Township of Gloucester
Zoning Board of Adjustment
Wednesday, November 28, 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, October 24, 2018***

RESOLUTIONS FOR MEMORIALIZATION

#182040C Raymond Gurick	Bulk C Variance Block: 15821 Lot(s): 43
#182043C Penni Hurff	Bulk C Variances Block: 1206 Lot(s): 1
#182036C Dhamir Steward	Bulk C Variances Block: 18501 Lot(s): 2.50

APPLICATIONS FOR REVIEW

#182042C Ellen Pitel Zoned: SCR	Bulk C Variance Block: 15820 Lot(s): 11 Location: 68 Shelly St., Erial

Roof over Deck 8'x16' with 1.8' Rear setback

#182046C
Eliran Boskila
Zoned: R3

Bulk C Variance
Block: 10401 Lot(s): 22
Location: 255 Almonesson Rd, Blackwood

Convert enclosed carport into living space (Office) with Front setback 24.59

#182051D
88 Equities, LLC
Zoned: SCR

B Variance Interpretation
Block: 19405 Lot(s): 1
Location: 1550 Hider Ln, Blackwood

Proposing 48 age-restricted units in full compliance w/SCR Zoning requirements, seeking an interpretation as to whether a clubhouse is required for development of less than 50 residential units

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Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 24, 2018

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

Roll Call:

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

Chairman Simiriglia had the professionals sworn in:
Also, Present: Mr. Ken Lechner, Township Planner

Mr. Rosetti will sit in for Chairman McMullin/Mr. Treger will sit in for Mr. Bucceroni/Mrs. Kelly will sit in for Mr. Scarduzio.

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday, September 26, 2018.

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

Roll Call:

Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman Simiriglia	Yes

Minutes Approved.

Resolutions for Memorialization

#182032C
Eugene & Gail McDevitt
Bulk C Variances
Block: 9601 Lot: (s) 36

#182038C
Impact Construction (Luther Nunnaly)
Bulk C Variance
Block: 17201 Lot(s): 17

#182037C
Fred Vicario
Bulk C Variance
Block: 10201 Lot (s): 1

#182039C
Triple C Development, Inc.
Use D Variance
Block: 18103 Lot (s): 7.01

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

Roll Call:

Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman Simiriglia	Yes

Resolutions Approved.

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' x 23' with 3' rear setback

Chairman Simiriglia swears in Mr. Gurick.
Mr. Gurick states they live in the back of he community where there are no other homes behind them. The sun beats down on the deck all day. He would like to build a roof so they can use the deck. There will be no enclosure or screening. A contractor who is a friend will build it for them. They may put a shade on one side to block the sun when it comes around the deck that way. They have an awning now and still have to use umbrellas to block the sun.

Mr. Lechner states there is nothing behind you?
Mr. Gurick states just a basin, no homes.
Mr. Lechner states just make sure to drain the water to the back.
Mr. Treger asks if the shingles will match the home.
Mr. Gurick states the shingles will match the home and the design was drawn by an architect.
Mr. Lechner states Mr. Gurick will have to go to the construction department for permits. The construction official states the roof beams are undersized, also, Mr. Gurick should use engineered beams.

Open to the Public:
No Comments

Open to Professionals:
No Comments

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

Roll Call

Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Mr. Rosetti	**Yes**
Mr. Treger	**Yes**
Mrs. Kelly	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#182043C
Penni Hurff
Zoned: R4
Bulk C Variance
Block: 1206 Lot (s): 1
Location: 110 9th Ave., Glendora
Converting enclosed carport 28'x 24' into living space w/8' setback.

Chairman Simiriglia swears in Ms. Penni Hurff.
Ms. Hurff states they would like to enclose the carport and use it as a living room.
Mr. Lechner states the applicant will need a rear yard variance because of frontage on 9th and Central Ave.
Chairman Simiriglia and Ms. Hurff discuss the footings of the carport and having the addition match the house.
Mr. Treger asks if it will only be a room.
Ms. Hurff states "yes, just a living room."

Open to the Public:
No Comments.

Open to the Professionals:
No Additional Comments.

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

Roll Call

Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Mr. Rosetti	**Yes**
Mr. Treger	**Yes**
Mrs. Kelly	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#182036C
Dhamir Steward
Zoned: SCR-HC Overlay
Bulk C Variance
Block: 18501 Lot (s): 2.50
Location: 138 Village Green Ln., Sicklerville
14' x 16' wood deck w/17' R setback.

Chairman Simiriglia swears in Mr. Steward.
Mr. Steward's deck went beyond where he was permitted.
Chairman Simiriglia states there are other decks in the neighborhood.
Mr. Steward states he was going off the other decks in the neighborhood with size, and then he decided to make it bigger.
Mr. Lechner asks if Mr. Steward had a construction permit first and then changed it?
Mr. Steward states "yes".
Mr. Lechner reads a letter from the building sub code official. He states the overhang needs more support. The deck may have to be cut back or add the support for the current deck overhang.
Mr. Steward states "no problem" he will fix it.
Mr. Rosati states add more support to the ends.

Mr. Steward stated they put in an extra footing. They only needed 2 but put in 3.
Chairman Simiriglia states the overload on the outside is too much for the hangover.
Mrs. Chiumento asks if Mr. Steward used a contractor.
Mr. Steward states "no", his brother helped him.
Mr. Treger states he can cut a foot off the overhang.

Open to the Public:
No Comments.

Open to the Professionals:
No Additional Comments.

A motion to approve the above-mentioned application; with the condition to fix the overload to the overhang of the deck, was made by Mr. Rosati and seconded by Mrs. Kelly.

Roll Call

Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Mr. Rosetti	**Yes**
Mr. Treger	**Yes**
Mrs. Kelly	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182040C
Raymond Gurick
Block 15821, Lot 43

WHEREAS, Raymond Gurick is the owner of the land and premises located at 67 Shelly Street in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 12' x 23' roof over an existing 3' from the rear lot line instead of the required 10' for the property located upon Block 15821, Lot 43, as shown on the Official Map of the Township of Gloucester, located in a SCR- 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 October 24, 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, Raymond Gurick is the owner of the land and premises located at 67 Shelly Street in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15821, Lot 43, on the Official Tax Map of the Township of Gloucester, located in an SCR Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has an existing deck and needs the roof to eliminate the sun beating down on the deck. His property backs up to a basin.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a roof over the deck 3' from the property line, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 24th day of October, 2018, the applicant Raymond Gurick is hereby granted the aforesaid variance for the property located upon Block 15821, Lot 43 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Mike Acevedo	Yes
Rich Rosetti	Yes
Arlene Chiumento	Yes
Ken Treger	Yes
Dorsett Kelly	Yes
Frank Simiriglia	Yes
Andy Rosati	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 28th day of November, 2018.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182043C
Penni Hurff
Block 1206, Lot 1

WHEREAS, Penni Hurff is the owner of the land and premises located at 110 9th Avenue in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit an existing carport to be enclosed as living space 8' from the rear property line instead of the required 10' for the property located upon Block 1206, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R4 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 October 24, 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, Penni Hurff is the owner of the land and premises located at 110 9th Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1206, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R4 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified she would like to convert the carport into a living room.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to close the existing carport into a living room 8' from the property line , the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 24th day of October, 2018, the applicant Penni Hurff is hereby granted the aforesaid variance for the property located upon Block 1206, 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

Mike Acevedo	Yes
Rich Rosetti	Yes
Arlene Chiumento	Yes
Ken Treger	Yes
Dorsett Kelly	Yes
Frank Simiriglia	Yes
Andy Rosati	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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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 # 182036C
Dhamir Steward
Block 18501, Lot 2.50

WHEREAS, Dhamir Steward is the owner of the land and premises located at 138 Village Green 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 permit a 14'x16' deck 17 ' from the rear lot line instead of the required 20' for the property located upon Block 18501, Lot 2.50, as shown on the Official Map of the Township of Gloucester, located in a SCR-HC Overlay 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 October 24, 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, Dhamir Steward is the owner of the land and premises located at 138 Village Green Lane in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18501, Lot 2.50, on the Official Tax Map of the Township of Gloucester, located in an SCR-HC Overlay 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 and his brother constructed the deck and did not realize by making it bigger he would need more support. As a condition of approval the applicant agreed to fix the overload to the overhang of the deck.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 14' x 16' deck 17' from the property line, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 24th day of October, 2018, the applicant Dhamir Steward is hereby granted the aforesaid variance for the property located upon Block 18501, Lot 2.50 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Mike Acevedo	Yes
Rich Rosetti	Yes
Arlene Chiumento	Yes
Ken Treger	Yes
Dorsett Kelly	Yes
Frank Simiriglia	Yes
Andy Rosati	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 28th day of November, 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 #182042C**
Ellen Pitel
68 Shelley Street
BLOCK 15820, LOT 11

DATE: October 10, 2018

The above application is to permit an 8' x 16' 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	±6,290 sf	yes
Minimum lot frontage			
Shelly Street	50 ft.	75.91 ft.	yes
Dorothy Drive	50 ft.	81.78 ft.	yes
Minimum lot depth	85 ft.	85 ft.	yes
Maximum lot coverage	55%	±53.9%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard			
Shelly Street (dwelling)	20 ft.	24.90 ft.	yes
Dorothy Drive (deck)	20 ft.	22.06 ft.	yes
Side yard (deck)	4 ft.	51.94 ft.	yes
Side yard (Aggregate)	15 ft.	n/a	n/a
Rear yard (deck)	**10 ft.**	**1.8 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): (1.8 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 deck one and eight tenths (1.8) feet from the rear lot line (10 feet minimum required).

cc: Ellen Pitel
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 №: #182042C

☐ Planning Board ☑ Zoning Board of Adjustment

Taxes Paid Yes/No (Initial)

Fees 160.00 Project # 12631

Escr. 150.00 Escr.# 12631

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Ellen Pitel
Address: 68 Shelly St.
City: Sicklerville
State, Zip: NJ 08081
Phone: (856) 904-6650 Fax: (__) __-__
Email: elar@comcast.net

2. Owner(s) (List all Owners)

Name(s): Jeffrey R and Ellen C. Pitel
Address: 68 Shelly St.
City: Sicklerville
State, Zip: NJ 08081
Phone: (856) 904-6650 Fax: (__) __-__

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Ellen Pitel	Name:
Address: 68 Shelly St. Sicklerville NJ 08081	Address:
Profession:	Profession:
City: Sicklerville	City:
State, Zip: NJ 08081	State, Zip:
Phone: (856) 904-6650 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: elar@comcast.net	Email:

7. Location of Property:

Street Address: 68 Shelly St. Sicklerville NJ 08081 Block(s): 15820

Tract Area: The Reserve at Forest Meadows Lot(s): 11

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): 8 x 16 vinyl deck, 8x20 paver patio 1'8" from rear pl. / 10' req.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	22.06
Rear setback	1.8 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

Ellen Pitel — Signature of Applicant

9/5/18 — 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).**

9/5/18
Date

Ellen Pitel
Signature

Ellen Pitel
Print Name

Sworn and Subscribed to before me this 5 day of September 2018 (Year).

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

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Ellen Pitel Ellen Pitel
Signature of Applicant

9/5/18
Date

Ellen Pitel
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 Oct 12, 2016, shows and discloses the premises in its entirety, described as Block 15820 Lot 11; 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:

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

Sworn and subscribed to
On this 5 day of September 20 18 before the following authority.

