Township of Gloucester
Zoning Board of Adjustment
Wednesday, October 24, 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, September 26, 2018***

RESOLUTIONS FOR MEMORIALIZATION

#182032C Eugene & Gail McDevitt	Bulk C Variances Block: 9601 Lot(s): 36
#182038C Impact Construction (Luther Nunnally)	Bulk C Variance Block: 17201 Lot(s): 17
#182037C Fred Vicario	Bulk C Variance Block: 10201 Lot(s): 1
#182039D Triple C Development, Inc.	Use D Variance Block: 18103 Lot(s): 7.01

APPLICATIONS FOR REVIEW

#182040C
Raymond Gurick
Zoned: SCR

Bulk C Variance
Block: 15821 Lot(s): 43
Location: 67 Shelly St., Erial

Roof over Deck 12'x23' with 3' Rear setback

#182043C
Penni Hurff
Zoned: R4

Bulk C Variances
Block: 1206 Lot(s): 1
Location: 110 9th Ave., Glendora

Converting enclosed carport 28'x24' into living space w/8' setback

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#182036C
Dhamir Steward
Zoned: SCR-HC Overlay

Bulk C Variances
Block: 18501 Lot(s): 2.50
Location: 138 Village Green Ln. Sicklerville

14'x16' wood deck w/17' R setback

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 26, 2018

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

Roll Call:

Vice Chairman Simiriglia	**Present**
Mr. Bucceroni	**Present**
Mr. Scarduzio	**Present**
Mrs. Chiumento	**Absent**
Mr. Rosati	**Present**
Mr. Acevedo	**Present**
Mr. Treger	**Present (7:16 arrival)**
Ms. Scully	**Absent**
Mr. Rosetti	**Absent**
Mrs. Kelly	**Absent**
Chairman McMullin	**Absent**

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

Mr. Treger will sit in for Mrs. Chiumento.

Resolutions for Memorialization

#182027C
Brian Long
Bulk C Variance
Block: 2202 Lot: 4

#182026C
P & R Properties & Design, LLC
Bulk C Variance
Block: 6602 Lot: 14

#182030CDSPW
Dr Mem, LLC
Bulk C/Use D Variances; Site Plan Waiver
Block: 13102: Lots: 18,19.01, 19.02, 20

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

Roll Call:

Mr. Bucceroni	**Yes**
Mr. Scarduzio	**Yes**
Chairman Simiriglia	**Yes**

Resolutions Approved.

Applications for Review

#182032C
Eugene & Gail McDevitt
Zoned: R3
Bulk C Variances
Block: 9601 Lot (s): 36
Location: 6 Shiloh Rd., Laurel Springs
21' x 11' concrete patio & roof w/29' s/b

Mr. Costa swears in Mr. Eugene McDevitt and Mrs. Gail McDevitt.
Mr. Costa asks the reason the setback is 29' where 30' is required.
Mr. McDevitt states the concrete patio is existing but is going to get cut back to the 29'. They will be putting a roof over the patio.
Mrs. McDevitt states the patio was not existing but they didn't know they needed a permit because a contractor did the work. The contractor also ran off with 2000.00 dollars of their money.
Mr. Costa states the MUA wanted to know if the service Lateral (sewer line) was under the patio and to make sure they don't damage the pipe.
Mrs. McDevitt states the sewer line is not near he patio.

Open to Professionals:
No Comment:

Open to the Public:
No Comment:

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

Roll Call:

Mr. Bucceroni	**Yes**
Mr. Scarduzio	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#182037C
Fred Vicario
Zoned: OR Zone
Bulk C Variance
Block: 10201 Lot (s): 1
Location: 1167 Chews Landing., Laurel Springs
Non-Flashing LED Free Standing Message Board

Mr. Costa swears in Mr. Frederick Vicario.
Mr. Mintz (Esq) explains the application:
The Goddard school would like to change their sign to LED. Currently the letters on the sign are too low and the children change the lettering. The new sign is smaller and will conform to the ordinance. Safety information will be posted on the sign and no negative impact to the area.
Mr. Bucceroni states digital signs are very common on the street.
Mr. Mellett asks about the digital change/flashing.
Mr. Mintz states the sign will change but freeze and will meet the municipal standard.
Mr. Lechner states the state standard is 8 seconds but he will confirm that number.

Open to Professionals:
No Additional Comments:

Open to the Public:
No Comment:

Roll Call:

Mr. Bucceroni	**Yes**
Mr. Scarduzio	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Mr. Treger	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#182038C
Impact Construction (Luther Nunnally)
Zoned: R3
Bulk C Variance
Block: 17201 Lot (s): 17
Location: 2 Carr La., Sicklerville
Reconstruction from Fire of 2 Story SFD 2,237 sq. ft. w/21.5 F2/s/b.

Mr. Costa swears in Mr. Michael Martin.
Mr. Martin states their home burned down last year on Christmas Day. The home will be built on the same foundation and will be the same kind of home.

Open to Professionals:
No Comments:

Open to the Public:
No Comment:

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

Roll Call:

Mr. Bucceroni	**Yes**
Mr. Scarduzio	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Mr. Treger	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#182039D
Triple C Development, Inc.
Zoned: OF Zone
Use D Variance
Block: 18103 Lot: Lot (s): 7.01
Location: 810 New Brooklyn-Erial Rd.
Car Wash

Mr. Costa swears in Mr. Austin Evans & Mr. Jay Locklite (Operations, Triple C and Zippy's car wash); Mr. Terry Combs (planner); Mr. Brian Cleary (engineer).
Mr. Damien Delucca (Esq.): A1- Aerial photo of area; A2 – Plan in color also aerial larger scale.
Mr. Delucca states
- the company is out of Alabama,
- "Zippy's" - Car Wash Express is highly automated.
- There will be employees while the car wash is open,
- These car washes will be built throughout South Jersey,
- Not a franchise, owner operated,
- The site on New Brooklyn Rd and Cross Keys Rd. is a vacant lot now,
- The site is significantly restrained by wetlands: OF office zone: Bifurcated Use Application,
- The applicant will return for final site plan approval,
- The site plan presented is very close to what will be developed,
- The car wash has automated drying, not people,
- wait time is short,
- Require Use Variance: Special reason, particularly suitable, negative criteria (won't change or impact the neighborhood),

- because of a very heavy buffer, specific drainage and lighting will be on the final site plan,
Bulk Variances:
- Loading zone not needed,
- 18 parking spaces vs. 20 required

Mr. Cleary (PE): Other 3 corners:
- Community base
- Medical office
- Dentist office

-These 2 roads are county roads with 4 lanes; arterial roads for the county,
-residential area is 350' across the street, residential behind the car wash is 400' and 600' catty corner residential,
-entire lot is 3.6 acres with 1.3 developable because of wetlands,
-the lot is triangular in shape
-there will be 2 full access driveways
-there will be 14 spaces provided in the que lane,
-18 spaces for parking (ordinance 20 spaces); Zippy's believes 18 parking spaces is adequate because it is an express car wash,
-storm water not fully designed yet,
-basins are 3' because there isn't enough room to make them any deeper,
-they will meet slope requirements and comply with all state requirements,
-cross walks on both roads will be provided,
-landscaping: buffer the building, buffer the basin to the road & landscape the trash enclosures.
-site plan will have the landscaping plan
-lighting: Zippy's has standard LED light fixtures and will meet any township light standards.
A3- light fixture detail.

Mr. Bucceroni states 9' to a foot of water sits at that intersection.
Mr. Mellett states an updated LOI (flood hazard rules) and DEP approval if needed for the water.

Mr. Cleary states as soon as they know the results they will move forward.
Mr. Mellett states the county may be very on guard when it comes to run off because of flooding. The wetlands may be part of the water flood issue.
Mr. Cleary discusses the HAPS spread sheet:
79 in and out traffic (vehicles)
117 daycare (vehicles)
33 to 40 office building (vehicles)
Post office 124 - 151 (vehicles)
-car washes are "pass by" traffic not destination, especially express car washes.

Mr. Evans (Operations of Car Wash):
-Triple C development company is from Alabama,
-30 stores have been opened since they have owned Zippy's car wash since (2006),
-In 2016 they sold those 30 stores and have been developing in the northeast,
-owner operator /express only/ no detail work,
-customer experience explain w/A2,
-takes 3 minutes to get through the tunnel,
-free vacuum if the customer wants to use it,
-automated gate and vacuums shut off,
-8am to 8pm 7 days a week,
-employees total is 7 and there will always be 2 employees on the premises, 3 when it's busy,
-trash receptacles will be at all parking stalls and will be emptied periodically by employees,
-deliveries: soaps and chemicals will be in 3.5 to 5-gallon containers that are brought in transit vans,
-double doors and off load at a parking space,
-18 parking spaces is enough: you never have 100% of customers vacuuming. The vacuum time is 2 to 3 minutes per vehicle.
-evaluated the noise from the equipment in the tunnel and in the mechanical room,

-noise study for the residential area was much closer in Cherry Hill and passed the state standards.

Mr. Lechner on the site plan will the trash cans for the vacuums be mounted or loose.
Mr. Evans states they have both kinds.
Mr. Bucceroni asks if the marquee will have a "welcome to Gloucester Township" stated on it.
Mr. Evans states "yes"

Mr. Combs (Planner):
Positive Criteria:
-drainage changed that comes across the property to Cross Keys Rd. to Winslow.
-All wetlands will be preserved,
-property behind the car wash is a pump station,
-500' behind are homes,
-very significant wooded buffers in rear,
-the character of the corridor is non-residential,
-85% of Cross Keys Rd. in Gloucester Twp. Is non-residential,
-access to major arterial road,
-isolated property due to wetlands restrictions,
-no negative impacts to surrounding area,
-noise impact is minimal,
-can grant approval without substantial impairment to the Master Plan.
-office and individual uses should be in Industrial Parks, suggests it is not desirable to set them alone.

Mr. Lechner states if the application is approved the basins in front have to be landscaped.

Mr. Mellett states they will deal with more site plan issues if the application is approved.

Public Portion:
Mr. Glenn Summers: Annapolis Dr.

-Mr. Summers lives on an interior drive in the development, His concern is Cross Keys Rd. is a flood zone especially during a rain storm. He is worried about the increase of traffic since he has moved into Wye Oak. Cross Keys Rd. has gone from 2 lanes to 4 lanes. Mr. Sommers mentions numerous car washes in the area. He is worried about the intersection because the other 2 corners are so quiet.

