Township of Gloucester
Zoning Board of Adjustment
Wednesday, August 8, 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, July 25, 2018***

RESOLUTIONS FOR MEMORIALIZATION

#182021C John Hesington	Bulk C Variance Block: 4704 Lot: 5 & 4
#182025C Dominic Pomilio	Bulk C Variance Block: 13605 Lot: 4
#182029C Joseph Krammer	Bulk C Variance Block: 19306 Lot: 3.09
#182024C Matthew Davis	Bulk C Variance Block: 11708 Lot: 4
#182028C Amber Galda	Bulk C Variance Block: 21001 Lot: 36

APPLICATIONS FOR REVIEW

#182027C
Brian Long
Zoned: R4

Bulk C Variance
Block: 2202 Lot: 4
Location: 220 Wilson (4th) Ave, Glendora

6' vinyl fence & Garage 22.5' x 15' x 13' with setbacks

#182026C
P & R Properties & Design, LLC
Zoned: R3

Bulk C Variance
Block: 6602 Lot: 14
Location: 11 E Batten Ave, Blackwood

Porch, roof 19.5' x 8' & 2nd flr addition 23.7' x 30.6' with setbacks

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#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, JULY 25, 2018

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

Roll Call:

Vice Chairman Simiriglia	**Present**
Mr. Bucceroni	**Present**
Mr. Scarduzio	**Present**
Mrs. Chiumento	**Present**
Mr. Rosati	**Absent**
Mr. Acevedo	**Present**
Mr. Treger	**Absent**
Ms. Scully	**Absent**
Mr. Rosetti	**Present**
Mrs. Kelly	**Present**
Chairman McMullin	**Present**

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

Mr. Rosetti is seated for Mr. Rosati.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, June 27, 2018

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

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#182020C
Beverly Bauers
Bulk C Variance
Block: 8105 Lot: 1

#182019C
Frank Koch
Bulk C Variance
Block: 16501 Lot: 7

#172045DPMMSFMS
Lance's Tavern, LLC
Use D Variance, Prelim & Final Major Site Plan
Block: 8301 Lot: 7

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

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

Resolutions Approved.

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 w/Setbacks.

Mr. Costa swears in Mr. Hesington.
Mr. Hesington states he would like a 0' setback for the fence because of the layout of the patio. The large patio goes to the edge of the property. The street is still 15' from the property line on his corner lot.

Open to Professionals:
No Comments.

Open to The Public:
No Comments.

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

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

Application Approved.

#182025C
Dominic Pomilio
Zoned: RA
Bulk C Variance
Block: 13605 Lot: 4
Location: 7 Blue Jay Dr., Clementon
Deck w/setbacks

Mr. Costa swears in Mr. Pomilio.
Mr. Pomilio states the home was built in 1987 and the deck was with the home. He is replacing the existing deck with composite decking. The deck is 13'4" x 10'.
Open to Professionals:
No Comments.

Open to The Public:
No Comments.

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

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

Application Approved.

#182029C
Joseph Krammer
Zoned: R2
Bulk C Variance
Block: 19306 Lot: 3.09
Location: 17 Erik Ct., Sicklerville
Deck (s) w/setbacks

Mr. Costa swears in Mr. Krammer.
Mr. Krammer states in order to put a deck on the morning room the variance is needed. The bottom deck will be 12' x 16' and the top deck will be 16'x 16'.

Open to Professionals:
No Comments.

Open to The Public:
No Comments.

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

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

Application Approved.

#182024C
Matthew Davis
Zoned: R3
Bulk C Variance
Block: 11708 Lot: 4
Location: 117 Indiana Ave., Blackwood
Deck & Roof w/setbacks

Mr. Costa swears in Mr. Davis.
Mr. Davis states he is putting a porch with roof on the house that will be 25' from the property line. He is replacing the 8' porch with a covered 8' porch.
New porch: 30' W x 8' D
Old porch: 8' x 8'

Open to Professionals:
No Comments.

Open to The Public:
No Comments.

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

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

Application Approved.

#182028C
Amber Galda
Zoned: R3
Bulk C Variance
Block: 21001 Lot: 36
Location: 5 Spicebush Ct., Sicklerville
Deck w/setbacks

Mr. Costa swears in Mr. Galda.
Mr. Galda states the shape of the yard isn't deep enough because of the pie shape. Setbacks: 9'.5" from the side and 15' from the rear property line.

Open to Professionals:
No 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**
	Mrs. Chiumento	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Rosetti	**Yes**
	Chairman McMullin	**Yes**

Application Approved.

#182030DCSPW
Dr Mem, LLC
Zoned: NC
Bulk C/Use D Variance, 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.

Applicant: Dr. Mem, owner: Mr. Charles Chang.
Mr. Costa swears in: Mr. Mark Mezar (operations mgr.), Mr. Jay Sims (PE), Planner: Mr. Lance Landgraf (PP, ACIP).
Mr. Dennis Riley (ESQ.) reviews the application.
Mr. Mark Mezar states:
He is a TLC employee; product development manager. He describes the current building as "piece meal", the previous owner made additions as needed. The building is made out of concrete block. The current owner has made recent upgrades so the building is much better now. The current owner wants to update and fix; the sidewalk, handicap parking and any other maintenance issues.

A1- Fire boxes with inspection stickers:

They will use 3 rooms for the manufacturing operations. There are sprinkler systems in each room for fire prevention and it has all been inspected by the fire department. The fire system has been connected to the fire department via cellular equipment too. The three rooms they will be using are as far away from the "pump it up" business as possible.

The roofing is made of decking and membrane on top.

The building used to be a bakery and then used as a food distribution company.

A2- emergency escape routes and map of interior businesses.
Mr. Mezar states they want to test the process and make sure it works.
Eventually 20 to 30 workers and techs will be needed.
Hours of Operation will be 8am to 6pm; Monday to Friday.
Waste disposal will be through a dumpster service.
The retention basin will be cleaned up.
It is a Light Industrial zone and this fits in as light industrial.
116 parking spaces will be needed, they will have to add spaces.
The parking lot will be redone so the arrows and traffic pattern make sense.
Curbs and entrance and exits will be updated in the parking lot; 1 exit, 1 exit.
Old lamps that don't work will be replaced.

This is a novel operation: It is novel because the composite it is lighter and stronger. It can be made into anything; car parts, plane parts etc.
Chairman McMullin asks if there is an agency that inspects this process.
Mr. Mezar states probably the D.E.P
Mr. Lechner recommends a site plan and no waiver. All of these improvements will need a plan. Mr. Lechner asks if the process for this new composite has been finalized.
Mr. Mezar states the process is patented out of Rutgers University. But when you scale up something sometimes things don't work out well. The drawn up "screw" may have to be tweaked. Extrusion is very important in how the raw material is made. They are using an injection molding process.

Mr. Bucceroni states then pellets are going to be made and put into bags then shipped.
Mr. Mellett asks if there will be any fabrication on site.
Mr. Mezar states there will not be any fabrication on site.
Mr. Mellett asks if there are any qualifications from the D.E.P.
Mr. Mezar states there are no noxious fumes.
Mr. Mellett states this should be as far away from "Pump it Up" as possible,
Mr. Mezar states the worry was about fire and kids being near the production.
The fire walls go past the roof.
Mr. Costa asks if the DEP is alright with manufacturing being so close to children.
Mr. Costa also asks if they have contacted the DEP about this yet?
Mr. Mezar states they Rutgers professor had spoken with the internal DEP of Rutgers University.
Mr. Costa asks if smoke will be present during manufacturing.
Mr. Mezar states "no".
Mrs. Kelly asks if it is being manufactured anywhere else?
Mr. Mezar states "no".

Mrs. Kelly asks if its been tested, has it been tested at the same volume.
Mr. Mezar states "no, not the same volume."

Mr. Landgraf states they will have to go through the DEP and OSHA.
Vice Chairman Simiriglia asks if the process is cooled in water and what happens with the water.
Mr. Mezar states they don't need to discharge the water, but it would only contain heat, not much of the product.
Mr. Landgraf states the MUA and DEP will be contacted.
Mr. Lechner states there may be site suitability questions and the permit you need may not be suitable for the site.
Mr. Mellett asks if there are any other by-products.
Mr. Mezar states the plastic composite w/graphite and the water.
Mr. Bucceroni asks if its all solid, no dust?
Mr. Mezar states; It's a solid, no dust, just little pellets.
Vice Chairman Simiriglia states he is concerned about being asked to place an operation where it may not be permitted. They really don't know what will happen with the DEP and if they will even get the permit needed.
Mr. Costa states they will need the DEP or someone to inspect the premises.
Mr. Landgraf states they don't know the permits yet: waste water or air quality.
Mr. Mezar states it's the same product being used now, it's just a different process that makes it stronger and lighter.
Mr. Landgraf states it could be a condition when they return with a site plan to ask for permits if they are necessary. Plastic extrusion has been done for decades.
Vice Chairman Simiriglia states it's not a stand-alone operation, it's in an industrial park. If it was stand alone it would be a different story. He would like to know how the DEP would regulate this operation.
Mr. Bucceroni states maybe it would be better to table this and get answers to the questions the board has.
Mr. Costa states all parties need to be in the same room, along with the tenants. Then when they get the necessary permits that are necessary from the EPA or DEP everyone has the whole story.
Mr. Lechner states the application says space for future too.
Mr. Riley states Mr. Chang will occupy the rest of the building.
Mr. Lechner states the site has 11 applications on it since 1979. There are several additions which is not typical. The commercial center was piece mealed together. Mr. Lechner also states the basin and landscaping need to be on the site plan.
Mr. Mellett agrees with Mr. Lechner.
Mr. Riley states they can table it but they machinery is on its way and they would like to test it and make sure it works. They won't be mixing any product, just making sure the machinery works.

Mr. Landgraf states they will contact the DEP and check what permits are needed, if any.

A motion to table the above mentioned application was made by Mr. Bucceroni and seconded by Mr. Scarduzio. The applicant must re-advertise.