Ellen Pitel
Name of property owner or applicant

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

Michele Lyn Treger
Notary public

68 Shelly St. Sicklerville Pitel Residence

RECEIVED
SEP 12 2018
BY:

P.I. Being Lot 11, Block 15820, "The Reserve at Forest Meadows, Phase 3, Final Plan of Lots".
Also being Tax Map Lot 11, Block 15820

To: Trident Land Transfer Company (NJ) LLC
Quicken Loans, Inc its successors and or assigns

TO Jeffrey Pitel & Ellen Pitell
any Insuror of Title relying hereon and any other party in interest

Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors

DOROTHY (50' Wide) DRIVE

RECEIVED
SEP 12 2018
BY:

P.I.G Being Lot 11, Block 15820, "The Reserve at Forest Meadows, Phase 3, Final Plan of Lots."
Also being Tax Map Lot 11, Block 15820

To: Trident Land Transfer Company (NJ) LLC
Quicken Loans, Inc its successors and or assigns

TO Jeffrey Pitcl & Ellen Pitcll

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

In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insuror of title to insure the title to the lands and premises shown thereon. Responsibility limited to current transaction.

Richard S Humphries

RICHARD S. HUMPHRIES
P.L.S. N.J. LIC. 34859
DATE OF SURVEY OCT. 12, 2016

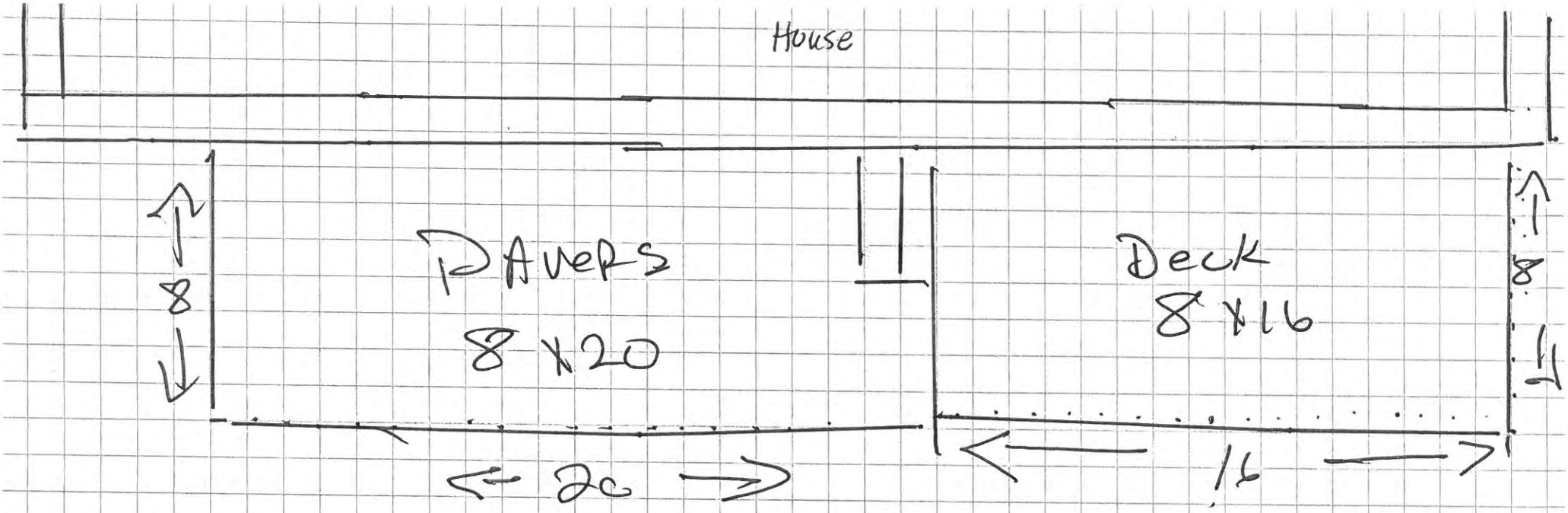
Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
Certificate of Authorization 24GA28052300
813 Haddon Ave., Collingswood, NJ 08108

Survey of Premises

No. 68 SHELLY STRE
GLOUCESTER TOWNSH

CAMDEN Co. New Jer
Scale — 1" = 15'
572-6

856-854-5229



68 Shelly St
Sicklerville NJ 08081

RECEIVED
SEP 12 2018
BY:

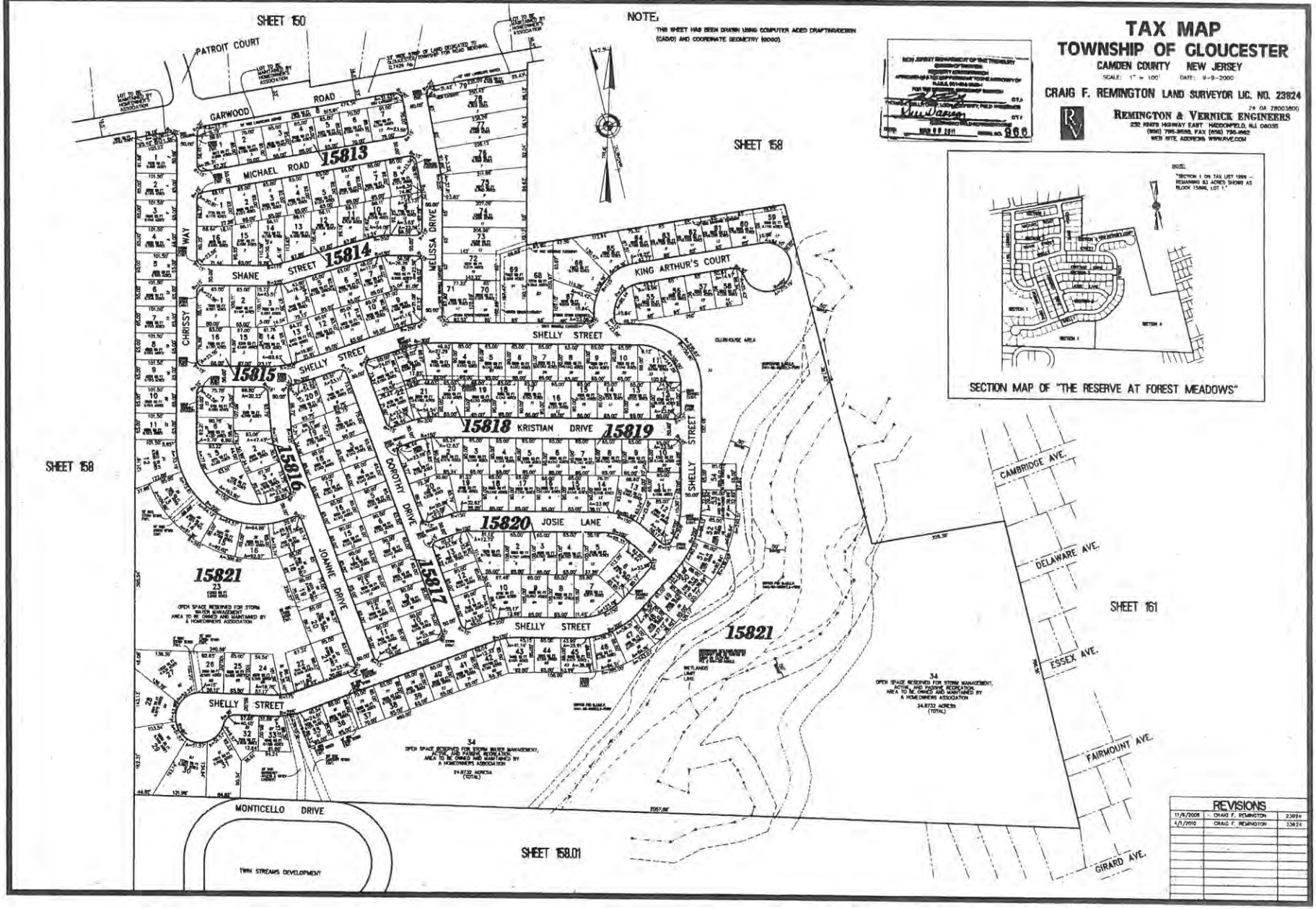
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 9-9-2000

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23824

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595 FAX (856) 795-0922
WEB SITE ADDRESS WWW.RVE.COM

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



SECTION MAP OF "THE RESERVE AT FOREST MEADOWS"

REVISIONS		
11/6/2008	CRAIG F. REMINGTON	23824
4/1/2010	CRAIG F. REMINGTON	23824

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

RECEIVED
SEP 12 2018
BY:

To Whom It May Concern:

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

Name: Jeffrey and Ellen Pitel

Address: 68 Shelly Street

Block: 15820 Lot: 11

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

Sandra L. Ferguson
Gloucester Township Tax Collector

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

RECEIVED SEP 25 2018

DATE: September 12, 2018 **APPLICATION No. #182042C**

APPLICANT: Ellen Pitel **PROJECT No. 12631**

BLOCK(S): 15820 LOT(S): 11

LOCATION: 68 Shelly St., 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 24, 2018***

☐ For Your Files.

ENCLOSED:

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

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

Issue: Roofs now being desired after prev. variances to extend decks to 3' from prop line. NOT SURE Roofs are a good idea.

Signature

9/24/18

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 17, 2018

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

RECEIVED
SEP 18 2018

Re: Application #182042C
Ellen Pitel
68 Shelly Street, Sicklerville, NJ 08081
Block 15820, Lot 11

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bin# 68

B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 12, 2018 **APPLICATION No. #182042C**

APPLICANT: Ellen Pitel **PROJECT No. 12631**

BLOCK(S): 15820 LOT(S): 11

LOCATION: 68 Shelly St., 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 24, 2018***

☐ For Your Files.

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

RECEIVED
SEP 17 2018
BY:

