Township of Gloucester
Zoning Board of Adjustment
Wednesday, December 12, 2018
7:00 P.M.

Agenda

Salute to the Flag
Commencement Statement
General Rules

Meeting will start at 7:00P.M.
No applications will be heard after 09:30P.M.
All persons testifying before the board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR ADOPTION

Zoning Board Minutes - ***Wednesday, November 28, 2018***

RESOLUTIONS FOR MEMORIALIZATION

#182046C
Eliran Boskila

Bulk C Variance
Block: 10401 Lot(s): 22

#182051D
88 Equities, LLC

B Variance Interpretation
Block: 19405 Lot(s): 1

APPLICATIONS FOR REVIEW

#182042C **CONTINUED**
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

#182050D
Helen Tallman/Kate Kullman
Zoned: R3

Use D Variance
Block: 17908 Lot(s): 10
Location: 51 Cedar Grove Dr., Sicklerville

In-law suite with kitchen

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 28, 2018

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

Roll Call:

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

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

Mr. Rosetti is seated for Mr. Rosati.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, October 24, 2018

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes

Minutes Approved.

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

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes

Resolutions Approved

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' x 16' with 1.8' rear setback

Mr. Costa swears in Mrs. Ellen Pitel and Mr. Joe Pitel.
Mrs. Pitel states they don't have 10' only 9.8' in the rear yard. There isn't really any room to enjoy the outdoors. The 3' variance leaves 6.8' to use. They would like to build an 8' wide 16' long deck. It will join the paver patio on the right side. The fence will not jut out.

Vice Chairman Simiriglia asks if the patio will have a roof.
Mrs. Pitel states they want to build a pergola over it with an open lattice shade and clear carbonate roof panels.
Vice Chairman Simiriglia states to make sure the water doesn't drain onto the neighbor's property. Drain the water towards Dorothy drive.

Mr. Barry Went (ESQ):
There are all small lots in this development and continues with positive and negative criteria.
Vice Chairman Simiriglia states there were many concessions made when those developments were built.
Mr. Went continues: the deck will run horizontal along the back of the home. Pictures of the rear of the home and the geographical hardship for the variance.

PUBLIC PORTION:
Mr. Costa swears in Mr. Anthony Vanuto.
Mr. Vanuto states the HOA hasn't approved this deck and The Zoning Board can only hear applications that are approved by the HOA; it's in the bylaws of the HOA.
Mr. Vanuto states the HOA considers density, attractiveness and value of homes in its decisions. The 3 rule is from the HOA. Mr. Vanuto doesn't like that his neighbors will be looking down at him on his patio.

Mr. Costa states if the Zoning Board approved the variance the HOA decision will supersede it.

Mr. Vanuto states they (The Pitel's) had to sign a paper that they understand the rules of the HOA. This includes the modification rules.
Mr. Vanuto reads the modification rules.
Mr. Costa states there was an ARB approval granted by their board on 11-16-2018. They were negligent in telling the Pitel's it was not approved, in a timely manner. The letter of was mailed 3 months later and they weren't living at the home at the time.
Mr. Vanuto insists there is no HOA approval and the deck is detrimental to the area.
Mr. Went states the appeal to the HOA hasn't been heard yet.
Mr. Costa asks if the 2 parties could work this out.

The above application has been tabled to 12-12-2018.

#182046C
Eliran Boskila
Zoned: R3
Bulk C Variance
Block: 10401 Lot (s): 22
Location: 255 Almonesson Rd., Blackwood
Convert enclosed carport into space (office) with Front setback 24.59.

Mr. Costa swears in Mr. Boskila.
Mr. Boskila states the entrance is 24.5' from the front yard. He wants to build a room on the right side to meet the front of the home. The addition will match the home.
Mr. Mellett states gutters should be installed and drain towards the street.
Mr. Bucceroni asks what kind of office will be built.
Mr. Boskila states there will be a desk with a computer.
Vice Chairman Simiriglia stated to make sure the siding matches the house.

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. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

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

Application Approved.

#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.

Mr. Al Marmaro reviews the applicant for the SCR Zoning district. There is confusion about the club house requirement in the ordinance. Mr. Marmaro argues the unit count is below the 50 units mentioned in the ordinance and asks

for a clarification. They are only interested in building 48 units.

Mr. Jim McKenna (member of 88 Equity) asks if the number of units affects the clubhouse. They don't have the exact unit count yet.

Mr. Costa states: 88 Equities wants an interpretation to whether or not they have to build a clubhouse. They believe the ordinance infers a clubhouse is not needed if you build less than 50 units: or does the ordinance require a clubhouse for any SCR development. If necessary, 88 Equity could seek a variance to remove or reduce the clubhouse, if the board finds in favor of one.

Mr. Bucceroni states there isn't anything to base it on because all other SCR developments are larger than Units.

Mr. McKenna states they aren't set on 48 units but it is the projection, they are trying to avoid a variance. He believes the residents won't want to carry the expense of the clubhouse, considering the low unit projection.

Mr. Costa states the board has to decide the ordinance interpretation.

Mr. McKenna states the ordinance should have a specific number of units.

Vice Chairman Simiriglia states the ordinance doesn't specifically say less than 50 units no clubhouse is needed. The ordinance lets you put the homes close together and the clubhouse allows you to be involved with your neighbors. Especially since you have less room for activity with the homes so close.

The decision: The clubhouse is necessary.

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**

Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Clubhouse necessary according to the ordinance.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182046C
Eliran Boskila
Block 10401, Lot 22

WHEREAS, Eliran Boskila is the owner of the land and premises located at 255 Almonesson Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit an addition 24.59 feet from the front lot line instead of the required 30' for the property located upon Block 10401, Lot 22, as shown on the Official Map of the Township of Gloucester, located in a R3 Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 28, 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, Eliran Boskila is the owner of the land and premises located at 255 Almonesson Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10401, Lot 22, on the Official Tax Map of the Township of Gloucester, located in an R3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he is following the existing setback and the 10x20 addition will match the existing siding.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 10' x 20' addition 24.59 feet from the front lot 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 28th day of November, 2018, the applicant Eliran Boskila is hereby granted the aforesaid variances for the property located upon Block 10401, Lot 22 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

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

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 12th day of December, 2018.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182051B
88 Equities, LLC
Block 19405, Lot 1

WHEREAS, 88 Equities are the contract purchasers of the land and premises located at 1550 Hider Lane 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 interpretation as to whether or not the ordinance requires a separate clubhouse or community center for a project consisting of less than 50 units for the property located upon Block 19504, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a SCR Zone, said application being represented by Albert Marmero Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 28, 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, 88 Equities are the contract purchasers of the land and premises located at 1550 Hider Lane in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 19405, Lot 1, 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. The ordinance states "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 applicant was of the opinion that since the development consisted of only 48 units the ordinance for the clubhouse or community did not apply to them.

The Board, however, was of the opinion that the wording in the ordinance of shall include was controlling and a clubhouse or community is required regardless of the number of units.

5. There were no members of the public who spoke.

UPON MOTION duly made and seconded to interpret the ordinance as requiring a clubhouse or community center, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus denying the relief requested; and

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 28 day of November, 2018, the applicant 88 Equities are hereby Denied the interpretation that a clubhouse or community center is not needed for the property located upon Block 19405, 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
Carmen Scarduzzio	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 12th day of December, 2018.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #182050D**
Helen Tallman & Kate Kullman
BLOCK 17908, LOT 10

DATE: November 27, 2018

The above application is to permit an "in-law suite with separate kitchen" - a second housekeeping unit - within the R-3 – Residential District. The project is located on the north side of Cedar Grove Drive east of Wood Thrush Avenue.