Mr. Costa states the applicant is only asking for a Use Approval. Mr. Summer's concerns are site plan issues. The site plans issues will be reviewed by all the professionals and the county.

Chairman Simiriglia states the applicant did present testimony for this use. The traffic is similar or less for permitted uses.

Mr. Bucceroni states before Wye Oak was built people said the same thing, they didn't want it either.

A motion to approve the above-mentioned application with the following conditions: traffic study, Welcome GT sign, Site Plan was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

Roll Call:

Mr. Bucceroni	**Yes**
Mr. Scarduzio	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Mr. Treger	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182032C
Eugene& Gail McDevitt
Block 9601, Lot 36

WHEREAS, Eugene and Gail McDevitt are the owner of the land and premises located at 6 Shiloh Road in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 21'x11'concrete patio and roof 29 ' from the front lot line instead of the required 30' for the property located upon Block 9601, Lot 36, 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 September 26, 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 applicants, Eugene and Gail McDevitt are the owner of the land and premises located at 6 Shiloh Road in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 9601, Lot 36, 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 an existing concrete patio that was constructed by the previous owner and he is just constructing a roof over the existing patio.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a patio and roof 29' from the property line , the Board voted five(5) 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 26h day of September, 2018, the applicants Eugene and Gail McDevitt are hereby granted the aforesaid variances for the property located upon Block 9601, 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
Andy Rosati	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Frank Simiriglia **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 24th day of October, 2018.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182038C
Impact Construction- Luther and Victoria Nunally
Block 17201, Lot 17

WHEREAS, Luther and Victoria Nunally are the owner of the land and premises located at 2 Carr Lane 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 construct a single family dwelling 21.5 ' from the front lot line instead of the required 30' for the property located upon Block 17201, Lot 17, 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 September 26, 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 applicants, Luther and Victoria Nunally are the owner of the land and premises located at 2 Carr Lane in the Sicklerville Lane section of Gloucester Township, New Jersey, as shown on Block17201, Lot 17, 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 had a fire on Christmas day and it completely destroyed his house. He wishes to build the exact house on the sane footprint.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a dwelling 21.5' from the property line , the Board voted six(6) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26h day of September, 2018, the applicants Luther and Victoria Nunally are hereby granted the aforesaid variances for the property located upon Block 17201, Lot 17 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

Ken Treger	**Yes**
Mike Acevedo	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Frank Simiriglia **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 24th day of October, 2018.

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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 # 182037C
Fredrick Vicario
Block 10201, Lot 1

WHEREAS, Fredrick Vicario is the owner of the land and premises located at 1167 Chews Landing Road in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a free standing sign with a total area of 26 square feet instead of the required 20 square feet and to permit an electronic message sign LED which is not permitted for the property located upon Block 10201, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a OR Zone, said application represented by Robert Mintz, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 26, 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, Fredrick Vicario is the owner of the land and premises located at 1167 Chews Landing Road in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 10201, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an OR- 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 owns the Goddard school and the sign is necessary to advertise his business. He stated the sign is a permitted use however the size and LED are not. He introduced into evidence a photo of the sign and stated there are other similar signs in the area

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a LED sign 26 square feet, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of September, 2018, the applicant Fredrick Vicario is hereby granted the aforesaid variances for the property located upon Block 10201, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Ken Treger	Yes
Mike Acevedo	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Carmen Scarduzio	Yes
Frank Simiriglia	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia **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 24th day of October, 2018.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182039D
Triple C Development, Inc.
Block 18103, Lot 7.01

WHEREAS, Triple C Development, Inc. is the contract purchased of the land and premises located at 810 New Brooklyn-Erial Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 4600 square foot Zippy's express carwash which is not permitted in the zone and variances for no loading dock and for 18 parking spaces instead of the required 20 for the property located upon Block 18103, Lot 7.01, as shown on the Official Map of the Township of Gloucester, located in a OF Zone, said application represented by Damien Del Duca, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 26, 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, Triple C Development, Inc. is the contract purchaser of the land and premises located at 810 New Brooklyn- Erial Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18103, Lot 7.01, on the Official Tax Map of the Township of Gloucester, located in an OF- 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. Brian Cleary, a Professional Engineer, testified the site is 3.6 acres and due to wetlands only 1.3 acres can be developed. The site is heavily buffered and is at the intersection of 2 County roads. He explained the site, ingress and egress and other uses surrounding the site. He explained the nearest home is 350 feet from the carwash, stated sidewalks and crosswalks will be provided, explained landscaping and stated the use will meet all of the bulk requirements .He also testified there will be less traffic than some of the permitted uses.

Austin Evans, a principal of the company, stated the company has about 30 carwashes in the country and is owner operated. He said it takes 3 minutes for a carwash and they have 18 vacuum sites. The hours of operation are 8 to 8, 7 days a week and have a total of 7 employees with a minimum of 2 per shift. All deliveries are by van therefore no loading dock is required and 18 parking spaces are sufficient. He also testified they will meet all State and Local noise requirements.

Terry Combs, a Professional Planner, testified this use will preserve the wetlands, the wooded area is a great buffer from the residential area and this use is compatible with other uses in the area. The site is suitable and promotes the general welfare and there is no substantial detriment to the area or Master Plan.

5. One resident expressed concern about flooding and traffic and the Board stated these issues will be addressed at Site Plan.

UPON MOTION duly made and seconded to grant the applicant a Use Variance to construct a 4600 square foot carwash and Bulk Variance for the loading dock and 2 parking spaces, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26h day of September, 2018, the applicant Triple C Development, Inc. is hereby granted the aforesaid variances for the property located upon Block 18103, Lot 7.01 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

Ken Treger	Yes
Mike Acevedo	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Carmen Scarduzio	Yes
Frank Simiriglia	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia **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 24th day of October, 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 #182040C**
Raymond Gurick
67 Shelley Street
BLOCK 15821, LOT 43

DATE: October 10, 2018

The above application is to permit a 12' x 23' roof over deck within the SCR – Senior Citizen Residential district, specifically, the Reserves at Forest Meadows.

I. ZONING INFORMATION

1. Zone: SCR ~ Senior Citizen Residential District [§409].

SCR ~ Senior Citizen Residential District [Reserves at Forest Meadows[1]]:

Standard	Required	Proposed	Complies
Minimum lot size	4,250 sf	6,406 sf	yes
Minimum lot frontage	50 ft.	86.29 ft.	yes
Minimum lot depth	85 ft.	85 ft.	yes
Maximum lot coverage	55%	±48.7%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	20 ft.	20.50 ft.	yes
Side yard (deck)	4 ft.	±20 ft.	yes
Side yard (Aggregate)	15 ft.	±41 ft.	yes
Rear yard (Proposed roof)	**10 ft.**	**±3 ft.**	**no***
Maximum Height	35 ft.	≤ 35 ft.	yes

[1] = Zoning schedule applies to the Reserves at Forest Meadows approval.
* = 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:

DECK §409.F – SCR – Senior Citizen Residential District, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval.

1. Rear yard (deck): (1 ft. provided v. 10 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 residential district setback variance:

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 409.F, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval to permit a roof over deck approximately three (3) feet from the rear lot line (10 feet minimum required).

cc: Raymond Gurick
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №.: #18204C

Taxes Paid Yes/No DMB (Initial)

Fees 160.00 Project # 12617

☐ Planning Board ✓ Zoning Board of Adjustment

Escr. 150.00 Escr.# 12617

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

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: RAYMOND GURICK	Name(s): RAYMOND + DOLORES GURICK
Address: 67 SHELLY ST.	Address: 67 SHELLY ST.
City: GLOUCESTER TWP.	City: GLOUCESTER TWP.
State, Zip: NJ 08081	State, Zip: N.J. 08081
Phone: (856) 782-7827 Fax: (__)__-__	Phone: (__)__-__ Fax: (__)__-__
Email: RGURICK@COMCAST.NET	

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 SEP 12 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: RAYMOND GURICK	Name:
Address: 67 SHELLY ST.	Address:
Profession: RETIRED	Profession:
City: GLOUCESTER TWP.	City:
State, Zip: N.J. 08081	State, Zip:
Phone: (856) 782-7827 Fax: (___) ___-____	Phone: (___) ___-____ Fax: (___) ___-____
Email: RGURICK@COMCAST.NET	Email:

7. Location of Property:

Street Address: 67 SHELLY ST., SICKLERVILLE 08081 Block(s): 15821

Tract Area: FOUR SEASONS AT FOREST MEADOWS Lot(s): 43

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): ROOF OVER DECK

SIZE = 17' x 23'

Setbacks = 3' R

9. Property:

Number of Existing Lots: _____

Number of Proposed Lots: _____

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	3 FT.
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

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

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 8/29/18

Signature of Co-applicant — Date: 8/29/18

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).**

8/29/18
Date

Signature

RAYMOND GURICK
Print Name

Sworn and Subscribed to before me this 28th day of August, 2018 (Year).

Signature

DOLORES GURICK
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

RAYMOND GURICK
Print Name

Date
8/29/18

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 10/12/04, shows and discloses the premises in its entirety, described as Block 15821 Lot 43; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

RAYMOND GURICK
Name of property owner or applicant

Sworn and subscribed to
On this 28th day of August,
20 18 before the following authority.