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

Application Tabled.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182021C
John Hesington
Block 4704, Lots 4 & 5

WHEREAS, John Hesington is the owner of the land and premises located at 1654 Charter Oak Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 6' high vinyl fence 0' from the property line along Athens and Cedar Avenues instead of the required 15' for the property located upon Block 4704, Los 4 & 5, 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 July 25, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, John Hesington is the owner of the land and premises located at 1657 Charter Oak Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 4704, Lots 4 & 5, 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 corner lot and the patio goes to the edge of his property and the fence will surround it.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a fence 0' from the property line , the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 25th day of July, 2018, the applicant John Hesington is hereby granted the aforesaid variance for the property located upon Block 4704, Lots 4 & 5 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

Mike Acevedo	Yes
Rich Rosetti	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 8th day of August, 2018.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182025C
Dominic Pomilio
Block 13605, Lot 4

WHEREAS, Dominic Pomilio is the owner of the land and premises located at 7 Blue Jay Drive in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 10'x13'4" deck 18 ' from the rear lot line instead of the required 30' for the property located upon Block 13605, Lot 4, as shown on the Official Map of the Township of Gloucester, located in a RA- 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 July 25, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Dominic Pomilio is the owner of the land and premises located at 7 Blue Jay Drive in the Clementon section of Gloucester Township, New Jersey, as shown on Block 13605, Lot 4, on the Official Tax Map of the Township of Gloucester, located in an RA- 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 an existing deck and is replacing it with the new 13'4'X10' deck.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a deck 18' from the property line , the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 25th day of July, 2018, the applicant Dominic Pomilio is hereby granted the aforesaid variance for the property located upon Block 13605, Lot 4 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Mike Acevedo	Yes
Rich Rosetti	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin **Chairperson**

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Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182029C
Joseph Krammer
Block 19306, Lot 3.09

WHEREAS, Joseph Krammer is the owner of the land and premises located at 17 Erik Court 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 two level deck 16' x 16' and the second level 12' x 16', 24' from the rear lot line instead of the required 30' for the property located upon Block 13605, Lot 4, as shown on the Official Map of the Township of Gloucester, located in a R2- 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 July 25, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Joseph Krammer is the owner of the land and premises located at 17 Erik Court in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 19306, Lot 3.09, on the Official Tax Map of the Township of Gloucester, located in an R2- 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 small back yard and this is the only location to construct the decks.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a deck 24' from the property line , the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 25th day of July, 2018, the applicant Joseph Krammer is hereby granted the aforesaid variance for the property located upon Block 19306, Lot 3.09 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

Mike Acevedo	Yes
Rich Rosetti	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin **Chairperson**

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Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182024C
Matthew Davis
Block 11708, Lot 4

WHEREAS, Matthew Davis is the owner of the land and premises located at 117 Indiana Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a front porch with a covered roof 17' from the front lot line instead of the required 30' for the property located upon Block 11708, Lot 4, as shown on the Official Map of the Township of Gloucester, located in a R3- 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 July 25, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Matthew Davis is the owner of the land and premises located at 117 Indiana Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11708, Lot 4, on the Official Tax Map of the Township of Gloucester, located in an R3- 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 an existing 8' x 8' porch and is replacing it with a 30' x 8' covered porch, roof 8' x 30' and is following the existing 17' front setback.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a porch 17' from the property line , the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 25th day of July, 2018, the applicant Matthew Davis is hereby granted the aforesaid variance for the property located upon Block 11708, Lot 4 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Mike Acevedo	Yes
Rich Rosetti	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin **Chairperson**

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Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182028C
Amber Galda
Block 21001, Lot 36

WHEREAS, Amber Galda is the owner of the land and premises located at 5 Spicebush Court 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 13' x 28'x 23' deck 15.5' from the rear lot line instead of the required 30' and 9.54' from the side lot line instead of the required 10' for the property located upon Block 21001, Lot 36, as shown on the Official Map of the Township of Gloucester, located in a R3- 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 July 25, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Amber Galda is the owner of the land and premises located at 5 Spicebush Court in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 21001, Lot 36, on the Official Tax Map of the Township of Gloucester, located in an R3- Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified the yard is not deep enough and has slopes that prevent placing the deck in any other location.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a deck 18' from the property line , the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 25th day of July, 2018, the applicant Amber Galda is hereby granted the aforesaid variances for the property located upon Block 21001, Lot 36 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

Mike Acevedo	Yes
Rich Rosetti	Yes
Arlene Chiumento	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 8th day of August, 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
Dept. of Community Development & Planning

RE: **APPLICATION #052027C**
Brian Long
220 Wilson Avenue
BLOCK 2202, LOT 4

DATE: July 10, 2018

The Applicant requests variance approval to relocate an existing 15' x 22.5' private garage 16.7 feet from the property line along Fourth Avenue as indicated on the attached sketch.

I. ZONING INFORMATION

R-4 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	6,250 sf.	10,000 sf	yes
Minimum lot frontage Wilson Avenue Fourth Avenue	 50 ft. 50 ft.	 100 ft. 100 ft.	 yes yes
Minimum lot depth	100 ft.	100 ft.	yes
Maximum building coverage	35%	±15.7%[1]	yes
Maximum lot coverage	65%	±26.3%[1]	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (dwelling) Wilson Avenue Fourth Avenue	 20 ft. 20 ft.	 16.7 ft. 21 ft.	 enc yes
Side yard (dwelling)	10 ft.	±37 ft.	yes
Rear yard (dwelling)	20 ft.	±53 ft.[1]	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.

§422.H, PRIVATE GARAGES			
Area (Max.)	**800 sf**	**337.5 sf**	**yes**
Less than area of principal building	< ±1,084 sf[1]	337.5 sf	yes
Stories (max.)	1	1	yes
Number of garages (max.)	1	1	Yes
Front yard (min.) Wilson Avenue	N.P.	±71 ft.	yes
Front Avenue	**N.P.**	**16.7 ft.**	**no***
Side yard (min.)	10 ft.	±60.8 ft.	yes / yes
Rear yard (min.)	10 ft.	±10 ft.[1]	yes
Side wall height (max.)	**9 ft.**	**n/p**	**---**
Garage height (max.)	14 ft.	13 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 requires the following variances from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

§422.H, Private Garages

1. Front yard: (16.7 ft. provided v. Not permitted).

The Applicant must provide the side wall height to determine if a variance is required.

2. Side wall height: (not provided v. 9 ft. maximum allowed).

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

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

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)).

4. 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 422.H, Private Garages to permit a detached private garage sixteen and seven tenths (16.7) feet from the front property line along Fourth Avenue (Not Permitted in front yard).

IV. RECOMMENDATIONS

1. The Applicant shall address the underlined comments.

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: Brian Long
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 №.: #18027C

Taxes Paid Yes/No Yes (Initial) [illegible]

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 160.00 Project # 12420

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

Escr. 150.00 Escr.# 12420

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Brian Long	Name(s): Catherine J Martin + Brian Long
Address: 220 Wilson Ave a/k/a 4th Ave	Address: 220 Wilson a/k/a 4th Ave
City: Glendora	City: Glendora
State, Zip: NJ 08029	State, Zip: NJ 08029
Phone: 856 577-2256 Fax: (___) ___-____	Phone: 856 577-2256 Fax: (___) ___-____
Email: LongsAutomotive1098@gmail.com	

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

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

RECEIVED JUN 27 2018 BY: _____

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Self-prepared	Name:
Address:	Address:
Profession:	Profession:
City:	City:
State, Zip:	State, Zip:
Phone:(__)__-__ Fax:(__)__-__	Phone:(__)__-__ Fax:(__)__-__
Email:	Email:

7. Location of Property:

Street Address: 220 Wilson a/k/a 4th ave. Block(s): 2202

Tract Area: Lot(s): 4

8. Land Use:

Existing Land Use: SFD (WOOD frame) Height 13'

see attached

Proposed Land Use (Describe Application): garage - Must be 20' from P.L. previous Variance approval #052107C for a 10' setback (requ a 2.5' setback, higher than 6') Garage Even with Front of House 16.70" Set Back. Garage ~~22'½ x 12~~. 22.5 X 15

SHED - SIZE 12x12 & MOVING SETBACKS are OK per APASA

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

Garage / Fence

All Applications	Proposed
Front setback 1 ✓	16.70
Front setback 2 ✓	2.5'
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 - wilson	2.5'
Setback from E.O.P.*2	
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 22½ x 15	337.5 Sq. Ft.
Garage height	13'
Number of garages (Include attached garage if applicable)	1
Number of stories	1

16.70 setback

existing garage moved to flush w/ house.

Shed Requirements

Shed area	Being moved
Shed height	
Setback from R.O.W.1	
Setback from R.O.W.2	all s/b meet ba
Setback from property line 1	ok
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: 6/17/18

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).**

6/13/18
Date

Signature

Brian Long
Print Name

Sworn and Subscribed to before me this

13th day of June,

2018 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

Brian Long
Print Name

6/13/18
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 09/04, shows and discloses the premises in its entirety, described as Block 2902 Lot 3, 4, 5 + 6; 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:

Brian Long 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 13th day of June,
2018 before the following authority.

Notary public **VANESSA S. GONZALEZ**
Notary Public
State of New Jersey
My Commission Expires November 24, 2020

RESOLUTION OF FINDINGS AND CONCLUSIONS

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

RECEIVED
JUN 27 2018
BY:

APPLICATION #052107C
JASON CAPEHART & CATHERINE MARTIN
Block 2202, Lot(s) 4

WHEREAS, Jason Capehart & Catherine Martin, are the record owners of the property located at 220 Wilson Ave. in the Glendora 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 6' high fence zero (0) feet from the property line along Wilson Avenue where 40 feet is required and 16.9 feet from the property line along 4th Avenue where 40 feet is required, for the property located upon Block 2202, Lot 4, as shown on the Official Map of the Township of Gloucester, located in an R4 Zone, said application being represented Albert Olizi, Jr., Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on Sept. 8, 2005 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon:

1. The applicants, Jason Capehart & Catherine Martin, are the record owners of property located at 220 Wilson Ave., in the Glendora section of Gloucester Township, New Jersey, as shown on Block 2202, Lot 4, on the Official Tax Map of the Township of

Gloucester, located in an R4 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 applicants testified that they were seeking a "C" variance to permit a 6' high fence zero (0) feet from the property line along Wilson Avenue where 40 feet is required and 16.9 feet from the property line along 4th Avenue where 40 feet is required.

