**Township of Gloucester**
**Zoning Board of Adjustment**
**Wednesday, September 12, 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.

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## MINUTES FOR ADOPTION

Zoning Board Minutes - ***Wednesday, August 8, 2018***

## RESOLUTIONS FOR MEMORIALIZATION

## APPLICATIONS FOR REVIEW

#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

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**
**WEDNESDAY, AUGUST 8, 2018**

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

**Roll Call:**

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

**Chairman McMullin had the professionals sworn in:**

**Also, Present: Mr. Anthony Costa, Zoning Board Solicitor**
**Mr. Ken Lechner, Township Planner**

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Mr. Treger is seated for Vice Chairman Simiriglia.

**MINUTES FOR ADOPTION**

Zoning Board Minutes – Wednesday, July 25, 2018

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

**Roll Call:**

| | |
|---|---|
| Mr. Scarduzio | Yes |
| Mr. Acevedo | Yes |
| Chairman McMullin | Yes |

Minutes Approved.

## 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

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

Roll Call:

| | |
|---|---|
| Mr. Scarduzio | Yes |
| Mr. Acevedo | Yes |
| Chairman McMullin | Yes |

Resolutions Approved.

## 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 8' & 2nd floor addition 23.7' x 30.6' w/ setbacks.**

Mr. Costa swears in Mr. Brian Long.
Mr. Long states they are going to bring the garage up even with the house and the garage will be 15'x 22.5'.
Chairman McMullin what is in the backyard now.
Mr. Long states he wants to clear out the yard for kids and put in a pool.
Chairman McMullin asks what will happen with the shed.
Mr. Long states the shed will go back to where it was in the backyard.
Mr. Mellett states the 6' across the back of the yard for privacy and the 3.5' fence around the corner lot won't create any site implications.
Mr. Treger asks about the current fencing.
Mr. Long states the existing fence is a construction fence and the new fence will be built on the inside of the new retaining wall. The fence will be 2.5' from the sidewalk and 4.5' from the property line.
Mr. Lechner states the previous fence variance was 10' from the property line along Wilson Ave.
Mr. Long states the fence will be 6' along the back of the house.
Mr. Lechner states the retaining wall is on his property then the fence will be on his property.

**Public Portion:**

Ms. Diane List; 207 3rd Ave. (diagonal from Mr. Long).
She is concerned because the neighbor to the left had built a structure that is bigger than his house. This structure has blocked a large part of her view and she is concerned this new garage will do the same. Ms. List states there was no notice when the previous neighbor built his large structure and it was up in 2 or 3 days. Ms. List states she called the Zoning office but was told it was permitted. She would like to make sure this garage is not going to be larger than his house because then she will be boxed in. Ms. List states she spoke with the Mayor about these massive structures that are being built.
Mr. Long states his garage already exists and is 13' high.
Ms. List states: "That's fine".
Mr. Lechner states the neighbor with the large structure complied to all zoning laws at the time; thus, no notice was necessary. A 20' building was permitted at the time of his construction. Since then the zoning ordinance has been changed and you can't build anything that has a side wall higher then 9' and 14' to the ridge line.
Ms. List can't understand how that could be allowed (20' high structure). He uses a lift in that structure all night.
Mr. Lechner states you can call the zoning office and file a complaint.
Mr. Costa states if he is using it for commercial use that is not permitted.
Mr. Lechner asks for the exact address so he can tell the zoning officer to look into the issue: 227 3rd Ave.

Mr. Lechner asks how high the side walls are on the garage.
Mr. Long states they are 8'.

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

**Roll Call:**

| | |
|---|---|
| **Mr. Scarduzio** | **Yes** |

| | |
|---|---|
| **Mr. Rosati** | **Yes** |
| **Mr. Acevedo** | **Yes** |
| **Mr. Treger** | **Yes** |
| **Chairman McMullin** | **Yes** |

**Application Approved.**

Mr. Riley, Esq. would like to request to table application #182030CDSPW to the next ZB meeting on 9-12-2018.

Mr. Costa states there is no re-notice necessary this is your notice.

**A motion to approve the above-mentioned tabling of application #182030CDSPW to 9-12-2018 was made by Mr. Rosati and seconded by Mr. Acevedo.**

**Roll Call:**

| | |
|---|---|
| **Mr. Scarduzio** | **Yes** |
| **Mr. Rosati** | **Yes** |
| **Mr. Acevedo** | **Yes** |
| **Mr. Treger** | **Yes** |
| **Chairman McMullin** | **Yes** |

**Application Tabled.**

**#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 floor addition 23.7' x 30.6' w/setbacks**

Mr. Costa swears in: Mr. Steven Pitman.
Mr. David Thatcher (Esq.) explains the application:
This is an existing single-family home that P & R wants to renovate and rebuild the front porch. The porch will be 9.6' from the roadway. The current ordnance requires 30'. The

whole house is in the 30' setback limit. They just want to re-build the porch and make the structure sound again, this is a pre-existing non-conforming use.

