: July 10, 2018

The above application is to permit a 10' x 13' 4" deck in the RA – Residential Attached District as per the submitted sketch.

I. ZONING INFORMATION

1. RA ~ Residential District [§407].

Standard	Required (Fee-Simple Townhouse)	Proposed	Complies
Minimum lot size	2,500 sf	2,800 sf	yes
Minimum lot frontage	20 ft.	32 ft.	yes
Minimum lot depth	125 ft.	90 ft.	enc
Maximum building coverage	40%	±31.6%	yes
Maximum lot coverage	60%	±54.3%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	30 ft.	25 ft.	enc
Side yard (deck)	20 ft. end wall only	n/a	n/a
Rear yard (deck)	**30 ft.**	**±18 ft.**	**no***
Minimum Useable Yard Area	40%	≥ 40%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

[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 variance:

§407.F – RA –Residential Attached, Area, Yard, Height and Building Coverage

1. Rear yard: (±18 ft. provided v. 30 ft. minimum required).

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

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

2. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a

specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 407.F, Area, Yard, Height and Building Coverage, to permit a deck approximately eighteen (18) feet from the rear lot line (30 feet minimum required).

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

cc: Dominic Pomilio
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update permit # 12377

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 №: 182025C

☐ Planning Board ☑ Zoning Board of Adjustment

Taxes Paid Yes/No (Initial)

Fees 160.00 Project # 12408

Escr. 150.00 Escr.# 12408

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: DOMINIC C. POMILIO
Address: 7 BLUE JAY DRIVE
City: CLEMENTON
State, Zip: NJ 08021
Phone: (856) 346-2740 Fax: ( ) -
Email: DOMINICPOMILIO@MSN.COM

2. Owner(s) (List all Owners)

Name(s): CAROL POMILIO
Address: 7 BLUE JAY DRIVE
City: CLEMENTON
State, Zip: NJ 08021
Phone: (856) 346-2740 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 JUN 25 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	(TRA)	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: DOMINIC C. POMILIO	Name:
Address: 7 BLUE JAY DRIVE	Address:
Profession: RETIRED	Profession:
City: CLEMENTON	City:
State, Zip: NJ 08021	State, Zip:
Phone: (856) 346-2740 Fax: (__) __ - __	Phone: (__) __ - __ Fax: (__) __ - __
Email: DOMINICPOMILIO@MSN.COM	Email:

7. Location of Property:

Street Address: 7 BLUE JAY DRIVE Block(s): 13605

Tract Area: Lot(s): 4

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): ~~TO REBUILD WITH NEW MATERIALS~~ ~~32 YEAR OLD EXISTING REAR YARD ATTACHED FRAME 10' X~~ 13'4" DECK SETBACKS 19' FROM REAR DECK SIZE 13'4" WIDE X 10' DEEP

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	
Side setback 1	19 FEET
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

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

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

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

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

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

Shed Requirements	
Shed area	
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

Dominic C. Pomilio — 6/25/2018

Signature of Applicant — Date

Carol Pomilio — 6/25/2018

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

6/25/2018
Date

Signature

DOMINIC C. POMILIO
Print Name

Sworn and Subscribed to before me this 25 day of June 2018 (Year).

Denise Lynn Galvan
Signature

Denise Lynn Galvan
Print Name Notary

DENISE LYNN GALVAN COMM. EXP. NOTARY PUBLIC APRIL 12, 2020 NEW JERSEY

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).

Signature of Applicant

DOMINIC C. POMILIO
Print Name

6/25/2018
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 13605 Lot 4; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Dominic C Pomilio
Name of property owner or applicant

Sworn and subscribed to
On this 25 day of June
20 18 before the following authority.

Denise Lynn Galvan
Notary public

DENISE LYNN GALVAN COMM. EXP. NOTARY PUBLIC APRIL 12, 2020 NEW JERSEY

ZONING PERMIT DENIED

7 BLUE JAY DR
Block/Lot 13605/4

Applicant
POMILIO, DOMINIC C & CAROL
7 BLUE JAY DRIVE
CLEMENTON NJ 08021

Real Estate Owner
POMILIO, DOMINIC C & CAROL
7 BLUE JAY DRIVE
CLEMENTON NJ 08021

This is to certify that the above-named applied for a permit to/authorization for.
a proposed rear yard attached frame 10'X13'4" deck located 19' from rear property line.
. This application for approval is hereby denied

Zone
RA
Application is
Denied

Comments on Decision:
Deck must maintain a minimum of 30' from rear property line. A Variance approval is requried prior to issuance of Zoning 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
June 19, 2018

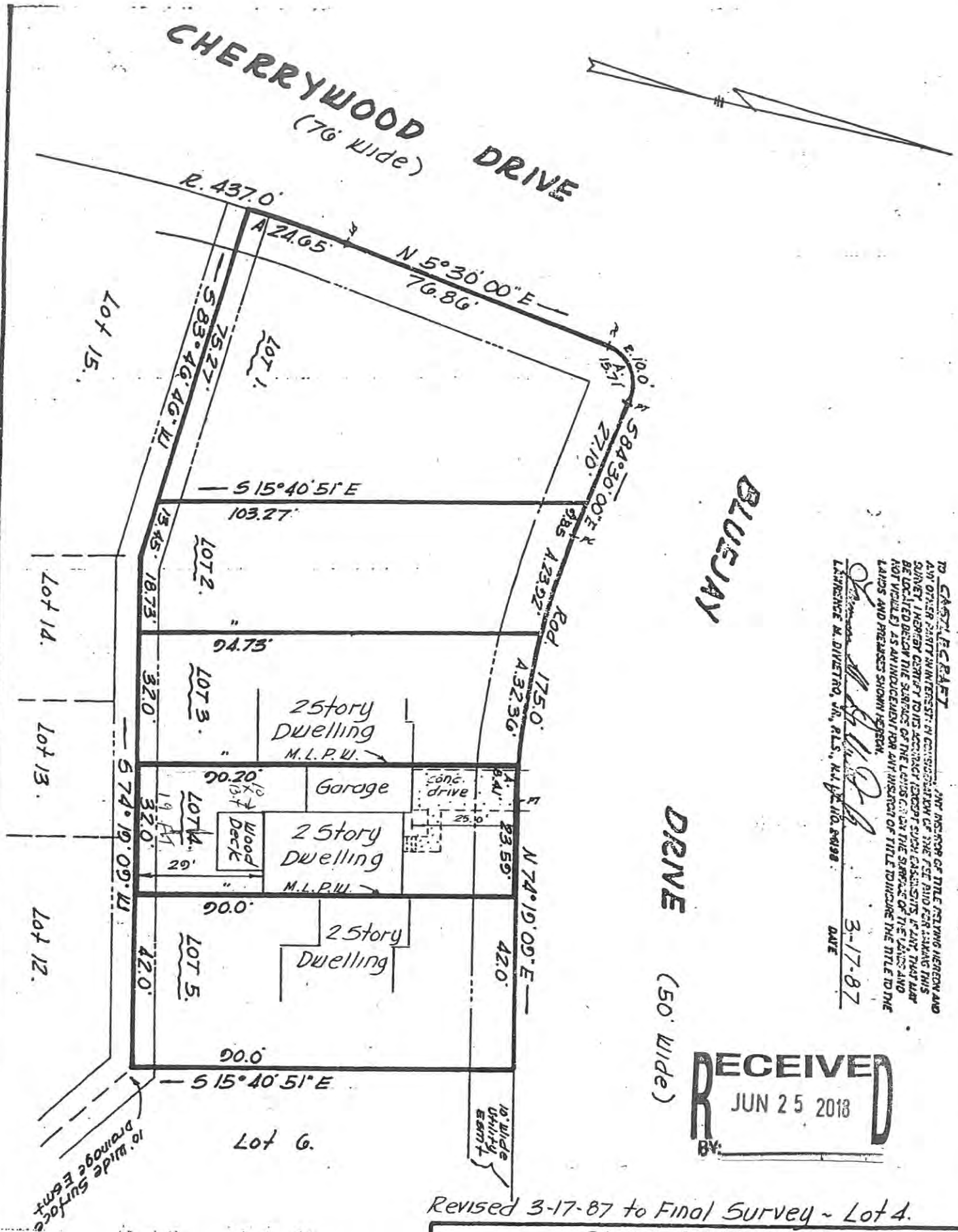
Applic No. 12377

Cut Here

RECEIVED
JUN 25 2018
BY

Deliver to...

POMILIO, DOMINIC C & CAROL
7 BLUE JAY DRIVE
CLEMENTON NJ 08021



Revised 3-17-87 to Final Survey ~ Lot 4.

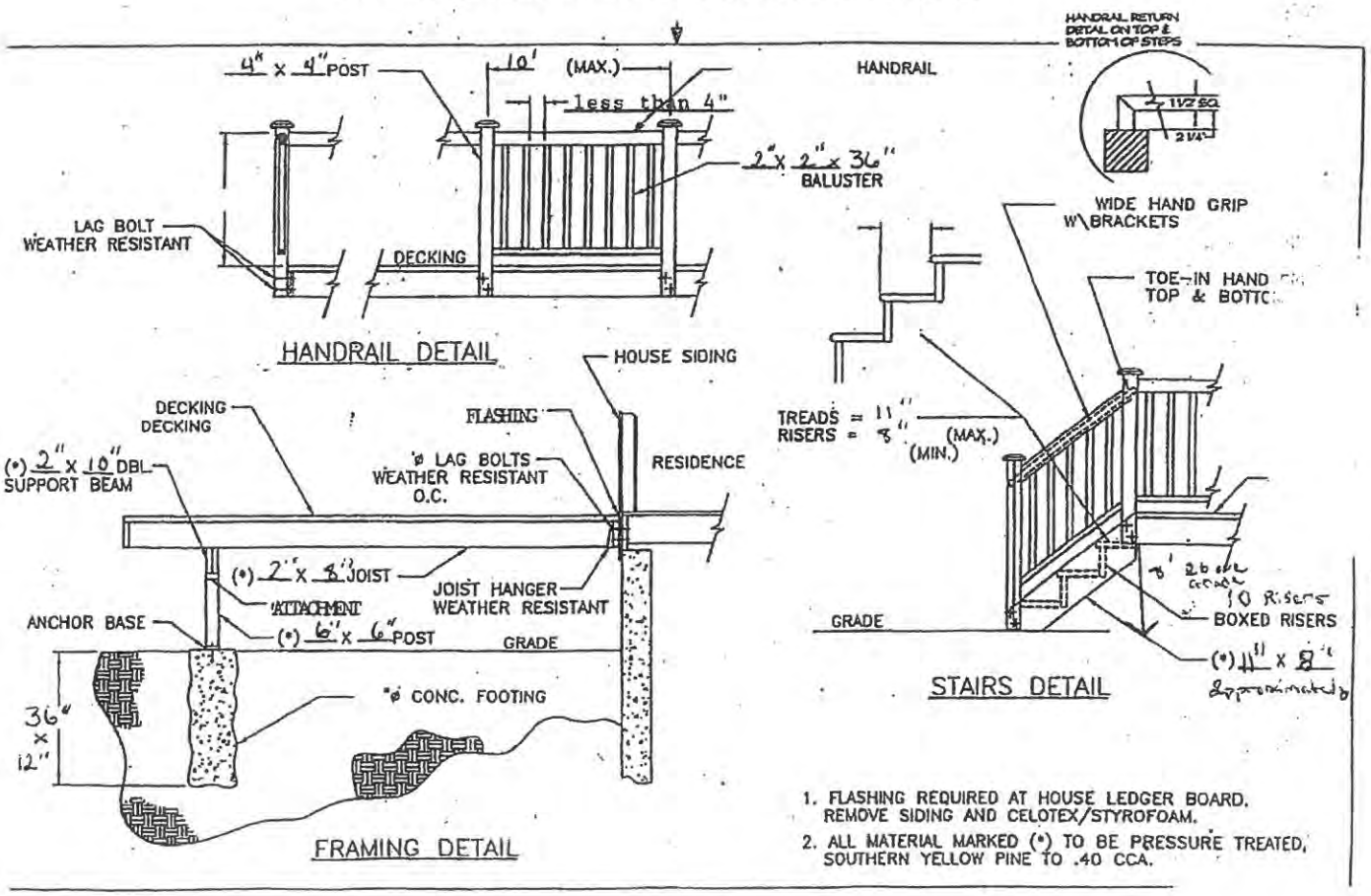
PLAN OF SURVEY
SITUATE
GLOUCESTER TWP., CAMDEN CO., N.J.
DATE: JULY, 1986 SCALE: 1"=30'

Lot nos. refer to Block 358.9, Plan of Cherrywwod-Final Plat of Cherrywood Drive Townhouses. Plan File No. 611-8, Filed 11-15-77,

RECEIVED
JUN 25 2018
BY:

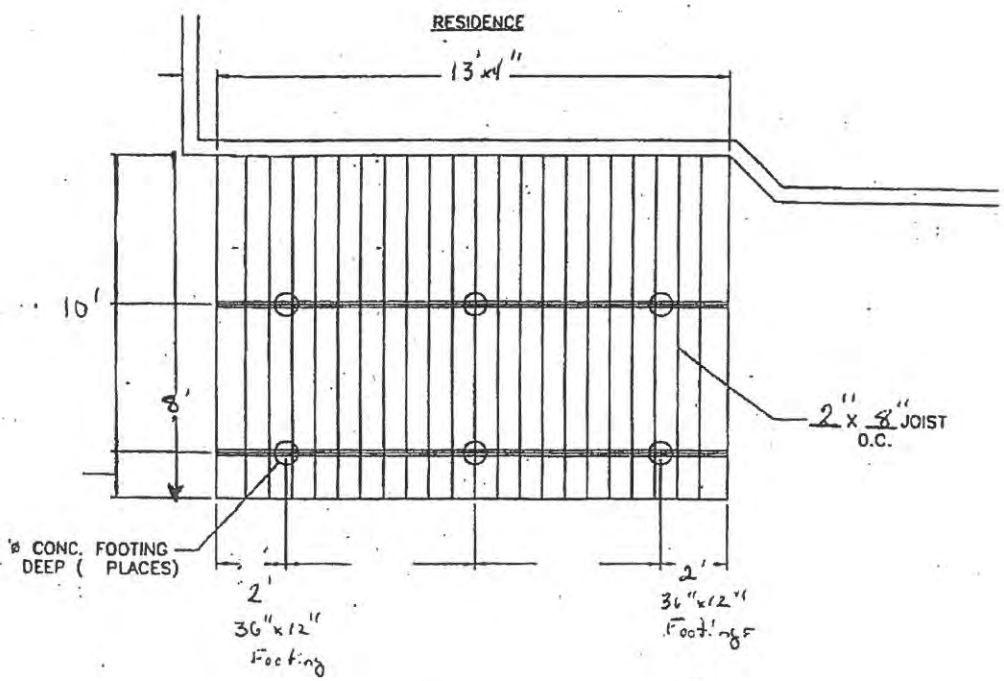
SAMPLE DECK DIAGRAM

* Please see reverse side
for additional information that is needed.



1. FLASHING REQUIRED AT HOUSE LEDGER BOARD. REMOVE SIDING AND CELOTEX/STYROFOAM.
2. ALL MATERIAL MARKED (•) TO BE PRESSURE TREATED, SOUTHERN YELLOW PINE TO .40 CCA.

RECEIVED
JUN 25 2018
BY:



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: Pomilio, Dominic C & Carol

Address: 7 Blue Jay Drive

Block: 13605 Lot: 4

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

Sandra L. Ferguson
Gloucester Township Tax Collector

RECEIVED
JUN 25 2018
BY:

OFFICIAL VERIFICATION

INCORPORATED 1695

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

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

July 2, 2018

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

RECEIVED
JUL 02 2018
BY:

Re: Application #182025C
Dominic Pomilio
7 Blue Jay Drive, Clementon, NJ 08021
Block 13605, Lot 4

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bin# 62

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 25, 2018

APPLICATION No. #182025C

APPLICANT: Dominic Pomilio

PROJECT No. 12408

BLOCK(S): 13605 **LOT(S):** 4

LOCATION: 7 BLUE JAY DR., CLEMENTON, NJ 08021

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 July 5, 2018***

☐ For Your Files.

RECEIVED
JUN 27 2018
BY:

ENCLOSED:

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

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

OK 6-27-18 JTG Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 25, 2018 **APPLICATION No. #182025C**

APPLICANT: Dominic Pomilio **PROJECT No. 12408**

BLOCK(S): 13605 LOT(S): 4

LOCATION: 7 BLUE JAY DR., CLEMENTON, NJ 08021

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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- ☐ 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
JUN 26 2018
BY:

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

Signature 6/26/18

No Issues

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #172024C**
Matthew Davis
117 Indiana Avenue
BLOCK 11708, LOT 4

DATE: July 10, 2018

The above application is to permit an 8' x 30' front porch (deck) with covered roof in the R-3 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	15,000 sf	yes
Minimum lot frontage	75 ft.	100 ft.	yes
Minimum lot depth	125 ft.	150 ft.	yes
Maximum building coverage	20%	±13%[1]	yes
Maximum lot coverage	40%	±14%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (porch)	**30 ft.**	**17 ft.**	**no***
Side yard (porch)	10 ft.	47.7 ft. / 22.0 ft.	yes / yes
Rear yard	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

[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 variance:

§405.F – R-3 –Residential District, Area, Yard, Height and Building Coverage

1. Front yard: (17 ft. provided v. 30 ft. minimum required).

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

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

2. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result

in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 405.F, Area, Yard, Height and Building Coverage, to permit a front porch with covered roof seventeen (17) feet from the front lot line (30 feet minimum required).

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

cc: Matthew Davis
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №: #182024C

Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 160.00 Project # _____

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

Escr. 150.00 Escr.# _____

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Matthew Davis
Address: 117 Indiana Avenue
City: Blackwood
State, Zip: NJ, 08012
Phone: (856) 906-2375 Fax: (___)___-___
Email: Matt.Davis551@gmail.com

2. Owner(s) (List all Owners)

Name(s): Matthew Davis
Nicole Santoro
Address: 117 Indiana Avenue
City: Blackwood
State, Zip: NJ, 08012
Phone: (856) 906-2375 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 JUN 25 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: Matthew Davis	Name:
Address: 117 Indiana Avenue	Address:
Profession: Home Owner	Profession:
City: Blackwood	City:
State, Zip: NJ, 08012	State, Zip:
Phone: (856) 906-2375 Fax: (__)__-__	Phone: (__)__-__ Fax: (__)__-__
Email: Matt.Davis551@gmail.com	Email:

7. Location of Property:

Street Address: 117 Indiana Avenue, Blackwood NJ Block(s): 11708

Tract Area: Lot(s): 4

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): FRONT DECK 30x8 w/17' Front setback with Roof size 8'x30' setback 17'.

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	17'0"
Front setback 2	
Rear setback	
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	
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: Not affected Number of parking spaces provided: Not affected

Number of loading spaces required: Not affected Number of loading spaces provided: Not affected

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

Matthew Davis 6/17/18

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).**

6/17/18
Date

Sworn and Subscribed to before me this 17 day of June, 2018 (Year).

Matthew Davis
Signature

Matthew Davis
Print Name

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

Matthew Davis
Signature of Applicant

Matthew Davis
Print Name

6/17/18
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 12/15/16, shows and discloses the premises in its entirety, described as Block 11788 Lot 4; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

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

Matthew Davis
Name of property owner or applicant

Sworn and subscribed to
On this 17 day of June, 2018 before the following authority.

Notary public

JACQUELINE ORTIZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/28/2021

ZONING PERMIT DENIED

117 INDIANA AVE
Block/Lot 11708/4

Applicant
DAVIS, MATT
117 INDIANA AVE.
BLACKWOOD, NJ 08012

Real Estate Owner
DAVIS, MATT
117 INDIANA AVE.
BLACKWOOD, NJ 08012

This is to certify that the above-named applied for a permit to/authorization for
a proposed 30'X8' front yard deck located 17' from the front property line.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Deck is to maintain a minimum of 30' from the front property line, a Variance approval is require by the Zoning Board of Adjustment 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
June 4, 2018

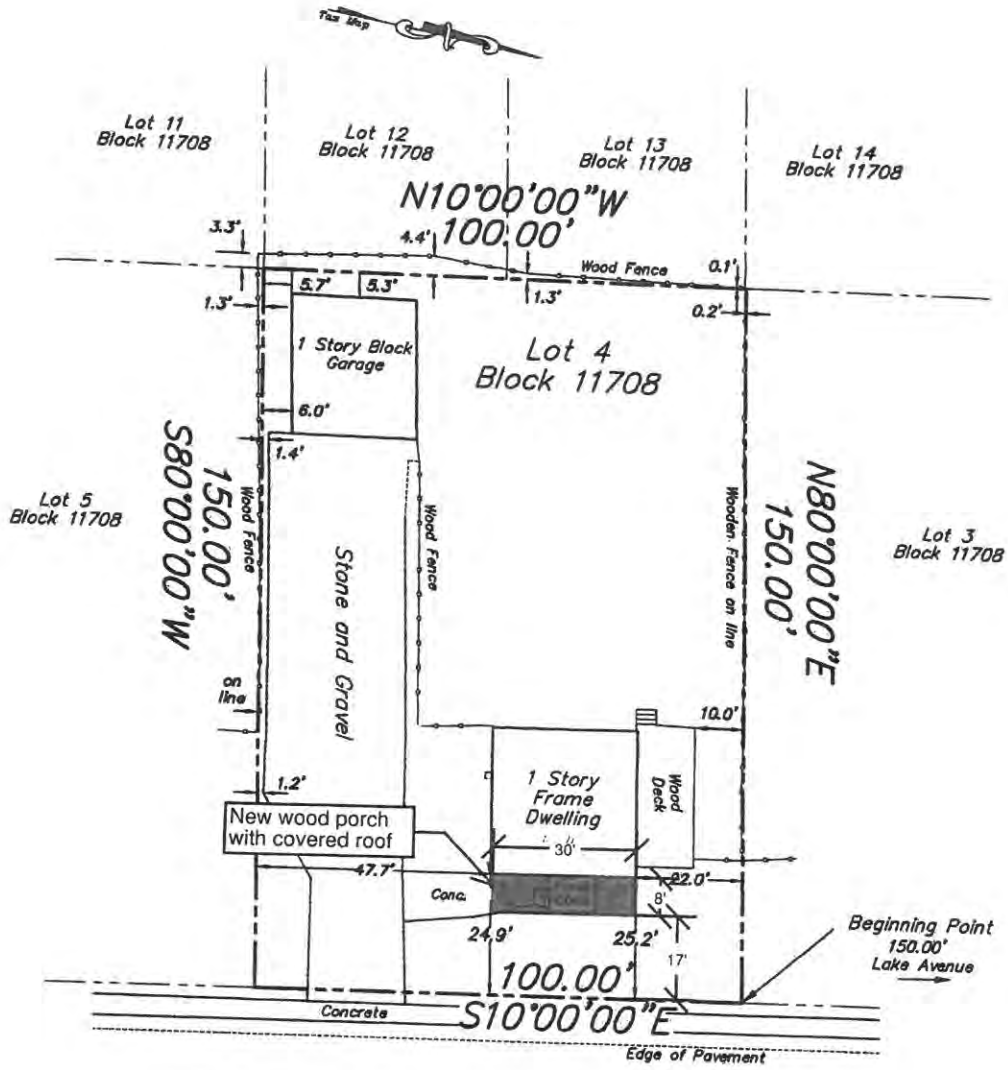
Applic No. 12325

Cut Here

RECEIVED
JUN 25 2018
BY:

Deliver to...

DAVIS, MATT
117 INDIANA AVE.
BLACKWOOD, NJ 08012



INDIANA AVENUE

(46' Wide)

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JUN 25 2018
BY: #182024C

This survey certified to:
Matthew Davis& Nikki Santoro

KNOWN AND DESIGNATED
BEING KNOWN as Lot 4, Block 11708 on the Official Tax Map of the Township of Gloucester, Camden County, NJ

Reference made to Deed Book 8109 Page 1384

Also known as Lot 8 and Lot 10, Section H on Plan No. 2 of part Hagans Tract at Blackwood, New Jersey, filed

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1 (d).