5. The applicant submitted a survey prepared by Steven R. Kelly dated 06/09/04 showing the location of the existing structures on the property as well as the proposed fence and was admitted into evidence as Exhibit "A".

6. The applicant testified that the 6' high fence was needed for the safety of their children. They indicated that the corner is too busy and they did not feel there would be a sight problem.

7. After some discussion with the Board, the Board expressed concern that the zero foot setback may affect the sight triangle. Again, after discussing this matter with the Board, the applicant amended their application to allow for a 10 foot setback from the property line along Wilson Avenue.

8. There were no objections to the request for the variance presented at the hearing.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6 foot high fence with a 10 foot setback from the property line along Wilson

Avenue and 16.9 feet from 4th Avenue, the Board voted seven (7) in favor, zero (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; 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 8th day of September 2005 that the applicants, Jason Capehart & Catherine Martin, are hereby granted the aforesaid variances for the property located upon Block 2202, Lot 4, as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

ROLL CALL:

Harry Landis	Yes
Robert Richards	Yes
George Marks	Yes
John Fuscellaro	Yes
Ken Fabricus	Yes
Frank Simiriglia	Yes
Derrick Evans	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Harry Landis
Chairperson

I, Ed Sayers, 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 September 22, 2005.

Edward W. Sayers
Ed Sayers, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
63 Warwick Rd.
Stratford, New Jersey 08084

4-12-18 came in Prop.

ZONING PERMIT DENIED

220 WILSON AVE
Block/Lot 2202/4

Applicant
MARTIN CATHERINE J & LONG BRIAN
220 WILSON AVENUE
GLENDORA NJ 08029

Real Estate Owner
MARTIN CATHERINE J & LONG BRIAN
220 WILSON AVENUE
GLENDORA NJ 08029

Zone
R4

This is to certify that the above-named applied for a permit to/authorization for
a proposed 22.5'X15' garage, 12'X12' shed, and 6' vinyl fence.. This application for approval is hereby denied

Application is
Denied

Comments on Decision:
Variance required for fence location and garage location 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
March 29, 2018

Applic No. 12114

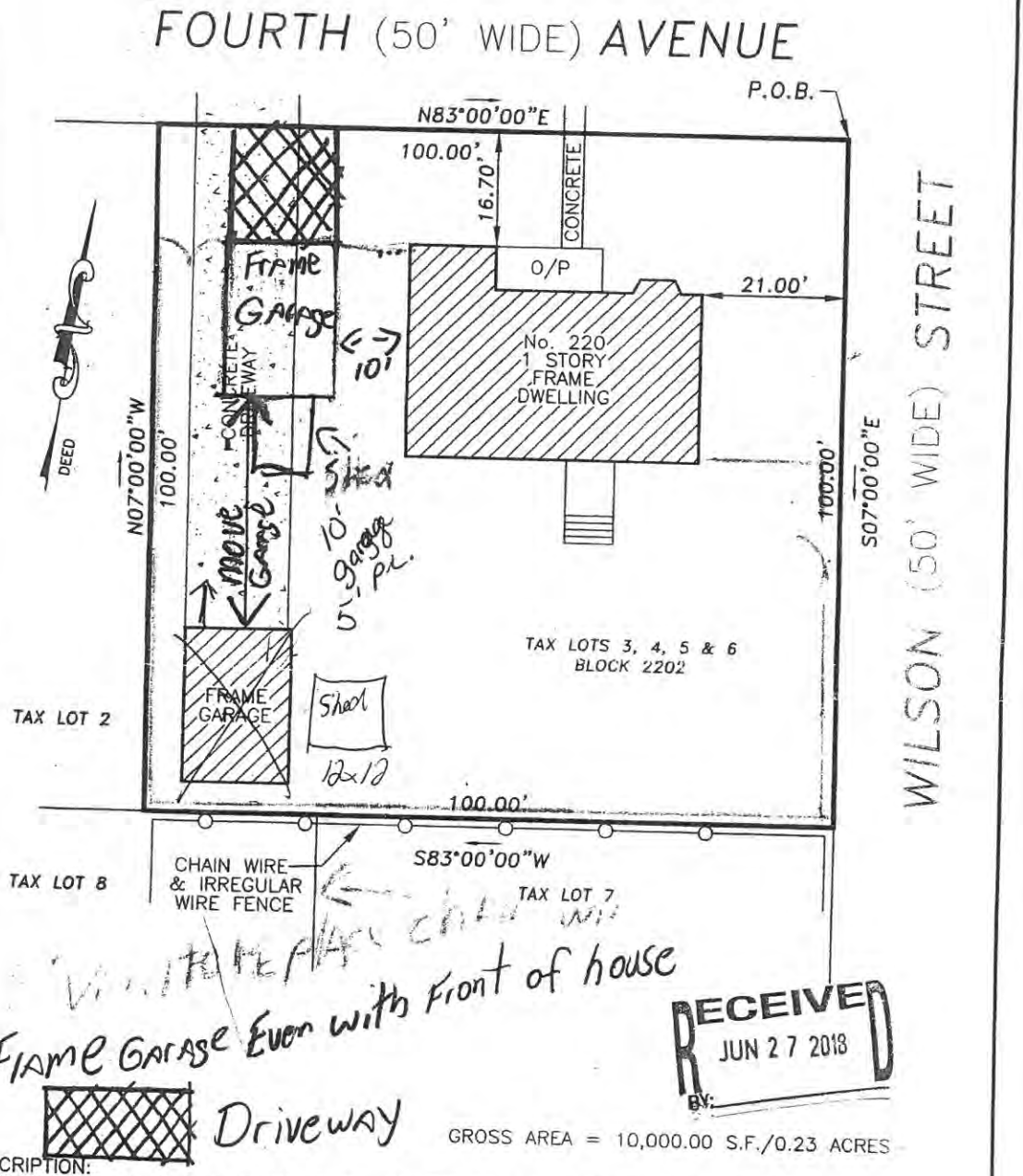
Cut Here

RECEIVED
JUN 27 2018
BY:

Deliver to...

MARTIN CATHERINE J & LONG BRIAN
220 WILSON AVENUE
GLENDORA NJ 08029

PROPERTY CORNERS, SERVICE WALKS, CURB, OVERHEAD WIRES, NOT ENCROACHING, AREA AND DESCRIPTION ARE OMITTED BY CONTRACTUAL AGREEMENT. BUYER MAY ORDER PROPERTY MARKERS AT A COST OF $60 PER CORNER WITHIN 90 DAYS OF THE DATE OF THIS SURVEY. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS SURVEY SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF STEVEN R. KELLY, P.L.S. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON THE RECEIPT OF AN UPDATED TITLE REPORT. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. THIS SURVEY IS BASED ON SURVEY CONTROL FOUND AT THE TIME OF THE SURVEY. THIS SURVEY IS A RETRACEMENT OF A DEED DESCRIPTION PROVIDED BY OUR CLIENT AND DOES NOT DENOTE OWNERSHIP.



RECEIVED
JUN 27 2018
BY:

GROSS AREA = 10,000.00 S.F./0.23 ACRES

DESCRIPTION:
BEING LOTS 3, 4, 5 & 6, BLOCK 2202, ON THE TOWNSHIP OF GLOUCESTER TAX MAP.

THE UNDERSIGNED LICENSED SURVEYOR (L.S.) HEREBY DECLARES TO, AND SOLELY FOR THE BENEFIT OF,
JASON D. CAPEHART, SR. & CATHERINE J. MARTIN;
MUTUAL TITLE AGENCY & FIRST AMERICAN TITLE INSURANCE COMPANY;
LIBERTY ONE FINANCIAL, INC.
ITS SUCCESSORS AND/OR ASSIGNS,
AS THEIR INTEREST MAY APPEAR.

THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES SHOWING, AS OF THE DATE OF THIS CERTIFICATE, THE LOCATION OF ALL BUILDINGS, EASEMENTS, OR SERVITUDES APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE ABOVE NAMED PERSON OR PERSONS FOR WHOSE BENEFIT IT HAS BEEN PREPARED AND EMBOSSED WITH AN IMPRESSION SEAL. COPIES OF THIS PLAN WITHOUT IMPRESSION SEAL AND SIGNATURE IN RED INK ARE FOR MERE CONVENIENCE OF REFERENCE ONLY.

6/10/04

LICENSED LAND SURVEYOR No. 22[illegible]

STEVEN R. KELLY, P.L.S.