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

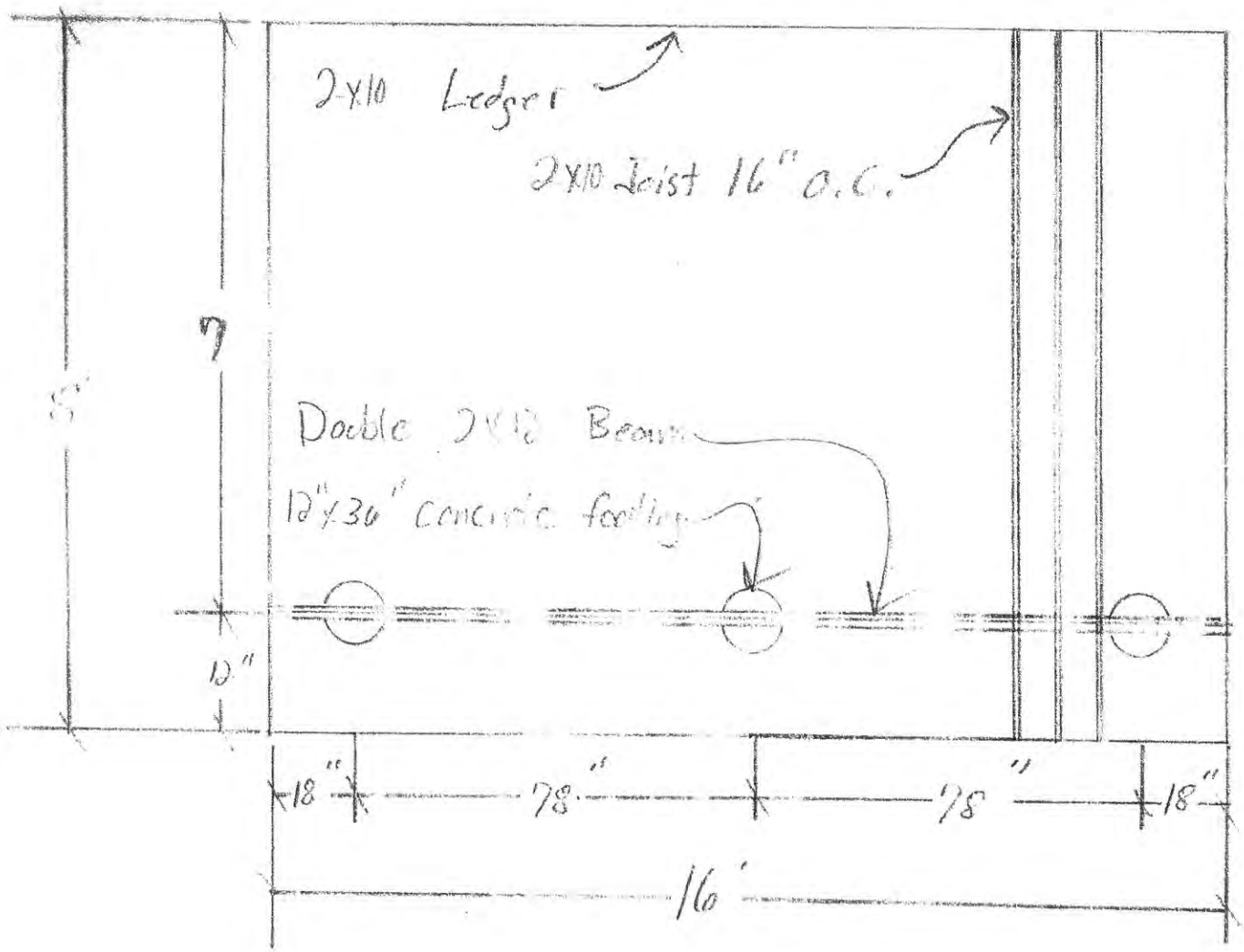
OK - 9-13-18 - JLa Bldg

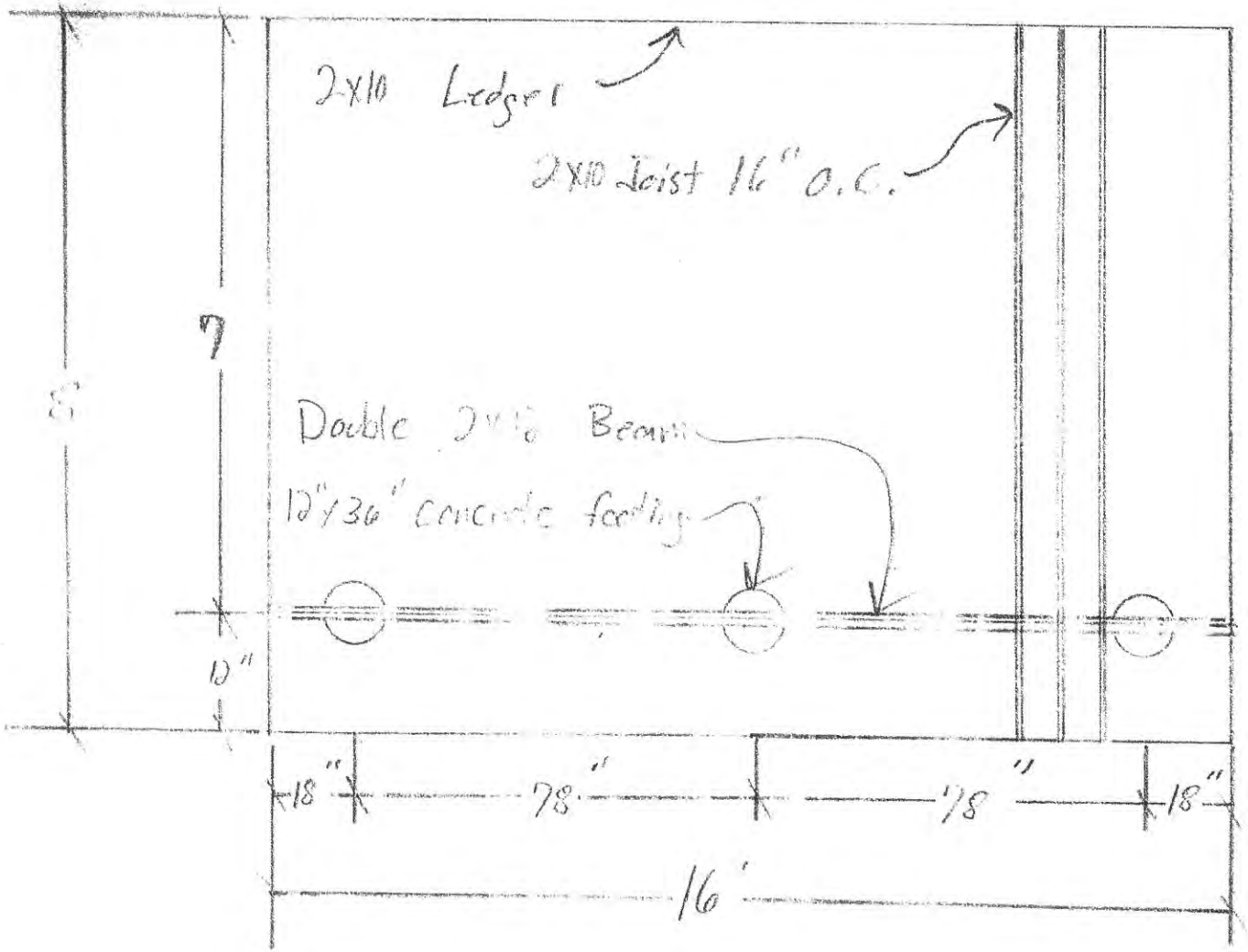
Signature

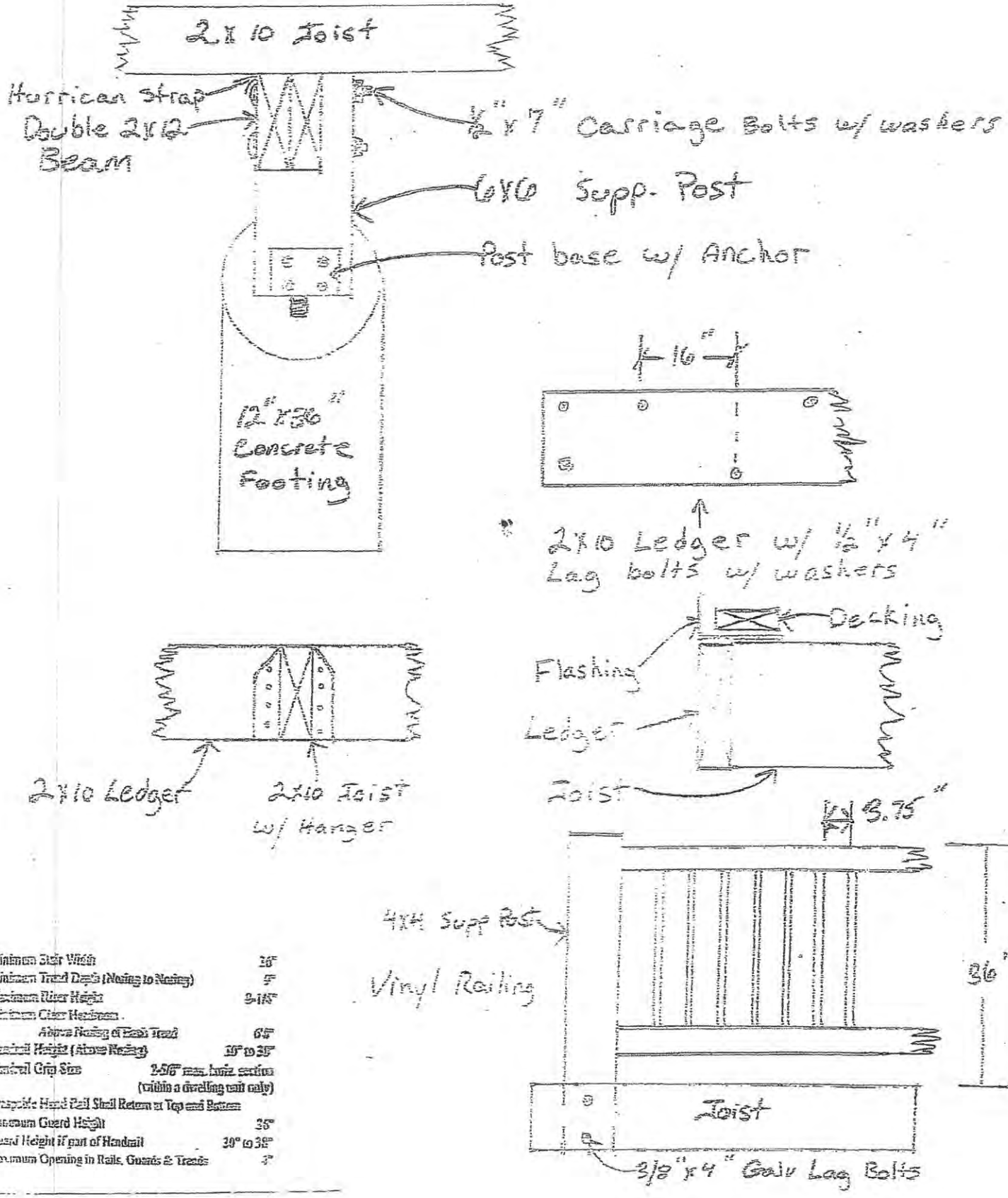
Deck Plans
68 Shelly Street
Sicklerville, NJ 08081