I. ZONING INFORMATION

1. Zone: R-3 ~ Residential District (§405.F).

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	12,068.621 sf	yes
Minimum lot frontage	75 ft.	80 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	**20%**	**±22%[1]**	**no***
Maximum lot coverage	40%	±30%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (addition)	30 ft.	±58 ft.[1]	yes
Side yard	10 ft.	10.5 ft. / ±34 ft.[1]	yes / yes
Rear yard	30 ft.	±32 ft.[1]	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	±30 ft.	yes
ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front Yard	N.P.	n/a	n/a
Side yard	10 ft.	n/a	n/a
Rear yard	10 ft.	n/a	n/a
Maximum garage height	20 ft.	n/a	n/a
Maximum other building height	15 ft.	n/a	n/a

[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 variances:

§405.B, R3 – Residential District, Permitted Uses

1. An "in-law suite with separate kitchen" - a second housekeeping unit is not listed as a permitted use in the R-3 Residential District.

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

2. Building coverage: (±22% provided v. 20% maximum allowed).

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

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

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

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

POSITIVE CRITERIA ("D1")

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D1" variance:

1. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1).
   a. Uses determined as not "inherently beneficial."
      i) A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare *(basis Medici v. BPR Co., 107 N.J. 1 (1987))*.
         1. The Applicant must identify and provide an analysis of the special reasons of zoning that are applicable to the application.
         2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
         3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

NEGATIVE CRITERIA

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

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

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

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.B, R-3 Residential District, to permit an in-law suite with separate kitchen - a second housekeeping unit - within the R-3 Residential District and from Section 405.F, Area, Yard, Height, and Building Coverage to permit a lot coverage of approximately twenty two (22) percent (20% maximum allowed).

V. RECOMMENDTATIONS

1. The Applicant must address the underlined comment.

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: Helen Tallman & Kate Kullman
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit #12715

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 №.: #1820501

Taxes Paid Yes/No DMS (Initial)

Fees 260.00 Project # 12758

☐ Planning Board ✓ Zoning Board of Adjustment

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

Escr. 1200.00 Escr.# 12758

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Helen Tallman & Kate Kullman	Name(s): Helen Tallman Kate Kullman
Address: 51 Cedar Grove Drive	Address: 51 Cedar Grove Drive
City: Sicklerville	City: Sicklerville
State, Zip: NJ, 08081	State, Zip: NJ, 08081
Phone: (610) 761 4251 Fax: (___) ___-____	Phone: (610) 761 -4251 Fax: (___) ___-____
Email: helentallman@gmail.com	

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

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

RECEIVED NOV 14 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: N/A	Firm: _____
Address: _____	State, Zip: _____
City: _____	Phone: (___) ___-____ Fax: (___) ___-____
	Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Jay Reinert Architect, llc	Name:
Address: 243 Virginia Avenue	Address:
Profession: Architect (NJ Lic. # 17580)	Profession:
City: Haddon Township	City:
State, Zip: New Jersey, 08108	State, Zip:
Phone: 856) 383-9003 Fax:(___)___-____	Phone:(___)___-____ Fax:(___)___-____
Email: jreinertarchitect@gmail.com	Email:

7. Location of Property:

Street Address: 51 Cedar Grove Drive Block(s): 17908

Tract Area: 12,068.61 sf Lot(s): 10

8. Land Use:

Existing Land Use: R3 Single Family Residential

Proposed Land Use (Describe Application): We are requesting approval to add an addition to the original home that includes an inlaw suite with separate kitchen. It is the intention of the owners to create a home that better supports their multi-generational family, and is not intended to be used as a multi-family property.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: No Change

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 If required for approval.

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	32.2'
Front setback 2	N/A
Rear setback	31.3'
Side setback 1	10'
Side setback 2	11.5'
Lot frontage	80.0'
Lot depth	irregular 125.0' / 166.24'
Lot area	12,068.61 sf
Building height	+/- 30

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: 3 Number of parking spaces provided: 3

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

Helen D. Tallman — Signature of Applicant — 11/8/2018 — Date

Kathryn J. Tallman — Signature of Co-applicant — 11/8/2018 — 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).**

11/8/2018
Date

Helen D Tallman
Signature

HELEN D. TALLMAN
Print Name

Sworn and Subscribed to before me this 8TH day of NOVEMBER 2018 (Year).

Kathryn A Kullman
Signature

Kathryn I Kullman
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

Helen D Tallman Kathryn A Kullman
Signature of Applicant

11/8/2018
Date

HELEN D. TALLMAN Kathryn I Kullman
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 10/03/2018, shows and discloses the premises in its entirety, described as Block 17908 Lot 10; 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:

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

Helen D Tallman
Kathryn A Kullman
Name of property owner or applicant

Sworn and subscribed to
On this 8TH day of NOVEMBER
20 18 before the following authority.

Frances C. Naimoli
Notary public

FRANCES C. NAIMOLI
Notary Public, State of New Jersey
My Commission Expires 2/17/2020

ZONING PERMIT DENIED

51 CEDAR GROVE DR
Block/Lot 17908/10

Applicant
HELEN TALLMAN & KATE TALLMAN
51 CEDAR GROVE DRIVE
ERIAL, NJ 08081

Real Estate Owner
HELEN TALLMAN & KATE TALLMAN
51 CEDAR GROVE DRIVE
ERIAL, NJ 08081

This is to certify that the above-named applied for a permit to/authorization for.
a proposed rear yard 828sq.ft addition (in-law suite) with 2nd kitchen unit.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
A Use Variance is required for the additonal kitchen unit 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
October 25, 2018

Applic No. 12715

Cut Here

RECEIVED
NOV 14 2018
BY:

Deliver to...

HELEN TALLMAN & KATE TALLMAN
51 CEDAR GROVE DRIVE
ERIAL, NJ 08081

60 45 30 15 0 30 60

SCALE 1"=30'

LOT 25

S08°49'32"W 22.56'

F-IR

LOT 23

S47°23'09"E 68.28'

LOT 22

N04°31'29"E 8.00'

SHED

BLOCK 17908

LOT 11

LOT 10

LOT 9

IMPERVIOUS AREA

HOUSE = 1,700.65 SF
DECK = 484.46 SF
CONC. = 860.89 SF
SHED = 150.71 SF

TOTAL = 3,196.71 SF

BLDG. RATIO = 14%

IMPERVIOUS RATIO = 26%

N85°28'31"E 125.00'

S85°28'31"W 166.24'

CONCRETE PATIO

WOOD DECK

2 STORY FRAME BLDG.

11.5'

13.0'

32.2'

CONCRETE DRIVEWAY

UTILITY BOXES

WOOD THRUSH AVENUE (50.00' R.O.W.)

395.00'

POB

F-IR

F-IR

R=15.00'
L=23.56'

N04°03'29"W 80.00'

CEDAR GROVE DRIVE (50.00' R.O.W.)