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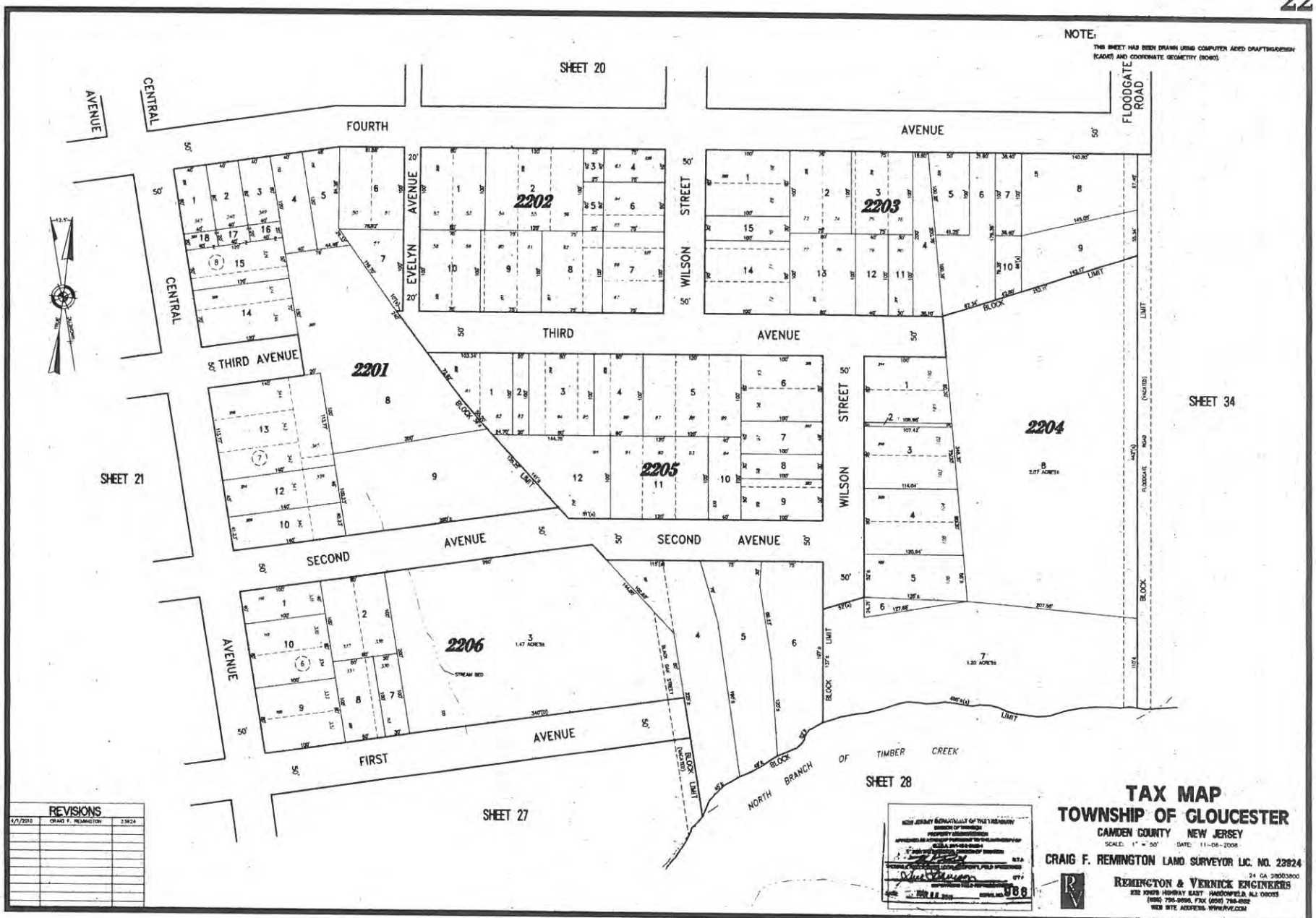
NOTES. 1. NOT TO BE USED FOR CONSTRUCTION.
2. NOT TO BE USED WITH A SURVEY AFFIDAVIT.

KELLY
STEVEN R. KELLY, PROFESSIONAL LAND SURVEYOR
P.O. BOX 51, HADDONFIELD, N.J. 08033
PHONE (800) 433-0384

MAP SHOWING SURVEY SITUATE IN
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN, N.J.
No. 220 WILSON STREET

DATE	SCALE	DRAWN	CHKD	JOB No.
6/09/04	1"=20'	PS	SK	2004465


NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).
SHEET 20
SHEET 21
SHEET 27
SHEET 28
SHEET 34
FOURTH AVENUE
THIRD AVENUE
SECOND AVENUE
FIRST AVENUE
CENTRAL AVENUE
EVELYN AVENUE
WILSON STREET
FLOODGATE ROAD
2201
2202
2203
2204
2205
2206
STREAM BED
BLOCK LIMIT
NORTH BRANCH OF TIMBER CREEK
REVISIONS
4/1/2010 CRAIG F. REMINGTON 23924
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 50' DATE: 11-06-2008
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
24 GA 28003800
REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595 FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

Name: Martin, Catherine J & Long Brian

Address: 220 Wilson Ave

Block: 2202 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 27 2018
BY:

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

Printed on recycled paper

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

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 3 - 2018
BY:

Re: Application #182027C
Brian Long
220 Wilson (4th) Avenue, Glendora, NJ 08029
Block 2202, 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

RECEIVED
JUN 28 2018
BY:

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 27, 2018

APPLICATION No. #182027C

APPLICANT: Brian Long

PROJECT No. 12420

BLOCK(S): 2202 LOT(S): 4

LOCATION: 220 Wilson (4th) Ave., Glendora, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by July 7, 2018***

☐ For Your Files.

Move garage + shed

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

6/27/18

Bin# 62

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 27, 2018

APPLICATION No. #182027C

APPLICANT: Brian Long

PROJECT No. 12420

BLOCK(S): 2202 LOT(S): 4

LOCATION: 220 Wilson (4th) Ave., Glendora, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

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

Please Forward Report by July 7, 2018

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- ☐ 1 Copy - Amended Site Plan
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- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

RECEIVED
JUN 28 2018
BY

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

OK 6.28.18 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 #172026C**
P & R Properties and design, LLC
11 East Batten Avenue
BLOCK 6602, LOT 14

DATE: July 23, 2018

The above application is for an 8' x 19' 6" covered front porch and a 23' 7"' x 30' 6"' second floor addition within 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	12,500 sf	yes
Minimum lot frontage	75 ft.	100 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±11.8%[1]	yes
Maximum lot coverage	40%	±16.8%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (porch)	**30 ft.**	**9.67 ft.**	**no***
Front yard (second story addition)	30 ft.	±42 ft.	yes
Side yard (porch)	10 ft.	±57 ft. / ±23 ft.	yes / yes
Side yard (second story addition)	10 ft.	55.05 ft. / 20.65 ft.	yes / yes
Rear yard (second story addition)	30 ft.	±52 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	±29 ft[1].	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: (9.67 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 nine and sixty seven hundredths (9.67) feet from the front property 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: P & R Properties and Design, LLC
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 №: #182026C

Taxes Paid Yes/No DMB (Initial)

☐ Planning Board ✓ Zoning Board of Adjustment

Fees 1600 Project # 12419

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

Escr. 1500 Escr.# 12419

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: P&R Properties and Design, LLC	Name(s): P&R Properties and Design, LLC
Address: 100 Wood Thrush Drive	100 Wood Thrush Drive
	Address: 100 Wood Thrush Drive
City: Erial	City: Erial
State, Zip: NJ 08081	State, Zip: NJ 08081
Phone: 6096028721 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: stephen@PRProperydesign.com	

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

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

RECEIVED JUN 27 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: David A. Thatcher, Esq.	Firm: Thatcher Passarella, P.C.
Address: 128 Ganttown Road	State, Zip: NJ 08012
City: Turnersville	Phone: 8562323270 Fax: 8562327818
	Email: dthatcher@thatcherpassarella.com

6. Name of Persons Preparing Plans and Reports:

Name: Walter H.MacNamara Associates	Name: Zobel Architects
Address: 813 Haddon Avenue	Address: 218 Hawthorne Drive
Profession: Surveyor	Profession: Architect
City: Collingswood	City: Haddonfield
State, Zip: NJ 08108	State, Zip: NJ 08033
Phone: (8568545229 Fax: (___) ___-____	Phone: 6102250290 Fax: (___) ___-____
Email:	Email:

7. Location of Property:

Street Address: 11 East Batten Avenue Block(s): 6602

Tract Area: Lot(s): 14

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): Red-Section 8 of Application

Renovation of existing home in include:

1. Front porch to be reconstructed with framed decking.

2. Second floor of house to be extended to existing first floor footprint.

See attached statement for further details.

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. None

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. None

8. Land Use:

Proposed Land Use (Describe application):

The Applicant, P&R Properties and Design, LLC is the owner of property located at 11 East Batten Avenue, Blackwood, New Jersey. The Applicant intends to renovate and improve the dwelling and grounds of the property for resale. The Applicant seeks approval for "C" variances in connection with front yard setback for a pre-existing front porch which is 9.67 feet from the front property line where 30 feet is required. Applicant intends to rebuild the front porch within the pre-existing footprint and will not further expand beyond the existing dimension of the front yard setback.

Applicant also seeks a "C" Variance for the expansion of the second floor. Currently, the dwelling is a two story building in the front section of the dwelling and a one story building in the rear. The Applicant intends to expand the second floor to the rear of the building line to the existing footprint. The Applicant seeks variance approval for the second floor area since the front of the building is 17.64' feet from the property line when 30 feet is required.

Applicant also seeks any and all other variances and/or approvals that may be necessary or required in connection with this application.

Donna Barrett

From: dthatcher@thatcherpassarella.com
Sent: Wednesday, June 27, 2018 10:13 AM
To: Donna Barrett
Subject: RE: P & R Properties Variance

Thanks Donna.

The porch is going to be open porch with a railing around the perimeter and a roof over top.

The porch dimensions are 19.5 feet wide by 8 feet deep.

The dimension on the expansion of the second floor is 23 feet 7 inches wide by 30 feet 6 inches deep.

Please let me know if you need anything further from me in order to complete this application.

Thanks.

David A. Thatcher, Esq.
Thatcher Passarella, PC
128 Ganttown Road
Turnersville, NJ 08012
856-232-3270
dthatcher@thatcherpassarella.com

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	Front porch 9.67 pre-existing	Setback from E.O.P.*1	
Front setback 2		Setback from E.O.P.*2	
Rear setback	Front Wall of House 17 feet pre-existing	Fence type	
Side setback 1		Fence height	
Side setback 2		*E.O.P. = Edge Of Pavement.	
Lot frontage		**Pool Requirements**	
Lot depth		Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height 2nd Flr Addition 23.1" x 30.6" OPEN PORCH & ROOF 19.5" x 8'		Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	

Garage Application		Shed Requirements	
Garage Area		Shed area	
Garage height		Shed height	
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		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

6/26/18
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).**

6/20/2018
Date

Signature

Stephen Pittman, Member
Print Name

Sworn and Subscribed to before me this 20th day of June, 2018 (Year).