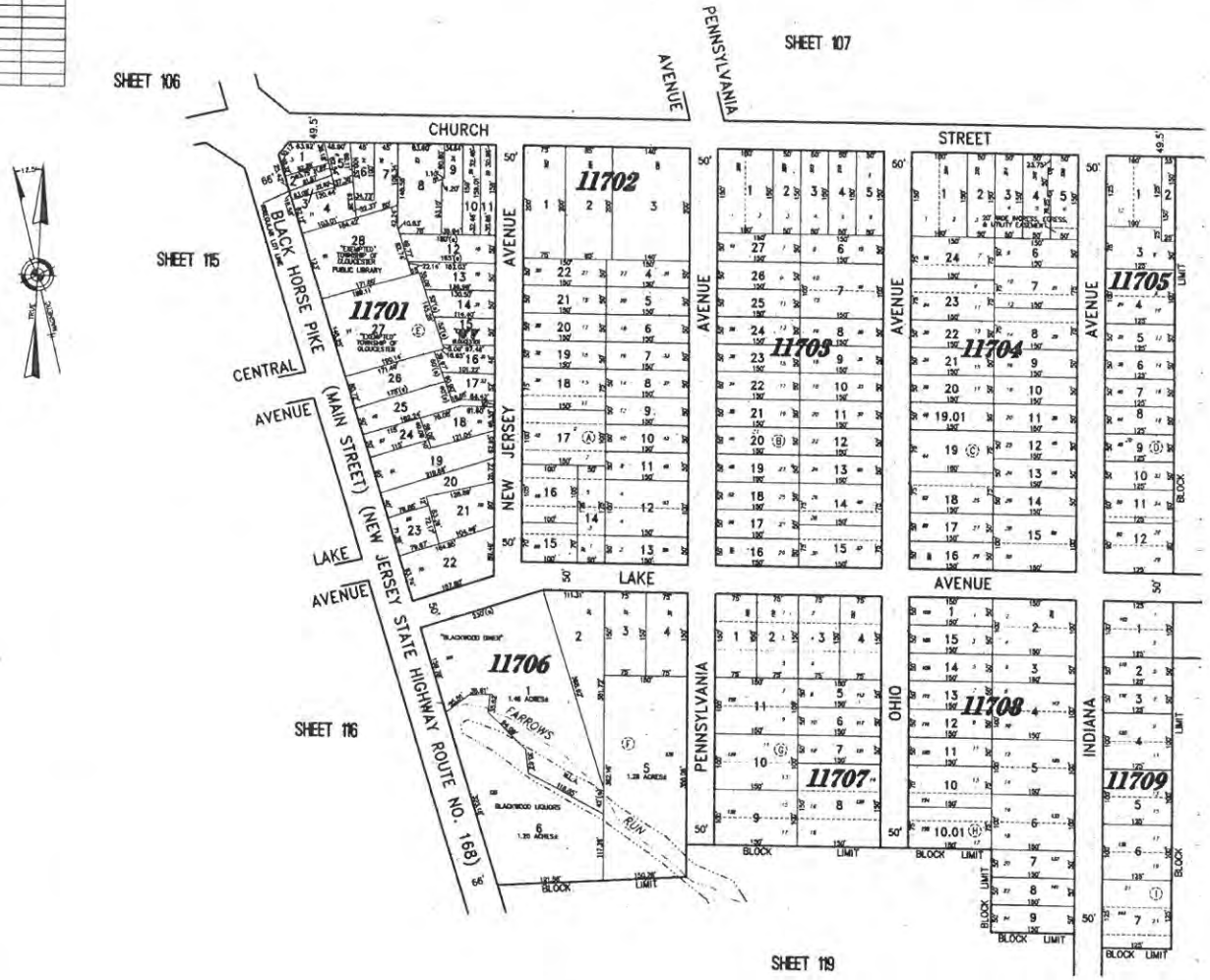
This survey is subject to an accurate and current title report.

I DECLARE THAT THIS PLAN IS BASED ON ACTUAL FIELD SURVEY PERFORMED BY MARC J CIFONE,PLS,LLC UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH N.J.A.C. 13:40-5.1 AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY, EXCEPT SUCH EASEMENTS, IF ANY, BELOW THE SURFACE OF THE LANDS NOT VISIBLE.
THIS PLAN IS MADE TO PROVIDE INFORMATION TO THE TITLE INSURER SO THAT IT MAY INSURE TITLE TO THE LANDS SHOWN HEREON. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE.
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL.

MARC J. CIFONE, PLS, LLC, SURVEYING 743 FARMHOUSE ROAD MICKLETON NJ 08056 856-305-0976 CERTIFICATE OF AUTHORIZATION #24GA28100700	PROJECT NUMBER 2016012 REFERENCE NUMBER FDR			Survey of Property # 117 Indiana Avenue Township of Gloucester, Camden County, NJ
	SCALE 1"=30'	Date 12/15/16		MARC J. CIFONE, Professional Land Surveyor 24GS04132900
	FIELD: FDR	DWN BY: MJC	CHECKED: MJC	

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

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

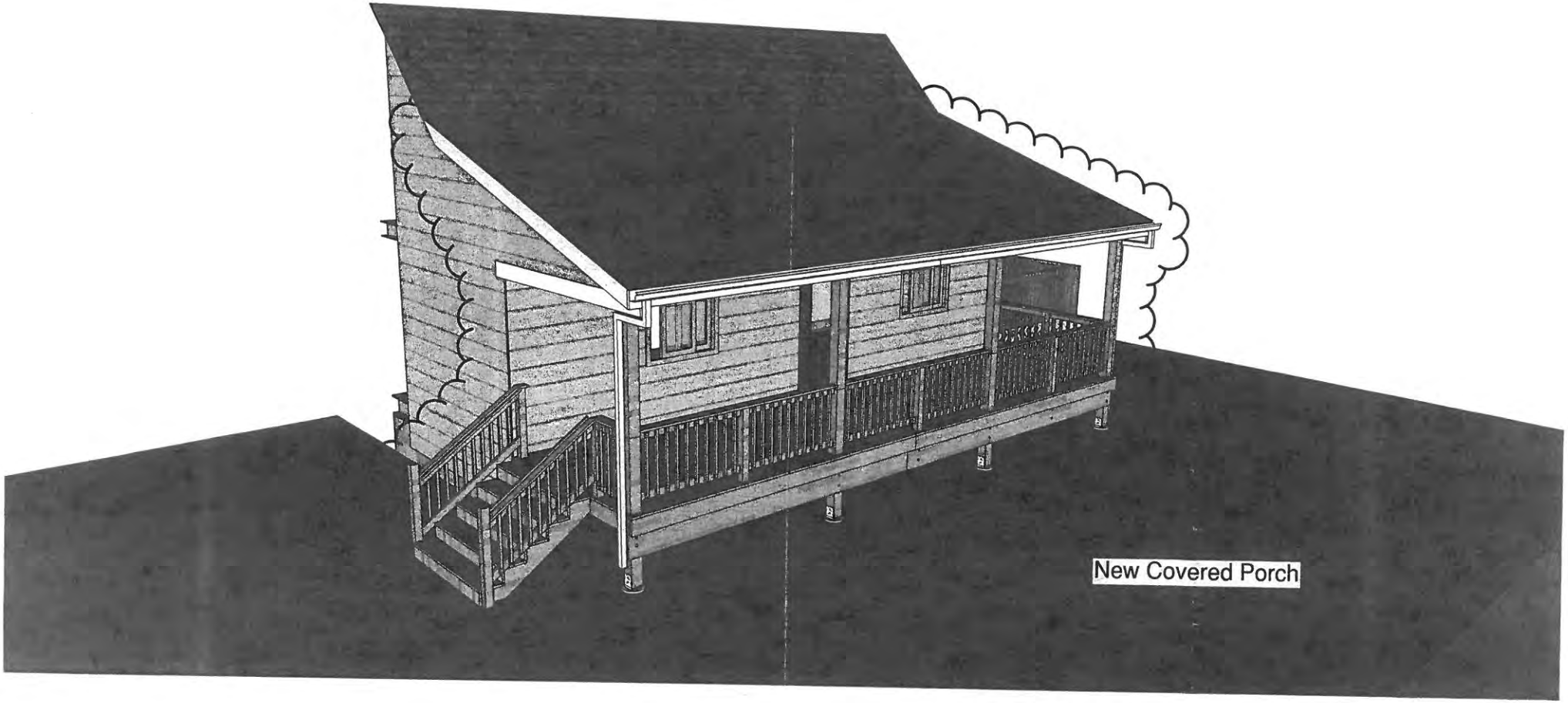


TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 26003800
REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-0823
WEB SITE ADDRESS: WWW.RVE.COM



A01 - Overall ISO View

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BY: #182024C

Matthew Davis
6/18/18

House Side

Pressure Treated Ledger - 2"x8" Attached to house with 1/2"x6" Hex Lag Screws @ staggered 12" O.C.

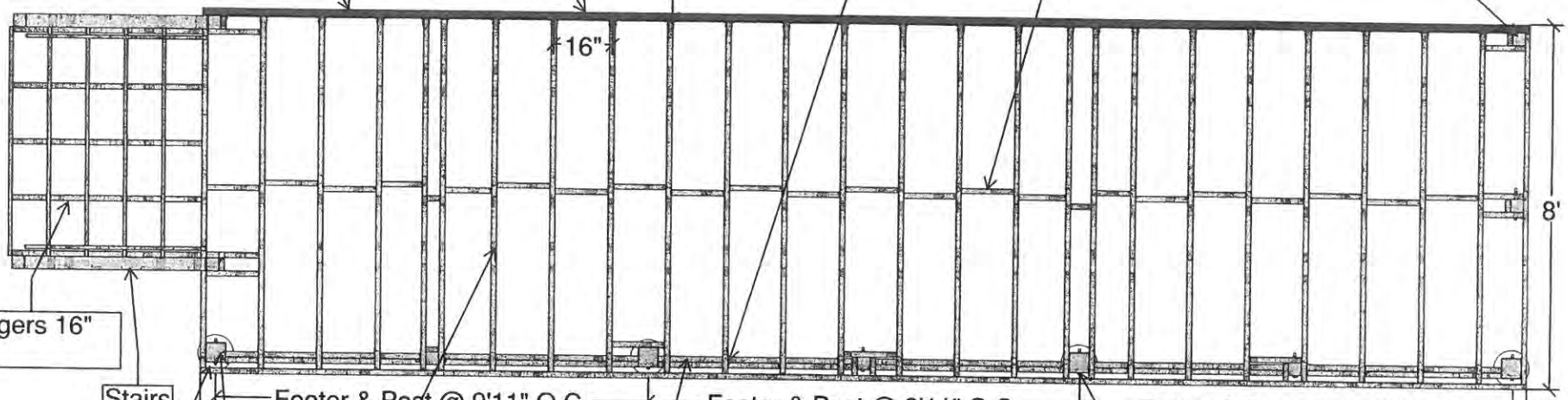
Joists attached to ledger with Simpson Strongtie 2x8 joist hanger LUS28Z

2"x8" Stiffening Braces

4"x4" Posts for Guardrail Through-bolted into deck framing with (2) 1/2"x6" Hex Bolt w/ (2) washers and (1) nut

Ledger waterproofed with 15# felt paper

Joists tied onto beam using Simpson Strongtie H2.5AZ



Stringers 16" O.C.

Stairs

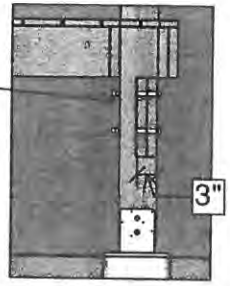
Concrete Footing: 10" DIA 30" Depth

Douglas Fir 2"x8"x8" @ 16 O.C.

6"x6" Post attached to concrete footing with 1/2" J-Bolt and Simpson Strongtie ABA66Z Post Base

Deck Beam: (2) 2"x12" nailed together with vertical rows of (4) 3" nails on 16" centers

Beam attached to post by cutting pocket into post and through-bolting beam using (2) 1/2"x8" Hex Bolt w/ (2) washers and (1) nut



RECEIVED
JUN 25 2018
BY:

Matthew Dart

A02 - Deck Framing Plan

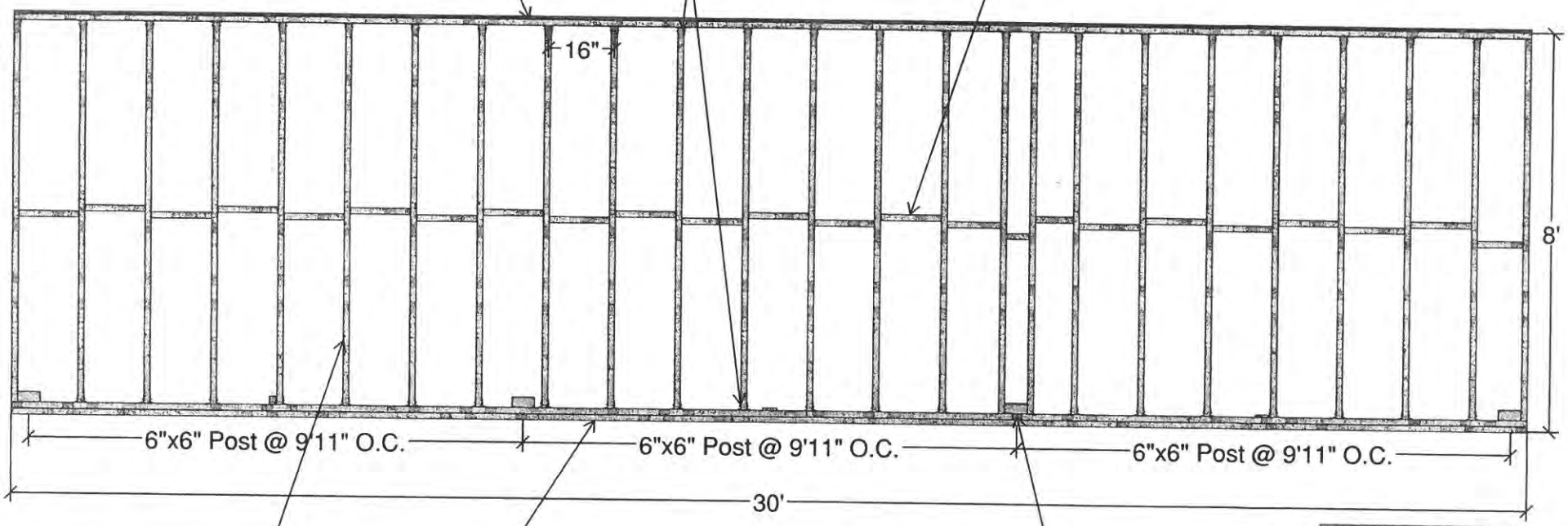
Street Side

House Side

Doug Fir Ceiling Ledger - 2"x8" Attached to house with 1/2"x6" Hex Lag Screws @ staggered 12" O.C.