Mr. Costa asks what will be on the second floor.
Mr. Pitman states the home will go from a 3 bdrm. 1 bath to a 4 bdrm. 2 bath home.
Mr. Costa asks if there will be any apartments in the new structure.
Mr. Pitman states "no, it will remain a single-family home."
A1- photos of the property and the side entrance.
Mr. Pitman discusses the dormer with the window.
A2- front of house and porch
A3- straight on picture of front of the house at street level.
Mr. Pitman state currently the front porch is not structurally sound. They will be adding craftsman columns and steps on the driveway side.
Mr. Lechner if they are building an attached garage.
Mr. Pitman states "yes", it will be attached to the left side of the house in line with the concrete stairs.
Mr. Lechner states the attached garage isn't on the survey and it should be 42' from the rear property line and 30' from the side property line.
Mr. Pitman states the garage will be 3' to 4' from the back of the house and will comply with the setbacks.
Mr. Mellett asks if they will be using the existing driveway and the existing curb cut.
Mr. Pitman states there will be no curb just pavement to the street with an added apron.
Mr. Mellett discusses the drainage to the street,
Mr. Pitman states it will drain to the street,

**Public Portion:**

Mr. Al Thompson (24 Brewer):
He has been there for 25 years and that house has been abandoned for 15 years. He just wanted to make sure they are going to clean it up.

Mr. Pitman states once everything is approved everything will be cleaned up.

Ms. Diane Cheeseman (1305 OBHP)

Ms. Cheeseman owns the accounting firm on the corner and has made calls about the grass being high. She has been cutting the grass herself. She also wants to make sure the property is going to be maintained. Ms. Cheeseman is worried the garage will be too close to her property.

Mr. Lechner states the garage is 26' wide and there is 55' between you, which leaves 29' between the garage and her property.

Mr. Pitman states he has landscapers and they are supposed to be cutting the grass every 2 weeks.

Mr. McMullin states the applicant does seem to be trying to keep the property maintained while the work is being planned.

Ms. Cheeseman states she has been staring at the garbage and grass for too long.

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

**Roll Call:**

| | |
|---|---|
| **Mr. Scarduzio** | **Yes** |
| **Mr. Rosati** | **Yes** |
| **Mr. Acevedo** | **Yes** |
| **Mr. Treger** | **Yes** |
| **Chairman McMullin** | **Yes** |

**Application Tabled**

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

**Respectfully Submitted, Jean Gomez, Recording Secretary.**

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 №.: #182030CDSPW

Taxes Paid Yes/No _____ (Initial)

Fees 510.00 Project # 12432

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. 2100.00 Escr.# 12432

## LAND DEVELOPMENT APPLICATION

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

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

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

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

**4. Zoning Districts (Circle all Zones that apply)**

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

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

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

**6. Name of Persons Preparing Plans and Reports:**

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

**7. Location of Property:**

Street Address: 1271 Little Gloucester Road Block(s): 13102

Tract Area: _____ Lot(s): 18, 19.01, 19.02 and 20

**8. Land Use:**

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

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

**9. Property:**

Number of Existing Lots: 4

Number of Proposed Lots: 4

**Proposed Form of Ownership:**

☑ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

**10. Utilities:** (Check those that apply.)

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

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

## 13. Zoning

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

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

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

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

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

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

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

## 14. Parking and Loading Requirements:

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

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

## 15. Relief Requested:

☑ Check here if zoning variances are required.

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

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

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

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

## 16. Signature of Applicant

Charles Chang 7/2/18

Signature of Applicant Date

Charles Chang

Signature of Co-applicant Date

## 17. Consent of Owner(s):

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

7/2/2018
Date

Signature

Charles Chang
Print Name

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

Signature

Print Name

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

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

Complete each of the following sections:

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

**IF YES TO ANY OF THE ABOVE:**

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

**IF YES:**

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

☑ No ☐ Yes

Signature of Applicant

July 2, 2018
Date

Charles Chang
Print Name

## 19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 19.02 & 20, shows and discloses the premises in its entirety, described as Block 13102 Lot 18,19.01; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