Ruth A. Durning
Signature

Ruth A. Durning
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

6/20/18
Date

Stephen Pittman, Member
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 4/19,2018, shows and discloses the premises in its entirety, described as Block 6602 Lot 14; 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:

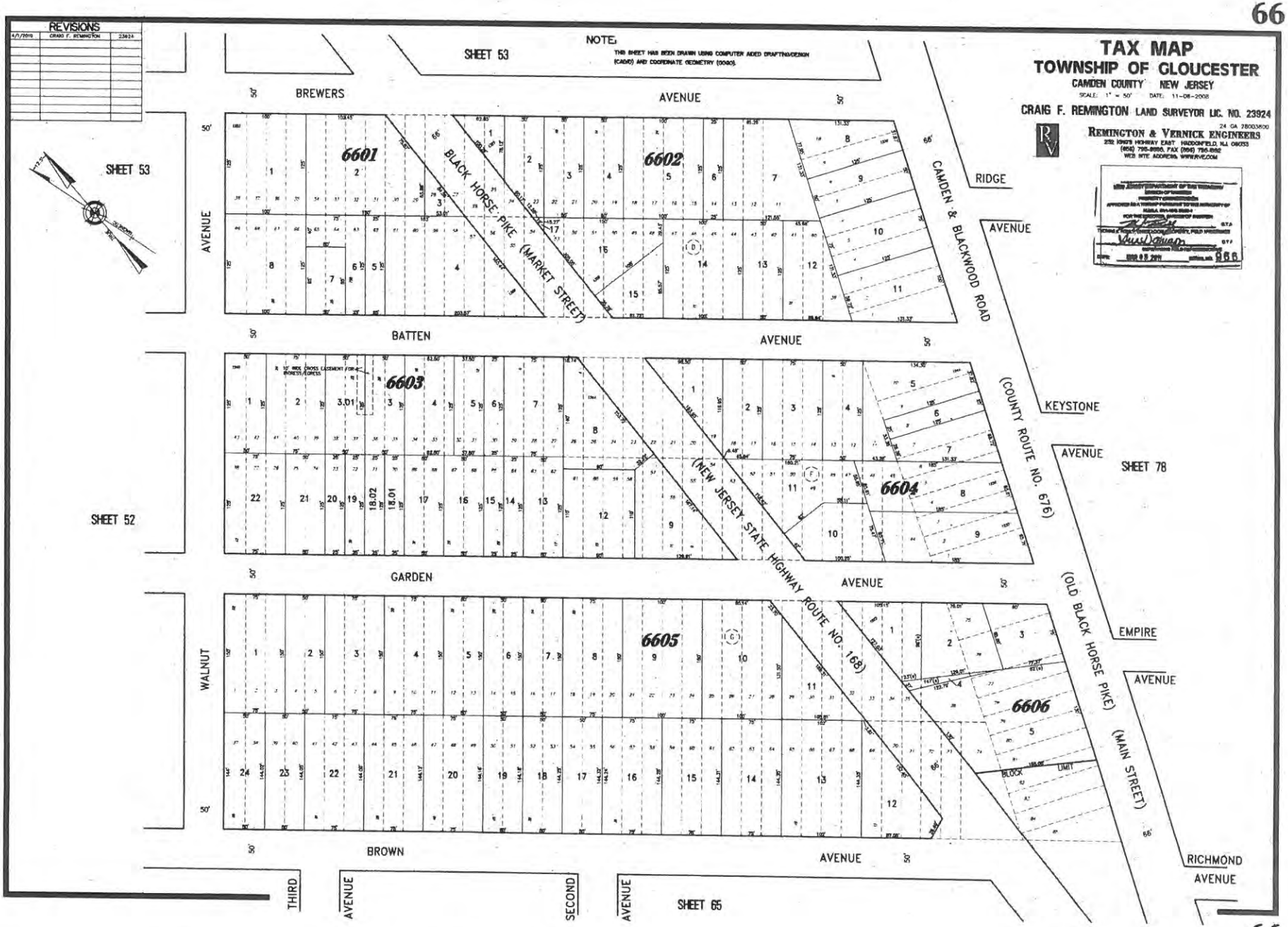
Stephen Pittman of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

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

Ruth A Durning
Notary public

RUTH A DURNING
ID # 2334576
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires September 16, 2020


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" = 50' DATE: 11-08-2008
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS
SHEET 53
SHEET 52
SHEET 78
SHEET 65
BREWERS AVENUE
BATTEN AVENUE
GARDEN AVENUE
BROWN AVENUE
WALNUT AVENUE
THIRD AVENUE
SECOND AVENUE
RIDGE AVENUE
KEYSTONE AVENUE
EMPIRE AVENUE
RICHMOND AVENUE
CAMDEN & BLACKWOOD ROAD (COUNTY ROUTE NO. 676)
BLACK HORSE PIKE (MARKET STREET)
NEW JERSEY STATE HIGHWAY ROUTE NO. 168
(OLD BLACK HORSE PIKE) (MAIN STREET)
6601
6602
6603
6604
6605
6606

66

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

RECEIVED
JUN 27 2018
BY:

To Whom It May Concern:

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

Name: P&R Properties and Design LLC

Address: 11 E. Batten Ave

Block: 6602 Lot: 14

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

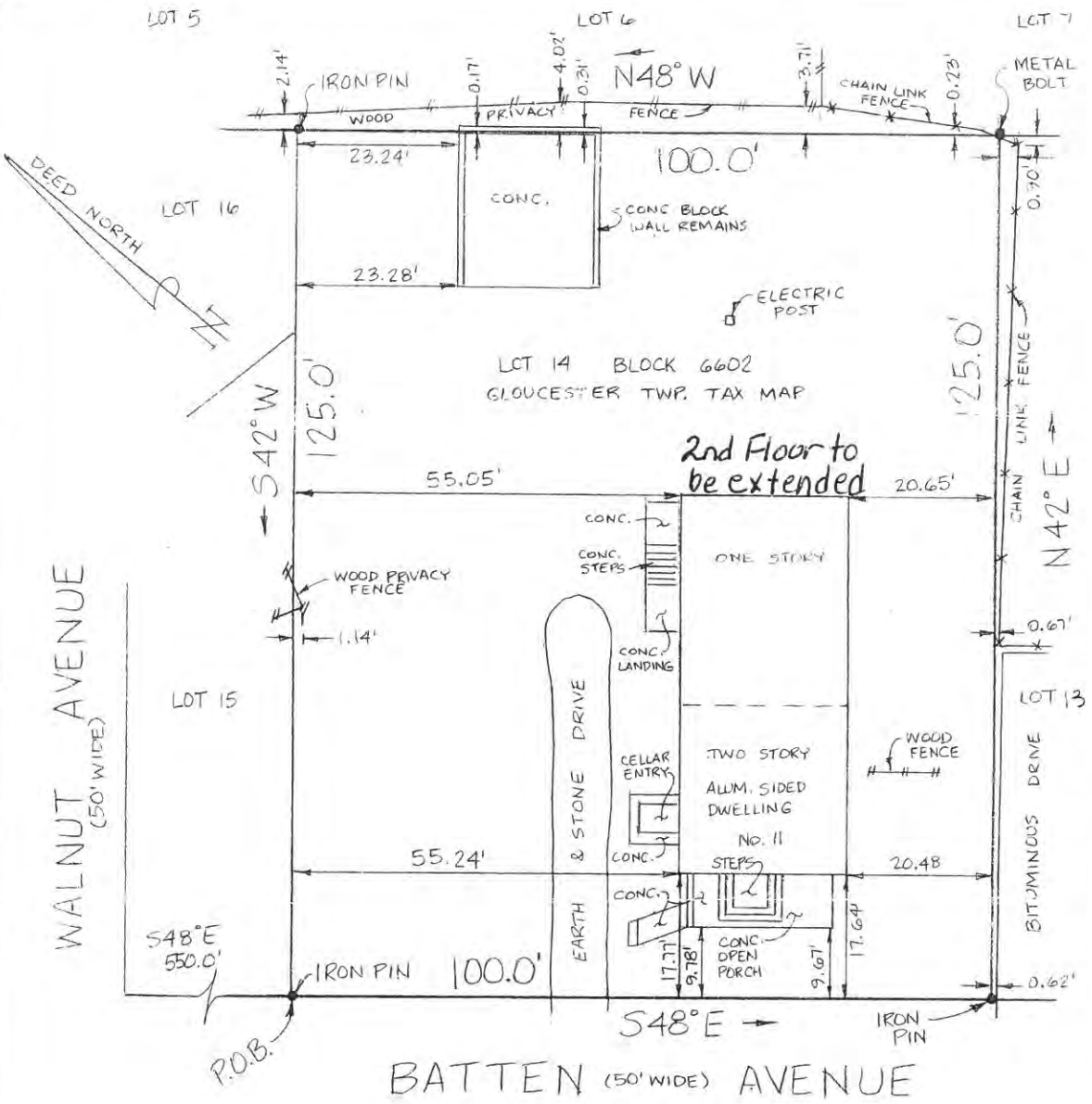
Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

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



RECEIVED
JUN 27 2018
BY:

P&R PROPERTIES AND DESIGN

TO _____
any Insuror of Title relying hereon and any other party in interest:

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 insuror of title to insure the title to the lands and premises shown thereon. Responsibility limited to current transaction.