Joists attached to ledger and beam with Simpson Strongtie 2x8 joist hanger LUS28Z

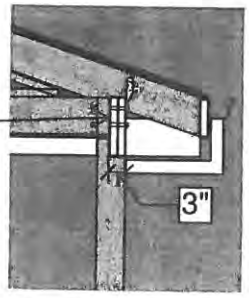
2"x8" Stiffening Braces



Douglas Fir Joists 2"x8"x8" @ 16 O.C.

Beam: (2) 2"x12" nailed together with vertical rows of (4) 3" nails on 16" centers

Beam attached to post by cutting pocket into post and through-bolting beam using (2) 1/2"x8" Hex Bolt w/ (2) washers and (1) nut

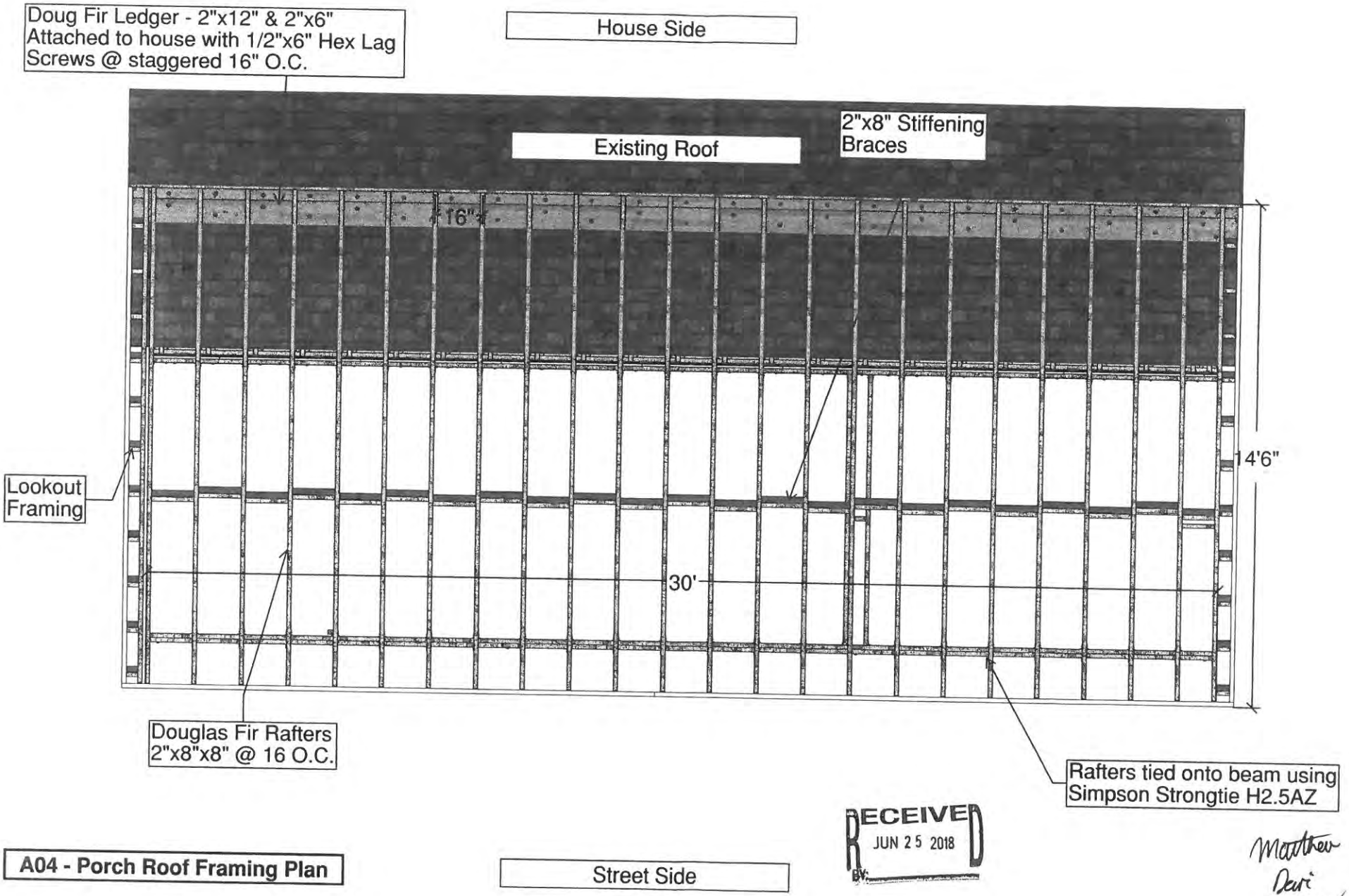


Mathew Deri 6/18/18

A03 - Porch Ceiling Framing Plan

Street Side

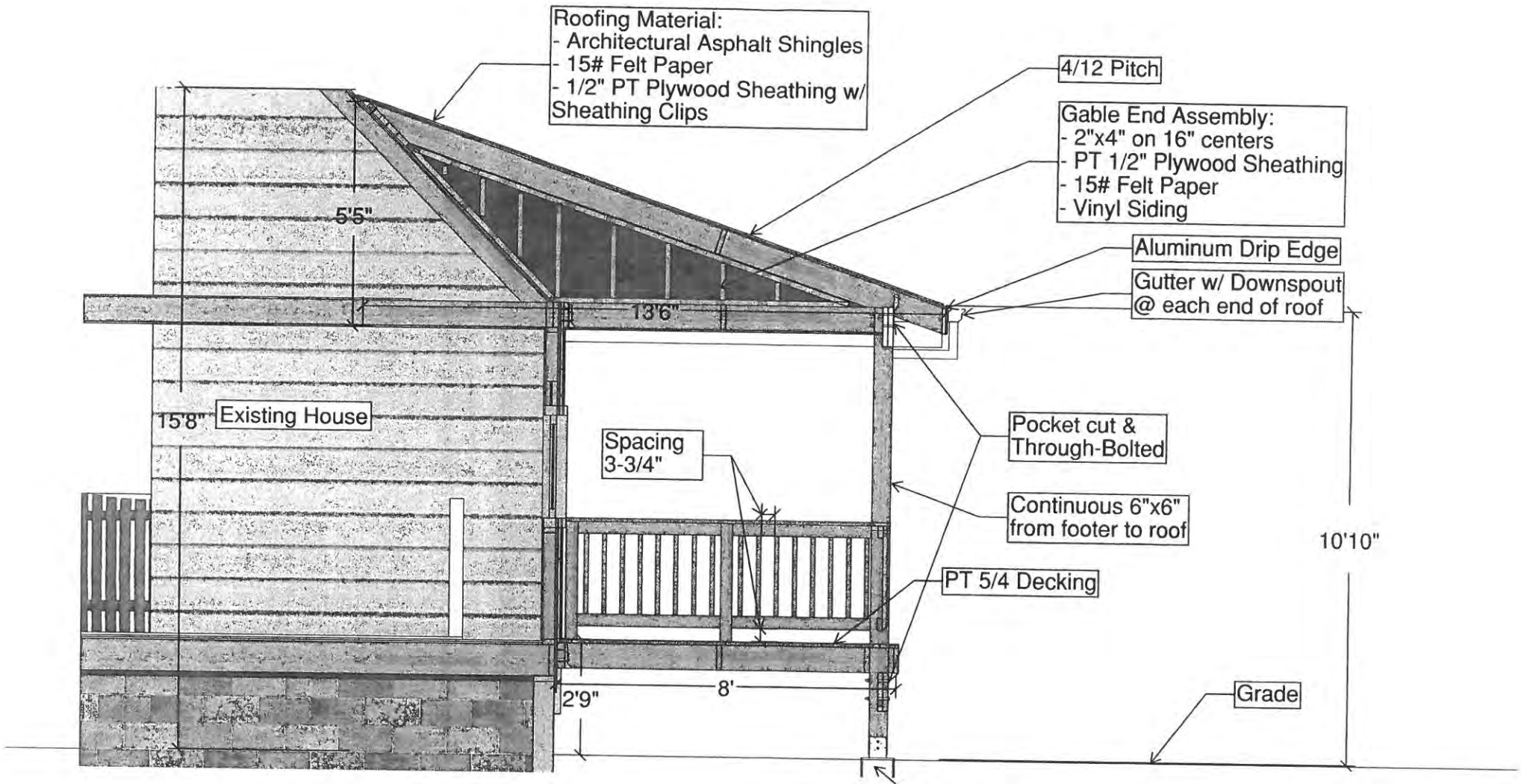
RECEIVED
JUN 25 2018
BY:



A04 - Porch Roof Framing Plan

RECEIVED
JUN 25 2018
BY:

Matthew Deri
6/18/18



A05 - Side Elevation Section

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JUN 25 2018
BY

Matthew Dari
6/18/18

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: Davis, Matthew M + Santoro, Nicole M

Address: 117 Indiana Ave

Block: 11708 Lot: 4

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

INCORPORATED 1695

Tax Collector
Gloucester Township
Camden County

RECEIVED
JUN 25 2018
BY:

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

Printed on recycled paper

Bm#63

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 25, 2018 | **APPLICATION No. #182024CC**

APPLICANT: Matthew Davis | **PROJECT No. 12407**

BLOCK(S): 11708 LOT(S): 4

LOCATION: 117 Indiana Ave., Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by July 5, 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
JUN 27 2018
BY:

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

OK 6-27-18 JLB Bldg

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

July 2, 2018

RECEIVED
JUL 02 2018
BY:

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

Re: Application #182024CC
Matthew Davis
117 Indiana Avenue, Blackwood, NJ 08012
Block 11708, Lot 4

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 25, 2018 **APPLICATION No. #182024CC**

APPLICANT: Matthew Davis **PROJECT No. 12407**

BLOCK(S): 11708 LOT(S): 4

LOCATION: 117 Indiana Ave., Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by July 5, 2018***

☐ For Your Files.

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- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
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- ☐ 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
JUN 26 2018
BY:

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

No Issues

Signature

Tax Assessor 6/25/18

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #172029C**
Joseph Krammer
17 Erik Court
BLOCK 19306, LOT 3.09

DATE: July 10, 2018

The above application is to permit a two level, where Deck 1 is 16' x 16' and Deck 2 is 12' x 16' in the R-3 – Residential (Cluster) District as per the submitted sketch.

I. ZONING INFORMATION

1. Zone: R-2 ~ Residential (Cluster) District – [§404].

Standard	Required	Proposed	Complies
Minimum lot size	10,000 sf	10,000 sf	yes
Minimum lot frontage	80 ft.	80 ft.	yes
Minimum lot depth	100 ft.	125 ft.	yes
Maximum building coverage	40%	n/a	n/a
Maximum lot coverage	50%	n/a	n/a
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (dwelling)	40 ft.	40.8 ft.	yes
Side yard (deck)	15 ft.	±20 ft. / ±27 ft.	yes
Rear yard (Deck 2)	**30 ft.**	**±24 ft.**	**no***
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

[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 variance:

§405.F – R-3 –Residential District, Area, Yard, Height and Building Coverage

1. Rear yard (Deck 2): (±24 ft. provided v. 30 ft. minimum required).

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

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

2. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result

in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 404.F, Area, Yard, Height and Building Coverage, to permit a two level deck approximately twenty four (24) feet from the rear lot line (30 feet minimum required).

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

cc: Joseph Krammer
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Donna Barrett

From: Ken Lechner
Sent: Monday, July 09, 2018 6:20 PM
To: krammer7@hotmail.com
Cc: Donna Barrett
Subject: Application #182029C
Attachments: R_182029C-R3-Joseph Krammer.pdf; SKM_454e18070918151.pdf; SKM_454e18070918150.pdf

Mr. Krammer,

As we discussed I marked-up your sketch and application #8 in "red" and attached my report. Please note according to your survey the rear yard setback from the house is 36.1 feet so a 12-foot deck would leave a 24.1 feet setback (36.1-12=24.1). So, I entered a setback of approximately 24 feet versus where you had a proposed 20 feet setback. If this is not the intent of your application please call.

Donna Barrett of my staff shall advise you on providing the required statutory notice to property owners and the newspaper.