Judith A. Calabrese
Notary public

JUDITH A CALABRESE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXP. OCTOBER 24, 2022

ZONING PERMIT DENIED

67 SHELLY ST
Block/Lot 15821/43

Applicant
GURICK, RAYMOND F. & DOLORES
67 SHELLY ST
SICKLERVILLE NJ 08081

Real Estate Owner
GURICK, RAYMOND F. & DOLORES
67 SHELLY ST
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for.
a proposed roof over existing deck.. This application for approval is hereby denied

Zone
SCR
Application is
Denied

Comments on Decision:
Roof is to maintain a minimum of 10' from rear property line, a Variance approval is required 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

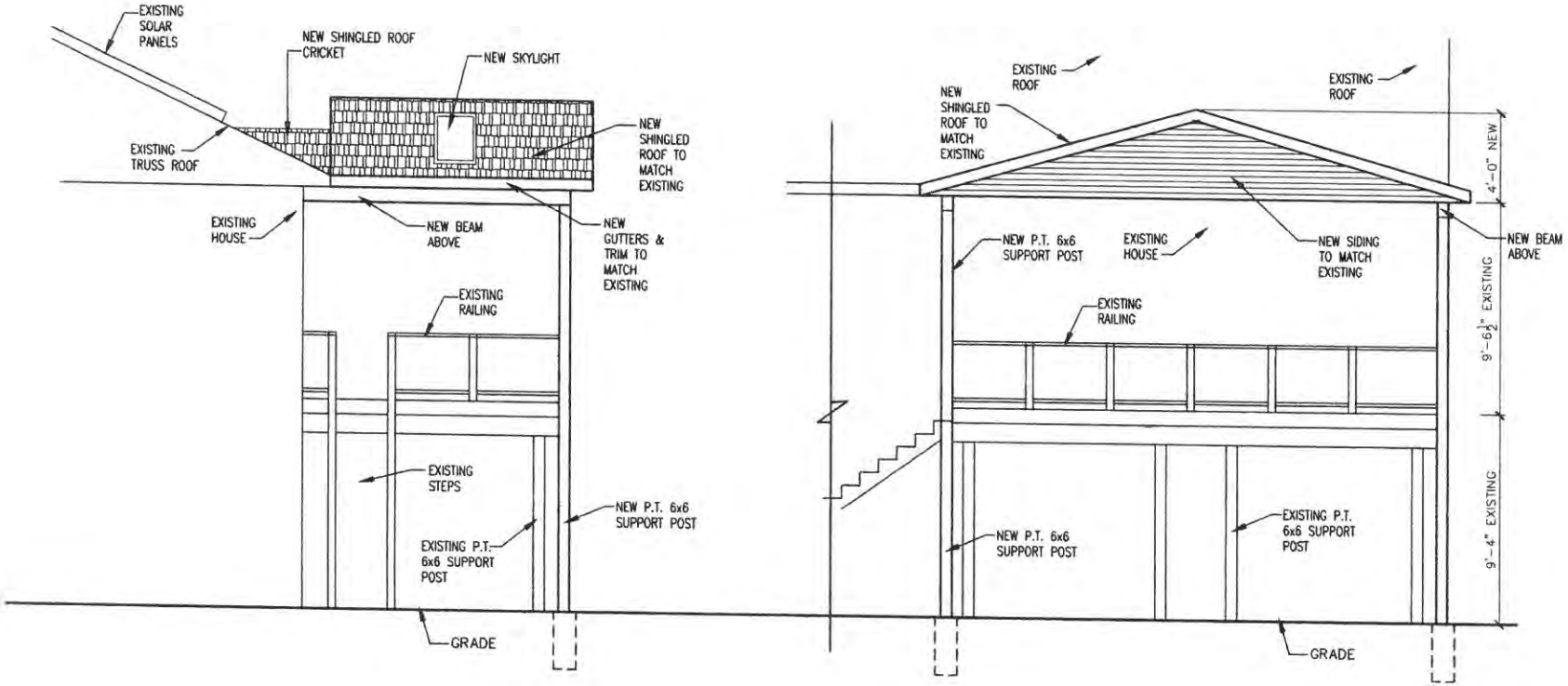
Alisa Ortiz
Zoning Officer
August 21, 2018

Applic No. 12555

Cut Here

Deliver to...

GURICK, RAYMOND F. & DOLORES
67 SHELLY ST
SICKLERVILLE NJ 08081

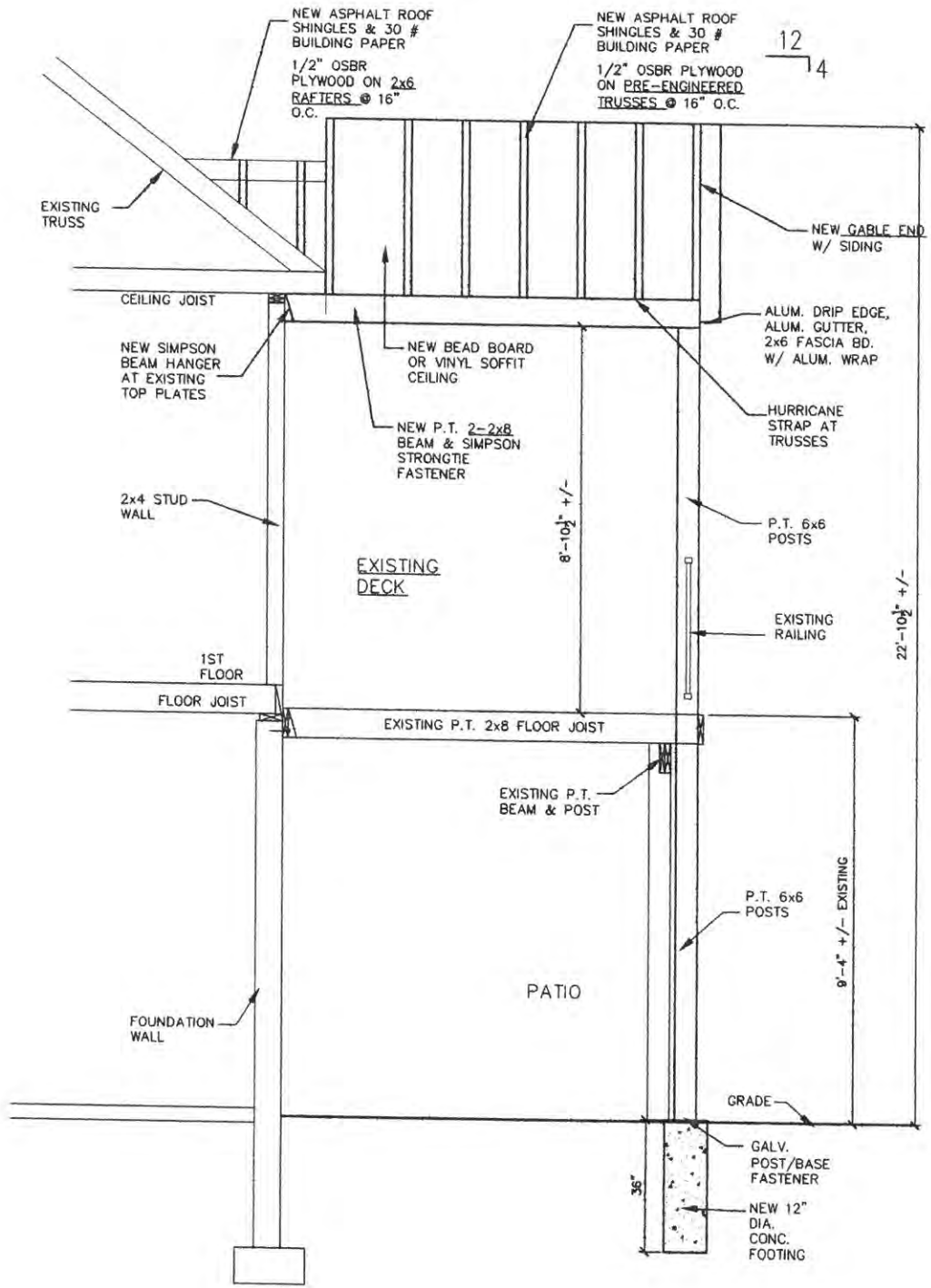


SIDE ELEVATION

REAR ELEVATION

SCALE: 1/8" = 1'-0"

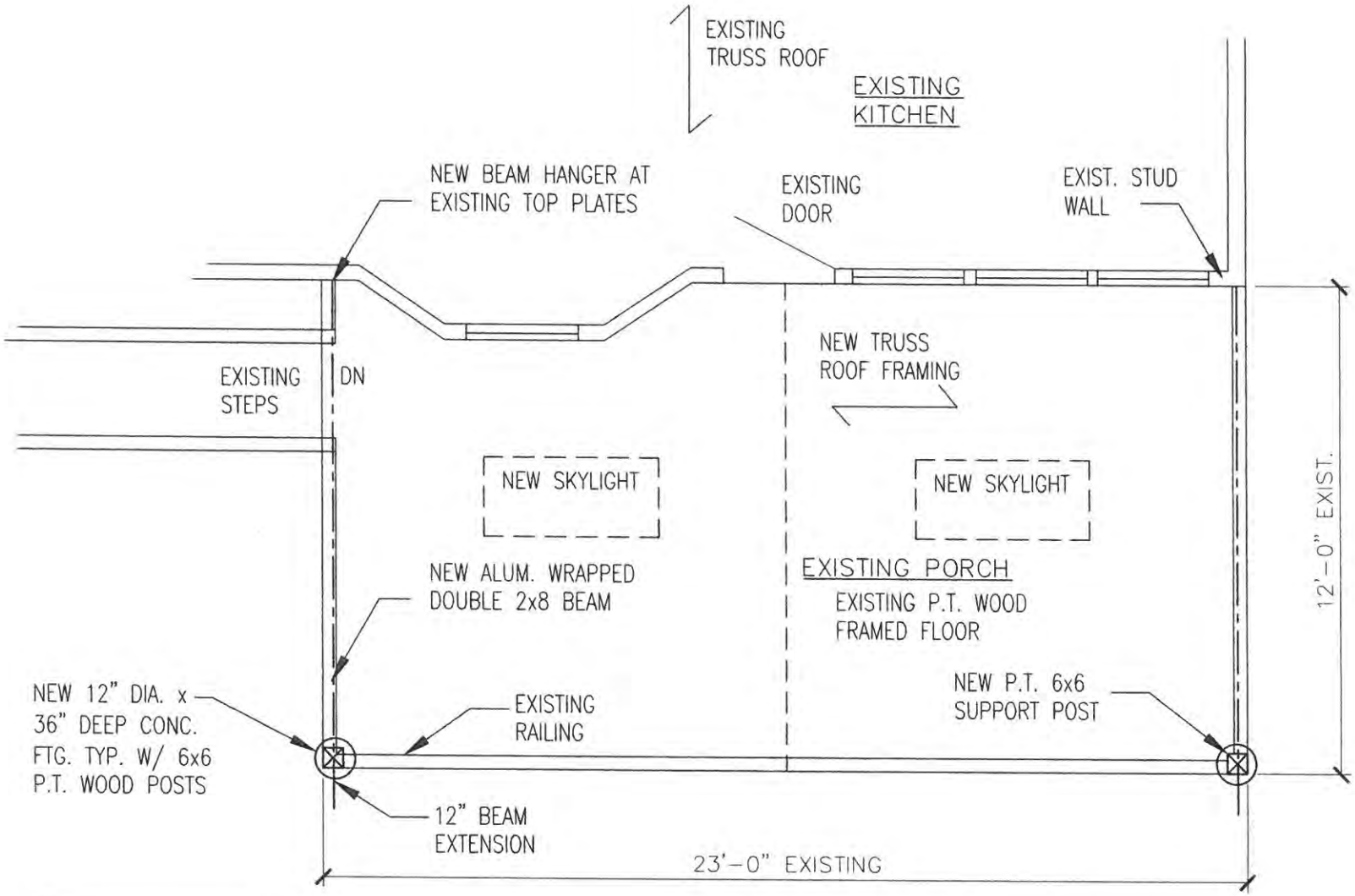
RAY GURICK
67 SHELLY ST.
GLOUCESTER TWP., NJ