Pitel
856-904-6650

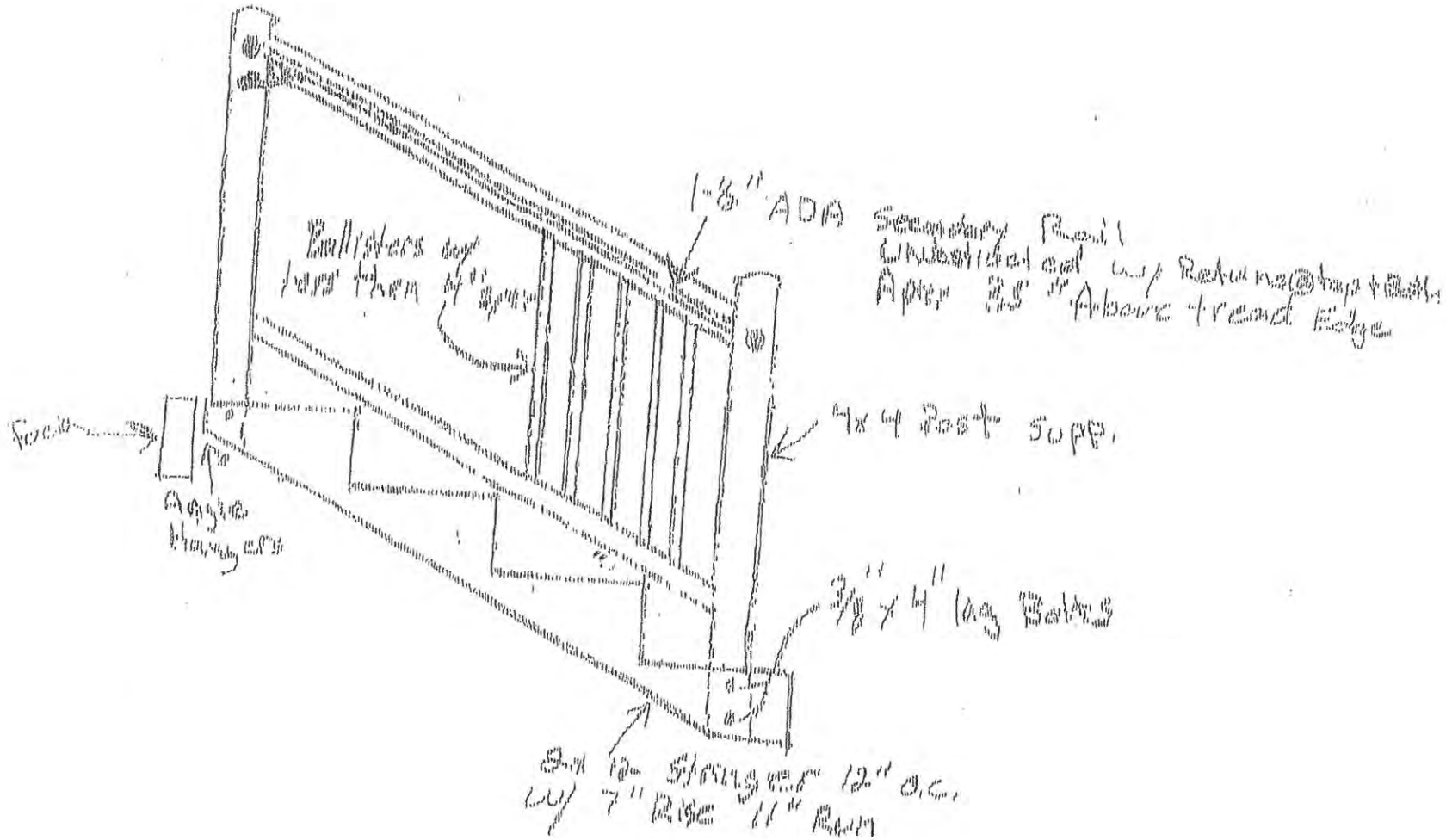
OCT 1 8 2013




2x10 Ledger
2x10 Joist 16" o.c.
7
8
Double 2x10 Beam
12"x36" concrete footing
10"
18"
78"
78"
18"
16'



Minimum Stair Width	36"
Minimum Tread Depth (Nosing to Nosing)	9"
Maximum Riser Height	8-1/8"
Minimum Clear Headroom Above Nosing of Each Tread	6'5"
Handrail Height (Above Nosing)	30" to 35"
Handrail Grip Size	2-5/8" max. horiz. section (within a dwelling unit only)
Graspable Hand Rail Shall Return at Top and Bottom	
Minimum Guard Height	36"
Guard Height if part of Handrail	30" to 38"
Maximum Opening in Rails, Guards & Treads	4"



APROX Hight OF Deck Above Grade (7")

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 #182046C***
Eliran Boskila
255 Almonesson Road
BLOCK 10401, LOT 22

DATE: November 6, 2018

The above application is to permit a 10' x 20' addition within the R-3 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	12,500 sf	yes
Minimum lot frontage	75 ft.	50 ft.	enc
Minimum lot depth	125 ft.	250 ft.	yes
Maximum building coverage	20%	±17.7%[1]	yes
Maximum lot coverage	40%	±28.5%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (Addition)	**30 ft.**	**24.59 ft.**	**no***
Side yard (Addition)	10 ft.	22.59 ft. / 17.49 ft.	yes / yes
Rear yard (dwelling)	30 ft.	±173 ft.	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:

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

1. Front yard (Addition): (24.59 ft. provided v. 30 ft. minimum required).
   a. The applicant may be required to apply for a zoning permit for an apparent "Office" as a Minor Home Occupation as per §422.G(1).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 405.F, Area, Yard, Height and Building Coverage, to permit an addition twenty four and fifty nine hundredths (24.59) feet from the front lot line along Almonesson Road (30 feet minimum required).

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

cc: Eliran Boskila
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit
#12112

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 №: #182046C

☐ Planning Board ☒ Zoning Board of Adjustment

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

Taxes Paid Yes/No _____ (Initial)
Fees 160.00 Project # 12699
Escr. 150.00 Escr.# 12699

LAND DEVELOPMENT APPLICATION

(267) 684-9148

1. Applicant ELIRAN BOSKILA

Name: Eliran Boskila
Address: 255 Almonesson RD
City: Blackwood
State, Zip: NJ 08012
Phone: (267) 684-9148 Fax: (___)___-___
Email: Boskila9@gmail.com

2. Owner(s) (List all Owners)

Name(s): Eliran Boskila
Address: ~~255~~ 255 Almonesson RD Blackwood NJ
City: Blackwood
State, Zip: NJ 08012
Phone: (267) 684-9148 Fax: (___)___-___

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

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

RECEIVED OCT 15 2012 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: ELTRAN BOSKILA	Name:
Address: 255 ALMONESSON ROAD	Address:
Profession:	Profession:
City: BLACKWOOD	City:
State, Zip: NJ 08012	State, Zip:
Phone: (203) 684-9148 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: BOSKILA9@GMAIL.COM	Email:

7. Location of Property:

Street Address: 255 ALMONESSON ROAD Block(s): 10401

Tract Area: Lot(s): 22

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): RESIDENTIAL / CONVERTING CARPORT TO ADDITION - 12x10 IS 24.59 FRONT SET BACK WHICH IS EQUAL TO EXISTING FRONT WALL. (OFFICE)

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	24.59
Front setback 2	
Rear setback	
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

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

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

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

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

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

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

14. Parking and Loading Requirements:

Number of parking spaces required: _____ 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: 4/23/18

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

4/23/18
Date

Signature

Eliran Boskila
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

Eliran Boskila
Print Name

Date

19. Survey waiver certification:

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

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

Name of property owner or applicant

Sworn and subscribed to
On this 23rd day of April, 20 18 before the following authority.

Karen M Klupp
Notary public

KAREN M. KLUPP
A Notary Public of New Jersey
My Commission Expires 2/19/2019

ZONING PERMIT DENIED

255 ALMONESSON RD
Block/Lot 10401/22

Applicant
Daniel Burres
1334 Woodford Lane
Hainesport, NJ 08036

Real Estate Owner
ELIRAN BOSKILA
255 ALMONESSON ROAD
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for.
a proposed front yard 12'X10" addition. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Addition to be located 30' from the front 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
March 29, 2018

Applic No. 12112

Cut Here

Deliver to...

Daniel Burres
1334 Woodford Lane
Hainesport, NJ 08036

MAR 28 2018

(P) CK# 1011

Rec'pt #212064

TOWNSHIP OF GLOUCESTER

1261 Chews Landing Road - P.O. Box 8, Blackwood, NJ 08012
Phone: (856) 374-3500 Fax: (856) 232-6229

APPLICATION FOR ZONING PERMIT

Submission Date: 3-29-18 Tax Block/Lot: 10401/22

Work site address: 255 ALMONESSON ROAD, GLOUCESTER TWP, NJ

Contact Person: DANIEL BURRIS Phone: (609) 694-2111

Check how you want to receive permit: ☐ REGULAR MAIL ☐ E-MAIL ☐ FAX ☒ PICK-UP

Do you have an approval from the Planning Board or Zoning Board of Adjustment for this project? ☐ Yes ☐ No

If yes, provide the application number: _____ Resolution approval date: _____

Applicant	Owner
Name: DANIEL BURRIS	Name: ELIRAN BOSKILA
Address: 1334 WOODFORD LANE	Address: 255 ALMONESSON ROAD
City: HAINESPORT, NJ 08036	City: GLOUCESTER TWP.
State, Zip: NJ, 08036	State, Zip: NJ,
Phone: (609) 694-2111 Fax: ( ) - -	Phone: (267) 684-9148 Fax: ( ) -
E-mail: STRAIGHTARROWGROUP@GMAIL.COM	E-mail: BOSKILA9@GMAIL.COM

Check the type of project below:

[redacted]

RESIDENTIAL

☐ DWELLING: 898 (square feet) | 18' (height)	☐ ADDITION: 12' (length) x 10'-1" (width) x 8' (height)	☐ DECK: ____ (length) x ____ (width)
☐ GARAGE: ____ (length) x ____ (width) x ____ (height)	☐ SHED: ____ (length) x ____ (width) x ____ (height)	☐ POOL: ____ (length) x ____ (width) | ____ (or diameter)
☐ FENCE: ____ (type) | ____ (and height)	☐ DRIVEWAY: ____ (length) x ____ (width)	☐ PATIO: ____ (length) x ____ (width)

☐ OTHER:

COMMERCIAL

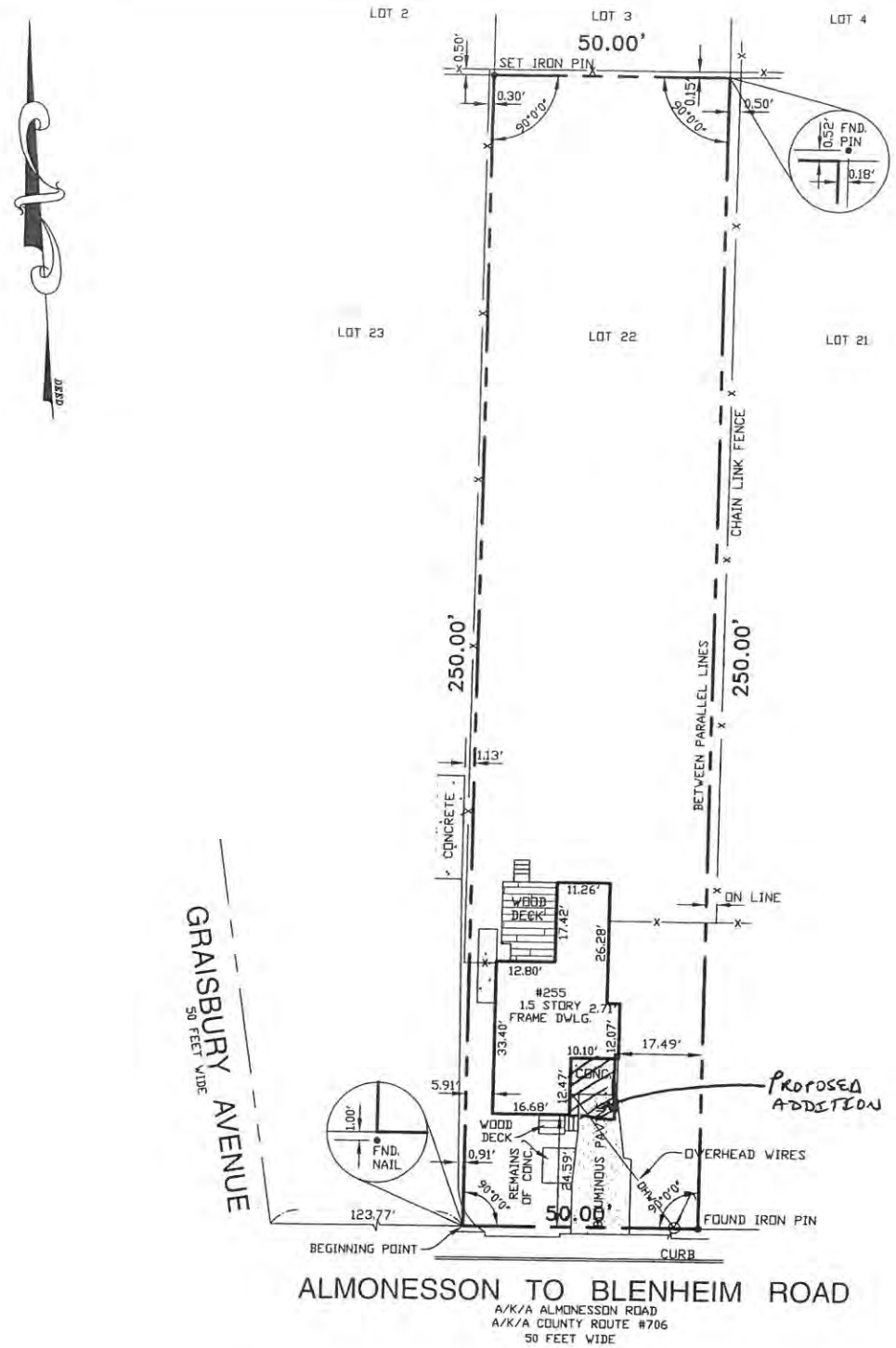
☐ NEW CONSTRUCTION (describe project): Dry must be 30' fpl.