Richard S. Humphries

RICHARD S. HUMPHRIES
P.L.S. N.J. LIC. 34859
DATE OF SURVEY APRIL 19, 2018

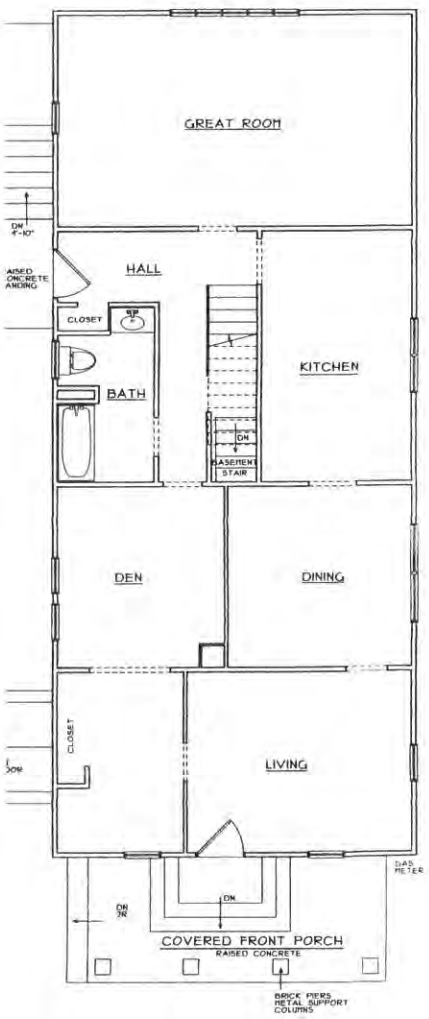
Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
Certificate of Authorization 24GA28052300
813 Haddon Ave., Collingswood, NJ 08108
856-854-5229

Survey of Premises

No. 11 E. BATTEN AVE.
GLOUCESTER TOWNSHIP

CAMDEN **Co. New Jersey**
Scale — 1" = 20'

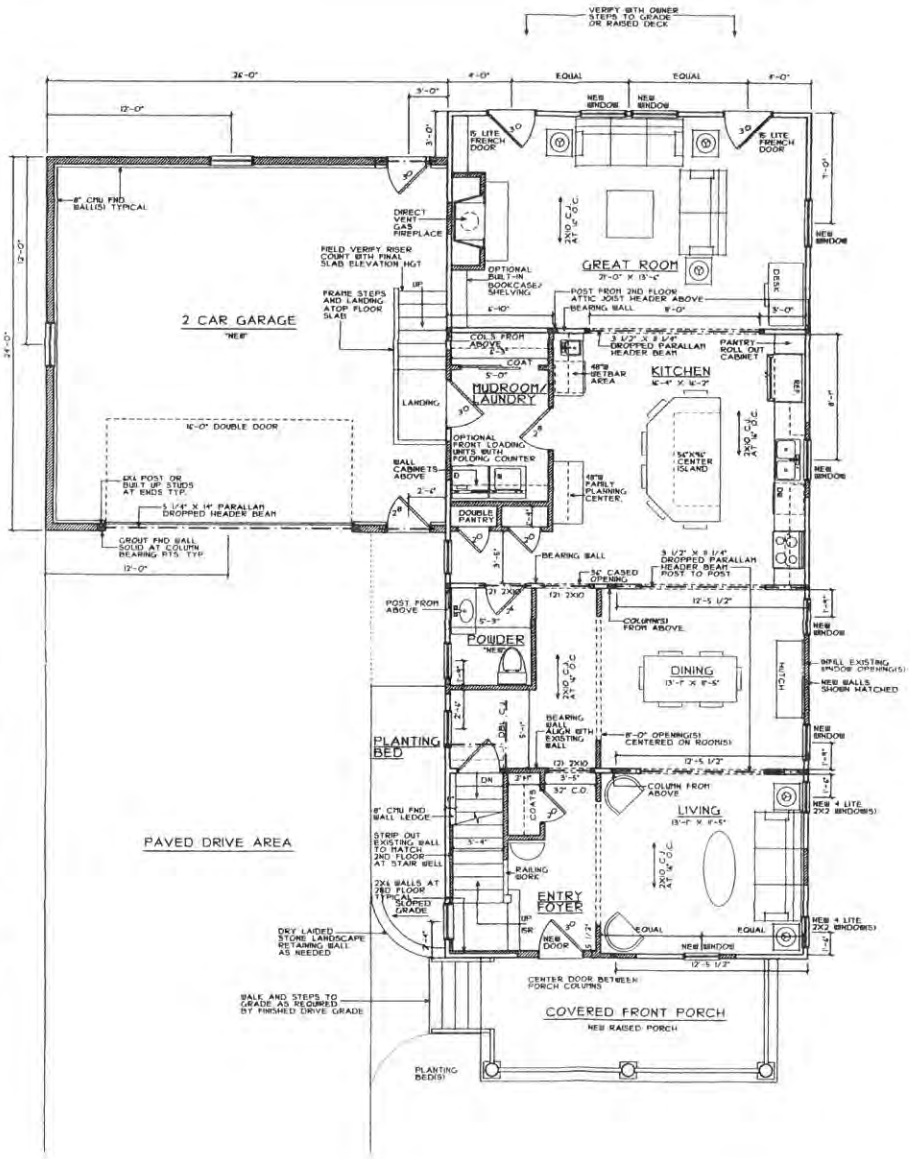
467-2



FIRST FLOOR PLAN - EXISTING

SCALE: 1/4"=1'-0"

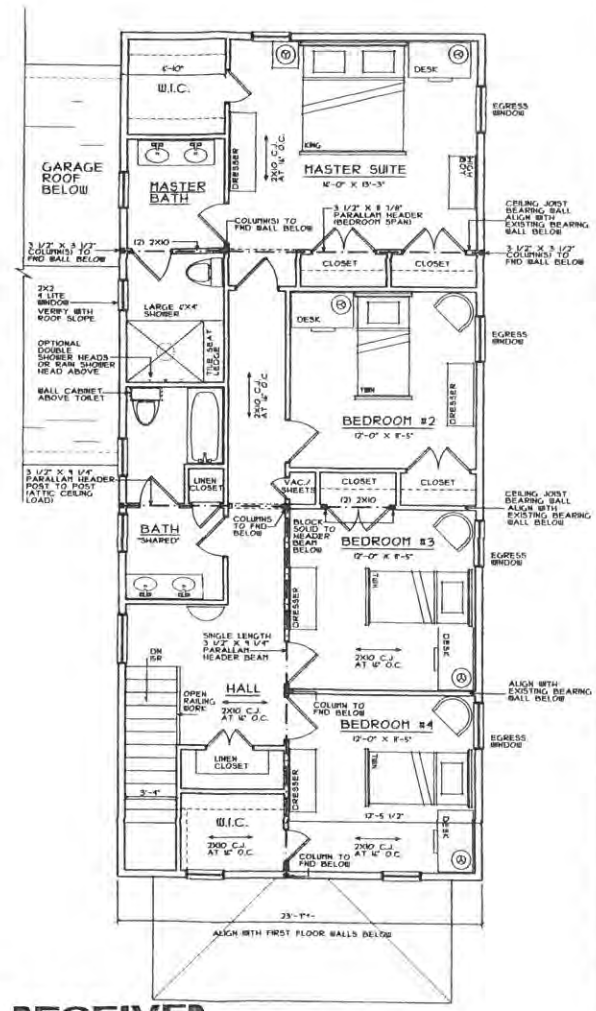
"EXISTING LAYOUT"



FIRST FLOOR PLAN - REMODEL

SCALE: 1/4"=1'-0"

"PROPOSED REMODEL AND NEW GARAGE ADDITION"



RECEIVED
JUN 27 2018
BY:

SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

P & R PROPERTIES AND DESIGN

STEPHAN PITMAN
CELL 609-602-8721

PROJECT ADDRESS -
11 EAST BATTEN AVENUE
BLACKWOOD, NEW JERSEY 08012

REMODEL FLOOR PLAN(S)

ZOBEL ARCHITECTS - BUILDERS INC.

JUNE 2018 ©
DRAWN BY:

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 #182026C
P&R Properties & Design, LLC
11 E. Batten Avenue, Blackwood, NJ 08012
Block 6602, Lot 14

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

Blk# 63

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 27, 2018 **APPLICATION No. #182026C**

APPLICANT: P & R Properties & Design, LLC **PROJECT No. 12419**

BLOCK(S): 6602 LOT(S): 14

LOCATION: 11 E BATTEN 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.
- ☐ For Your Files.

Please Forward Report by July 7, 2018

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

OK 6-28-18 JLG Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 27, 2018 **APPLICATION No. #182026C**

APPLICANT: P & R Properties & Design, LLC **PROJECT No. 12419**

BLOCK(S): 6602 LOT(S): 14

LOCATION: 11 E BATTEN 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 7, 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 28 2018
BY:

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

ISSUE: My records show old detached garage - prob the concrete walls shown on survey

PLEASE ADVISE WHY CONCRETE WALLS ARE REMAINING ON REAR OF PROP - what purpose?

Signature

Assessor 6/27/18

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 27, 2018 **APPLICATION No.** #182026C

APPLICANT: P & R Properties & Design, LLC **PROJECT No.** 12419

BLOCK(S): 6602 **LOT(S):** 14

LOCATION: 11 E BATTEN 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.
- ☐ For Your Files.

Please Forward Report by July 7, 2018

RECEIVED
JUL 11 2018
BY:

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
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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

REVIEWED
☒ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL
DATE: 7-12-18

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

no comment

Signature

EXISTING SECOND FLOOR TO FULL HEIGHT
DOOR. MATCH EXISTING FOOTPRINT AREA BELOW

REVISED	REMARKS
ISSUE DATE: 04	
DWG. NO.	

Thereon; responsibility limited to current transaction.