RAY GURICK
67 SHELLY ST.
GLOUCESTER TWP., NJ

NEW WALL SECTION

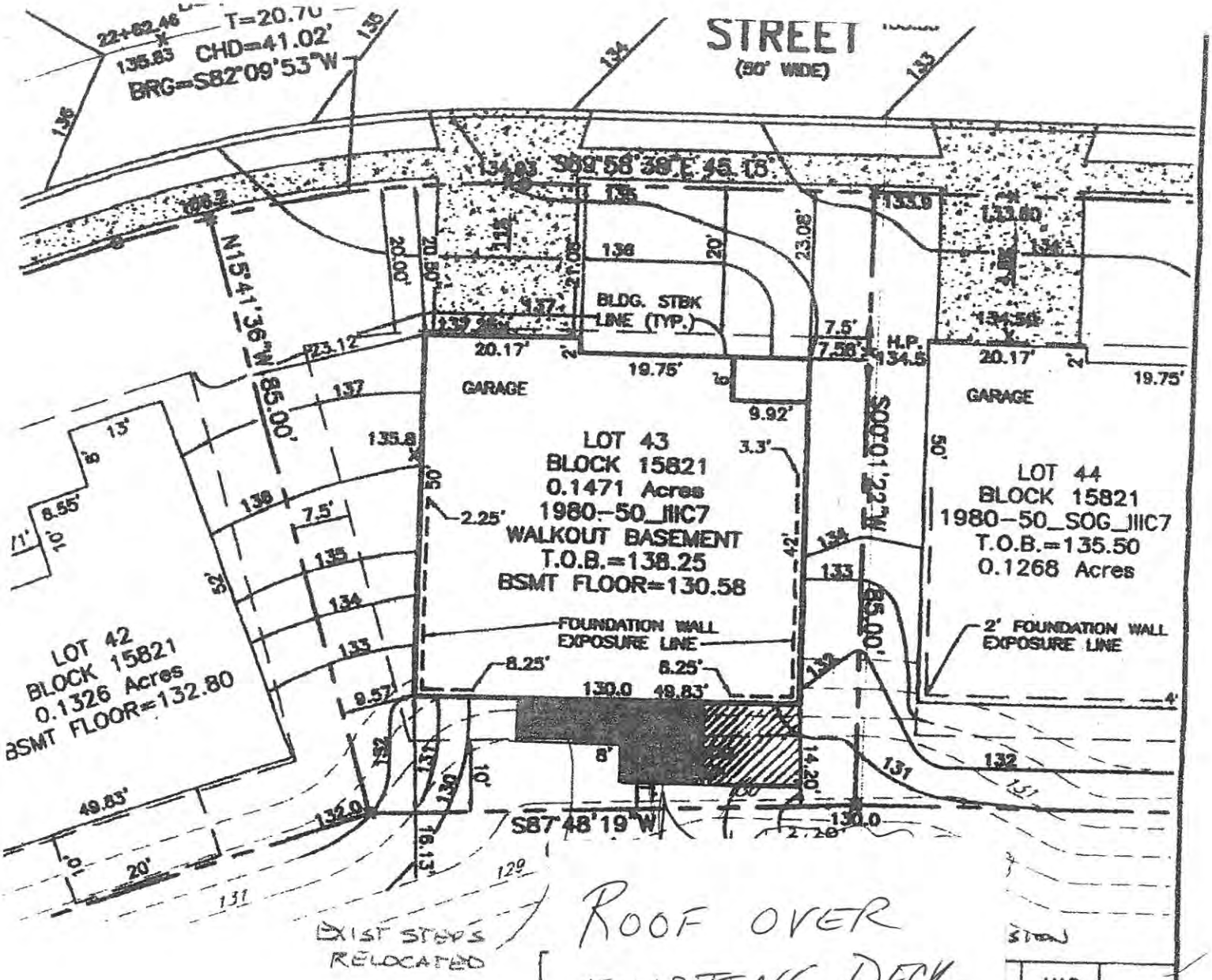
SCALE: $\frac{1}{4}$" = 1'-0"



RAY GURICK
67 SHELLY ST.
GLOUCESTER TWP., NJ

DECK PLAN

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



ROOF OVER EXISTING DECK SHADED/HIGHLIGHTED AREA

	J.M.D.	
	J.M.D.	
	BY	APPR.

BUILDER: K. HOVNANIAN-BUILDING No. 103
MODEL: 1980-50-IIIC7-WALKOUT BASEMENT (BSMT)

NOTES:

1. LOT AREA = 6,406 S.F.

B21
NJ

James J. Maddonni 10-6-05
JAMES J. MADDONNI
PROFESSIONAL LAND SURVEYOR, N.J. Lic. #35383

G.S. VINTERS & ASSOCIATES, INC.
CONSULTING ENGINEERS
427 JACKSON ROAD
ATCO, NEW JERSEY 08004
PHONE 856-768-0759

DATE	SCALE	DRAWN	JOB No.
10/12/04	1" = 20'	J.M.D.	

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: Raymond & Dolores Gurick

Address: 67 Shelly St.

Block: 15821 Lot: 43

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
SEP 12 2013
BY:

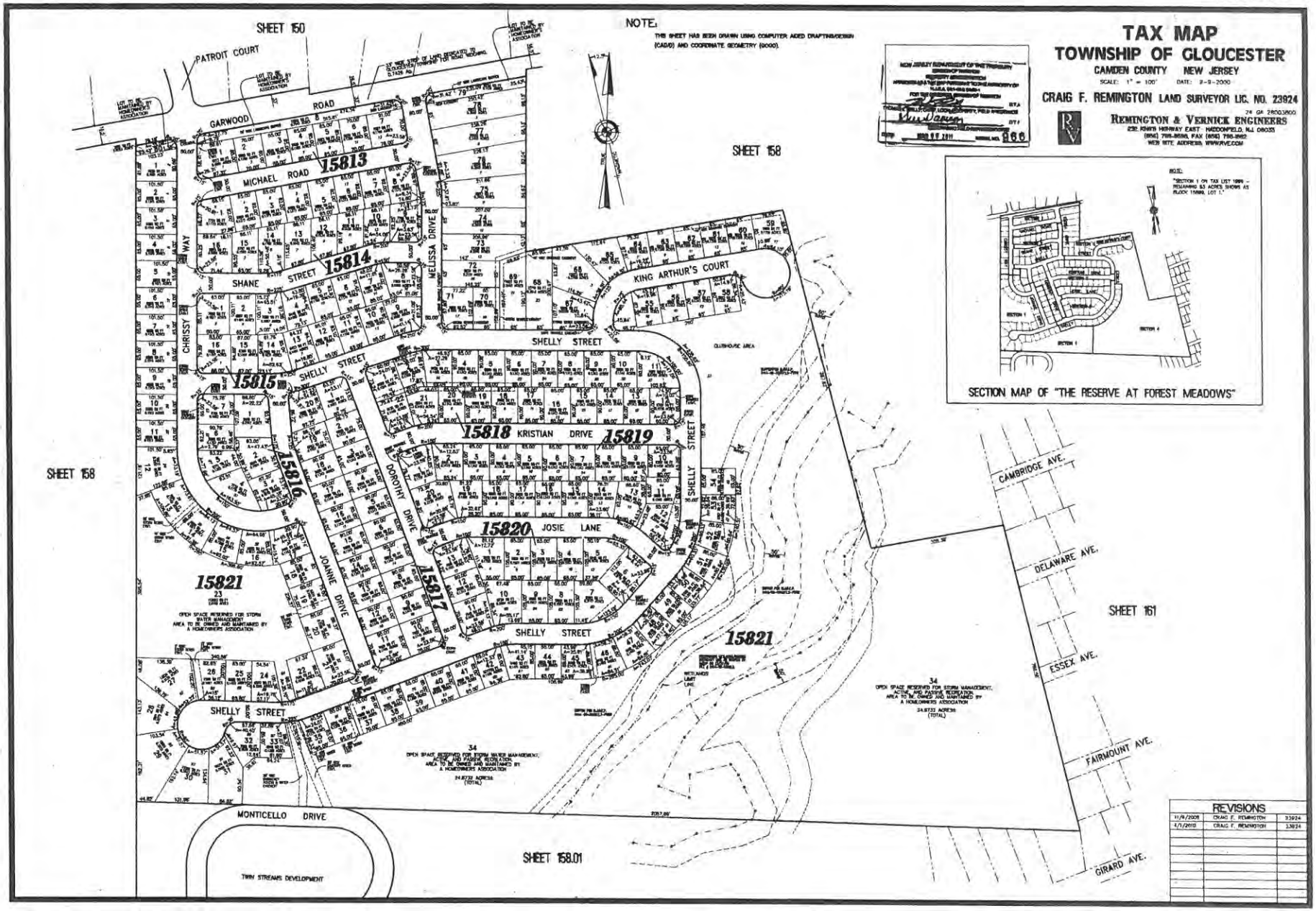
OFFICIAL VERIFICATION

TOWNSHIP OF GLOUCESTER N.J. INCORPORATED 1695 CAMDEN COUNTY

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


TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 2-2-2000
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).
SECTION MAP OF "THE RESERVE AT FOREST MEADOWS"
SHEET 150
SHEET 158
SHEET 158
SHEET 161
SHEET 158.01
PATROIT COURT
GARWOOD ROAD
MICHAEL ROAD
SHANE STREET
CHRISSY WAY
MELISSA DRIVE
KING ARTHUR'S COURT
SHELLY STREET
KRISTIAN DRIVE
DOROTHY DRIVE
JOANNE DRIVE
JOSIE LANE
MONTICELLO DRIVE
TWIN STREAMS DEVELOPMENT
CAMBRIDGE AVE.
DELAWARE AVE.
ESSEX AVE.
FAIRMOUNT AVE.
GIRARD AVE.
15813
15814
15815
15816
15817
15818
15819
15820
15821
REVISIONS
11/9/2005 CRAIG F. REMINGTON 23924
4/1/2010 CRAIG F. REMINGTON 23924

Township Of Gloucester
Construction Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3500
Fax (856) 232-6229

RECEIVED
SEP 17 2018
BY:

Date: September 13, 2018

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Raymond Gurick

Site: 67 Shelly St

Block: 15821 Lot: 43

Application #: 182040C

1. *Site plan OK. Note: roof beams are undersized, recommend engineered beams.*

Thank you,

Jim Gallagher
Building SubCode Official

Bn# 63

(B)

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 12, 2018

APPLICATION No. #182040C

APPLICANT: Raymond Gurick

PROJECT No. 12612

BLOCK(S): 15821 **LOT(S):** 43

LOCATION: 67 Shelly St., Erial, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review.
☐ For Your Files.