☐ TENANT FIT-UP (describe the proposed use):

☐ OTHER (describe project):

DANIEL BURRIS
AGENT/OWNER'S NAME

[signature]
SIGNATURE



NOTES:

1.) BEING LOT 22, BLOCK 10401, PLATE 104 AS SHOWN ON THE TOWNSHIP TAX MAP.

2.) CONTAINNING 12,500 S.F..

REV.	DATE	DESCRIPTION	INITIALS ENGINEER/SURVEYOR

SURVEY OF PREMISES

#255 ALMONESSON ROAD

LOT: 22 BLOCK: 10401 PLATE: 104

SITUATE:

TOWNSHIP OF DEPTFORD
COUNTY OF GLOUCESTER, NEW JERSEY

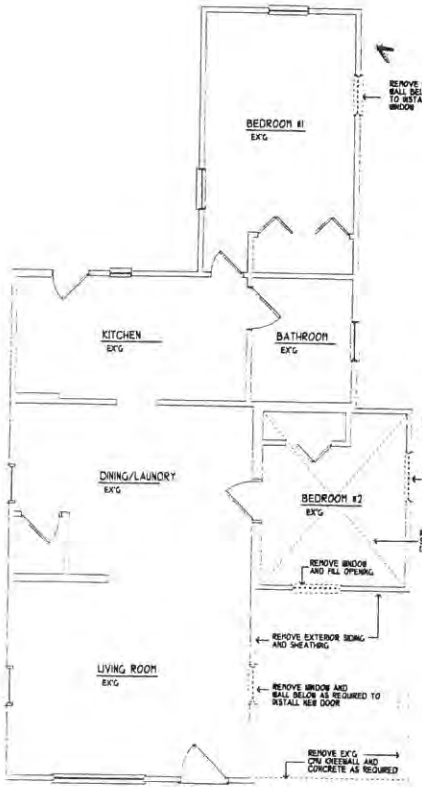
DATE: 3-15-2018	DRAWN BY: JS	SHEET No. 1 OF 1
SCALE: 1"=30'	CHECKED BY: JTS	PROJECT No. 18-126

JAMES T. SAPIO
PROFESSIONAL LAND SURVEYOR
N. J. LIC. 17780

3-15-2018
DATE

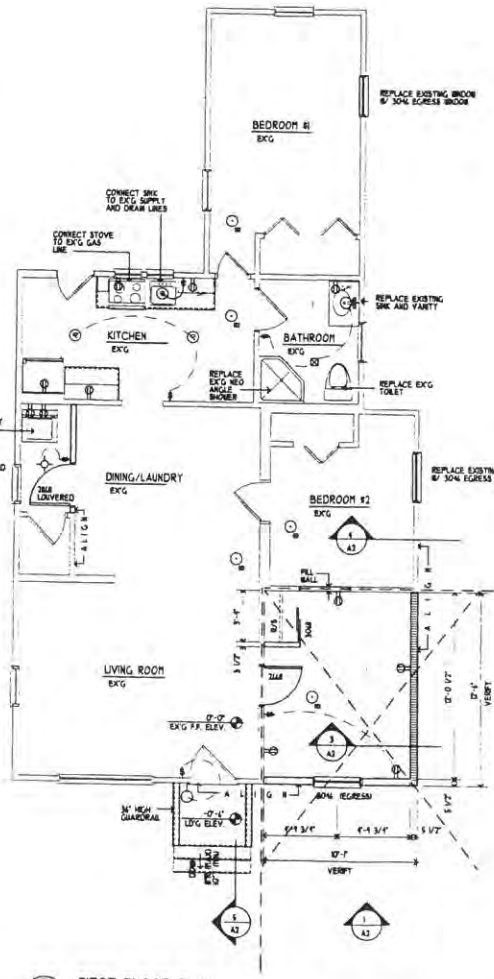
JTS ENGINEERS AND LAND SURVEYORS, INC.
AUTHORIZATION CERT. #24GA28018700 EXP. 08/31/2018
19 STRATFORD AVENUE STRATFORD, N.J. 08084
(856) 783-0055
JTSPLS@VERIZON.NET

\\Phil\maxell drive\Survey\GLOUCESTER\DEPTFORD\10401 LOT 22\DWG\255 ALMONESSON ROAD.dwg



DEMOLITION PLAN

SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)



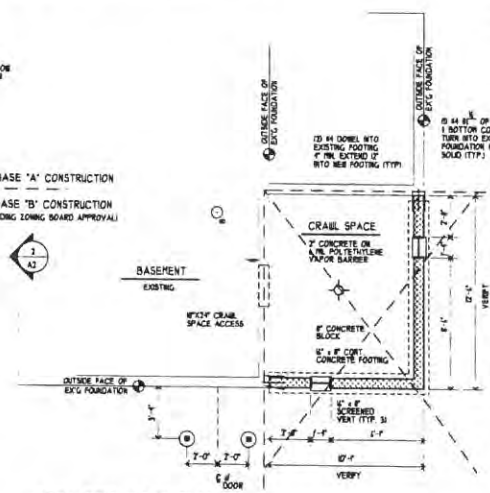
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)

ELECTRICAL LEGEND

SYMBOL	FIXTURE
	EXHAUST FAN
	DUPLEX OUTLET
	220 VOLT RECEPTACLE
	GROUND FAULT INTERRUPT DUPLEX OUTLET
	1 POLE SWITCH
	LIGHT DIMMING SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	WATERPROOF LIGHT FIXTURE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	DATA OUTLET
	CABLE TELEVISION JACK
	CEILING FAN

RECEIVED
OCT 15 2013
BY:



FOUNDATION PLAN

SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)

CRAWL SPACE VENT CALCULATION

CRAWL SPACE AREA = 126 S.F.
126 S.F./ 150 = 0.84 S.F.
0.84 S.F. X 1 (1/150) = .084 S.F. NEEDED
(1) 6"X8" VENT = .11 S.F. CLEAR OPENING
.084 / .11 = 0.76 VENTS NEEDED, 2 PROVIDED

CONSTRUCTION DATA

GROUP - R3 (IRC 2015)
CONSTRUCTION TYPE - 5B
BUILDING SITE CHARACTERISTICS -
NUMBER OF STORIES - 1
HEIGHT OF STRUCTURE - 18'-0" MAX.
AREA/LARGEST FLOOR - 1918 S.F. (EXISTING)
NEW BUILDING AREA - 146 S.F.
FIRST FLOOR - 126 S.F.
FRONT STOOP - 20 S.F.
VOLUME OF NEW STRUCTURE - 3,131 C.F.
TOTAL LAND DISTURBED - 146 S.F.
FLOOD HAZARD ZONE - NONE
WETLANDS - NONE
MAXIMUM LIVE LOAD - 40# per SQUARE FOOT
MAXIMUM OCCUPANCY LOAD - N/A

DESIGN CRITERIA

ROOF - 30#LL/10#DL
ATTIC - 30#LL/10#DL
ATTIC - 30#LL/10#DL
FIRST FLOOR - 40#LL/10#DL
BEDROOMS - 30#LL/10#DL
DECKS - 50#LL/10#DL
WIND LOADING - 130 MPH
EXPOSURE - B

LEGEND

EXISTING TO REMAIN
EXISTING TO BE REMOVED
1/2" GYPSUM WALLBOARD ON 3x4 WOOD STUDS @ 16" O.C.
1/2" GYPSUM WALLBOARD ON 2x6 WOOD STUDS @ 16" O.C.
A.T.N. - ABOVE TREAD NOSE

THIS DRAWING IS CONSIDERED PROPRIETARY. IT IS NOT TO BE SCALED OR REPRODUCED, NOR IS THE INFORMATION CONTAINED TO BE USED TO PRODUCE PRODUCTS, UNLESS WRITTEN CONSENT IS FIRST OBTAINED FROM JEFFREY M. KING ARCHITECTS, L.L.C.

DATE	DESCRIPTION
3/25/13	ISSUED FOR REVIEW
3/21/13	ISSUED FOR PERMITS
4/5/13	PHASE LINES ADDED

JEFFREY M. KING
ARCHITECT L.L.C.
306 WEST CUTHBERT BLVD. HADDON TOWNSHIP, NJ 08108
PHONE: (856) 240-7592 FAX:(856) 240-7593

JEFFREY M. KING
NJ LIC. # 11702
PA LIC. # [illegible]

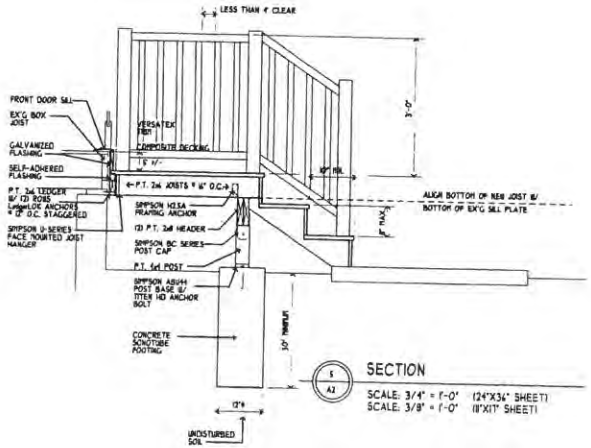
JOB NAME: PROPOSED RENOVATIONS FOR ELIRAN BOSKILA
151 HUTCHESON ROAD
LUDLOWVILLE TOWNSHIP, NJ
BLOCK 10401 LOT 22