RECEIVED
NOV 14 2018
BY:

LOT AREA = 12,068.61 SF

BEING BLOCK 17908, LOT 10 ON GLOUCESTER TOWNSHIP TAX MAP

SURVEY BASED ON LEGAL DESCRIPTION TAKEN FROM DEED BOOK 5231, PAGE 75

SURVEY NOT INTENDED TO GUARANTEE OWNERSHIP

DONOVAN
LAND SURVEYING & PLANNING
Surveyors

19 Hillcrest Road
Stratford, NJ 08084
(856) 627-3550
Fax: (856) 627-0330
DonovanSurveyors@comcast.net

DATE: 8/24/18
SCALE: 1"=30'
DRN. BY. B. HILES

SURVEY NO. 1808009

10/03/18 GARAGE WIDTH

SURVEY OF PREMISES

51 CEDAR GROVE DRIVE

SITUATE IN

GLOUCESTER TOWNSHIP
CAMDEN COUNTY
NEW JERSEY

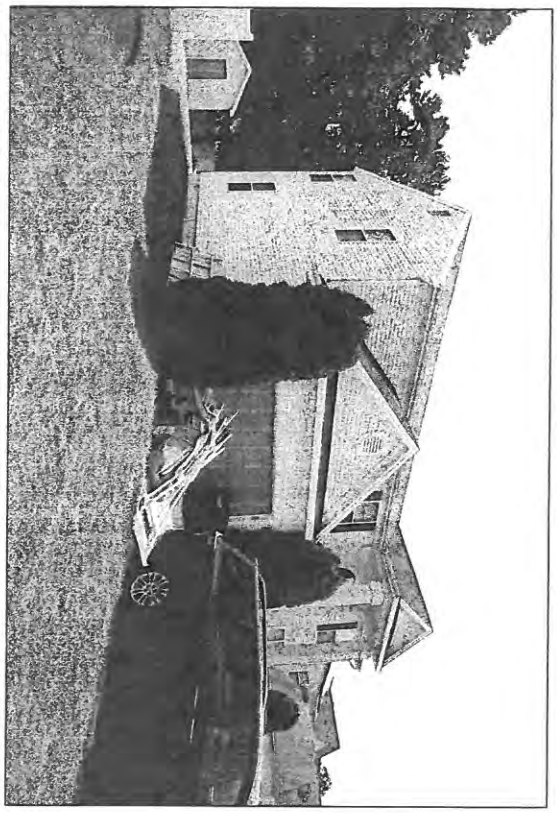
TO: HELEN TALLMAN

I, John Donovan, a New Jersey Licensed Land Surveyor, have prepared a land survey on the above mentioned site, and have found the conditions as shown, that can be seen, except such easement that are not visible and in accordance with a description that has been furnished. This statement runs to the above-mentioned client and companies and this transaction only. All others relying on this survey must have express written permission from this surveyor