Sincerely,

Kenneth D. Lechner, PP, AICP, Director
Department of Community Development & Planning
P.O. Box 8
Blackwood, NJ 08012
(856) 374-3511 – direct
(856) 374-3500 – office
(856) 232-6229 – fax
www.glotwp.com

GLOUCESTER TOWNSHIP
JOIN THE EXCITEMENT

6. Name of Persons Preparing Plans and Reports:

Name: Joseph Kramner	Name:
Address: 17 Erik Court	Address:
Profession: Teacher	Profession:
City: Sicklerville	City:
State, Zip: NJ 08081	State, Zip:
Phone: (267) 973-9549 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: Kramner7@hotmail.com	Email:

7. Location of Property:

Street Address: 17 Erik Court Block(s): 19306

Tract Area: Lot(s): 3.09

8. Land Use:

Existing Land Use: RESIDENTIAL Deck 1 = 16' x 16'

Proposed Land Use (Describe Application): SIZE DECKS (2) ~~18' x 32'~~

(DECK ~~size~~ w/ setback of 20' = 12' x 16')

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.)

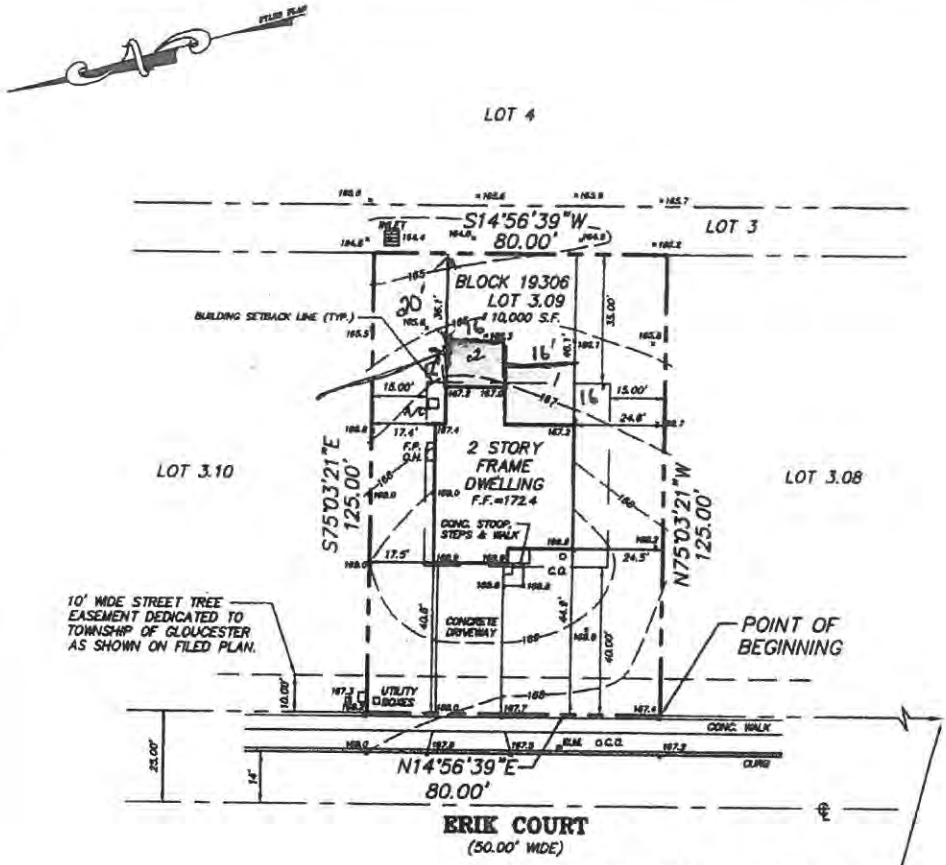
☐ Public Water ☐ Public Sewer ☐ Private Well ☐ Private Septic System

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.



A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8-38.3) AND N.J.A.C. 13: 40-5(D).

THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 4/22/13. ANY ALTERATIONS, ADDITIONS, ETC. DONE ON THE PROPERTY AFTER THAT DATE WILL NOT BE SHOWN.

TO: JOSEPH KRAMMER,
FIRST AMERICAN TITLE INSURANCE COMPANY,
LEGACY TITLE AGENCY, LLC AND
NVR MORTGAGE FINANCE, INC.
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, PROMULGATED BY THE NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS CERTIFICATION IS ISSUED SOLELY TO THE HEREIN NAMED FOR THIS TRANSACTION ONLY. IF NO FEE IS PAID FOR THIS SURVEY, THIS CERTIFICATION IS INVALID.

NOTES

1. ONLY COPIES OF THE ORIGINAL OF THIS PLAN BEARING THE LICENSED LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.
2. DO NOT SCALE FROM PHOTO-COPIED PRINTS OF THIS PLAN.
3. BEARINGS ARE SHOWN IN DEGREES, MINUTES, AND SECONDS.
4. DISTANCES ARE SHOWN IN FEET.
5. THE FOLLOWING INFORMATION WAS USED IN PREPARE SURVEY:
   A. PLAN NOTED DEED DESCRIPTION.

● DENOTES PIN SET AT CORNER.

DEED DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, STATE OF NEW JERSEY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEING LOT 3.09, BLOCK 19306 ON A PLAN ENTITLED "SUBDIVISION PLAN, GLOUCESTER CHASE, BLOCK 19306, LOT 3, 908 JOHNSON ROAD, GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY, DATED MARCH 2011, REVISED 12/22/11, PREPARED BY TAYLOR, WISEMAN & TAYLOR AND HAS BEEN FILED IN THE CAMDEN COUNTY CLERK'S OFFICE ON 6/11/12 AS FILE NO. 2012039416.

CONTAINING 10,000 SQUARE FEET OF LAND MORE OR LESS.

NO.	DATE	REVISIONS	BY
1.	5/17/13	REVISE CERTIFICATION	JMM

PLAN OF SURVEY

17 ERIK COURT
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

"GLOUCESTER CHASE"
BLOCK 19306 – LOT 3.09

DATE: 4/25/13
SCALE: 1"=30'
DRAWN BY: JMM
SHEET: 1 OF 1
JOB NO. 11079

5/17/13
DATE

JOSEPH W. MAXCY
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE No. 32652

PETERMAN • MAXCY ASSOCIATES, LLC
ENGINEERING • SURVEYING • PLANNING
189 S. LAKEVIEW DRIVE, SUITE 101, GIBBSBORO, NJ 08026
PHONE (856) 282-7444 FAX (856) 282-7443
CERTIFICATE OF AUTHORIZATION 24GA28131700

Update Permit # 12416

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 №: #182029C

☐ Planning Board ☒ Zoning Board of Adjustment

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

Taxes Paid Yes/No DMB (Initial)
Fees 160.00 Project # 12431
Escr. 150.00 Escr.# 12431

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Joseph Kramner
Address: 17 Erik Court
City: Sicklerville
State, Zip: NJ 08081
Phone: (267) [redacted] Fax: ( ) - 973-9549
Email: Krammer7@hotmail.com

2. Owner(s) (List all Owners)

Name(s): _____
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 JUL 02 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: Joseph Kramner	Name:
Address: 17 Erik Court	Address:
Profession: Teacher	Profession:
City: Sicklerville	City:
State, Zip: NJ 08081	State, Zip:
Phone: (267) 973-9549 Fax: (__)__-__	Phone: (__)__-__ Fax: (__)__-__
Email: Kramner7@hotmail.com	Email:

7. Location of Property:

Street Address: 17 Erik Court Block(s): 19306

Tract Area: Lot(s): 3.09

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): SIZE DECKS (2) 18' x 32'

(DECK w/ setback of 20' = 12' x 16')

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 #2

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	20'
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

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

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

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

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

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

Shed Requirements	
Shed area	
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: 7/2/18

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).**

7/2/18
Date

Signature

Joseph Kramner
Print Name

Sworn and Subscribed to before me this 2nd day of July, 2018 (Year).

Signature

JAMES W. WOODSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov 12th, 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?

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

Joseph Kramner
Print Name

7/2/18
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 7/2/18, shows and discloses the premises in its entirety, described as Block 19306 Lot 3.09; 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:

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

Name of property owner or applicant

Sworn and subscribed to
On this 2nd day of July, 2018 before the following authority.

JAMES W. WOODSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov 12th, 2018

Notary public

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: Krammer; Joseph

Address: 17 Erik Court

Block: 19306 Lot: 3.09

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

INCORPORATED 1892

Tax Collector
Gloucester Township
Camden County

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

Printed on recycled paper

ZONING PERMIT DENIED

17 ERIK CT
Block/Lot 19306./3.09

Applicant
KRAMMER JOSEPH
17 ERIK COURT
SICKLERVILLE NJ 08081

Real Estate Owner
KRAMMER JOSEPH
17 ERIK COURT
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for.
a proposed rear yard attached frame 16'X32' deck.. This application for approval is hereby denied

Zone
R2
Application is
Denied

Comments on Decision:
Deck is to maintain a minimum of 35' from rear property line. 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

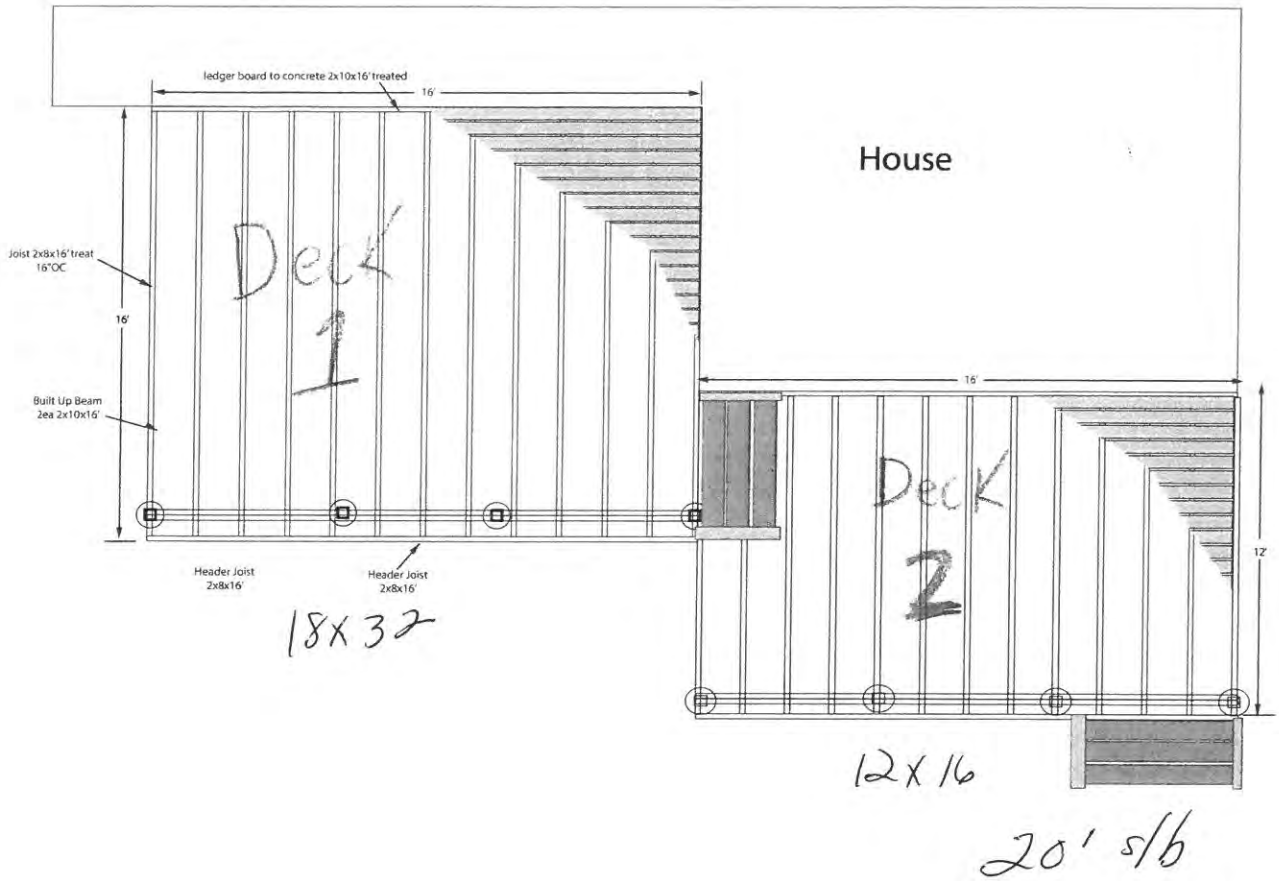
Alisa Ortiz
Zoning Officer
June 26, 2018