Please Forward Report by September 24, 2018

ENCLOSED:

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

RECEIVED
SEP 17 2018
BY:

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

9-12-18 JG Bldg ~ Site Plan OK

Note: Roof Beams are Undersized ~
Recommend Engineered Beams.

Jeanne - Please
Type Note for Ken
Thanks - Jim

Signature

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Dora M. Guevara
Frank Schmidt
Glen Bianchini
Dorothy Bradley
Ken Garbowski

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

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

September 17, 2018

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

RECEIVED
SEP 18 2018

Re: Application #182040C
Raymond Gurick
67 Shelly Street, Erial, NJ 08081
Block 15821, Lot 43

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 12, 2018

APPLICATION No. #182040C

APPLICANT: Raymond Gurick

PROJECT No. 12612

BLOCK(S): 15821 **LOT(S):** 43

LOCATION: 67 Shelly St., Erial, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by September 24, 2018***

☐ For Your Files.

RECEIVED SEP 25 2018

ENCLOSED:

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

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

Signature 9/24/18

Issue: These props were prev. granted variances to extend decks out to 3' from prop line — Now THEY WANT TO ADD ROOFS ON THEM. Not sure this is a good idea with proximity to other homes.

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 #182043C**
Penni J. Hurff
110 Ninth Avenue
BLOCK 1206 LOT 1

DATE: October 10, 2018

The above application is to permit an existing 24' x 28' carport to be enclosed as "living space" within the R-4 - Residential district as per the submitted sketch.

I. ZONING INFORMATION

1. Zone: R-4 ~ Residential District [§406].

R-4 – Residential Requirements (§406.F):

Standard	Required	Proposed	Complies
Minimum lot size	6,250sf	7,800 sf	yes
Minimum lot frontage			
Ninth Avenue	50 ft.	130.00 ft.	yes
Central Avenue	50 ft.	60.00 ft.	yes
Minimum lot depth	100 ft.	60 ft.	enc
Maximum building coverage	35%	±25%[1]	yes
Maximum lot coverage	65%	±37%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)			
Ninth Avenue	20 ft.	23.41 ft.	yes
Central Avenue	20 ft.	28.73 ft.	yes
Side yard (dwelling)	10 ft.	±35 ft.	yes
Rear yard (dwelling)	20 ft.	±38 ft.[1]	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

[1] = Scaled data.

enc = Existing nonconformance.

* = 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:

§406.F, Area, Yard, Height and Building Coverage

1. Rear yard: (±8 ft. provided v. 20 ft. minimum required).

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

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

The Zoning Board of Adjustment must 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)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 406.F, Area, Yard, Height and Building Coverage to permit an existing carport to be enclosed as "living space" approximately eight (8) feet from the rear property line (20 ft. minimum required).

cc: Penni J. Hurff
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №.: # 182043C

Taxes Paid (Yes) No (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 160.00 Project # 12663

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

Escr. 150.00 Escr.# 12663

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Penni J. Hurff	Name(s): Penni J. Hurff Stephen M. Hurff
Address: 110 Ninth Ave	Address: 110 Ninth Ave
City: Glendora	City: Glendora
State, Zip: NJ 08029	State, Zip: NJ 08029
(c) Phone: 856) 261-3188 Fax: (___) ___-___	Phone: 856) 261-3188 Fax: (___) ___-___
Email: hurffy4@comcast.net	

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]	☐ _____

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

6. Name of Persons Preparing Plans and Reports:

Name: Stephen Hurff	Name:
Address: 110 Ninth Ave Glendora	Address:
Profession: Electrician / ROW	Profession:
City: Glendora	City:
State, Zip: NJ 08029	State, Zip:
Phone: 856 217-0264 Fax: (___)___-____	Phone: (___)___-____ Fax: (___)___-____
Email: hurffy4@comcast.net	Email:

7. Location of Property:

Street Address: 110 Ninth Ave Glendora Block(s): 1206

Tract Area: _____ Lot(s): 1

8. Land Use:

Existing Land Use: Carport (existing) RESIDENTIAL

Proposed Land Use (Describe Application): Enclose to living space. House + carport was approved + built 10 ft from property line. Permit denied due to requirement of 20 ft from property line. ~~Should be granted~~ (1

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: _____

Proposed Form of Ownership:

☑ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	~~Proposed~~ Existing
Front setback 1	29
Front setback 2	-
Rear setback	10
Side setback 1	35
Side setback 2	-
Lot frontage	130
Lot depth	60
Lot area	7800
Building height	12

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

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

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

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

carport

~~Garage~~ Application	Existing
~~Garage~~ Area	400
~~Garage~~ height	12
Number of ~~garages~~ carport	1
(Include attached garage if applicable)	
Number of stories	1

carport
carport

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☑ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Penni J Hurlb — Signature of Applicant

9/26/18 — 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).**

9/26/18
Date

Penni J Hurff
Signature

Penni J. Hurff
Print Name

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

Denise Conley

DENISE CONLEY
Commission # 2421797
Notary Public, State of New Jersey
My Commission Expires
June 11, 2022

Stephen M. Hurff
Signature

Stephen M. Hurff
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

Penni J Hurff
Signature of Applicant

Penni J. Hurff
Print Name

9/26/18
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 10/1989, shows and discloses the premises in its entirety, described as Block 1706 Lot 1; 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:~~ Burlington
Penni Hurff of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Penni Hurff
Name of property owner or applicant

Sworn and subscribed to
On this 26th day of September
20 18 before the following authority.

Denise Conley
Notary public

DENISE CONLEY
Commission # 2421797
Notary Public, State of New Jersey
My Commission Expires
June 11, 2022

ZONING PERMIT DENIED

110 NINTH AVE
Block/Lot 1206/1

Applicant
HURFF, PENNI J. & STEPHEN
110 NINTH AVENUE
GLENDORA, N J 08029

Real Estate Owner
HURFF, PENNI J. & STEPHEN
110 NINTH AVENUE
GLENDORA, N J 08029

This is to certify that the above-named applied for a permit to/authorization for.
a proposed enclosure od exisring 28'X24' detached carport to make it part of the dwelling.. This application for approval is hereby denied

Zone
R4
Application is
Denied

Comments on Decision:
Enclosure must be located a minimum of 20' from the rear property line. A Variance approval is requried prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

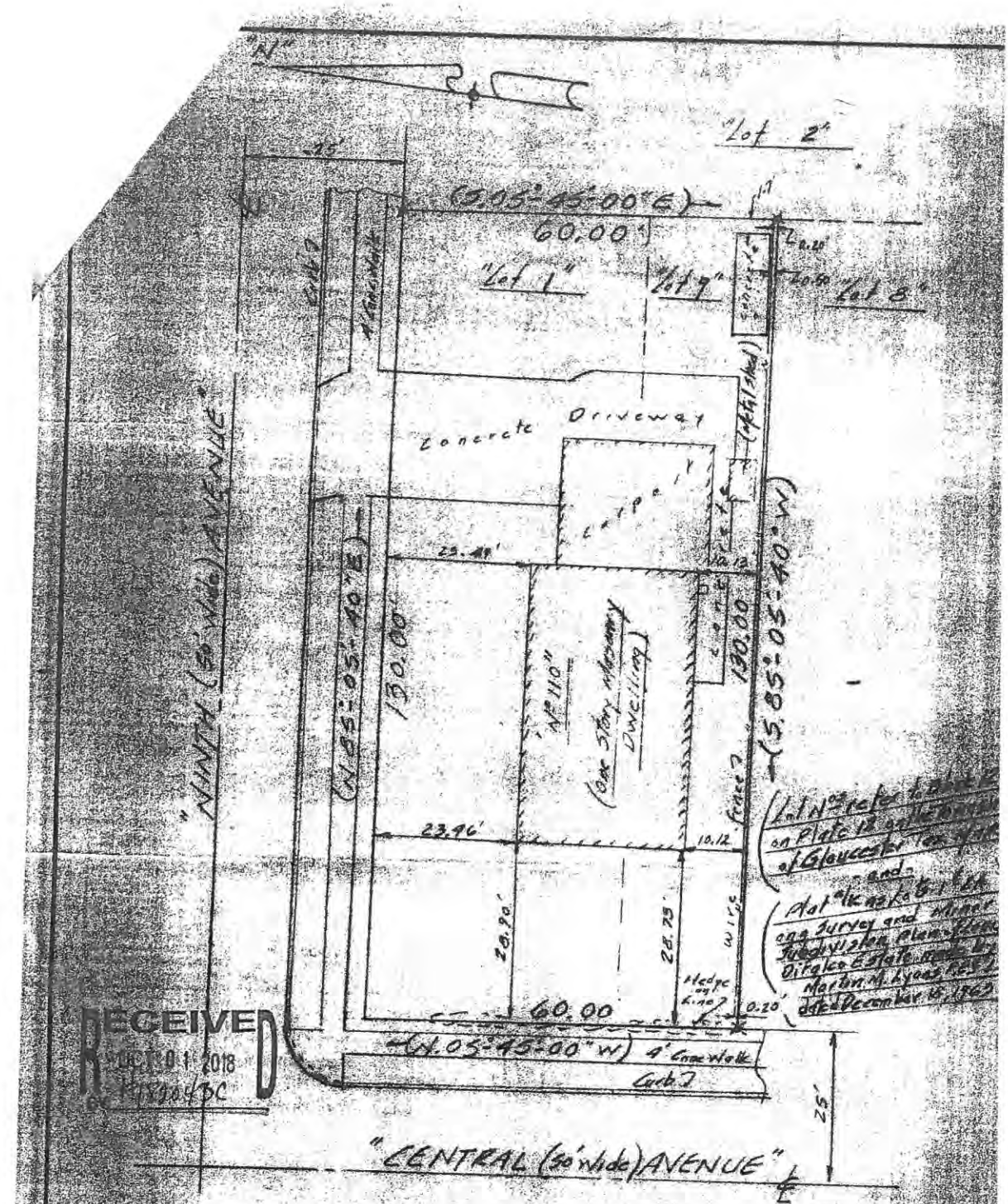
Gloucester Township
P O Box 8
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229

Alisa Ortiz
Zoning Officer
September 20, 2018 Applic No. 12616

Cut Here

Deliver to...