DRAWING NAME:
DEMOLITION PLAN
FIRST FLOOR PLAN
FOUNDATION PLAN
NOTES

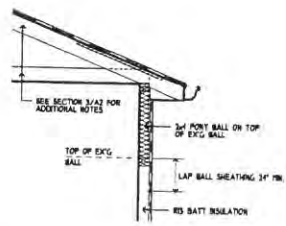
DRAWN BY: JMK
CHK'D BY: JMK

JOB #: 13-022

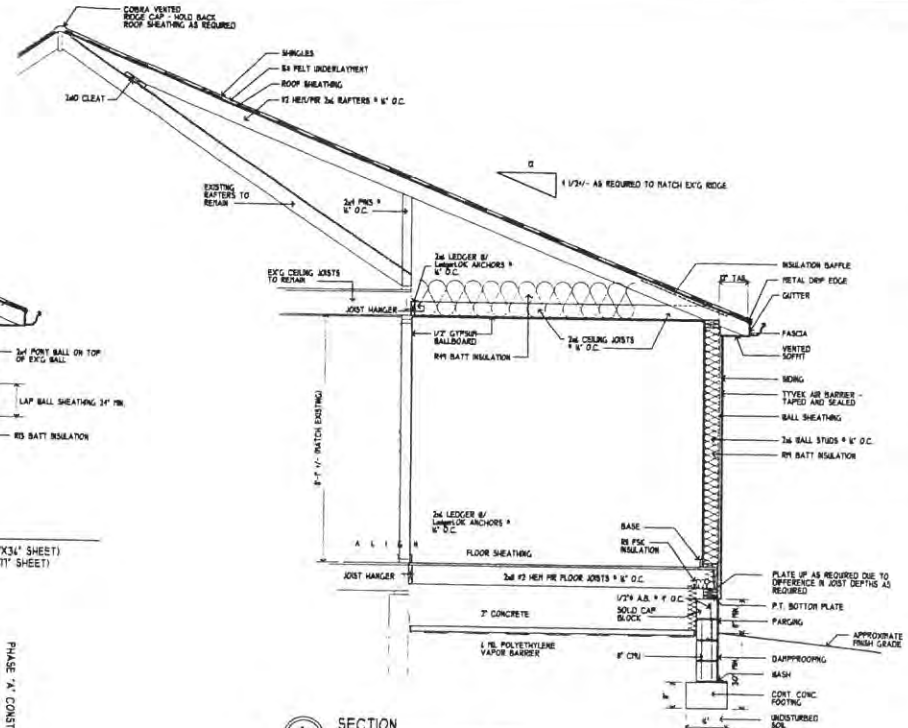
A1



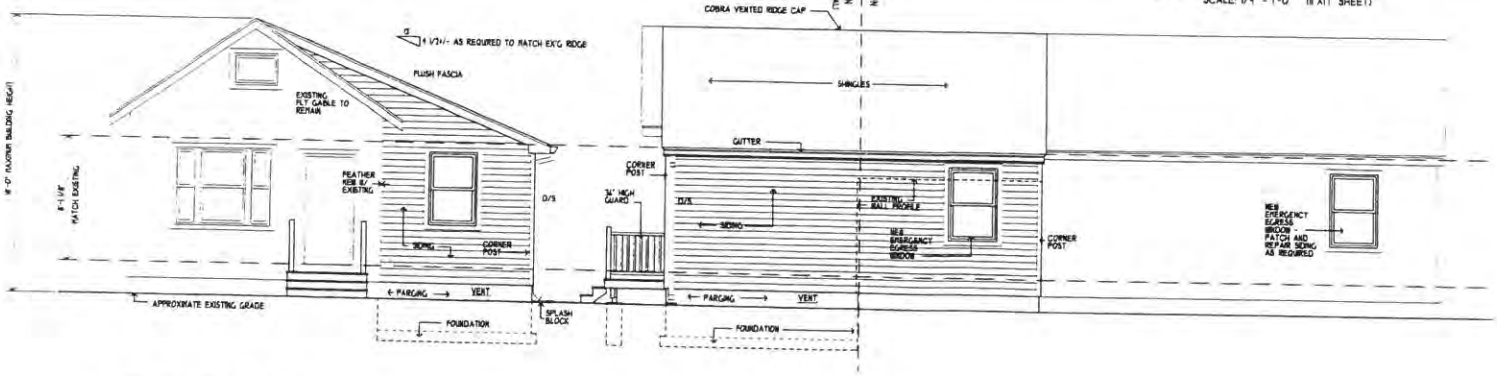
5 A2 SECTION
SCALE: 3/4" = 1'-0" (24"X36" SHEET)
SCALE: 3/8" = 1'-0" (11"X17" SHEET)



4 A2 SECTION
SCALE: 1/2" = 1'-0" (24"X36" SHEET)
SCALE: 1/4" = 1'-0" (11"X17" SHEET)



3 A2 SECTION
SCALE: 1/2" = 1'-0" (24"X36" SHEET)
SCALE: 1/4" = 1'-0" (11"X17" SHEET)



1 A2 FRONT ELEVATION
SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)

2 A2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (24"X36" SHEET)
SCALE: 1/8" = 1'-0" (11"X17" SHEET)

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PHONE: (856) 240-7592 FAX:(856) 240-7593

JEFFREY M. KING ARCHITECT L.L.C.

JOB NAME: PROPOSED RENOVATIONS FOR ELIRAN BOSKILA
215 ALTONESSON ROAD
GLOUCESTER TOWNSHIP, N.J.
BLOCK 12401 LOT 22

DRAWING NAME: ELEVATIONS SECTION

DRAWN BY: JMK
CHK'D BY: JMK

JOB #: 18-022

A2

GENERAL CONDITIONS

1.1 CONSTRUCTION SHALL STRICTLY COMPLY W/ THE STATE OF NEW JERSEY UNIFORM CONSTRUCTION CODE REGULATIONS, LATEST EDITION INCLUDING ALL SUPPLEMENTS, BULLETINS, OPINIONS, AND INTERPRETATIONS AND THE IRC 2015 1 / 2 FAMILY BUILDING SUBCODE

1.2 DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE REPRESENTATIVE OF TYPICAL CONSTRUCTION INTENDING TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" OR "TYP" REFLECT GENERAL CONDITIONS THROUGHOUT. CONTRACTOR SHALL MAKE MODIFICATIONS AS REQUIRED

1.3 ALL DRAWINGS AND DETAILS ARE TO BE FULLY COORDINATED BY THE CONTRACTOR PRIOR TO THE EXECUTION OF THE WORK. ANY AND ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS AND OMISSIONS TO THE CONSTRUCTION DOCUMENTS OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION OF THE WORK

1.4 THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES OR PROCEDURES OF THE CONSTRUCTION SELECTED BY THE CONTRACTOR AND HIS SUBS OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS INCIDENT TO THE WORK, OR FOR THE FAILURE TO COMPLY WITH ANY LAWS, ORDINANCES, RULES OR REGULATIONS APPLICABLE TO THE WORK, OR FOR THE FAILURE TO PERFORM THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS BY THE SAME

1.5 CONTRACTOR SHALL MAINTAIN THE JOB SITE FREE AND CLEAN OF ALL DEBRIS, TRASH AND WASTE, AND SHALL PROTECT ADJACENT WORK FROM DAMAGE DURING CONSTRUCTION. ALL WORK SHALL BE BROOM CLEANED WEEKLY AND SAFE SHALL BE LEFT FREE AND CLEAR AND READY FOR OCCUPANCY AT THE COMPLETION OF THE JOB

1.6 SHOP DRAWINGS SHALL BE REQUIRED FOR THE MECHANICAL LAYOUT OF THE HVAC SYSTEM, INCLUDING NEW ENERGY DEMAND AND ELECTRICAL PANEL LAYOUT INCLUDING EXISTING SERVICE LOAD AND NEW SERVICE LOAD AS REQUIRED BY THE CONSTRUCTION OFFICIAL

1.7 THE CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS. THE OWNER SHALL PAY FOR ALL PERMIT FEES

1.8 ALL MANUFACTURER'S PRINTED WARNINGS AND SPECIFICATIONS SHALL BE STRICTLY OBSERVED DURING THE HANDLING, STORAGE, AND INSTALLATION OF PRODUCTS

1.9 NO STRUCTURAL CHANGES MAY BE MADE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

SITE WORK

2.1 SOIL BEARING CAPACITY TO BE ASSUMED AS 1500 PSF. ALL CONCRETE FOOTINGS AND FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL

2.2 ALL BACKFILL MATERIAL TO BE CLEAN GRANULAR FILL, FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 3" DIAMETER, BASTE, LITTER OR VEGETABLE MATTER. PLACE LAYERS OF 8" AND COMPACT TO 95% MAXIMUM DENSITY PER ASTM D-1557

2.3 ALL DEMOLITION TO BE REMOVED AND DISPOSED OF PROPERLY. NO USED MATERIALS MAY BE INCORPORATED INTO NEW CONSTRUCTION

2.4 IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES/HAZARDS PRIOR TO PROCEEDING WITH ANY WORK

2.5 ALL REMAINING SOIL FROM EXCAVATION SHALL BE REMOVED FROM THE PROPERTY BY CONTRACTOR

CONCRETE

3.1 CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI

3.2 REINFORCING WELDED WIRE FABRIC SHALL BE 6x6 W1.4xW1.4 AND SHALL CONFORM TO ASTM A-185

3.3 WELDED WIRE FABRIC SHALL BE LOCATED MIDWAY IN CONCRETE SLABS

3.4 ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED

3.5 PROTECT ALL CONCRETE FROM FROST DAMAGE WITH SPECIAL ATTENTION PAID TO FOOTINGS AND OTHER IN-GRADE WORK PRIOR TO BACKFILLING AND ENCLOSING THE BUILDING

MASONRY

4.1 ALL CONCRETE BLOCK SHALL BE LIGHT WEIGHT HOLLOW CORE UNLESS OTHERWISE NOTED, CONFORMING TO ASTM C-90. ALL SOLID BLOCK AS NOTED ON THE DRAWINGS SHALL CONFORM TO ASTM C-145 MINIMUM NET COMPRESSIVE STRENGTH TO BE 1,000 PSI

4.2 ALL MORTAR SHALL CONFORM TO ASTM C-270. SAME SHALL BE TYPE S OR APPROVED EQUAL

4.3 PROVIDE ONE 1/2" COAT PORTLAND CEMENT PARGING ON ALL EXPOSED CONCRETE BLOCK. SPONGE FINISH. EXTEND BELOW GRADE 6" MINIMUM

METALS

5.1 ANCHOR BOLTS SHALL BE 1/2" DIAMETER, EMBEDDED 8" IN POURED CONCRETE, 15" IN GROUTED MASONRY. MINIMUM TWO (2) BOLTS PER SILL, 6' O.C. AND 12" FROM EVERY CORNER AND PLATE SPLICE EACH SIDE

5.2 STRAP TIE ANCHORS SHALL BE MAB5 (MIN. 7" EMBEDMENT) OR MAB15 (MIN. 15" EMBEDMENT) MANUFACTURED BY SIMPSON STRONG-TIE. PROVIDE TIES AT 3'-4" O.C. AND 12" FROM EVERY CORNER. MINIMUM OF TWO (2) TIES PER SILL

5.3 ALL STANDARD JOIST HANGERS SHALL BE 18 GAUGE GALVANIZED AS MANUFACTURED BY SIMPSON STRONG-TIE W/ZMAX G185 COATING AS INDICATED ON THE DRAWINGS

5.4 ALL NAILS TO BE USED AS RECOMMENDED PER IRC 2015 BUILDING CODE RECOMMENDED FASTENING SCHEDULE. HOT DIPPED GALVANIZED OR TRIPLE DIPPED ZINC NAILS ARE REQUIRED FOR ALL ACQ TREATED LUMBER

5.5 METAL CROSS BRIDGING PER CODE, 18 GAUGE GALVANIZED NB SERIES AS MANUFACTURED BY SIMPSON

5.6 STEEL TO BE PRIMED ALL-PURPOSE CARBON GRADE ASTM A36

WOODS AND PLASTICS

6.1 SILL PLATE TO BE #2 ACQ TREATED SOUTHERN YELLOW PINE
Fb = 1200 PSI E = 1,600,000 PSI

6.2 ALL STRUCTURAL LUMBER TO BE #2 OR BETTER HEM-FIR
Fb = 1150 PSI E = 1,300,000 PSI

6.3 ALL GLUE LAMINATED BEAMS MANUFACTURED BY TRUSJOIST CORP.
Fb = 2325 PSI E = 2,000,000 PSI

6.4 FLOOR SHEATHING TO BE 3/4" T&G GLUED AND NAILED. ADHESIVE SHALL CONFORM WITH APA/AFG-01 PERFORMANCE SPECIFICATIONS ONLY