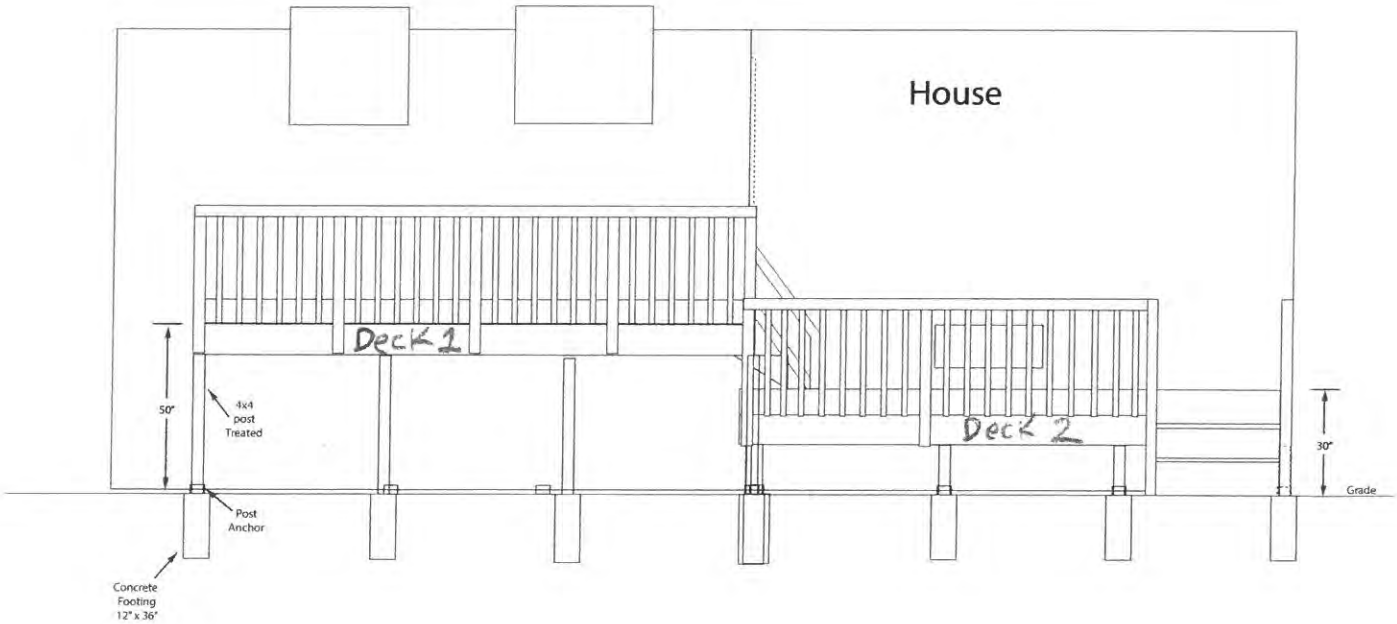
Applic No. 12416

Cut Here

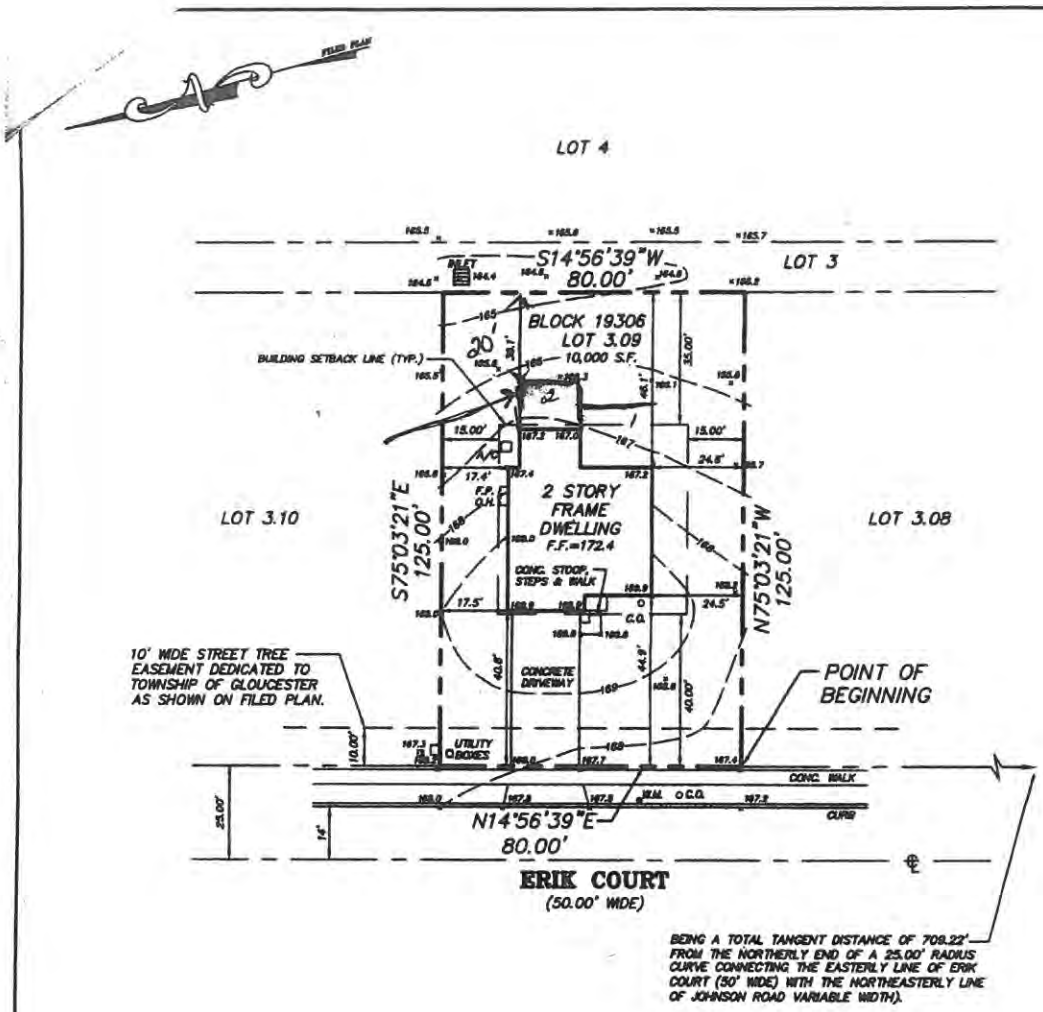
Deliver to...

KRAMMER JOSEPH
17 ERIK COURT
SICKLERVILLE NJ 08081


ledger board to concrete 2x10x16' treated
16'
House
Joist 2x8x16' treat 16"OC
16'
Built Up Beam 2ea 2x10x16'
Deck 1
Header Joist 2x8x16'
Header Joist 2x8x16'
18X32
16'
Deck 2
12'
12X16
20' s/b


House
Deck 1
50"
4x4 post Treated
Post Anchor
Concrete Footing 12" x 36"
Deck 2
30"
Grade

7/2/18



A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13: 40-5(D).

THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 4/22/13. ANY ALTERATIONS, ADDITIONS, ETC. DONE ON THE PROPERTY AFTER THAT DATE WILL NOT BE SHOWN.

TO: JOSEPH KRAMMER,
FIRST AMERICAN TITLE INSURANCE COMPANY,
LEGACY TITLE AGENCY, LLC AND
NVR MORTGAGE FINANCE, INC.
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, PROMULGATED BY THE NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS CERTIFICATION IS ISSUED SOLELY TO THE HEREIN NAMED FOR THIS TRANSACTION ONLY. IF NO FEE IS PAID FOR THIS SURVEY, THIS CERTIFICATION IS INVALID.

NOTES

1. ONLY COPIES OF THE ORIGINAL OF THIS PLAN BEARING THE LICENSED LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.
2. DO NOT SCALE FROM PHOTO-COPIED PRINTS OF THIS PLAN.
3. BEARINGS ARE SHOWN IN DEGREES, MINUTES, AND SECONDS.
4. DISTANCES ARE SHOWN IN FEET.
5. THE FOLLOWING INFORMATION WAS USED IN PREPARE SURVEY:
   A. PLAN NOTED DEED DESCRIPTION.

● DENOTES PIN SET AT CORNER.

DEED DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, STATE OF NEW JERSEY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEING LOT 3.09, BLOCK 19306 ON A PLAN ENTITLED "SUBDIVISION PLAN, GLOUCESTER CHASE, BLOCK 19306, LOT 3, 908 JOHNSON ROAD, GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY, DATED MARCH 2011, REVISED 12/22/11, PREPARED BY TAYLOR, WISEMAN & TAYLOR AND HAS BEEN FILED IN THE CAMDEN COUNTY CLERK'S OFFICE ON 6/11/12 AS FILE NO. 2012039416.

CONTAINING 10,000 SQUARE FEET OF LAND MORE OR LESS.

NO.	DATE	REVISIONS	BY
1.	5/17/13	REVISE CERTIFICATION	JMM

PLAN OF SURVEY

17 ERIK COURT
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

"GLOUCESTER CHASE"
BLOCK 19306 – LOT 3.09

DATE: 4/25/13
SCALE: 1"=30'
DRAWN BY: JMM
SHEET: 1 OF 1
JOB NO. 11079

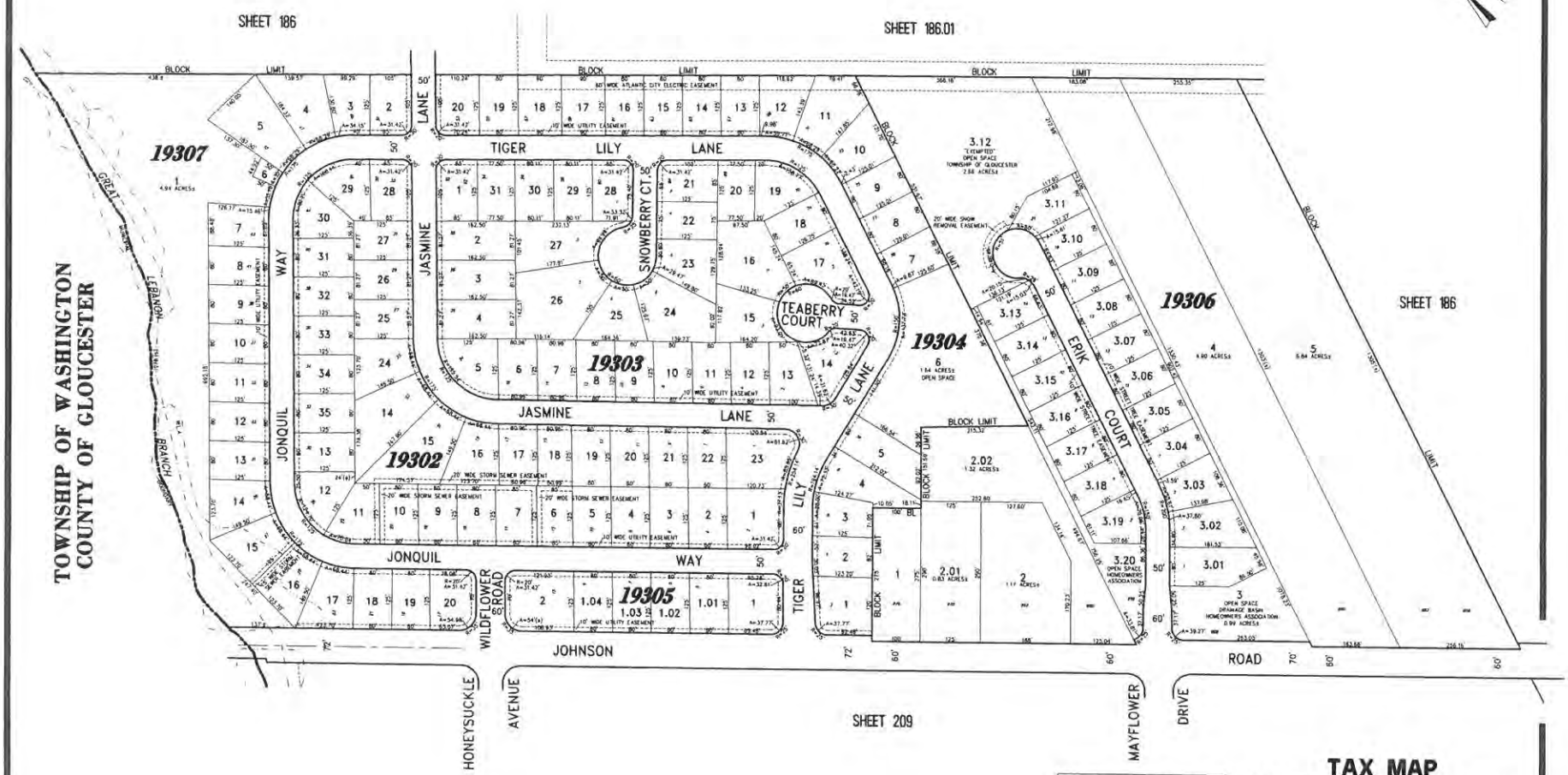
5/17/13
DATE

JOSEPH W. MAXCY
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE No. 32652

PETERMAN • MAXCY ASSOCIATES, LLC
ENGINEERING • SURVEYING • PLANNING
189 S. LAKEVIEW DRIVE, SUITE 101, GIBBSBORO, NJ 08026
PHONE (856) 282-7444 FAX (856) 282-7443
CERTIFICATE OF AUTHORIZATION 24GA28131700

REVISIONS		
4-1-2010	CRAIG F. REMINGTON	23924
1-11-2013	CRAIG F. REMINGTON	23924

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



"THIS TAX MAP PLATE HAS BEEN DIGITALLY DRAWN USING COMPUTER-AIDED DRAFTING/DESIGN (CADD) & COORDINATE GEOMETRY (COGO). IT IS BASED ON THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE BEARING THE OFFICIAL NEW JERSEY DIVISION TAXATION APPROVAL STAMP WITH APPROVAL DATE 03-08-2011 SERIAL NUMBER 956 AND SIGNATURES OF SIGNERS' THOMAS J. REILLY, CHIEF, LOCAL PROPERTY, FIELD ASSISTANCE. SUE DAVISON, SUPERVISING FIELD REPRESENTATIVE. THIS TAX MAP PLATE HAS BEEN DIGITALLY UPDATED TO REFLECT CONDITIONS AS OF 1-11-2013. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE WITH THE OFFICIAL APPROVAL STAMP IS ON FILE WITH REMINGTON & VERNICK ENGINEERS."