HURFF, PENNI J. & STEPHEN
110 NINTH AVENUE
GLENDORA, N J 08029



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OCT 01 2018
H18904BC

CERTIFIED TO: John & Penni O'Connor;
Travelers Mortgage Co. its successors & for its assigns;
Title American Corp. & American Title Insurance Co.

* denotes: "Re-bar" (Set)

"In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and [illegible] shown thereon. The responsibility limited to the [illegible] matter and initial use for which it is being used."

THIS IS TO CERTIFY THAT ON October 3, 1989 I MADE A SURVEY OF THE LANDS AND PREMISES SHOWN HEREON, AND THAT THIS PLAT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

EDWARD J. EWING
LAND SURVEYOR 10625

SURVEY OF PREMISES

No 110 NINTH AVENUE

SITUATED IN "Glendora"

TOWNSHIP of GLOUCESTER

COUNTY of CAMDEN, N.J.

DRAWN BY: [illegible] DATE: 4 Oct. 89 SCALE: 1"=20'

EDWARD J. EWING & SON
LAND SURVEYING
208 N. DELSEA DRIVE CLAYTON, N.J. 08312

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

SHEET 11

ELEVENTH

TENTH

NINTH

EIGHTH

SEVENTH

SHEET 19

SHEET 9

SHEET 10

(NEW JERSEY STATE HIGHWAY ROUTE NO. 168)

PIKE

HORSE

BLACK

AVENUE

AVENUE

AVENUE

CENTRAL

AVENUE

GLENDORA

AVENUE

SHEET 20

SHEET 13

1201

1202

1203

1204

1205

1206

1207

1208

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: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

REMINGTON & VERNICK ENGINEERS
24 GA 28003800
232 KINGS HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-9595 FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

12

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: Hurff, Penni + Stephen

Address: 110 Ninth Avenue

Block: 1206 Lot: 1

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
OCT 01 20
BY:

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

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 1, 2018 **APPLICATION No. #182043C**

APPLICANT: PENNI J. HURFF **PROJECT No. 12663**

BLOCK(S): 1206 Lot(S): 1

LOCATION: 110 E. 9TH AVE., GLENDORA

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

RECEIVED OCT 03 2018 BY:

PURPOSE OF TRANSMITTAL:

☒ For Your Review.
☐ For Your Files.

Please Forward Report by OCTOBER 11, 2018

ENCLOSED:

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

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

Signature

Assessor 10/3/18

House Built Sideways on long corner lot.
Addition seems to stay in line with rear of house.
No Issues.

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

October 3, 2018

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

RECEIVED
OCT 09 2018
BY:

Re: Application #182043C
Penni J. Hurff
110 E. 9th Avenue, Glendora, NJ 08029
Block 1206, Lot 1

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 1, 2018 **APPLICATION No. #182043C**

APPLICANT: PENNI J. HURFF **PROJECT No. 12663**

BLOCK(S): 1206 Lot(S): 1

LOCATION: 110 E. 9TH AVE., GLENDORA

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
- ☐ C.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 OCTOBER 11, 2018***

☐ For Your Files.

RECEIVED
OCT 10 2018
BY:

ENCLOSED:

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- ☐ 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

Signature

Reviewed
☑ **Approved** ☐ **Not Approve**
Gloucester Twp. Fire Dist. 1
Fire Official: [signature]
Date: 10/5/18

Bmt 65

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 1, 2018

APPLICATION No. #182043C

APPLICANT: PENNI J. HURFF

PROJECT No. 12663

BLOCK(S): 1206 **Lot(S):** 1

LOCATION: 110 E. 9TH AVE., GLENDORA

RECEIVED
OCT 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**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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

Please Forward Report by OCTOBER 11, 2018

ENCLOSED:

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

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

OK 10-10-18 JLR

Signature

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: ***Application #182036C***
Dhamir Steward
138 Village Green Lane
Block 18501, Lot 2.50

DATE: September 11, 2018

The above application is to permit a 14' x 16' deck within the SCR – Senior Citizen Residential district.

I. ZONING INFORMATION

1. Zone: SCR ~ Senior Citizen Residential District [§409].

SCR ~ Senior Citizen Residential District:

Standard	Required	Proposed (Lot 45)	Complies
Minimum lot size	2,000 sf	2,000 sf	yes
Minimum lot frontage	20 ft.	20 ft.	yes
Minimum lot depth	100 ft.	100 ft.	yes
Maximum building coverage	60%	±42%[1]	yes
Maximum lot coverage	70%	±52%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	20 ft.	±27 ft.[1]	yes
Side yard (deck)	20 ft. end wall only	n/a	n/a
Rear yard (deck)	**20 ft.**	**17 ft.**	**no***
Maximum Height	35 ft.	≤ 35 ft.	yes / 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:

DECK §409.F – SCR – Senior Citizen Residential District, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval.

1. Rear yard: (17 ft. provided v. 20 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 residential district setback variance:

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 variances:

From Section 409.F, Area, Yard, Height and Building Coverage, specifically to permit a deck seventeen (17) from the rear property line (20 ft. minimum required).

cc: Dhamir Steward
Anthony Costa, Esq.
James Mellett, PE

Update Permit #12292

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 №.: #182036C

Taxes Paid Yes/No ____ (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 160.00 Project # 12566

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

Escr. 150.00 Escr.# 12566

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Dhamir Stewart
Address: 138 Village Green Ln
City: Sicklerville
State, Zip: NJ 08081
Phone: (856) 655-3127 Fax: (__)___-____
Email: Dhamir.Ray@gmail.com

2. Owner(s) (List all Owners)

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

856 655-3127 Cell

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 AUG 22 2018 BY

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Dhamir Steward	Name: Deon Wiles
Address: 138 Village Green LN	Address: 536 State St.
Profession: Manager	Profession: Manager
City: Sicklerville	City: Camden
State, Zip: NJ 08081	State, Zip: NJ 08102
Phone: (856) 655-3127 Fax: (___) ___-____	Phone: (609) 217-6667 Fax: (___) ___-____
Email: Dhamir.Ray@Gmail.com	Email: Dhamir.Ray@Gmail.com

7. Location of Property:

Street Address: 138 Village Green LN Block(s): 18501

Tract Area: _____ Lot(s): 2.50

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): WOOD DECK 14' x 16' w/ 17' s/b from R prop line

9. Property:

Number of Existing Lots: _____

Number of Proposed Lots: _____

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

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

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant

8/22/18
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).**

8/22/18
Date

Signature

Dhamir Steward
Print Name

Sworn and Subscribed to before me this 22nd day of August 2018 (Year).

Judith A. Calabrese
Signature

JUDITH A. CALABRESE
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

Dhamir Steward
Print Name

8/22/18
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 8/22/2018, shows and discloses the premises in its entirety, described as Block 18501 Lot 2.50; 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:

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

Dhamir Steward
Name of property owner or applicant

Sworn and subscribed to
On this 22nd day of August
20 18 before the following authority.

Judith A. Calabrese
Notary public

JUDITH A CALABRESE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXP. OCTOBER 24, 2022

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: Dhamia + Leah Steward

Address: 138 Village Green Lane

Block: 18501 Lot: 2.50

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
AUG 22 2018
BY:

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

ZONING PERMIT DENIED

138 VILLAGE GREEN LA
Block/Lot 18501./2.50

Applicant
STEWARD DHAMIR & LEAH
138 VILLAGE GREEN LANE
SICKLERVILLE NJ 08081

Real Estate Owner
STEWARD DHAMIR & LEAH
138 VILLAGE GREEN LANE
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for.
proposed revisions to deck to reflect a 14'X16' attached frame deck.. This application for approval is hereby denied

17' from rear prop. line

Zone
SCR-
Application is
Denied

Comments on Decision:
Deck must maintain a minimum of 20' from the rear property line. A Variance approval is requried prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