RICHARD S. HUMPHRIES
P.L.S. N.J. LIC. 34859
DATE OF SURVEY APRIL 19, 2018

NO. 11 E. BATTEN AVE.
GLOUCESTER TOWNSHIP

CAMDEN Co. New Jersey
Scale — 1" = 20' 467-2

856-854-5229

CHURCHILL

Churchill Consulting Engineers
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-809-4250 Fax 856-767-0272
E-mail jmellett@churchillengineers.com

July 24, 2018

Mr. Kenneth D. Lechner, PP, AICP
Department of Community Development and Planning
Gloucester Township
Chews Landing Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012

Re: Dr. Mem, LLC
Bulk "C" Variance, Use "D" Variance & Site Plan Waiver
Block 13102, Lots 18, 19.01, 19.02 & 20
1271 Little Gloucester Road, Clementon
Gloucester Township, Camden County
Gloucester Application #182030CDSPW
Our File No.: GX18004-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. A copy of a Township of Gloucester Zoning Board Transmittal dated July 2, 2018;

B. A copy of a Township of Gloucester Land Development Application for Bulk "C" Variance, Use "D" Variance and Site Plan Waiver;

C. A copy of "Plan of Survey" Block 13102, Lots 18, 19.01, 19.02 & 20 prepared by Consulting Engineer services dated December 18, 2017;

D. A copy of "Use Variance Plan" Block 13102, Lots 18, 19.01, 19.02 & 20 prepared by Consulting Engineer services dated June 6, 2018;

We have reviewed the application and offer the following comments:

I. Project Description

1. The project site fronts on the westerly side of Chews Landing-Gloucester Road (C.R. 759), north of Mechanicsville-Erial Road-Brooklyn Road (C.R. 706).

2. The property contains a one-story masonry industrial type building, parking lot and other associated site improvements.

3. The site is identified as Block 13102, Lots 18, 19.01, 19.02 & 20, and is approximately 8.585 acres as indicated on the Plan of Survey.

4. The tract has approximately 775.75 feet of frontage along Chews landing – Gloucester Road.

5. It appears that the site is currently being occupied by "Pump It Up" youth recreation, "Auto Parts International" retail auto parts & "Aqua Treat" water treatment.

6. The applicant is proposing a plastic extrusion operation, TLC Products, which would occupy the balance of the building.

7. The applicant is proposing parking lot striping to create additional parking.

II. Bulk and Use Variance

1. The property is located within the Neighborhood Commercial (NC) Zoning District.

2. The purpose of the NC - Neighborhood Commercial district is to provide for the development of neighborhood shopping centers, individual retail uses and office facilities which provide for personal services primarily to nearby neighborhoods.

3. An Industrial business with a use specific to TLC Products plastic extrusion is not listed as a permitted principal or conditional use in the zone. The applicant is therefore seeking a use variance.

4. The applicant should indicate what other business will continue to operate at the site.

5. The applicant should describe typical operations for the proposed business and any potential effects, e.g., noise, smell, traffic, etc.

6. The applicant should discuss any material storage, loading or large deliveries typically associated with this type of operation.

7. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.

8. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the

intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.

9. Bulk variances for existing site improvements are indicated on the application. We defer review of conformance with the area, yard and bulk requirements of the Ordinance to your office.

III. Site Plan Waiver

1. The applicant is requesting a Site Plan Waiver along with the associated submission requirements for this project. The Board may wish to consider the waiver; however the following items should be addressed:

   a. The existing sidewalk along the frontage of the site is in poor condition. Additionally, there are no handicap accessible ramps at the driveways.

   b. The existing parking area and striping is in poor condition.

   c. There are currently three access driveways onto Chews Landing-Gloucester Road that don't appear to meet the requirements of Section 510.K of the Land Use Ordinance.

   d. It appears that the existing trees on site need to be trimmed to accommodate pedestrian and vehicle movements.

   e. The applicant should address noise, dust or any other potential nuisances associated with the proposed use.

   f. The applicant should address existing/proposed signage.

   g. The applicant should address on site storage, loading/truck movements associated with the proposed use.

   h. The applicant should address existing and any proposed lighting.

2. The applicant should address the parking adequacy of the site. The applicant indicates that there will be a total of 119 parking provided where 137 spaces are required. The adequacy of the proposed parking should be addressed.

3. The applicant is proposing some additional parking lot striping and curb relocation to accommodate a proposed monuments sign. Details associated with this development are not included on the plans.

4. We defer review of the handicap accessible parking spaces and the barrier free access to the Construction Official.

5. The subject site occupies four existing lots (Lots 18, 19.01, 19.02 & 20). We would recommend that an all-inclusive deed be filed for the site.

Based on the above comments regarding site conditions, parking, vehicle & truck circulation, loading, etc. the Board may wish to consider the requirement for the submittal of a Site Plan application.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to the New Jersey Department of Transportation, Gloucester Township Municipal Utilities Authority, Camden County Conservation District, Aqua New Jersey, Inc./New Jersey American Water, etc.

Please contact me if you have any questions or require additional information.

Very truly yours,
Churchill Consulting Engineers

James J. Mellett, P.E., C.F.M.
Associate

JJM:tb:jm
C: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)
Mr. Charles Chang, Applicant (via email & mail)
Mr. Dennis L. Riley, Esq. (via email)
Consulting Engineer Services (via email)
Mr. Lance B. Landgraf, Professional Planner (via email)
Mr. Timothy Bonjean (via email)

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #182030CDSPW***
Dr. MEM, LLC
BLOCK 13102, LOT 18, 19.01, 19.02 and 20

DATE: July 23, 2018

The Applicant requests use variance approval for a proposed "plastic extrusion operation" and "balance of the building may be uses for operation or other permitted uses, may rent space in the future" within the NC – Neighborhood Commercial District. The project is located on the west side of Little Gloucester Road north of Erial Road.

Applicant:	Dr. MEM. LLC, 55 Westview road, Wayne, NJ 07470 (telephone #201-681-8888).
Owner:	Charles Chang, 55 Westview road, Wayne, NJ 07470 (telephone #201-681-8888).
Engineer:	Jay F. Sims. PE, Consulting Engineer Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).
Planner:	Lance B. Landgraf, PP, AICP, 9 S. Harvard Avenue, Ventnor, NJ 08406 (telephone #609-432-9024).
Attorney:	Dennis L. Riley, Esq., The Law Office of Dennis L. Riley, Esquire, 200 Golfview Drive, Blackwood, NJ 08012 (Telephone #856-232-3800).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 7/02/18.
2. Use Variance Plan, as prepared Consulting Engineer Services comprising one (1) sheet dated 6/06/18.
3. Plan of Survey, as prepared Consulting Engineer Services comprising one (1) sheet dated 12/18/17.

II. ZONING REVIEW

ZONE: NC – Neighborhood Commercial [§415].

Section 415.D. NC – Neighborhood Commercial District

Description	Other Uses	Proposed	Complies
Lot size (min.)	1 acre	8.585 acres	yes
Lot frontage (min.)	150 ft.	775.75 ft.	yes
Minimum lot depth (min.)	300 ft.	414.50 ft.	yes
Building coverage (max.)	15%	11%	yes
Lot Coverage (max.)	50%	31.3%	yes

Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	20 ft.	49.0 ft.	yes
Side yard (min.)	10 ft.	64.3 ft. / ±480 ft.[1]	yes / yes
Rear yard (min.)	25 ft.	147.3 ft.	yes
Building Height (max.)	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.

III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for Variance requirements.

The Applicant must provide the following omitted checklist items or request a waiver:

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

IV. VARIANCE COMMENTS

The Application as submitted requires the following variance from the NC – Neighborhood-Commercial District:

§415.B, Permitted Uses

1. A "plastic extrusion operation" and "balance of the building may be uses for operation or other permitted uses, may rent space in the future" is not a listed permitted use in the NC – Neighborhood Commercial District.
   a. Uses determined as not "inherently beneficial."
      i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare *(basis Medici v. BPR Co., 107 N.J. 1 (1987))*.
         1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
         2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
         3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

NEGATIVE CRITERIA

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

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

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

V. ZONING HISTORY AND MASTER PLAN CLASSIFICATION

The Township's records indicate the following Land Development Applications applicable to the subject property:

1. Application #79-10-8: Pestritto's Bakery – minor subdivision – Planning Board Approval on or about 12/06/79.
2. Application #83-11-2: Littlewood Executive Campus and Medical Center on Block 13102, Lot 19.01 – Planning Board Denial on or about 12/13/83.
3. Application #85-3-8: Pestritto's Foods, Inc. – Use variance, minor subdivision and site plan approval of Block 13102, Lot 20 – Zoning Board of Adjustment Approval on or about 5/09/85.
4. Application #86-9-4: Pestritto's American Maid Bakery, Inc. – use variance for addition - Zoning Board of Adjustment Approval on or about 10/23/86.
5. Application #SPmP-86-9-4: Pestritto's American Maid Bakery, Inc. site plan for addition - Zoning Board of Adjustment Approval on or about 10/23/86.
6. #87-3-5: Walter E. Klaus: Retail Garden Center on Block 13102, Lot 18 – Planning Board Denial on or about 3/22/88.
7. Application #88-12-4: Pestritto Foods, Inc. – use variance for addition - Zoning Board of Adjustment Approval on or about 7/27/89.
8. Application #002110D: Dr/MEM, LLC: use variance for Leak Detection Associates, Inc. Zoning Board of Adjustment Approval on or about 12/14/00.
9. Application #012077MSP: Dr. MEM, LLC: Minor Site Plan on Block 13102, Lots 18, 19.01, 19.02 and 20 - Zoning Board of Adjustment Approval on or about 4/11/02.
10. Application #062012D: Hoard Dardashti – use variance on Block 13102, Lots 18 and 19.01 for 100 – 120 unit Senior Living Assisted or Independent – WITHDRAWN.
11. Application #062031D: Robert Guarino – use variance for a Wholesale warehousing and distribution of Food – 24 hours with refrigerated trailers - - Zoning Board of Adjustment Denial on or about 5/11/06.

12. The following table provides a history of the zoning districts that are applicable to the property-in-question.

YEAR	ZONING DISTRICT
June 17, 1957	B – Residential (1 acre)
April 07. 1961	Industry
January 1978	Industry
August 1984 – April 1995	Industry
September 1999	GI – General Industry
December 10, 2002	RB – Restricted Business
January 23, 2003 – present	NC – Neighborhood Commercial

13. The following is a description of the Small Scale Business (B-2) Land Use Classification with the Master Plan, adopted June 29, 1999.