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-08-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 28003800
REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-9595 FAX (856) 795-8882
WEB SITE ADDRESS: WWW.RVE.COM

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 2, 2018 | **APPLICATION No. #182029C**

APPLICANT: Joseph Krammer | **PROJECT No. 12431**

BLOCK(S): 19306 Lot(S): 3.09

LOCATION: 17 Erik Ct, Sicklerville, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by July 13, 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
JUL 3 - 2018
BY

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

No Issues.

Signature

Assessor 7/2/18

Bm#63

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 2, 2018 | **APPLICATION No. #182029C**

APPLICANT: Joseph Krammer | **PROJECT No. 12431**

BLOCK(S): 19306 Lot(S): 3.09

LOCATION: 17 Erik Ct, Sicklerville, NJ 08081

TRANSMITTAL TO:

- ☐ Township Engineer
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- ☐ 1 Copy - Minor Subdivision Plat
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- ☐ 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 JUL 10 2018

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

OK 2-5-18 JTG Bldg

Signature

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #172028C**
Amber Galda
5 Spicebush Court
BLOCK 21001, LOT 36

DATE: July 10, 2018

The above application is to permit a 13' x 28' deck in the R-3 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	9,640.96 sf	yes
Minimum lot frontage – cul-de-sac	56.25 ft.	68.63 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (dwelling)	30 ft.	32.23 ft.	yes
Side yard (deck)	**10 ft.**	**9.56 ft.**	**no***
Side yard (deck)	10 ft.	±35 ft.	yes
Rear yard (deck)	**30 ft.**	**15.5 ft.**	**no***
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

[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 variance:

§405.F – R-3 –Residential District, Area, Yard, Height and Building Coverage

1. Side yard: (9.56 ft. provided v. 10 ft. minimum required)
2. Rear yard: 15.5 ft. provided v. 30 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 405.F, Area, Yard, Height and Building Coverage, to permit a deck nine and fifty six (9.56) hundredths feet from the side lot line and fifteen and five tenths (15.5) feet from the rear lot line (30 feet minimum required).

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

cc: Amber Galda
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

update permit # 12253

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 №.: #182028C

☐ Planning Board ☑ Zoning Board of Adjustment

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

Taxes Paid Yes/No [illegible] (Initial)

Fees 160.00 Project # 12429

Escr. 150.00 Escr.# 12429

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Amber Galda	Name(s): Amber & Dan Galda
Address: 5 Spicebush Court Sicklerville, NJ 08081	Address: 5 Spicebush Court
City: Sicklerville, [illegible]	City: Sicklerville,
State, Zip: NJ 08081	State, Zip: NJ 08081
Phone: (856) 404-8524 Fax: (__)___-___	Phone: (856) 404-8524 Fax: (__)___-___
Email: galda.amber@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]
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- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☑ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED JUN 28 2013 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: Lowes - ~~Ray~~ R&N family contracting LLC.	Name: Ray Jenny
Address: 485 Berlin Cross Keys Road	Address: 16 Patterson Lane
Profession:	Profession:
City: Sicklerville	City: Sicklerville
State, Zip: NJ 08081	State, Zip: NJ 08081
Phone: 856 237 2090 Fax: ( ) -	Phone: 856 397 8850 Fax: ( ) -
Email:	Email:

7. Location of Property:

Street Address: 5 Spicebush Court Block(s): 21001

Tract Area: Lot(s): 36

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): deck in backyard.

SIZE 28W x 13 x 23

SETBACKS - 9.56 leftside, 15.5' rear, 100.0 rightside

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	
Front setback 2	
Rear setback	- 15.5
Side setback 1 left side	- 9.56
Side setback 2 right side	100.00
Lot frontage	
Lot depth	
Lot area	
Building height	

28.5
-13
15.5

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

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 5/14/18

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).**

5/14/18
Date

Sworn and Subscribed to before me this

4 day of June,

2018 (Year).

Amber Galda
Signature

Amber Galda
Print Name

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

☒ No ☐ Yes

Amber Galda
Signature of Applicant

Amber Galda
Print Name

5/14/18
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 _____, 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:

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

Amber Galda
Name of property owner or applicant

Sworn and subscribed to
On this 4 day of June, 2018 before the following authority.

MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

Michele Lyn Treger
Notary public

ZONING PERMIT DENIED

5 SPICEBUSH CT
Block/Lot 21001/36

Applicant
GALDA AMBER & DANIEL
5 SPICEBUSH COURT
SICKLERVILLE NJ 08081

Real Estate Owner
GALDA AMBER & DANIEL
5 SPICEBUSH COURT
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for:
a proposed rear yard 13'26"X26' attached frame deck.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Deck is to maintain a minimum of 30' from the rear property line. A Variance approval is required from the Zoning Board of Adjustment prior to issuance of permit.

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

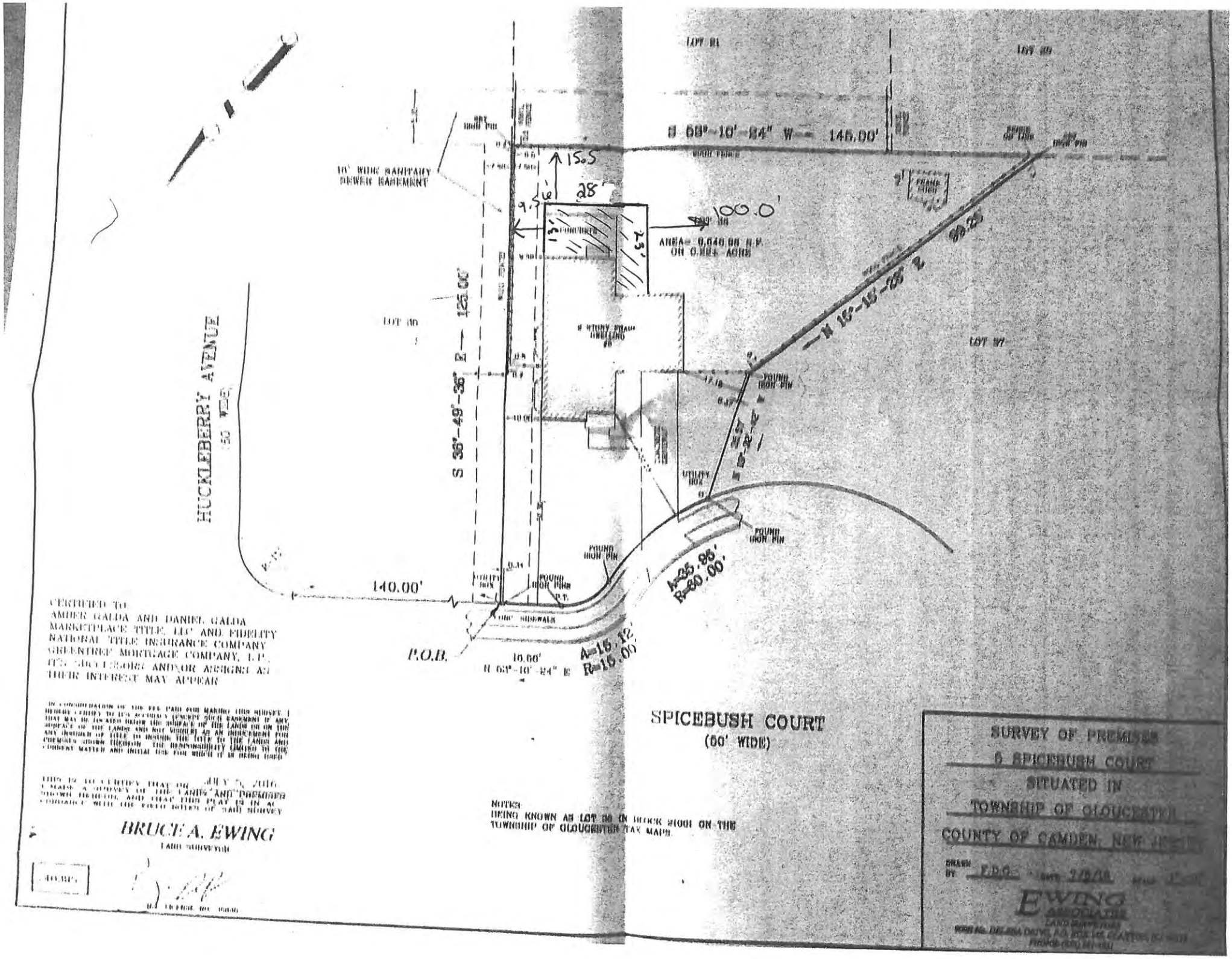
Alisa Ortiz
Zoning Officer
May 9, 2018

Applic No. 12253

Cut Here

Deliver to...

GALDA AMBER & DANIEL
5 SPICEBUSH COURT
SICKLERVILLE NJ 08081



CERTIFIED TO:
AMBER GALDA AND DANIEL GALDA
MARKETPLACE TITLE, LLC AND FIDELITY
NATIONAL TITLE INSURANCE COMPANY
GREENTREE MORTGAGE COMPANY, L.P.,
ITS SUCCESSORS AND/OR ASSIGNS AS
THEIR INTEREST MAY APPEAR

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENT IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON. THE RESPONSIBILITY LIMITED TO THE CURRENT MATTER AND INITIAL USE FOR WHICH IT IS BEING USED.

THIS IS TO CERTIFY THAT ON JULY 5, 2016 I MADE A SURVEY OF THE LANDS AND PREMISES SHOWN HEREON, AND THAT THIS PLAT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

BRUCE A. EWING
LAND SURVEYOR

NOTES:
BEING KNOWN AS LOT 36 IN BLOCK 21001 ON THE TOWNSHIP OF GLOUCESTER TAX MAPS.

SURVEY OF PREMISES
5 SPICEBUSH COURT
SITUATED IN
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN, NEW JERSEY

DRAWN BY E.D.G. DATE 7/5/16 SCALE 1"=20'

EWING ASSOCIATES
LAND SURVEYORS

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: Galda Amber & Daniel

Address: 5 Spicebush Court

Block: 21001 Lot: 36

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

INCORPORATED 1695

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

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

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

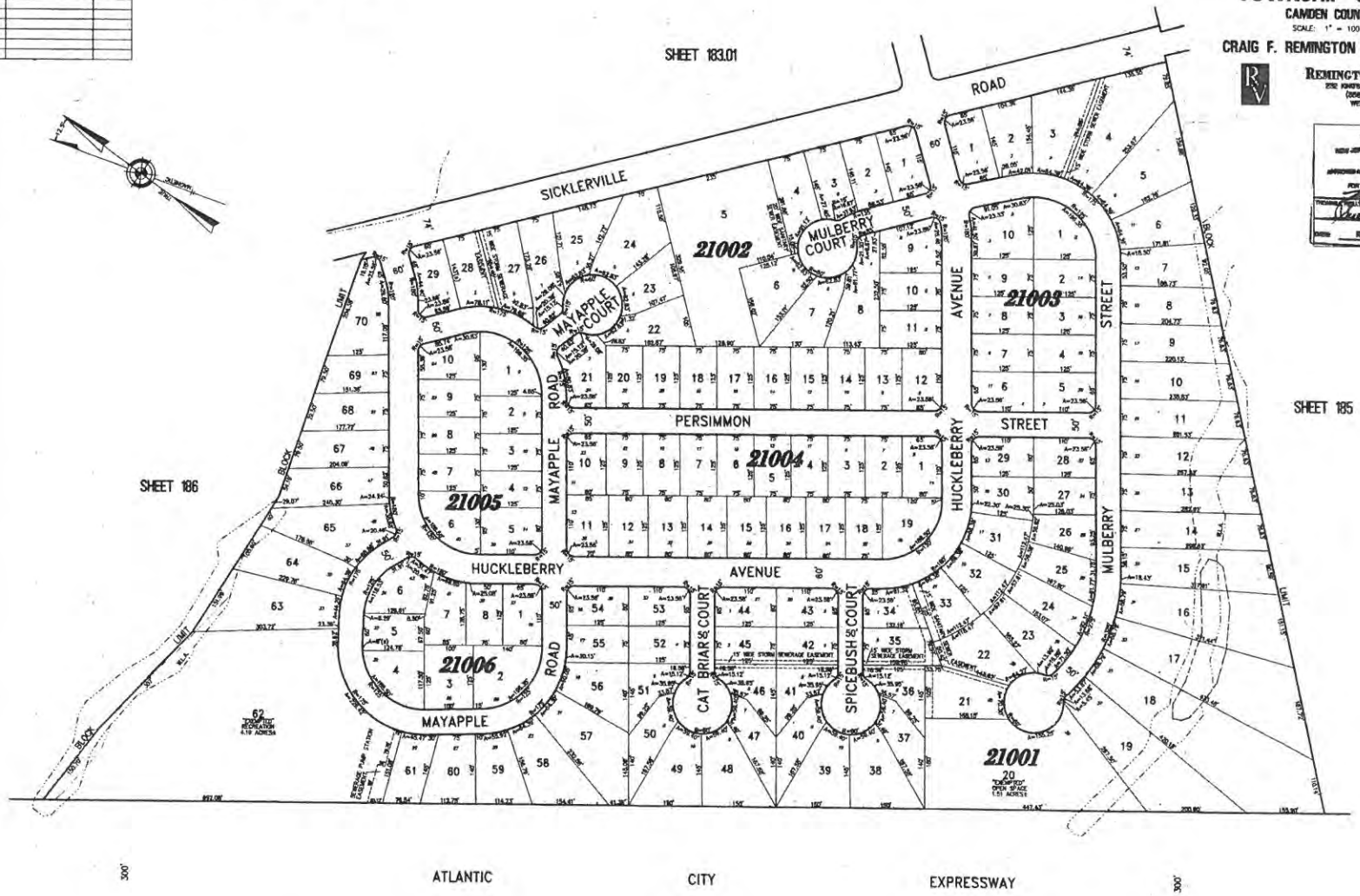
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 28003800