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

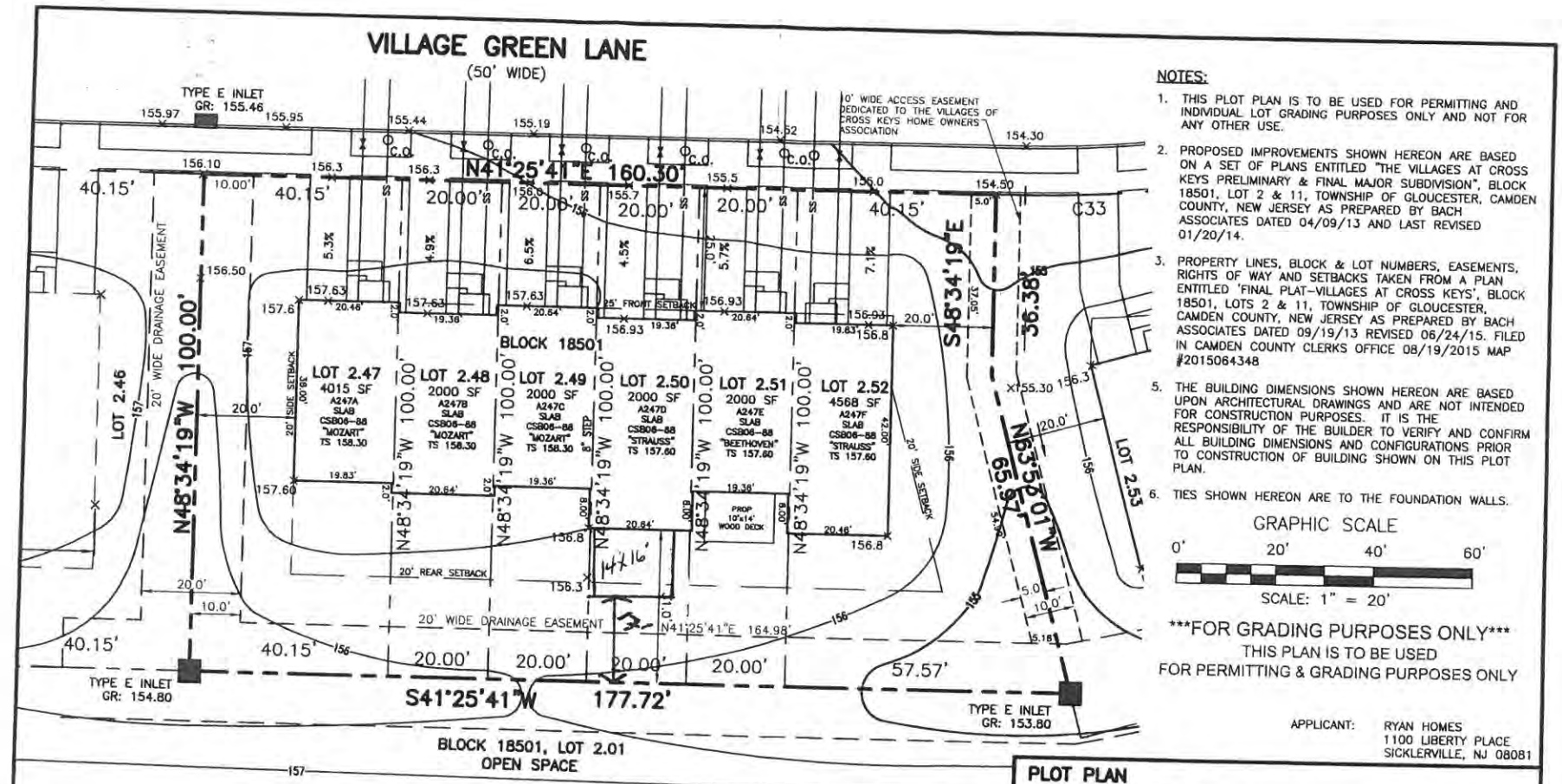
Alisa Ortiz
Zoning Officer
July 26, 2018

Applic No. 12292

Cut Here

Deliver to...

STEWARD DHAMIR & LEAH
138 VILLAGE GREEN LANE
SICKLERVILLE NJ 08081



NOTES:

1. THIS PLOT PLAN IS TO BE USED FOR PERMITTING AND INDIVIDUAL LOT GRADING PURPOSES ONLY AND NOT FOR ANY OTHER USE.
2. PROPOSED IMPROVEMENTS SHOWN HEREON ARE BASED ON A SET OF PLANS ENTITLED "THE VILLAGES AT CROSS KEYS PRELIMINARY & FINAL MAJOR SUBDIVISION", BLOCK 18501, LOT 2 & 11, TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY AS PREPARED BY BACH ASSOCIATES DATED 04/09/13 AND LAST REVISED 01/20/14.
3. PROPERTY LINES, BLOCK & LOT NUMBERS, EASEMENTS, RIGHTS OF WAY AND SETBACKS TAKEN FROM A PLAN ENTITLED 'FINAL PLAT–VILLAGES AT CROSS KEYS', BLOCK 18501, LOTS 2 & 11, TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY AS PREPARED BY BACH ASSOCIATES DATED 09/19/13 REVISED 06/24/15. FILED IN CAMDEN COUNTY CLERKS OFFICE 08/19/2015 MAP #2015064348
5. THE BUILDING DIMENSIONS SHOWN HEREON ARE BASED UPON ARCHITECTURAL DRAWINGS AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY AND CONFIRM ALL BUILDING DIMENSIONS AND CONFIGURATIONS PRIOR TO CONSTRUCTION OF BUILDING SHOWN ON THIS PLOT PLAN.
6. TIES SHOWN HEREON ARE TO THE FOUNDATION WALLS.

GRAPHIC SCALE

0' 20' 40' 60'

SCALE: 1" = 20'

FOR GRADING PURPOSES ONLY
THIS PLAN IS TO BE USED
FOR PERMITTING & GRADING PURPOSES ONLY

APPLICANT: RYAN HOMES
1100 LIBERTY PLACE
SICKLERVILLE, NJ 08081

* PER SHEETS 4A & 4B OF THE ABOVE REFERENCED MAJOR SUBDIVISION PLANS *
ALL PROPOSED CONTOURS SHOWN ARE FOR GENERAL SITE GRADING INTENT. CONTRACTOR SHALL HOLD ALL PROPOSED SPOT ELEVATION GRADES AND MAINTAIN ILLUSTRATED GRADING AND DRAINAGE PATTERNS

WTS	09/18/15	PLOT PLAN
DRWN	DATE	ACTION

THIS PLAN IS A REPRODUCTION OF THE ORIGINAL PLAN, UNLESS THIS PLAN HAS THE RAISED SEAL OF THE LICENSED PROFESSIONAL RESPONSIBLE FOR THE PLAN, IT SHALL NOT BE CONSIDERED AN AUTHORIZED, RESPONSIBLE FOR THE PLAN, WRITTEN AUTHORIZATION OR CONFORMITY BY CES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CES.

PLOT PLAN

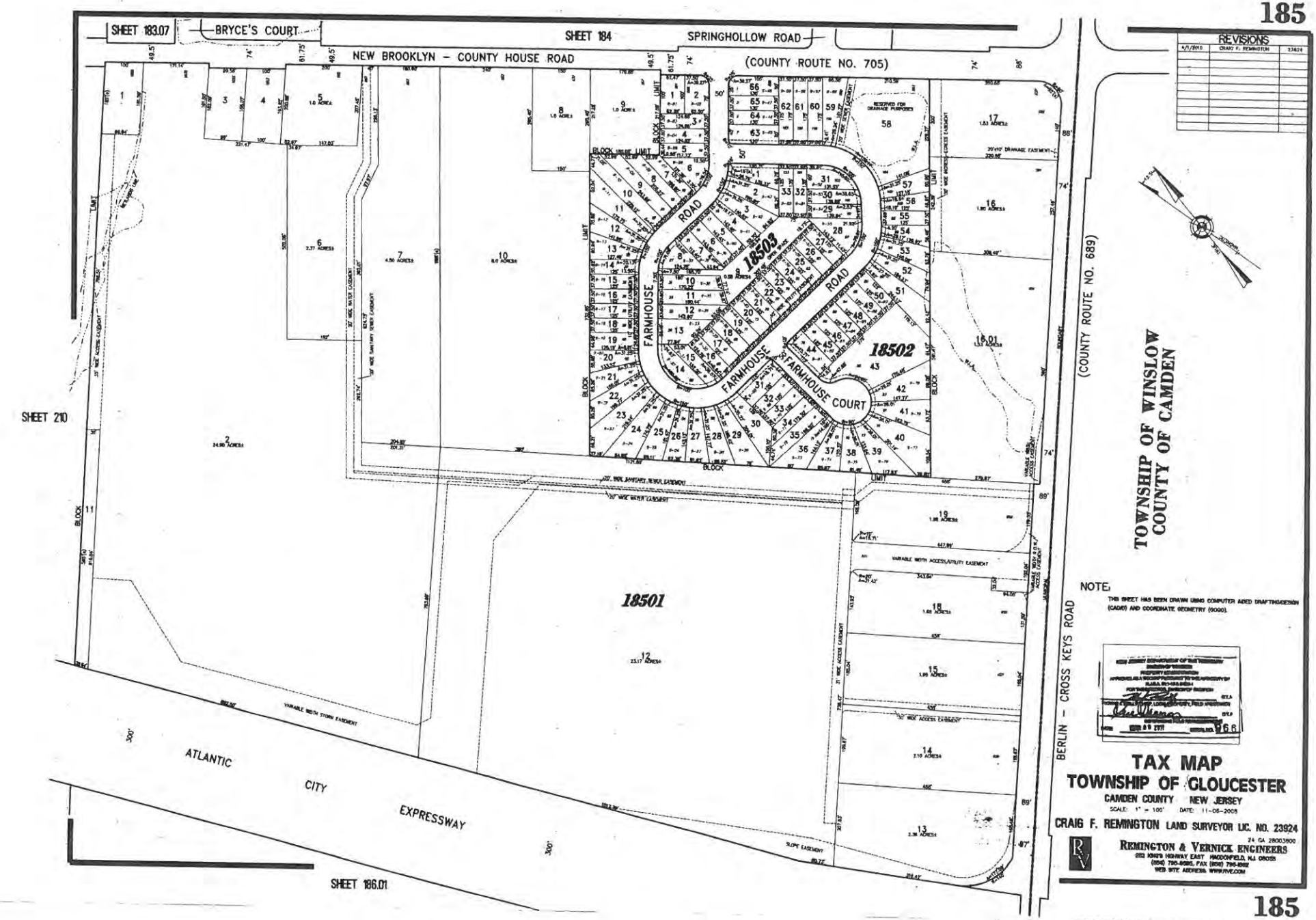
VILLAGES AT CROSS KEYS
BLOCK 18501, LOTS 2.47–2.52
TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

Norman K. Rodgers III 9.21.15
NORMAN K. RODGERS III — DATE
PROFESSIONAL ENGINEER AND LAND SURVEYOR, NEW JERSEY LIC. NO. 39710

PREPARED BY
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
645 BERLIN–CROSS KEYS ROAD, SUITE 1, SICKLERVILLE, NJ 08081
TELEPHONE (856) 228–2200 – FAX (856) 232–2348 – EMAIL design@ces–1.com
N.J. CERTIFICATE OF AUTHORIZATION No. 24GA27957700

SHT NO 1OF 1 DATE 09/18/15 SCALE 1"=20' CES NO1533–02 DRWN BY: AG
FILE NO BLDG247.dwg

P:\Projects\1533-02\dwg\Houseline\BLDG247.dwg, Layout1, 9/21/2015 12:14:30 PM, Scoleri, 1:1