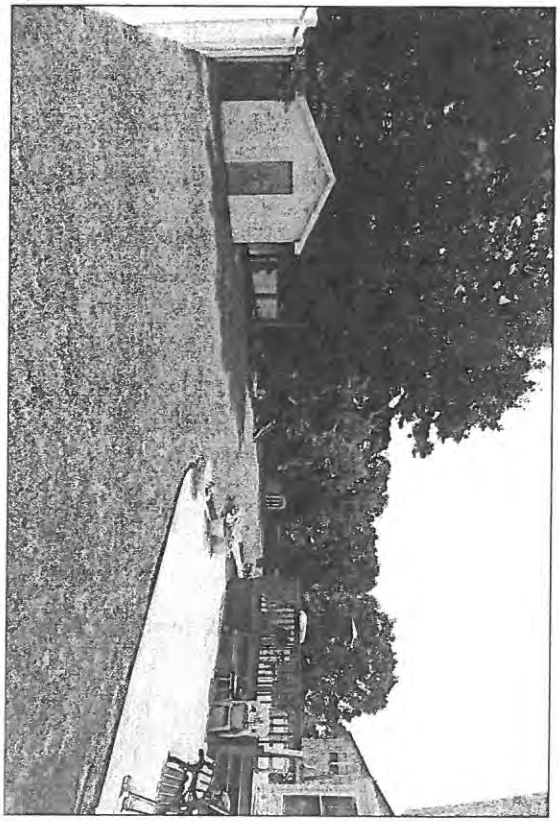
JOHN DONOVAN

NJ Prof. Land Surveyor # GS 30738
Prof. Planner #LI 04198

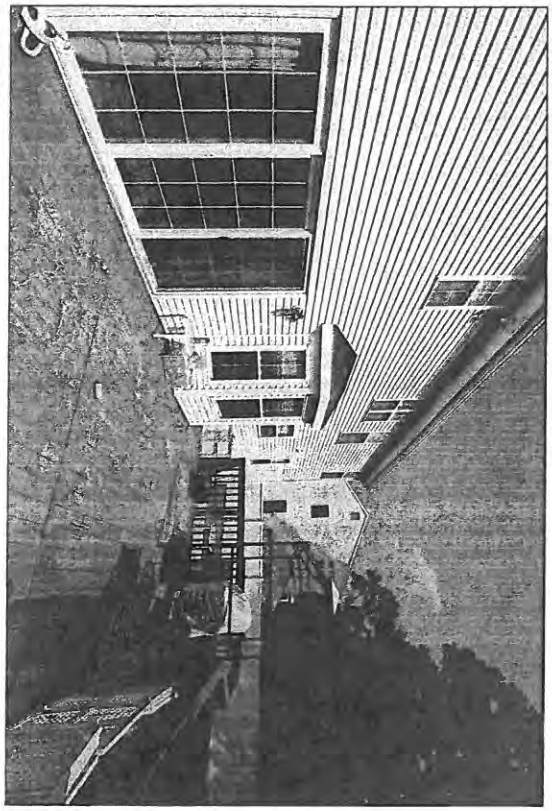
1/P1 FRONT/LEFT SIDE



2/P1 REAR YARD



3/P1 DECK

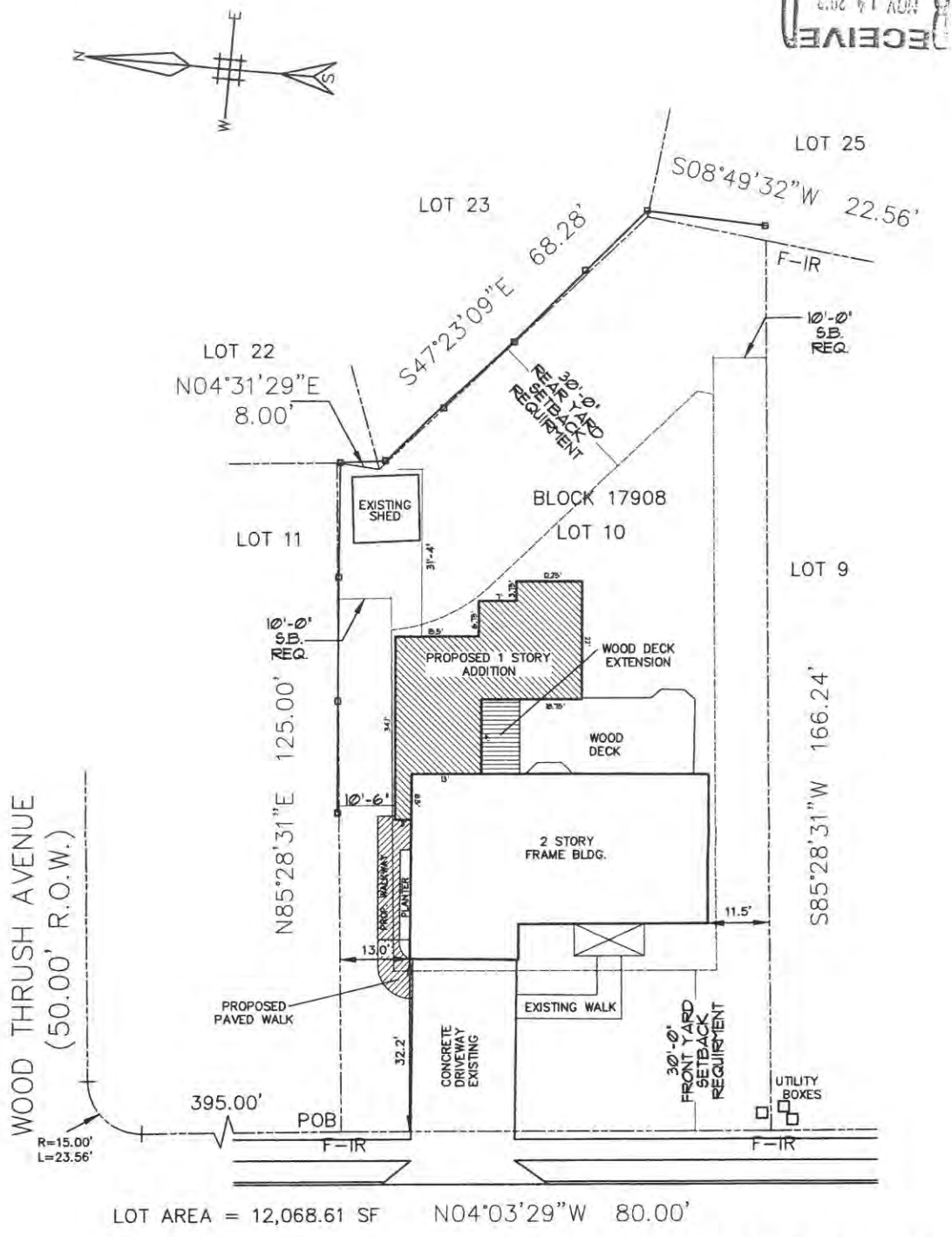


4/P1 REAR OF HOUSE

SHEET:	DRAWING:	PROJECT NAME:	PROJECT NO:	
P1	PICTURES	ADDITIONS AND ALTERATIONS FOR: Tallman Residence, 51 Cedar Grove Drive, Sicklerville, NJ	DATE: 8/15/2013 SCALE: AS NOTED DRAWN BY: DD CHECKED BY: JCR REVISIONS:	JAY REINERT ARCHITECT, LLC 243 VIRGINIA AVENUE HADDON TOWNSHIP, NJ 08108 ARCHITECTURE PHONE: 856-583-9003 FAX: 856-854-5966 EMAIL: JREINERTARCHITECT@GMAIL.COM

RECEIVED
NOV 14 2013
BY:

RECEIVED
NOV 14 2013
BY

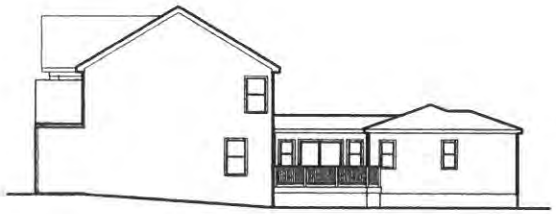


SITE PLAN

1" = 20'

SITE PLAN INFORMATION TAKEN FROM SURVEY BY:
DONOVAN SURVEYORS
19 HILLCREST ROAD, STRATFORD NJ, 08084
856-627-3550
10/03/2013

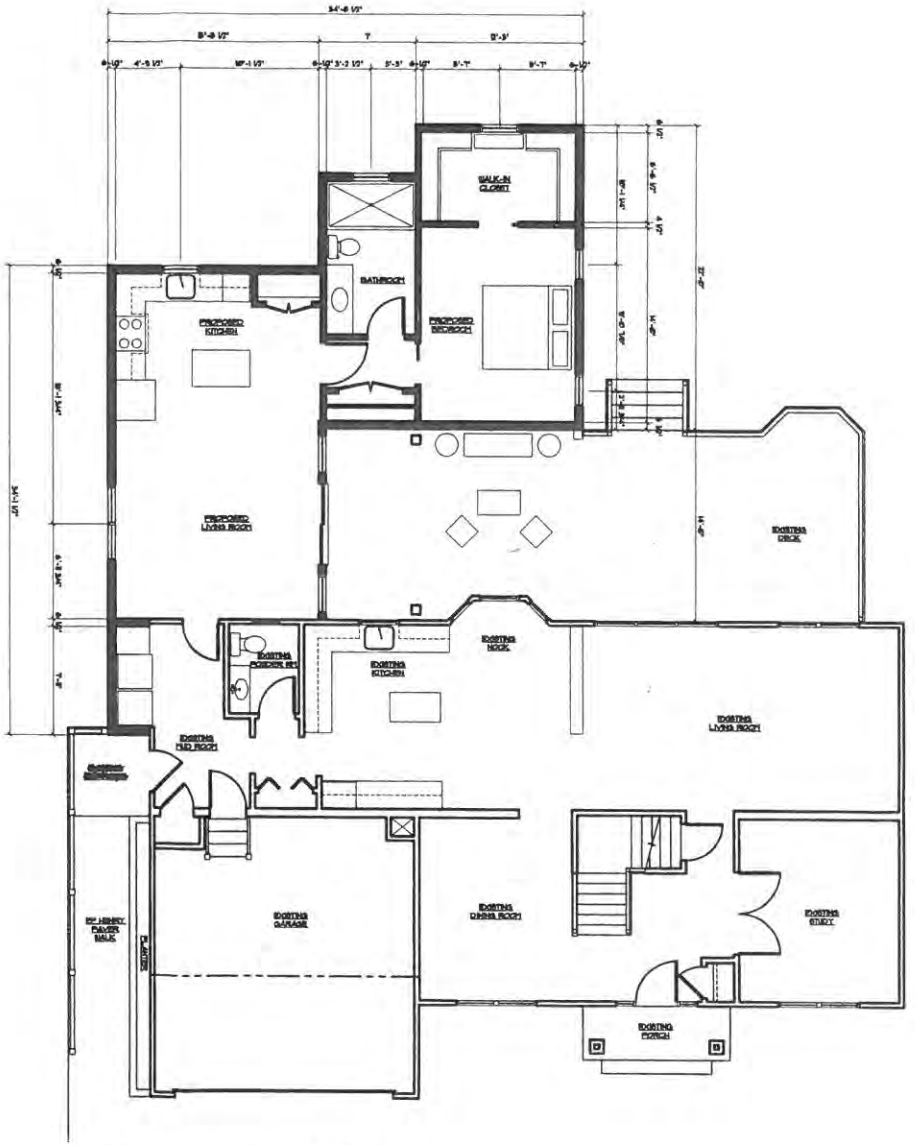
SHEET:	DRAWING:	PROJECT NAME	PROJECT No:	
SP	PROPOSED SITE PLAN	ADDITIONS AND ALTERATIONS FOR: Tallman Residence, 51 Cedar Grove Drive, Sicklerville, NJ	DATE: 8/15/2013 SCALE: AS NOTED DRAWN BY: BD CHECKED BY: JCR REVISIONS:	JAY REINERT ARCHITECT, LLC 242 VIRGINIA AVENUE HADDON TOWNSHIP, NJ 08108 ARCHITECTURE PHONE: 856-583-9053 FAX: 856-854-3064 EMAIL: JREINERTARCHITECT@GMAIL.COM