6.5 WALL SHEATHING TO BE 1/2" CDX NAILED ONLY

THERMAL AND MOISTURE PROTECTION

7.1 ROOF SHINGLES TO BE 25 YEAR FIBERGLASS SHINGLES. COLOR AS SELECTED BY OWNER. ALL FASCIA AND RAKE BOARDS TO BE #2 PINE TO MATCH EXISTING. LOCATION AS INDICATED ON THE DRAWINGS

7.2 PROVIDE AND INSTALL RIDGE AND SOFFIT VENTING AS INDICATED ON THE DRAWINGS

7.3 INSTALL METAL AND FLASHING IN ACCORDANCE WITH "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA

7.4 GALVANIZED STEEL FLASHING SHALL CONFORM TO ASTM A-924 AND BE 26 GAUGE ASTM A-525 DESIGNATION G-90 HOT DIPP GALVANIZED PHOSPHATIZED

7.5 ALUMINUM FLASHING SHALL CONFORM TO ASTM B-209 AND BE A MINIMUM .032" THICK STANDARD BUILDING SHEET WITH PLAIN FINISH

7.6 BACKPAINT ALL FLASHINGS WITH BITUMINOUS PAINT WHERE EXPECTED TO COME IN CONTACT WITH CEMENTITIOUS MATERIALS

7.7 EXTERIOR SIDING TO MATCH EXISTING AS CLOSELY AS POSSIBLE W/ READILY AVAILABLE COLOR

PROVIDE TYVEK AIR INFILTRATION BARRIER, TAPED AND SEALED W/ DUPONT CONTRACTOR'S TAPE TAILORED FOR TYVEK AT ALL SEAMS, JOINTS, PENETRATIONS AND DOOR/WINDOW OPENINGS

7.8 PROVIDE AND INSTALL R-19 WALL INSULATION AS INDICATED ON THE DRAWINGS W/ KRAFT PAPER FACING (VAPOR BARRIER)

7.9 PROVIDE AND INSTALL R-19 CRAWL SPACE INSULATION AS INDICATED ON THE DRAWINGS W/ FOIL FACING (VAPOR BARRIER)

7.10 PROVIDE AND INSTALL R-49 CEILING INSULATION AS INDICATED ON THE DRAWINGS W/ KRAFT PAPER FACING (VAPOR BARRIER)

7.11 PROVIDE AND INSTALL 6 MIL POLYETHYLENE VAPOR BARRIER MEMBRANE COMPLYING WITH ASTM D-1593 UNDER CONCRETE SLABS AS INDICATED ON THE DRAWINGS

7.12 PROVIDE AND INSTALL 1 COAT BITUMINOUS ASPHALTIC EMULSION DAMPPROOFING ON ALL CONCRETE BLOCK BELOW GRADE

7.13 PROVIDE AND INSTALL JOINT SEALERS TO COMPLY IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS AS FOLLOWS:

ELASTOMERIC SEALANT: ASTM C-920
SOLVENT RELEASE CURING SEALANT: ASTM C-1085
LATEX SEALANT: ASTM C-834
ACOUSTICAL SEALANT: ASTM C-919

NOTE: PROVIDE AND INSTALL EXPANDABLE URETHANE FOAM SEALANT AT ALL PENETRATIONS WITHIN THE EXTERIOR ENVELOPE OF THE HOUSE

7.14 PROVIDE AND INSTALL GUTTERS AND DOWNSPOUTS AS INDICATED ON THE DRAWINGS AS FOLLOWS:

GUTTERS: CONTINUOUS K-STYLE, SIZE TO MATCH EXISTING, .032 PREFINISHED ALUMINUM W/ HANGERS @ 2' O.C.
DOWNSPOUT: CONTINUOUS 3"x4" .019 PREFINISHED ALUMINUM

NOTE: PROVIDE CONCRETE OR COMPOSITION SPLASH BLOCKS @ EACH D.S.

DOORS AND WINDOWS

8.1 WINDOWS ARE TO BE ANDERSON 400 SERIES OR APPROVED EQUAL W/ LOW-E GLASS AND SCREENS. FINISH TO BE VERIFIED W/ THE EXCEPTION OF REUSE OF EXISTING UNITS AS INDICATED ON THE PLANS. SIZES OF EXISTING ARE NOTED ON SAME. TAKE EXTREME CARE TO INSTALL WINDOWS @ IDENTICAL HEAD HEIGHTS AS THAT OF ADJACENT EXISTING UNITS

NOTE: EGRESS WINDOW AS INDICATED ON THE PLANS TO HAVE A CLEAR OPENING OF NOT MORE THAN 44" ABOVE THE FIN. FLOOR, SHALL HAVE A NET CLEAR OPENING OF 5.7 SF, AND SHALL HAVE A MINIMUM NET CLEAR OPENING BOTH AND HEIGHT OF 20" AND 24" RESPECTIVELY

8.2 N/A

8.3 ALL INTERIOR DOORS SHALL BE 3/8 RAISED PANEL MOLDED AS INDICATED ON THE DRAWINGS. SEE PLANS FOR ACTUAL LOCATION. TEMPERED GLASS IS TO BE USED WHERE GLAZING IN AN INDIVIDUAL

8.4 TEMPERED GLASS IS TO BE USED WHERE GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF GLAZING IS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE

8.5 ALL EXTERIOR DOORS AND WINDOWS SHALL BE PROPERLY WEATHERSTRIPPED, GASKETTED OR OTHERWISE SEALED TO ENSURE A WEATHERTIGHT FIT

8.6 ALL DOOR HARDWARE AS SELECTED BY OWNER

8.7 TEMPERED GLASS IS TO BE USED IN GLAZING FOR ANY DOOR

8.8 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL IS TO BE TEMPERED WHERE EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 SQ M), EXPOSED BOTTOM EDGE LESS THAN 18" (457 MM) ABOVE THE FLOOR, EXPOSED TOP EDGE GREATER THAN 36" (915 MM) ABOVE THE FLOOR, OR ONE OR MORE WALKING SURFACE(S) WITHIN 36" (915 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING

FINISHES

9.1 PROVIDE AND INSTALL 1/2" GYPSUM WALLBOARD AS MANUFACTURED BY GOLD BOND OR EQUAL TO COMPLY W/ ASTM C-36 AS INDICATED ON THE DRAWINGS

9.2 PROVIDE AND INSTALL 1/2" MOISTURE RESISTANT GYPSUM WALLBOARD AS MANUFACTURED BY GOLD BOND OR EQUAL TO COMPLY W/ ASTM C-630 IN NEW BATHROOMS AS INDICATED ON THE DRAWINGS

9.3 ALL INTERIOR AND EXTERIOR SURFACES SHALL RECEIVE PAINTER'S FINISH EXCEPT FACTORY INSTALLED PREFINISHED SURFACES. TOP AND BOTTOM OF ALL DOORS SHALL BE SEALED PRIOR TO RECEIVING FINISH

9.4 ALL SURFACES TO BE FINISHED SHALL BE FREE AND CLEAR OF ALL FOREIGN MATTER

9.5 INTERIOR TRIM SHALL MATCH EXIST.

9.6 PAINT AS FOLLOWS:

DOOR TRIM, BASE: PAINT UNLESS STAIN GRADE IS BEING PROVIDED
DOORS: PAINT UNLESS STAIN GRADE DOORS ARE BEING USED

EQUIPMENT

11. NOT USED

FURNISHINGS

12. N/A

SPECIAL CONSTRUCTION

13. N/A

MECHANICAL

15.1 MECHANICAL DESIGN BY OTHERS NOT IN THIS CONTRACT

15.2 PROVIDE AND INSTALL ADDITION FIXTURES AS INDICATED ON THE PLANS

15.3 ALL WATER LINES SHALL BE TYPE L COPPER AS INDICATED ON THE PLANS. ALL FIXTURES SHALL HAVE ACCESSIBLE SHUT OFF VALVES. ALL PIPES IN EXTERIOR WALLS SHALL BE FULLY INSULATED

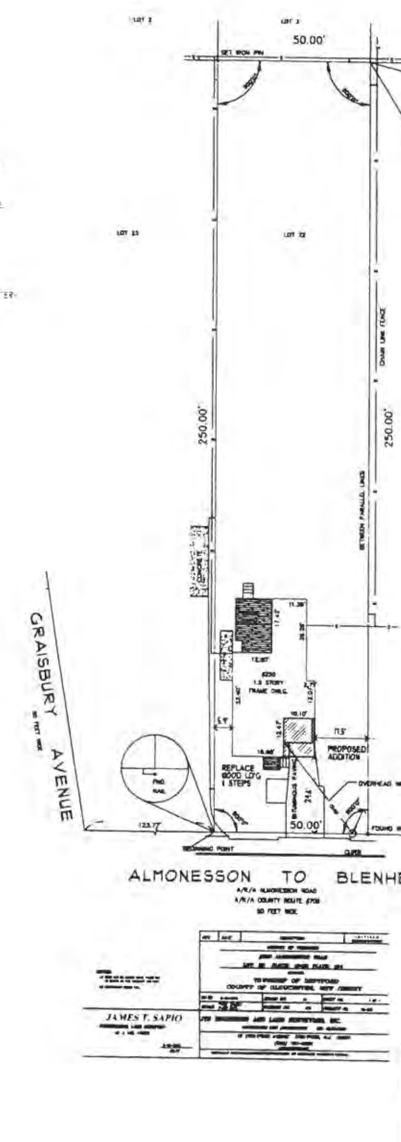
ALL NEW SANITARY LINES SHALL BE ABS SCHED 40

ALL WORK SHALL BE IN FULL COMPLIANCE W/ THE NATIONAL STANDARD PLUMBING CODE LATEST EDITION

ELECTRICAL

16.1 FLOOR PLAN IS FOR LOCATION ONLY

16.2 ALL SMOKE DETECTORS SHALL BE A/C HARD WIRED W/ BATTERY BACK-UP AND INTER-CONNECTED AS REQUIRED BY CODE



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255 ALMONESSON ROAD
GLOUCESTER TOWNSHIP NJ
BLOCK 10401 LOT 22

DRAWING NAME: SPECIFICATIONS SITE PLAN

DRAWN BY: JMK
CHK'D BY: JMK

JOB #: 18-072

A2

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: Ben Meir Jacob & Boskila Olivan

Address: 255 Almonesson Rd.