REVISIONS

4/1/2010	CRAIG F. REMINGTON	23924

TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN

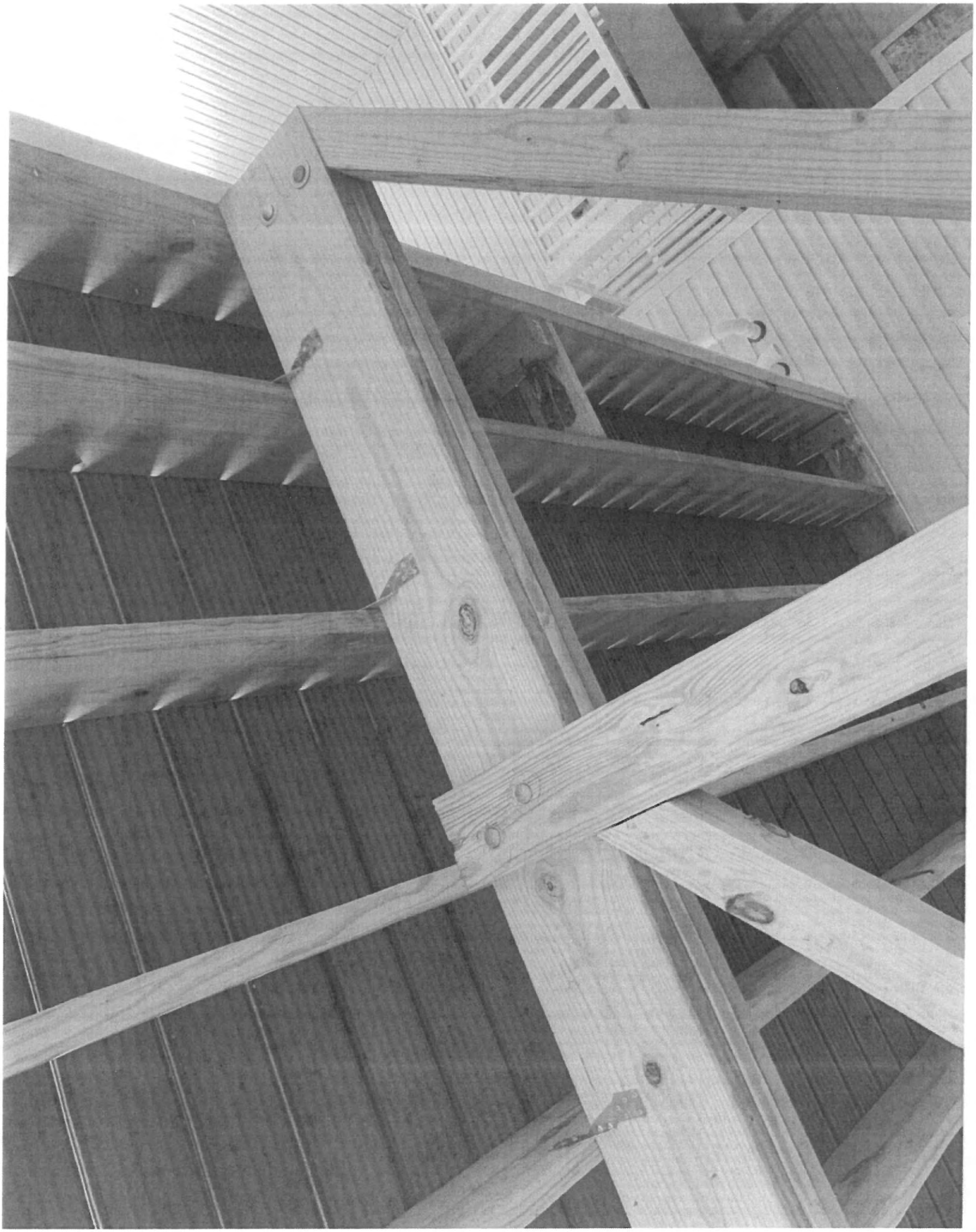
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

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

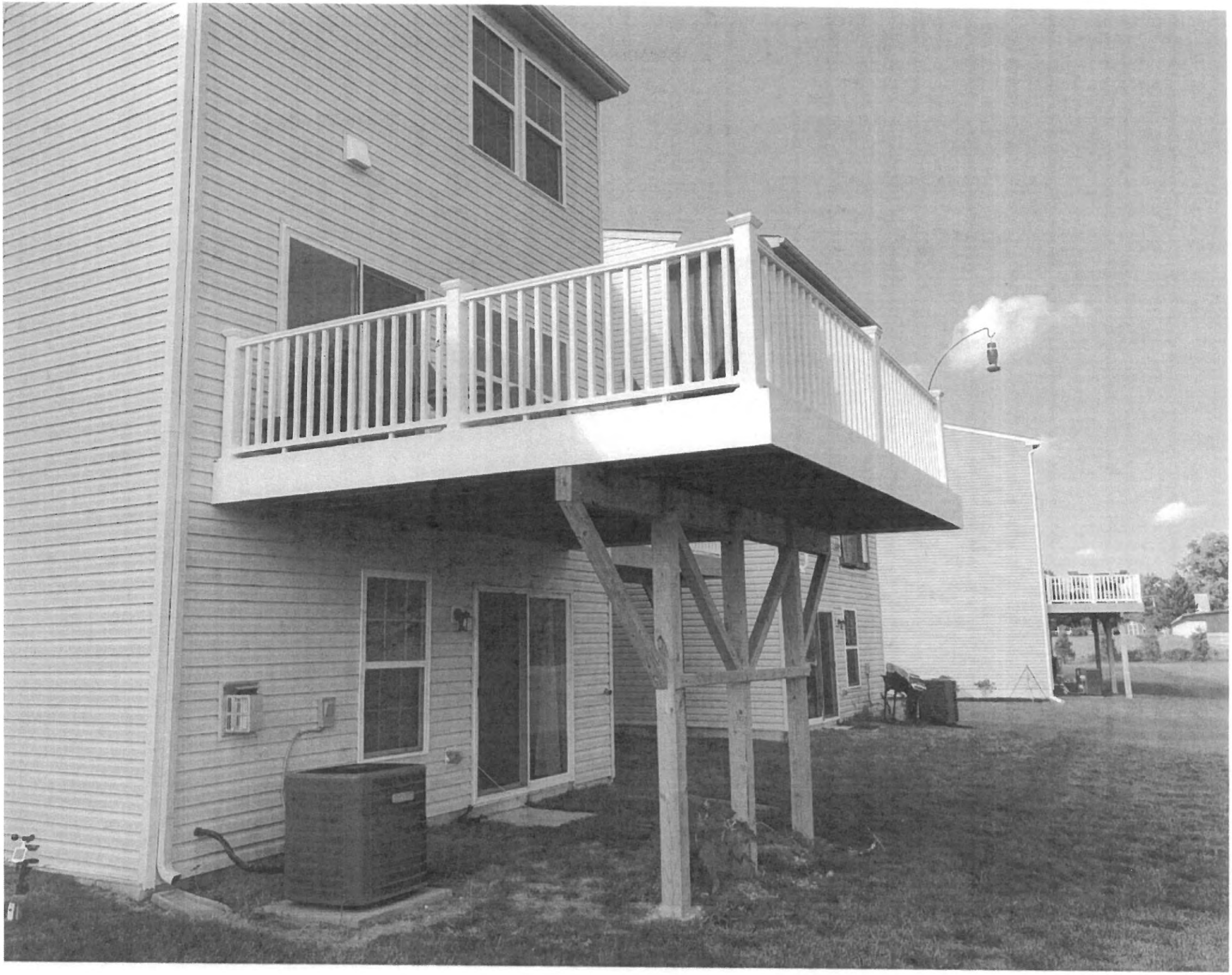
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

REMINGTON & VERNICK ENGINEERS
233 KING'S HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM



Goodman

Goodman



Township Of Gloucester
Construction Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3500
Fax (856) 232-6229

Date: August 27, 2018

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

RECEIVED
AUG 27 2018
BY:

Applicant: Dhamir Steward

Site: 138 Village Green Ln

Block: 18501 Lot: 2.50

Application #: 182036C

1. *No Construction issue with setbacks. The overhang may require additional support or may need to be cut back to meet the Building Code IRC 2015 section R507.4.*

Thank you,

Jim Gallagher
Building SubCode Official

Bin# 62

(B)

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 22, 2018 **APPLICATION No. #182036C**

APPLICANT: DHAMIR STEWARD **PROJECT No. 12566**

BLOCK(S): 18501 Lot(S): 2.50

LOCATION: 138 VILLAGE GREEN LN, SICKLERVILLE, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by SEPTEMBER 2, 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
AUG 27 2018
BY:

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

8-23-18 - JTG Bldg - No Construction issue with setbacks. The overhang may require additional support or

Signature May need to be cut back to meet the Building Code. IRC 2015 Section R 507.4 Jeanne, please type Note for Ken. Thanks Jim

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

RECEIVED
AUG 27 2018
By:

DATE: August 22, 2018

APPLICATION No. #182036C

APPLICANT: DHAMIR STEWARD

PROJECT No. 12566

BLOCK(S): 18501 Lot(S): 2.50

LOCATION: 138 VILLAGE GREEN LN, SICKLERVILLE, NJ 08081

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- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
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- ☐ G.T.M.U.A.
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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

No Issues.

"But be careful this could lead to many others.

Oversize Wood deck

Signature assessor 8/23/18

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Dora M. Guevara
Frank Schmidt
Glen Bianchini
Dorothy Bradley
Ken Garbowski

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY
401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

September 4, 2018

RECEIVED
SEP - 6 2018
BY:

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

Re: Application #182036C
Dhamir Steward
138 Village Green Lane, Sicklerville, NJ 08081
Block 18501, Lot 2.50

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 22, 2018

APPLICATION No. #182036C

APPLICANT: DHAMIR STEWARD

PROJECT No. 12566

BLOCK(S): 18501 **Lot(S):** 2.50

LOCATION: 138 VILLAGE GREEN LN, SICKLERVILLE, NJ 08081

RECEIVED
SEP 11 2018
BY:

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
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- ☐ Tax Assessor
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- ☑ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

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

Gloucester Township Fire District # 5
DENIED
Richard Donato, Fire Marshal

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

Signature