4/SD1 PROPOSED RIGHT SIDE ELEVATION
1/8" = 1'-0"

3/SD1 PROPOSED REAR ELEVATION
1/8" = 1'-0"

2/SD1 PROPOSED LEFT SIDE ELEVATION
1/8" = 1'-0"



1/SD1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

RECEIVED
NOV 14 2012

JAY REINERT ARCHITECT, LLC
ARCHITECTURE

PROJECT NO
DATE: 8/15/2012
SCALE: AS NOTED
Drawn BY: JR
Checked BY: JR
Revisions

PROJECT NAME
ADDITIONS AND ALTERATIONS FOR
Tallman Residence
51 Cedar Grove Drive Sicklerville, NJ

DRAWING
FLOOR PLANS

SHEET
SD1

REVISIONS		
11/6/2008	CRAIG F. REMINGTON	23924
4/1/2010	CRAIG F. REMINGTON	23924
4/8/2011	CRAIG F. REMINGTON	23924

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

"THIS TAX MAP PLATE HAS BEEN DIGITALLY DRAWN USING COMPUTER-AIDED DRAFTING/DESIGN (CADD) & COORDINATE GEOMETRY (COGO). IT IS BASED ON THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE BEARING THE OFFICIAL NEW JERSEY DIVISION TAXATION APPROVAL STAMP WITH APPROVAL DATE 03-08-2011 SERIAL NUMBER 966 AND SIGNATURES OF SIGNERS THOMAS J. REILLY, CHIEF, LOCAL PROPERTY, FIELD ASSISTANCE, SUE DAWSON, SUPERVISING FIELD REPRESENTATIVE. THIS TAX MAP PLATE HAS BEEN DIGITALLY UPDATED TO REFLECT CONDITIONS AS OF 04-08-2011. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE WITH THE OFFICIAL APPROVAL STAMP IS ON FILE WITH REMINGTON & VERNICK ENGINEERS."

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

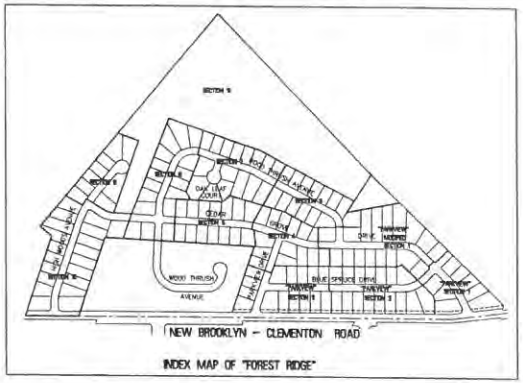
SCALE: 1" = 100' DATE: 12-30-1997

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 28003800

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

IN LOTS 3, 6 AND 11, THE OVERLAPPING LINES AND DIMENSIONS SHOWN ARE PLOTTED IN ACCORDANCE WITH THE METES AND BOUNDS DESCRIPTIONS APPEARING IN THE LAST DEED OF RECORD FOR EACH PARCEL AND DO NOT PURPORT TO REPRESENT TITLE OR OWNERSHIP STATUS IN ANY MANNER. THESE SITUATIONS ARE SUBJECT TO SOLUTION BY THE PROPERTY OWNERS CONCERNED.



INDEX MAP OF "FOREST RIDGE"

SHEET 179

SHEET 180

SHEET 197

17907

17908

17903

17910

17909

17904

17905

17906

OAK LEAF COURT

WOOD THRUSH AVENUE

CEDAR GROVE DRIVE

HIGH WOODS AVENUE

WOOD THRUSH AVENUE

PARKVIEW DRIVE

BLUE SPRUCE DRIVE

NEW BROOKLYN - CLEMENTON ROAD (A.K.A. KEARSLEY ROAD)

SUGARBUSH DRIVE

SAINT MORITZ DRIVE

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
NOV 14 2013
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: Helen Tallman + Kate Kullman

Address: 51 Cedar Grove Drive

Block: 17908 Lot: 10

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

Printed on recycled paper

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

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

November 16, 2018

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

RECEIVED
NOV 19 2018

Re: Application #182050D
Helen Tallman & Kate Kullman
51 Cedar Grove Drive, Sicklerville, NJ 08081
Block 17908, Lot 10

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

RECEIVED NOV 20 2018

DATE: November 14, 2018 **APPLICATION No.: #182050C**

APPLICANT: HELEN TALLMAN & KATE KULLMAN **PROJECT No. 12758**

BLOCK(S): 17908 Lot(S): 10

LOCATION: 51 CEDAR GROVE DR., SICKLERVILLE

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 NOVEMBER 23, 2018***

☐ For Your Files.

In Law Suite

ENCLOSED:

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

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

No Issues other than a deed restriction should be done to specify family suite.

Signature 11/20/18

Bnt 62

BS

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: November 14, 2018 **APPLICATION No. #182050C**

APPLICANT: HELEN TALLMAN & KATE KULLMAN **PROJECT No. 12758**

BLOCK(S): 17908 Lot(S): 10

LOCATION: 51 CEDAR GROVE DR., SICKLERVILLE

RECEIVED NOV 20 2018

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 NOVEMBER 23, 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

ok JTG 11-2018 Bldg

_____

Signature

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #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

Taxes Paid Yes/No (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 160.00 Project # 12631

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

Escr. 150.00 Escr.# 12631

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Ellen Pitel	Name(s): Jeffrey R and Ellen C. Pitel
Address: 68 Shelly St.	Address: 68 Shelly St.
City: Sicklerville	City: Sicklerville
State, Zip: NJ 08081	State, Zip: NJ 08081
Phone: (856) 904-6650 Fax: (__)___-____	Phone: (856) 904-6650 Fax: (__)___-____
Email: elar@comcast.net	

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, 8 x 20 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	22.0
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.