Block: 10401 Lot: 22

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 15 2018
BY:

OFFICIAL VERIFICATION

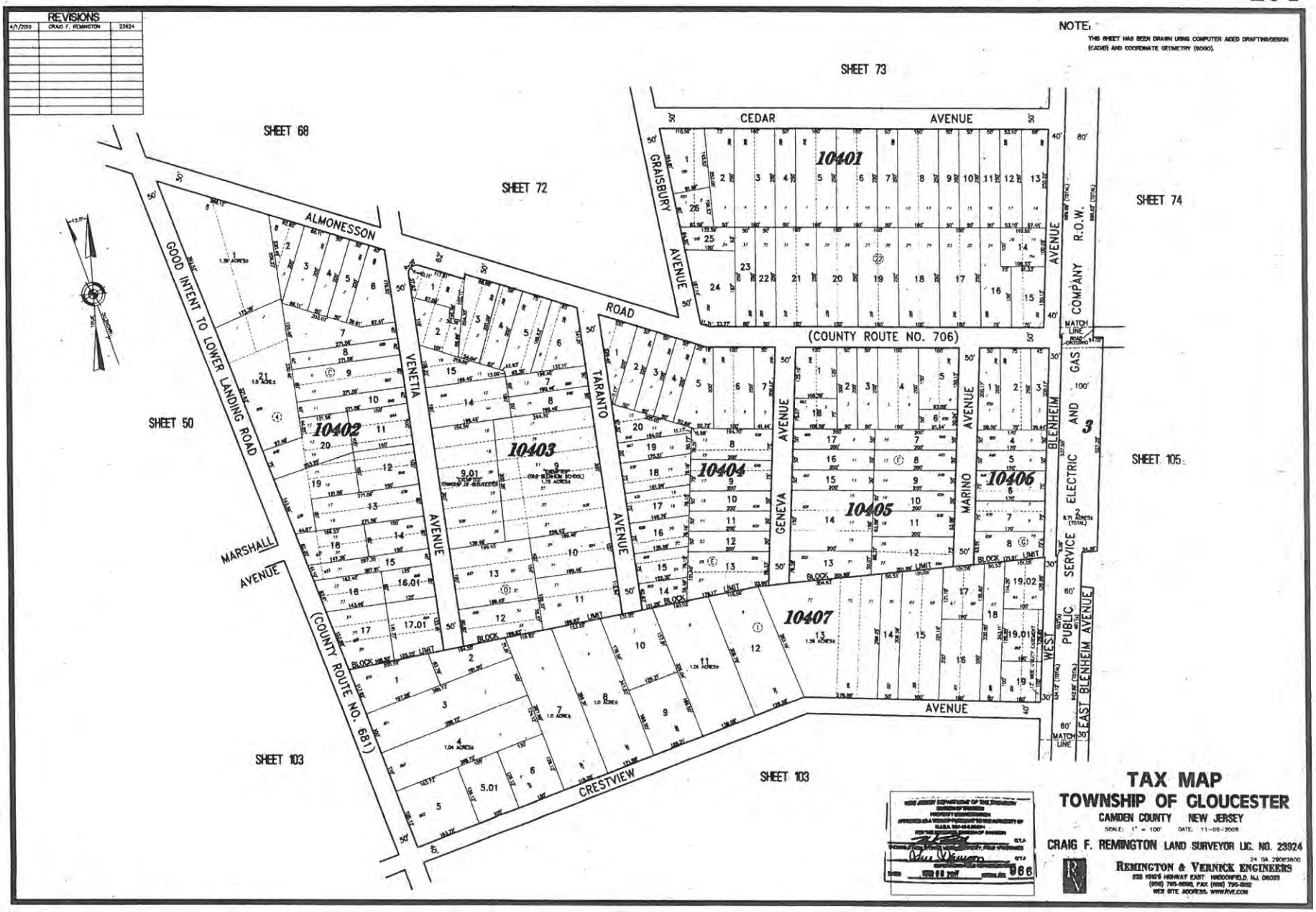
Tax Collector
Gloucester Township
Camden County

Printed on recycled paper

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

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

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



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

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

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 28003800

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST, HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-9502
WEB SITE ADDRESS: WWW.RVE.COM

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

October 17, 2018

RECEIVED
SEP 18 2018

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

Re: Application #182046C
Eliran Boskila
255 Almonesson Road, Blackwood, NJ 08012
Block 10401, Lot 22

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bin# 65

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 15, 2018 **APPLICATION No. #182046C**

APPLICANT: Eliran Boskila **PROJECT No. 12699**

BLOCK(S): 10401 LOT(S): 22

LOCATION: 255 Almonesson Rd., Blackwood

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 October 26, 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 OCT 1. 2018 BY:

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

OK 10-16-18 JTG Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 15, 2018 | **APPLICATION No. #182046C**

APPLICANT: Eliran Boskila | **PROJECT No. 12699**

BLOCK(S): 10401 LOT(S): 22

LOCATION: 255 Almonesson Rd., Blackwood

TRANSMITTAL TO:

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- ☐ 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 October 26, 2018***

☐ For Your Files.

ENCLOSED:

RECEIVED OCT 17 2018 BY:

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

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

No Issues.

Signature

Assessor 10/16/18

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №.: #1820518 (INTERPRETATION) Taxes Paid Yes/No (Initial)

Fees $150.00 Project # 12772

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. $250.00 Escr.# 12772

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: 88 Equities, LLC	Name(s): David Beakley Dorothy Trowbridge
Address: 140 Bradford Drive	Address: PO Box 355
City: West Berlin	City: Blackwod
State, Zip: NJ, 08091	State, Zip: NJ, 08012
Phone: (609) 330-4100 Fax: (___)___-___	Phone: (___)___-___ Fax: (___)___-___
Email: vhill@hillarchive.com	

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

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

RECEIVED NOV 15 2012

[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: Albert K. Marmero	Firm: Grace, Marmero, & Associates
Address: 44 Euclid Street	State, Zip: NJ, 08096
City: Woodbury	Phone: (856) 848-6440 Fax: (856) 848-5002
	Email: amarmero@gracemarmero.com

6. Name of Persons Preparing Plans and Reports:

Name: Not Applicable	Name: Not Applicable
Address: Concept Plan for	Address: Concept Plan for
Profession: Interpretation	Profession: Interpretation
City:	City:
State, Zip:	State, Zip:
Phone:(___)____-_____ Fax:(___)____-_____	Phone:(___)____-_____ Fax:(___)____-_____
Email:	Email:

7. Location of Property:

Street Address: 1550 Hider Lande Block(s): 19405

Tract Area: 16.362 acres Lot(s): 1

8. Land Use:

Existing Land Use: Qualified Farm Land

Proposed Land Use (Describe Application): Applicant intends to propose 48 age-restricted units in full compliance with SCR zoning requirements, but Applicant seeks an interpretation as to whether a clubhouse is required for a development of less than 50 residential units.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	N/A
Front setback 2	N/A
Rear setback	N/A
Side setback 1	N/A
Side setback 2	N/A
Lot frontage	N/A
Lot depth	N/A
Lot area	N/A
Building height	N/A

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

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

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

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	N/A
Number of garages (Include attached garage if applicable)	N/A
Number of stories	N/A

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

14. Parking and Loading Requirements:

Number of parking spaces required: N/A Number of parking spaces provided: N/A

Number of loading spaces required: N/A Number of loading spaces provided: N/A

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

Albert Marmero
Attorney for 88 Equities, LLC

Signature of Applicant

11/13/18

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).**

See Attached
Date

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	☐ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☐ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☐ No	☐ Yes
D. Is the applicant a corporation?	☐ No	☐ Yes
E. Is the applicant a limited liability corporation?	☐ No	☐ Yes
F. Is the applicant a partnership?	☐ No	■ Yes
IF YES TO ANY OF THE ABOVE:		
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).	■ No	☐ Yes
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]
Signature of Applicant

Albert K. Marmero, Counsel for 88 Equities, LLC
Print Name

11/13/18
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

_____
Name of property owner or applicant

Sworn and subscribed to
On this _____ day of _____,
20_____ before the following authority.

_____
Notary public

DISCLOSURE STATEMENT

Applicant, **88 Equities, LLC** is a New Jersey registered Limited Liability Company with an address of 140 Bradford Drive, West Berlin, New Jersey 08091. Listed below are the members of **88 Equities, LLC**:

Vernon W. Hill, III	Member	140 Bradford Dr., West Berlin, NJ 08091
James T. McKenna, Jr.	Member	140 Bradford Dr., West Berlin, NJ 08091
Frank R. Semiraglio	Member	140 Bradford Dr., West Berlin, NJ 08091

Print: Albert K. Marmero

Title: Counsel for 88 Equities, LLC

Date: 11/14/18

DocuSign Envelope ID: C2187CDF-BCD7-484E-8443-FE0D52E87E3E

CONSENT OF OWNERS

We, the undersigned, being the owners of the property known as Block 19405, Lot 1 on the Tax Map of Gloucester Township, hereby consent to the making of a use variance application. We further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency.

_____
Notary Public
Sworn and Subscribed to before me this
_____ day of _____.
_____ (Year).

DocuSigned by:
Ed Trowbridge 3/8/2018
2AE88BE4B99A72D
David Beakley
Date:
DS
kH

_____
Notary Public
Sworn and Subscribed to before me this
_____ day of _____.
_____ (Year).

DocuSigned by:
Ed Trowbridge 3/8/2018
2AE88BB4B99A42D
Dorothy Trowbridge
Date:
DS
kH

Albert K. Marmero Δ
James K. Grace Δ □
Michael R. Burns Δ †

Grace Marmero & Associates, LLP
A New Jersey Limited Liability Partnership
ATTORNEYS AT LAW
44 Euclid Street
Woodbury, NJ 08096

Tel: (856) 848-6440
Fax: (856) 848-5002
www.gracemarmero.com

Δ Member NJ Bar
† Member PA Bar
□ Member NY Bar

INTERPRETATION NARRATIVE

Per N.J.S.A. 40:55D-70(b), a Zoning Board of Adjustment is empowered to "hear and decide requests for interpretation of the zoning map or ordinance..." Under this provision of the Municipal Land Use Law, an applicant may apply to the Zoning Board for nothing more than an interpretation of a specific section of the municipal zoning ordinance.

The purpose of this application is to seek interpretation of Section 409(E)(3) of Gloucester Township's Land Development Ordinance (the "Ordinance"). Section 409 of the Ordinance governs development in the Senior Citizen Residential ("SCR") District. Specifically, Section 409(E)(3) reads:

"Any development in the SCR district composed of single family detached, semi-detached or townhouse dwellings or a combination of same shall include a separate clubhouse or community center for residents. The floor area of the clubhouse or community center shall be a minimum of 2,500 sf. or 50 sf. per unit, whichever is greater."

The specific question for interpretation is whether the clubhouse requirement contained in Section 409(E)(3) applies only to development of fifty (50) or more units. From a review of the bulk requirements for development in the SCR District and the bulk requirements for development of the clubhouse, it would appear the clubhouse requirement only applies to developments of fifty (50) or more units.

For example, in the SCR District, the permitted density for residential development is five (5) units per acre and the minimum lot size is ten (10) acres, which would equate to development with, at minimum, 50 units. Then, the minimum standard for the size of the clubhouse is "2,500 sf. or 50 sf. per unit, whichever is greater." Using this formula, the minimum development of 50 units would equate to a 2,500 sf. clubhouse, and any developments with more than 50 units would then require a larger clubhouse, by 50 sf. for each additional unit.

Based on the above, it would appear that the clubhouse requirement contained in Section 409(E)(3) would apply only to developments with 50 or more units but we seek the interpretation of the Zoning Board.

SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING LOT 30 BLOCK 8105
EXISTING LOT 31 BLOCK 8105
UP IN SMOKE VAPE'S
EXISTING LOT 32 BLOCK 8105
THE MASSAGE ROOM
THE LEARNING EXPERIENCE
EXISTING LOT 1 BLOCK 8001
EXISTING LOT 1 BLOCK 20001
EXISTING LOT 101 BLOCK 19405
APPROXIMATE FLOOD LIMIT LINE
STORMWATER MANAGEMENT BASIN
OPEN SPACE
EXISTING LOT 2 BLOCK 19405
EXISTING LOT 9 BLOCK 19405
EXISTING LOT 9 BLOCK 19401
EXISTING LOT 8 BLOCK 19401
HIDER LANE
COLES ROAD
CHEWS LANDING- LITTLE GLOUCESTER ROAD COUNTY ROUTE 759
(48) 28' X 60' UNITS

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
FRANKLIN T. SCHMIDT
ANDREA L. STUBBS
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GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

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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: Beakley David & Trowbridge Dorothy

Address: 1550 Hider Lane

Block: 19405 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
NOV 19 2013
BY:

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