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-9595 FAX (856) 795-8892
WEB SITE ADDRESS: WWW.RVE.COM



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

July 2, 2018

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

Re: Application #182028C
Amber Galda
5 Spicebush Court, Sicklerville, NJ 08081
Block 21001, Lot 36

RECEIVED
JUL 3 - 2018

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

JUL - 2 2018

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 28, 2018 **APPLICATION No. #182028C**

APPLICANT: Amber Gaida **PROJECT No. 12429**

BLOCK(S): 21001 LOT(S): 36

LOCATION: 5 Spicebush Ct., Sicklerville, NJ 08081

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☐ Tax Assessor
- ☐ S.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 July 8, 2018

ENCLOSED:

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

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

APPROVED
DATE: 7-3-18
BY:
Bureau of Fire Prevention
Fire District 5
1781 Sicklerville Rd.
Sicklerville, NJ 08081

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 28, 2018 | **APPLICATION No. #182028C**

APPLICANT: Amber Galda | **PROJECT No. 12429**

BLOCK(S): 21001 LOT(S): 36

LOCATION: 5 Spicebush Ct., Sicklerville, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by July 8, 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
JUL 3 - 2018

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

No Issues.

Signature

7/2/18

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 №.: #182030CDSPW

Taxes Paid Yes/No _____ (Initial)

Fees 510.00 Project # 12432

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. 2100.00 Escr.# 12432

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Dr Mem, LLC	Name(s): Charles Chang
Address: 55 Westview Road	Address: 55 Westview Road
City: Wayne	City: Wayne
State, Zip: New Jersey 07470	State, Zip: New Jersey
Phone: (201) 681 - 8888 Fax: ( ) -	Phone: (201) 681 - 8888 Fax: ( ) -
Email: charles@tlcprous.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
- ☐ _____

RECEIVED JUL 02 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: Dennis L. Riley, Esquire	Firm: The Law Office of Dennis L. Riley, Esquire
Address: 200 Golfview Drive	State, Zip: New Jersey 08012
City: Blackwood	Phone: (856) 232 3800 Fax: (856) 232 3880
	Email: dennislrileyesq@gmail.com

6. Name of Persons Preparing Plans and Reports:

Name: Consulting Engineer Services	Name: Lance B. Landgraf
Address: 645 Berlin-Cross Keys Road, Suite 1	Address: 9 S. Harvard Avenue
Profession: Professional Engineers, Planners & Land Surveyors	Profession: Professional Planner
City: Sicklerville	City: Ventnor
State, Zip: New Jersey 08081	State, Zip: New Jersey 08406
Phone: (856) 228 - 2200 Fax: (856) 232 - 2346	Phone: (609) 432 - 9024 Fax: (___) ___ - ___
Email: design@ces-1.com	Email: lblandgraf@gmail.com

7. Location of Property:

Street Address: 1271 Little Gloucester Road

Block(s): 13102

Tract Area: _____

Lot(s): 18, 19.01, 19.02 and 20

8. Land Use:

Existing Land Use: A youth recreation facility; Retail auto parts facility and water treatment specialists

Proposed Land Use (Describe Application): Applicant proposes to move their plastic extrusion operation to the facility. The balance of the building may be used for the operation or other permitted uses, may rent space in the future.

9. Property:

Number of Existing Lots: 4

Number of Proposed Lots: 4

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	49.0 ft.
Front setback 2	56.3 ft.
Rear setback	147.3 ft.
Side setback 1	64.3 ft.
Side setback 2	66.6 ft.
Lot frontage	775.75 ft.
Lot depth	556.99 ft.
Lot area	8.585 (373,977 ft.)
Building height	35 ft.

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

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

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

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

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

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

14. Parking and Loading Requirements:

Number of parking spaces required: 137 Number of parking spaces provided: 119

Number of loading spaces required: 4 Number of loading spaces provided: 4

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

Charles Chang 7/2/18

Signature of Applicant Date

Charles Chang

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).**

7/2/2018
Date

Signature

Charles Chang
Print Name

Sworn and Subscribed to before me this

2nd day of July,

2018 (Year). Lisa M. West

Signature

Print Name

LISA M. WEST
A Notary Public of New Jersey
My Commission Expires June 16, 2021

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). Charles Chang
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

July 2, 2018
Date

Charles Chang
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 19.02 & 20 ___, shows and discloses the premises in its entirety, described as Block 13102 Lot 18,19.01; 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:
Charles Chang of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

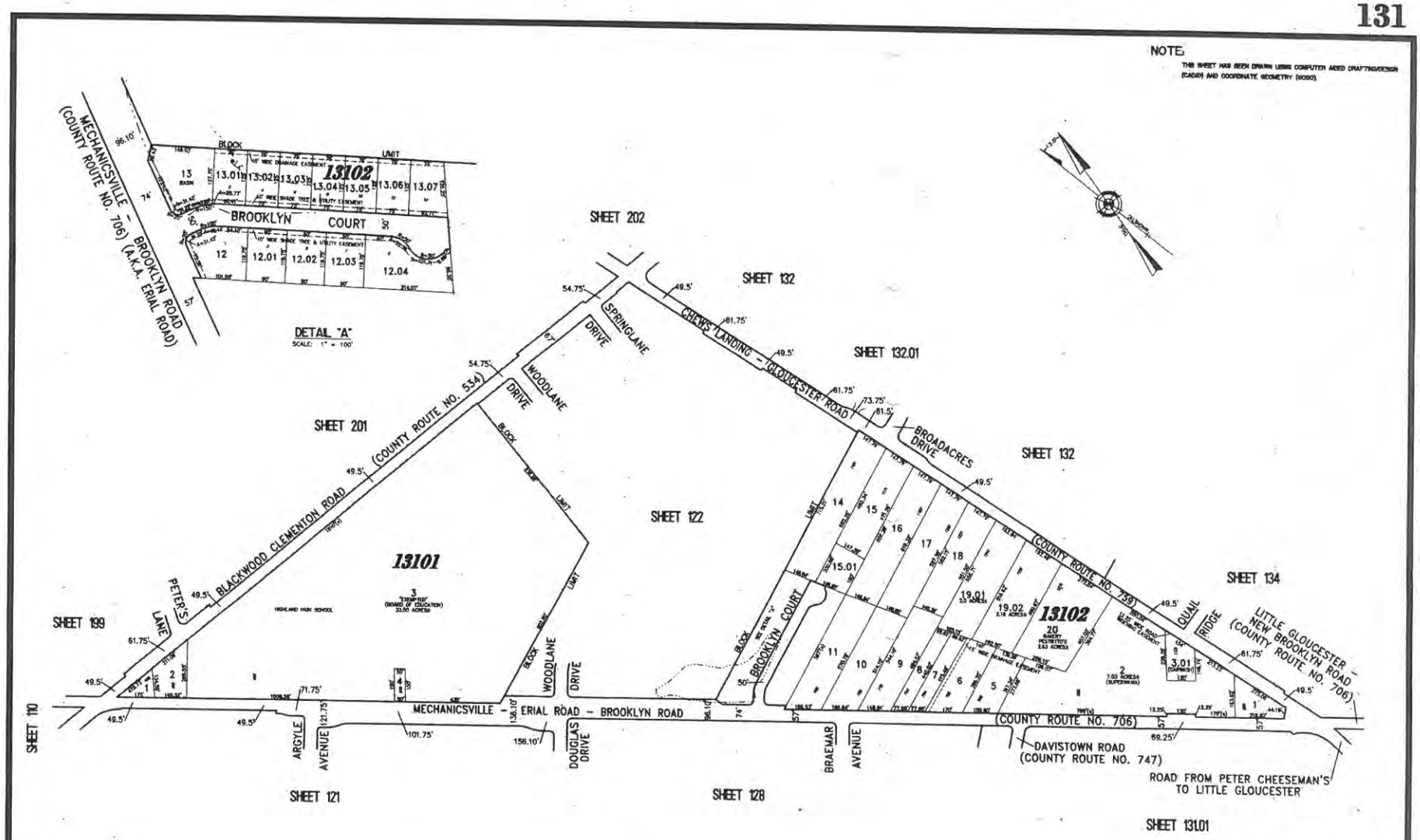
TLC Product, LLC
Name of property owner or applicant

Sworn and subscribed to
On this 2nd day of July,
2018 before the following authority.

Lisa M. West
Notary public

LISA M. WEST
A Notary Public of New Jersey
My Commission Expires June 16, 2021

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



REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 200' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA-28003800

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-9595, FAX (856) 795-8882
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: DR/Mem LLC c/o Topline

Address: 1271 Little Gloucester Rd

Block: 13102 Lot: 20

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

INCORPORATED 1695

Tax Collector
Gloucester Township
Camden County

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JUL 02 2018
BY:

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

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 2, 2018

APPLICATION No. #182030CDSPW

APPLICANT: DR. MEM, LLC

PROJECT No. 12432

BLOCK(S): 13102 **Lot(s):** 18, 19.01, 19.02 & 20

LOCATION: 1271 LITTLE GLOUCESTER RD., CLEMENTON

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 & Use "D" Variances & Site Plan Waiver
- ☐ Revision to Prior Application

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BY:

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by JULY 13, 2018

Copy of Survey & Use Plan Attached

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

REQUESTED VARIANCE INCLUDES EXISTING BUSINESSES Pump It Up, Auto Parts, & AquaTreat PARKING USES.

ARE THESE BUSINESSES STAYING ??

- ☒ Bulk C Variance
- ☒ Use "D"" Variance
- ☒ Site Plan Waiver

Please advise on the status of existing business. Is DR. MEM LLC the Fotal landlord?

Signature

Assessor 7/2/18

GLOUCESTER TOWNSHIP FIRE DISTRICT 4
BUREAU OF FIRE PREVENTION
14 WEST CENTRAL AVENUE
BLACKWOOD, N.J. 08012
856-227-7731 / FAX 856-227-2494
www.gtfd4.org

ZONING

RECEIVED
JUL - 9 2018

Gloucester Twp. Planning Board
1261 Chews Landing Road
Laurel Springs, NJ 08021

Re: Dr. Mem, LLC
Application No.: 182030CDSPW

I have received your plans for the above mentioned project, upon review of the plans I have submitted the following request prior to operating:

Sprinkler System:

1. Internal inspection of entire system
2. Approval by a certified Fire Protection Engineer deeming the current system is sufficient for the proposed operation, system must be upgrade if not acceptable prior to tenant occupying the space.

Fire Lanes:

1. Fire Lanes to be properly marked in all areas that aren't proposed parking spots.

If there are any further questions regarding this issue please feel free to contact me at any time.

Respectfully,

Peter J. Urso
Fire Official
Gloucester Twp. Fire District 4

Bin # 62

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- ☐ Fire District 1 2 3 4 5 6

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Use Variance Plan & Plan of Survey Attached

☒ Bulk C Variance ☒ Use "D"" Variance ☒ Site Plan Waiver

OK 7-5-18 JVG Bldg ~ Site Plan Only

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

July 10, 2018

RECEIVED
JUL 11 2018
BY:

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

Re: Application #182030CDSPW
DR. MEM, LLC
1271 Little Gloucester Road, Clementon, NJ 08021
Block 13102, Lots 18, 19.01, 19.02 & 20

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