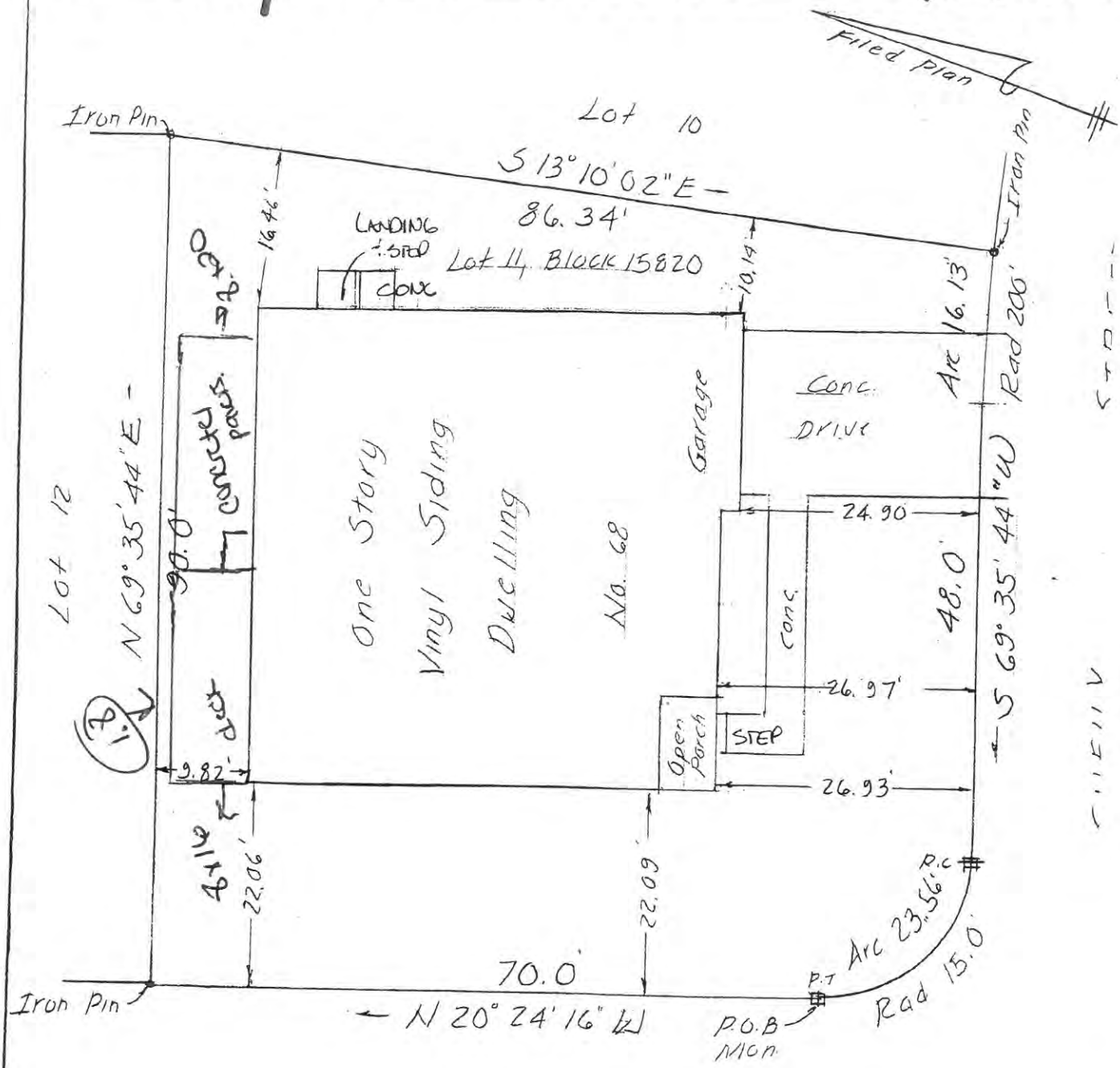
Sworn and subscribed to
On this 5 day of September
20 18 before the following authority.

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



DOROTHY (50' Wide) DRIVE

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

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

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

DOROTHY DRIVE
(50' Wide)

RECEIVED
SEP 12 2018
BY:

P.I.Q 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

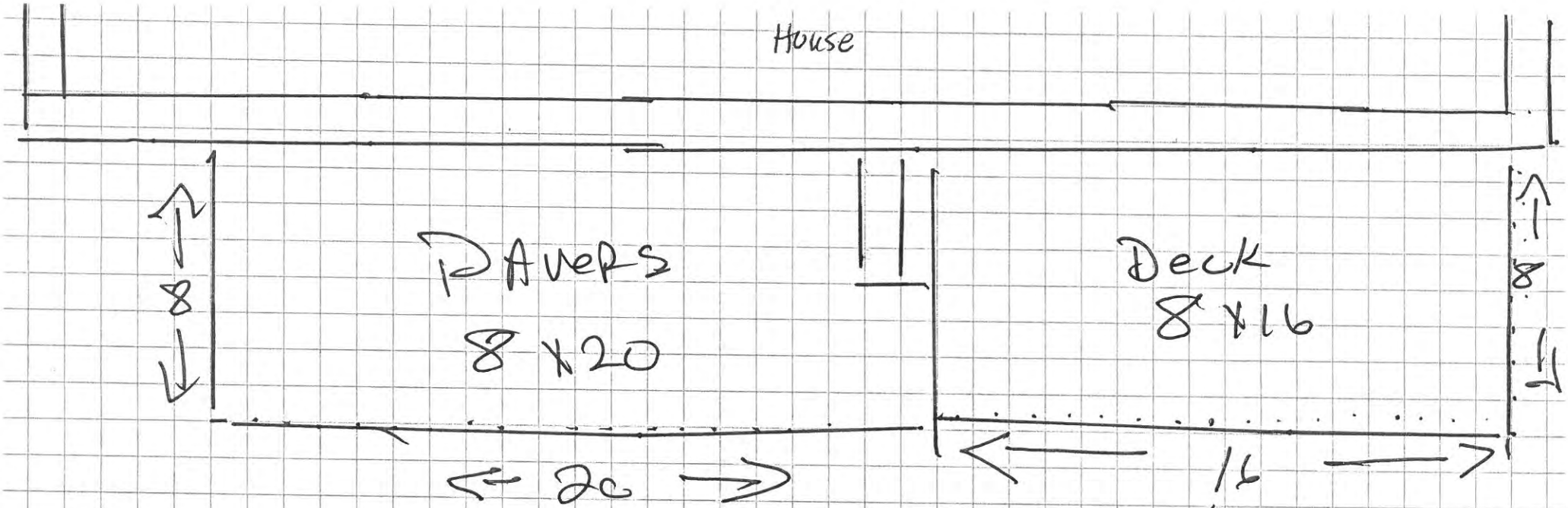
RICHARD S. HUMPHRIES
P.L.S. N.J. LIC. 34859
DATE OF SURVEY Oct. 12, 2016