> "In contrast to the B-1 category, this land use would be a purely commercial district including both retail and office uses. It is intended for small neighborhood shopping centers, stand alone uses such as pharmacies and convenience stores, individual office buildings, gasoline service stations in appropriate locations and similar commercial uses. A floor area ratio of 0.15 and 0.20 is proposed."

IV. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

The Applicant must address the positive criteria including special reasons, standards of zoning, and the negative criteria applicable to the required variance for the following master plan and zoning issues.

1. Master Plan
    a. Consistency of the proposed use with the criteria of the B-1 Mixed Business/Residential land use classification of the master plan.
2. Zoning
    a. Consistency of the proposed use with the NC – Neighborhood Commercial District and character of the built environment.
3. Use Variance
    a. Suitability of the subject property to accommodate the following components of the proposed use:
        i. Use:
            1. The Applicant shall provide a description of the proposed use including but not limited to the following:
                a.) Hours of operation.
                b.) The number and type of vehicles to be stored and/or operated from the location.
                c.) Storage of materials.
                d.) Noise, odors, storage and waste disposal, ventilation, vibration, and other elements of §502, Performance Standards for All Uses.
            2. The Applicant shall provide testimony to address the existing uses and plans, if any, to rent additional floor space.

ii. Parking.
    1. The applicant shall address proposed parking for customers and vehicle deliveries for existing and proposed uses.

iii. Turning movements.
    1. The applicant shall address site access and turning movements of delivery vehicles.

iv. Lighting.
    1. The Applicant shall address lighting for the premises.

v. Stormwater Management.
    1. The rear yard of the subject premises is overgrown but a review of Township records indicate a drainage basin exists in the rear yard of Block 13102, Lot 19.02.
        a.) The Applicant should address the condition of the basin, existing stormwater patterns, and proposed rehabilitation of the basin, if required.

vi. The applicant should be required to record a Deed of Consolidation combining Block 13102, Lots 18, 19.01, 19.02 and 20 into one (1) lot as represented in the instant application.

4. Site Plan Waiver:

The Applicant requests a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

a. "The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."
    i. Site plan approval is recommended.
        1. Existing site conditions impact several ordinance required performance and design standards, as follows.
            a.) Application #002110D appears to have required removal of asphalt between the front curb and building between the entrance drives for proposed landscaped island.
                i. There is no landscaping in this area.
            b.) Application #012077MSP appears to have required several landscaped island and landscape berm to screen the parking fronting along Little Gloucester Road as per There is no lighting for the entrance and exit driveways as per §507, Landscaping.
                i. There is no landscaping in this area.
            c.) There is no lighting for the entrance and exit driveways as per §508, Lighting.

d.) Lighting of parking areas is not provided as per §508.F, Lighting.

e.) Off-Street Loading areas are not provided as per §509, Off Street Loading.

f.) Several sections of the parking area has holes and is in disrepair and should be rehabilitated as per §510, Pavement.

g.) Employee and customer parking areas and traffic circulation patterns for the existing and proposed use are not clearly delineated as per §510.I, Delineation.

h.) The existing trash enclosure comprising a vinyl fence enclosure is nonconforming and three (3) dumpster were observed outside of any enclosure as per §510.L, Refuse/Recyclable Storage Areas.

i.) A large section of the existing sidewalk along the parking area fronting Little Gloucester Road is elevated and damaged in addition to other sections that are spalling, elevated, and disrepair and need to be replaced as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.

j.) Handicapped ramps with truncated domes is required for the entrance drives as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.

V. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VI. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.
2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

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: Dr. MEM, LLC
Dennis L. Riley, Esq.
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 №.: #18203CDSPW

Taxes Paid Yes/No DMB (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]	☐ Planned Development [2]
☐ Minor Subdivision	☐ Interpretation [2]
☐ Preliminary Major Subdivision [2]	☐ Appeal of Administrative Officer's Decision
☐ Final Major Subdivision	☑ Bulk "C" Variance [2]
☐ Minor Site Plan	☑ Use "D" Variance [2]
☐ Preliminary Major Site Plan [2]	☑ Site Plan Waiver
☐ Final Major Site Plan	☐ Rezoning Request -
☐ Conditional Use Approval [2]	☐ Redevelopment Agreement
☐ General Development Plan [2]	☐ _____

RECEIVED 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? ☑ 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

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:

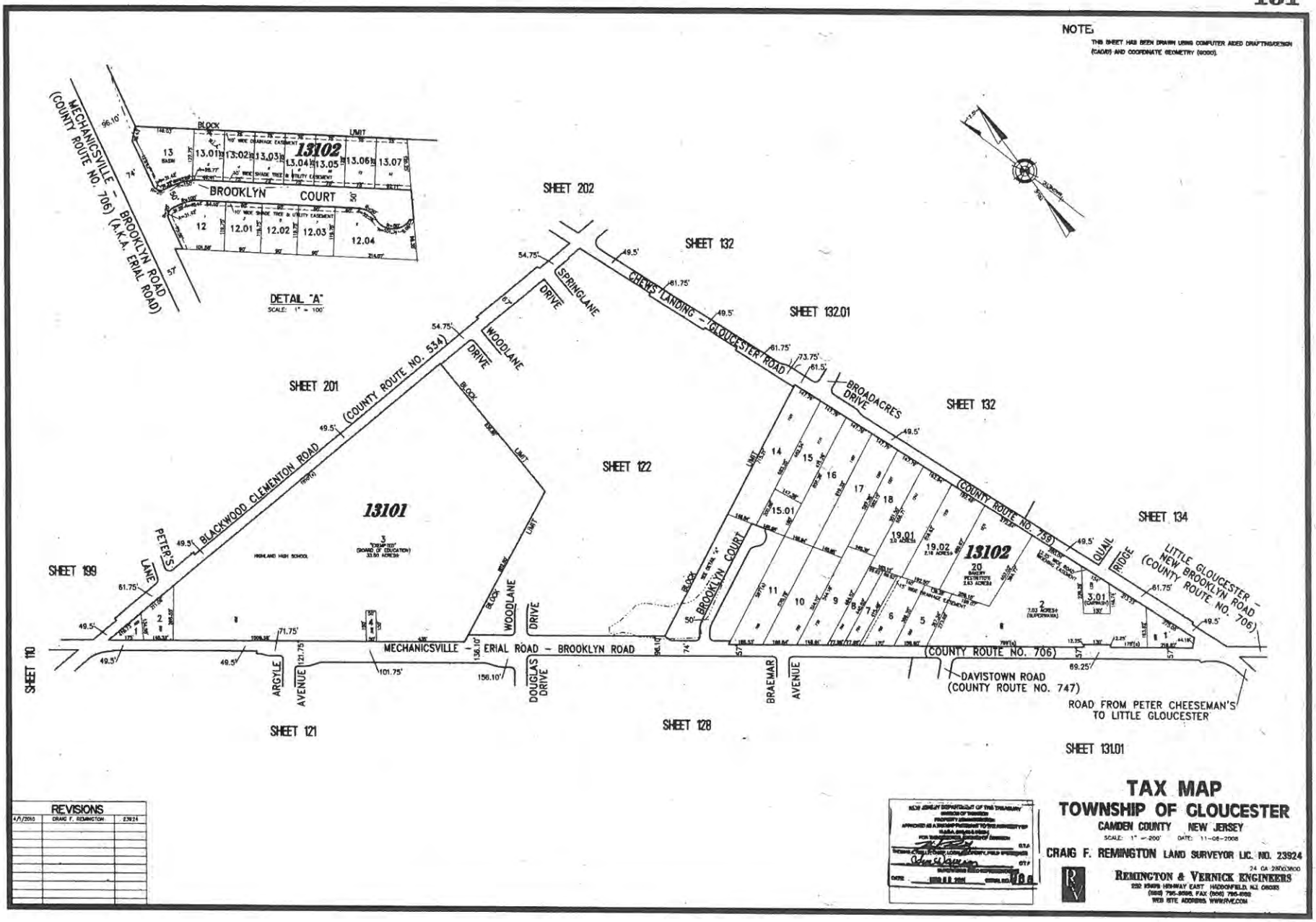
Charles Chang of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

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 (COGO).
MECHANICSVILLE - BROOKLYN ROAD (COUNTY ROUTE NO. 706) (A.K.A. ERIAL ROAD)
BROOKLYN COURT
13102
13101
DETAIL "A"
SCALE: 1" = 100'
SHEET 202
SHEET 132
SHEET 132.01
SHEET 201
SHEET 122
SHEET 134
SHEET 199
SHEET 110
SHEET 121
SHEET 128
SHEET 131.01
SPRINGLANE DRIVE
CHEWS LANDING - GLOUCESTER ROAD
BROADACRES DRIVE
WOODLANE DRIVE
BLACKWOOD CLEMENTON ROAD (COUNTY ROUTE NO. 534)
PETER'S LANE
QUAIL RIDGE
LITTLE GLOUCESTER - NEW BROOKLYN ROAD (COUNTY ROUTE NO. 706)
MECHANICSVILLE - ERIAL ROAD - BROOKLYN ROAD (COUNTY ROUTE NO. 706)
ARGYLE AVENUE
DOUGLAS DRIVE
BRAEMAR AVENUE
DAVISTOWN ROAD (COUNTY ROUTE NO. 747)
ROAD FROM PETER CHEESEMAN'S TO LITTLE GLOUCESTER
HIGHLAND HIGH SCHOOL
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

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

Tax Collector
Gloucester Township
Camden County

RECEIVED
JUL 02 2018
BY:

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

RECEIVED JUL 3 - 2018

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by JULY 13, 2018***
- ☐ For Your Files.

Plan 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, + Aqua Treat 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 Total landlord?

Signature [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

RECEIVED
JUL - 9 2018

ZONING

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

B

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

RECEIVED JUL 10 2018 BY:

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ **New Application** - Bulk C & Use "D" Variances & Site Plan Waiver
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PURPOSE OF TRANSMITTAL:

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- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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