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

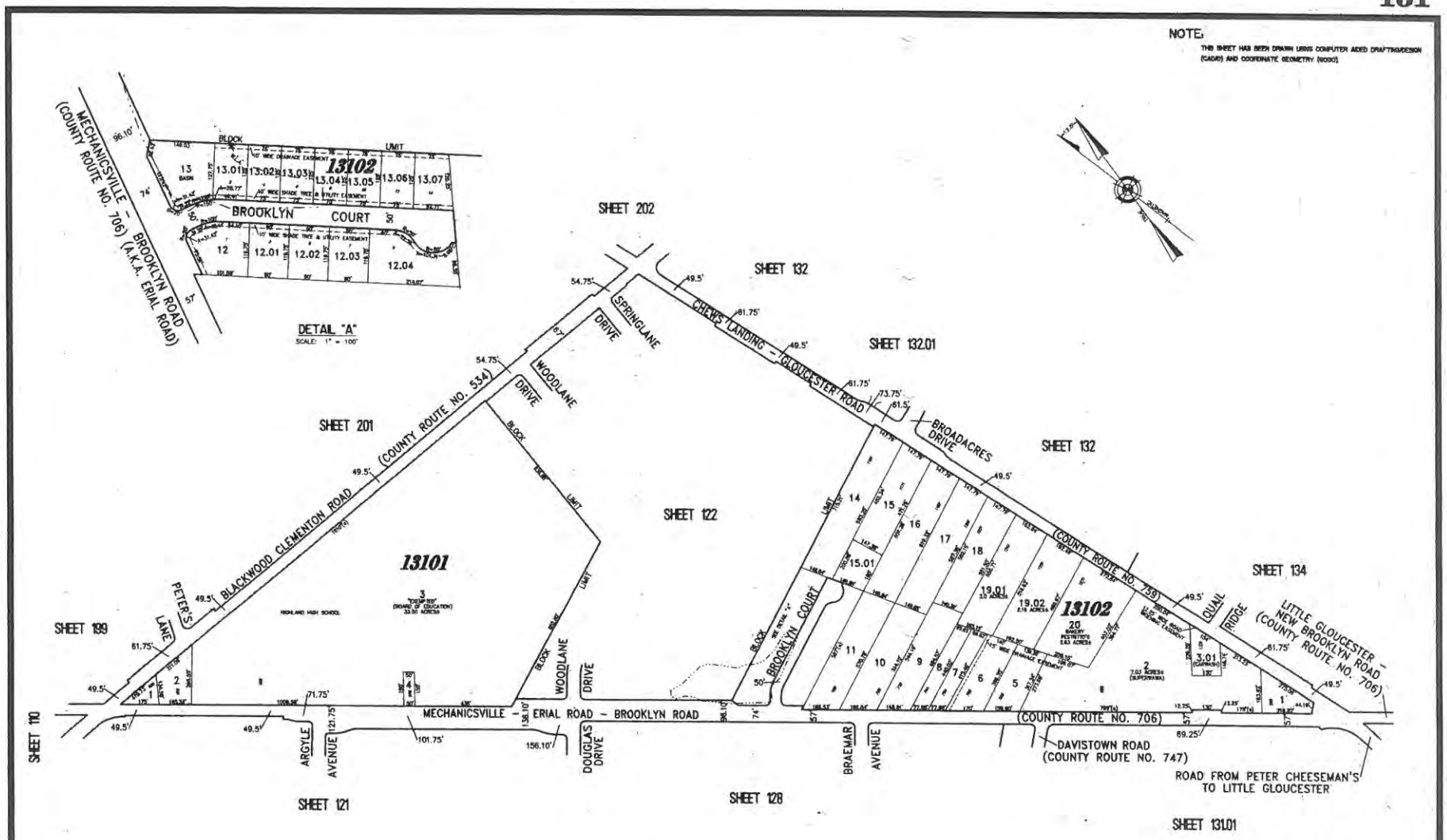
TLC Product, LLC
Name of property owner or applicant

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

Lisa M. West
Notary public

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

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




| 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

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

INCORPORATED 1695

Tax Collector
Gloucester Township
Camden County

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JUL 02 2018
BY:

Printed on recycled paper

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

# 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
BY:

**PURPOSE OF TRANSMITTAL:**

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

***Please Forward Report by JULY 13, 2018***

Copy of Survey & Use Plan Attached

**ENCLOSED:**

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

REQUESTED VARIANCE INCLUDES EXISTING BUSINESSES Pump It Up, Auto Parts, & 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

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

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

**DATE: July 2, 2018** **APPLICATION No. #182030CDSPW**

**APPLICANT: DR. MEM, LLC** **PROJECT No. 12432**

RECEIVED JUL 10 2018

**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

**PURPOSE OF TRANSMITTAL:**

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

***Please Forward Report by JULY 13, 2018***

**ENCLOSED:**

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

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