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

Survey of Premises

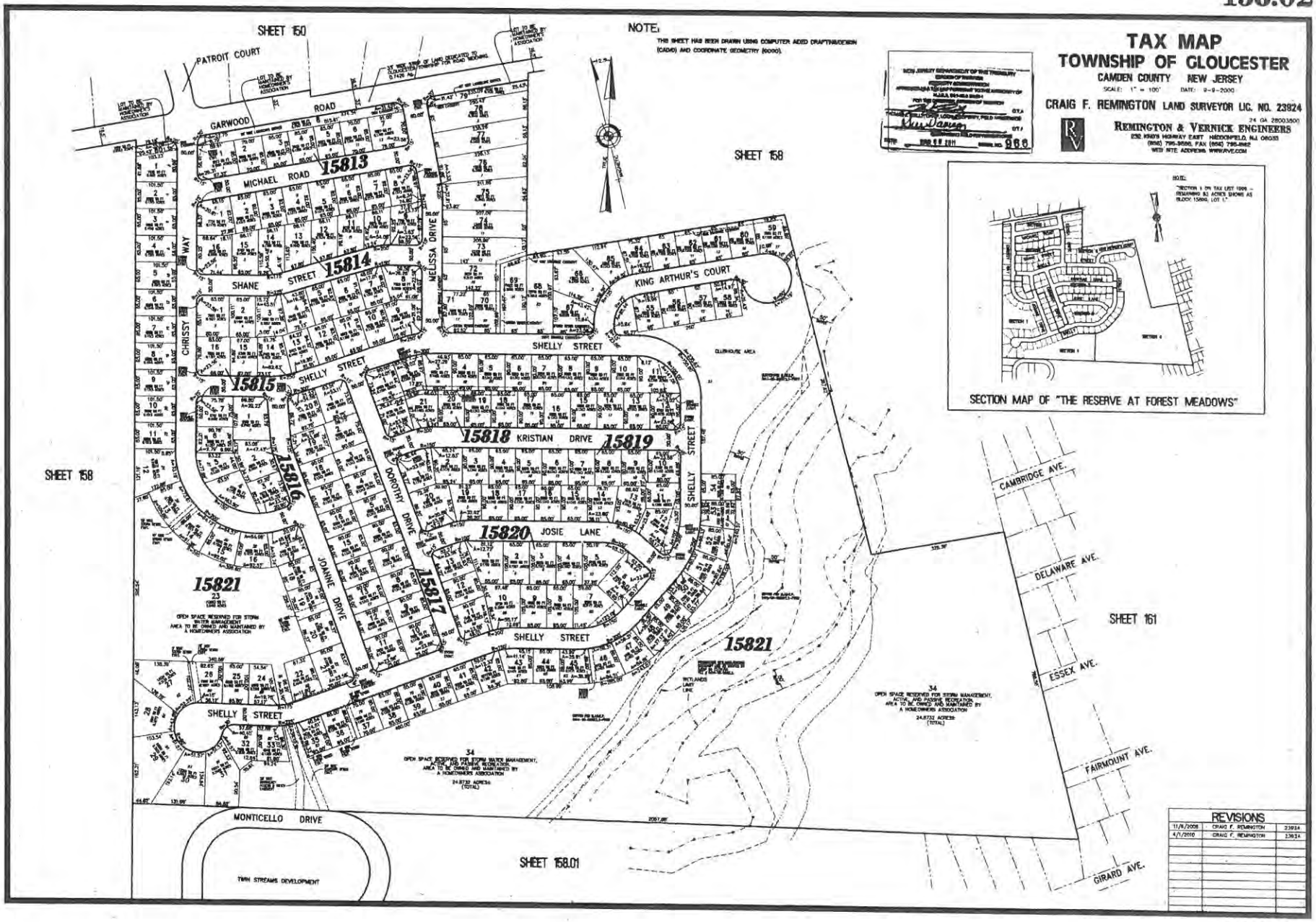
No. 68 SHELLY STREET
GLOUCESTER TOWNSHIP
CAMDEN Co. New Jersey
Scale — 1" = 15'

572-6



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. 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 WAY
CHRISSY STREET
MELISSA DRIVE
KING ARTHUR'S COURT
SHELLY STREET
DOROTHY DRIVE
JOANNE DRIVE
KRISTIAN 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
11/6/2008 CRAIG F. REMINGTON 23924
4/1/2010 CRAIG F. REMINGTON 23924

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

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

RECEIVED
SEP 25 2018
BY:

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

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

RECEIVED
SEP 17 2018
BY:

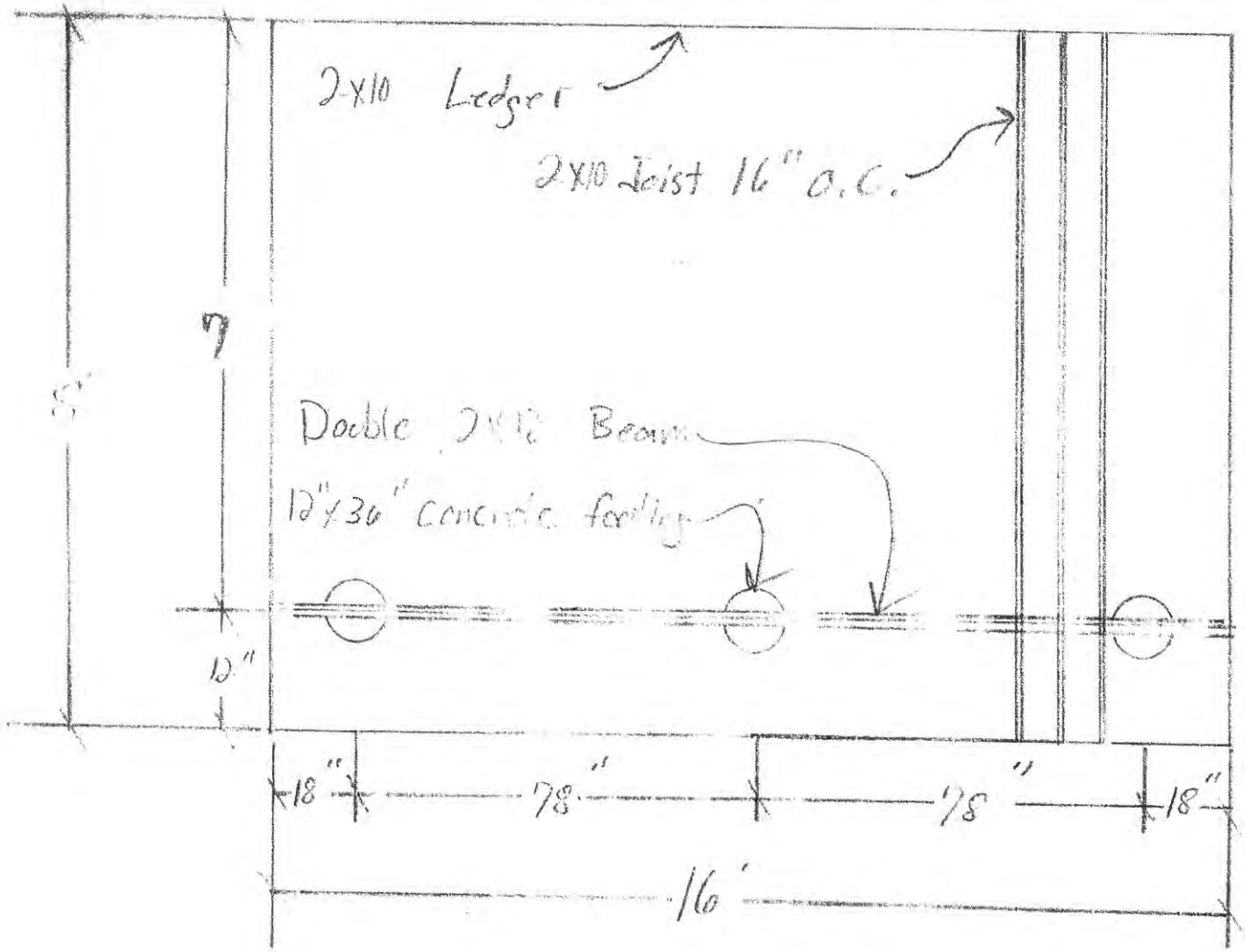
☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

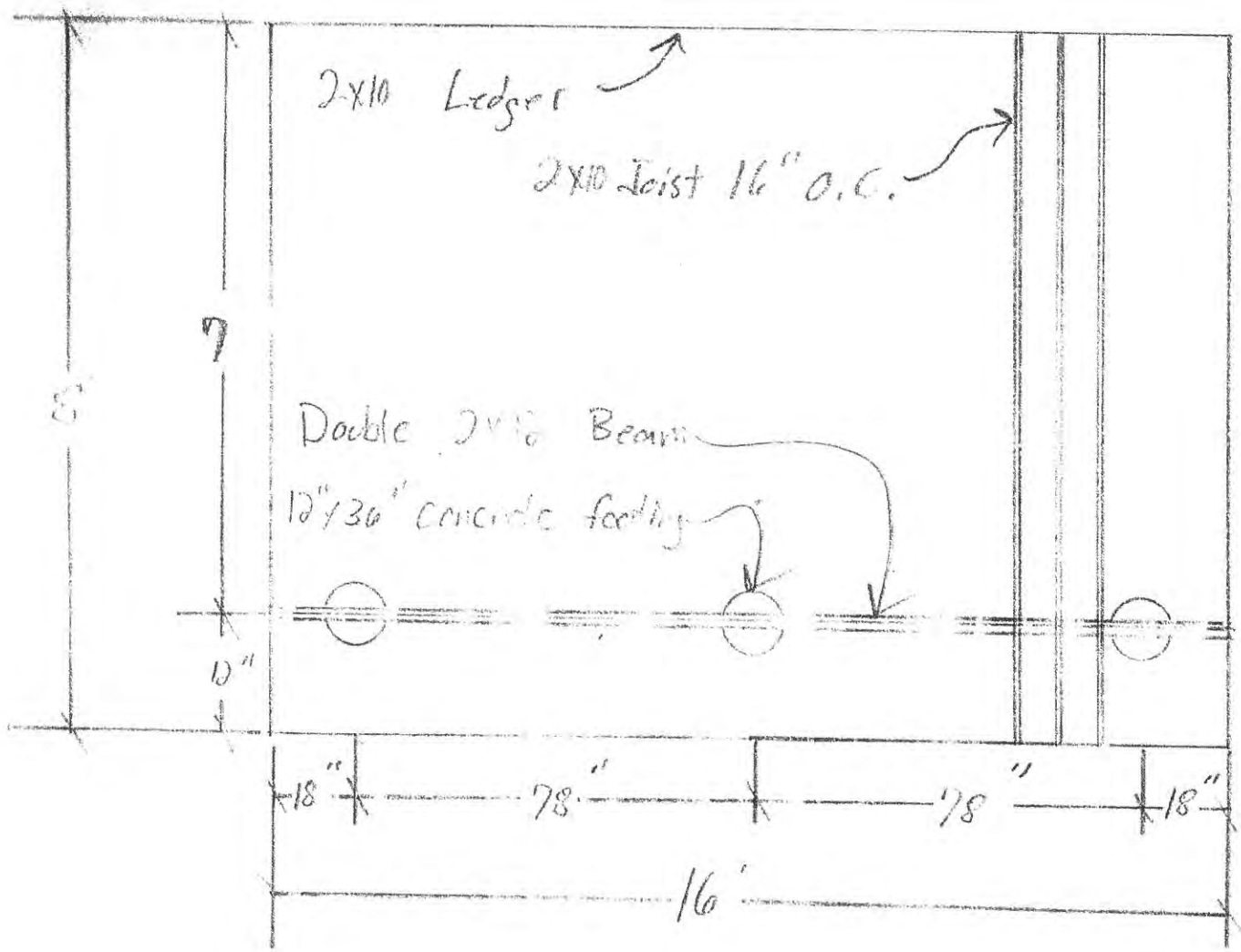
OK - 9-13-18 - JTA Bldg

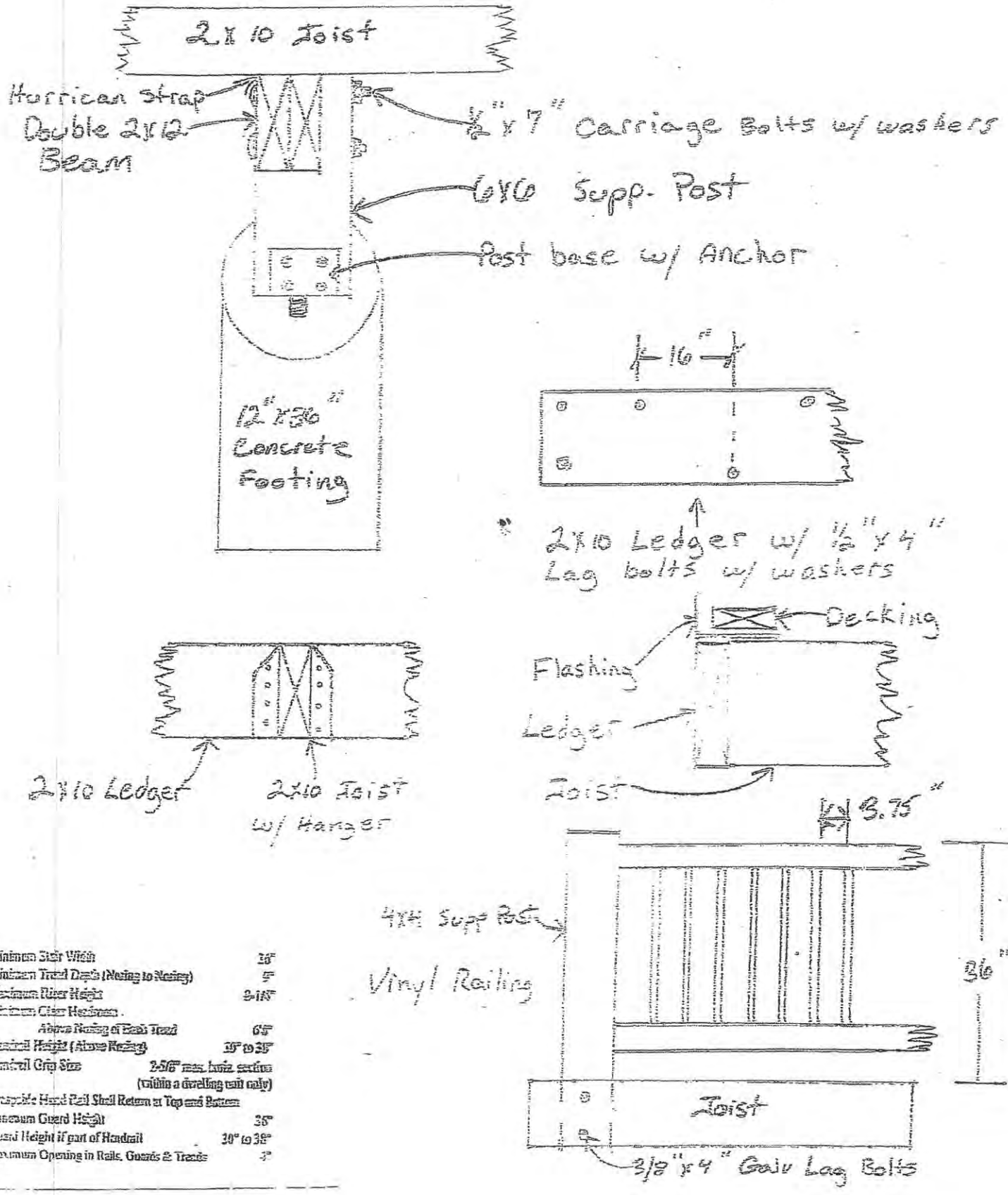
Signature

Deck Plans
68 Shelly Street
Sicklerville, NJ 08081

Pitel
856-904-6650




2x10 Ledger
2x10 Joist 16" O.C.
Double 2x10 Beam
12"x36" Concrete footing
8'
7
12"
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)	29" to 38"
Handrail Grip Size	2-5/8" max. basic 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	29" to 38"
Maximum Opening in Rails, Guards & Treads	4"