Township of Gloucester
Zoning Board of Adjustment
Wednesday, January 23, 2019
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, January 09, 2019***

RESOLUTIONS FOR MEMORIALIZATION

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2018 Annual Report

APPLICATIONS FOR REVIEW

#182056CD
Empire Investments, LLC
Zoned: R2 GI

Bulk C & Use D Variance
Block: 10902 Lot: 12
Location: 44 Coles Rd., Blackwood

To permit individual manufacturing, assembly, & contracting uses for a wide variety of small Industries, administrative activities & offices, Contractor's Equipment & material storage, warehouse & wholesale establishments

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Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JANUARY 09, 2019

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

Roll Call:

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

Also, Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James Mellett, P.E., Churchill Engineering
Mr. Ken Lechner, Township Planner

REORGANIZATION

A motion to elect Mr. McMullin as Zoning Board of Adjustment Chairman was made by Vice Mr. Simiriglia and seconded by Mr. Scarduzio.

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

Motion Approved.

A motion to elect Frank Simiriglia as Vice Chairman of The Zoning Board of Adjustment was made by Mr. Acevedo and seconded by Mr. Scarduzio.

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

Motion Approved.

A motion to elect Ken Lechner as Secretary of The Zoning Board of Adjustment was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

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

Motion Approved.

A motion to elect Mrs. Jean Gomez as the recording secretary of the Zoning Board of Adjustment was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

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

Motion Approved.

A motion to elect Mr. Anthony Costa as Solicitor of the Zoning Board of Adjustment was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

Roll Call:	**Mr. Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. Scarduzio	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Rosetti	**Yes**

Mr. McMullin	**Yes**

Motion Approved.

A motion to elect Churchill Engineering (Mr. James Mellett) as engineering firm for The Zoning Board of Adjustment was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

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

Motion Approved.

A motion to choose meeting dates; minus one in November and December, for the Zoning Board of Adjustment was made by Mr. Scarduzio and seconded by Mrs. Bucceroni.

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

Motion Approved.

A motion to approve The Courier Post and The Philadelphia Inquirer/South Jersey Addition as advertising newspapers was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

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

Motion Approved.

A motion to approve the agenda procedures was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

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

Motion Approved.

Chairman McMullin has the professionals sworn in:

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday December 12, 2018

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

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#182042C
Ellen Pitel
Bulk C Variance
Block: 15820 Lot (s): 11

#182050D
Helen Tallman/Kate Kullman
Use D Variance
Block: 17908 Lot (s): 10

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

Roll Call:	Mr. Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mr. Acevedo	Yes
	Mr. Rosetti	Yes
	Mr. McMullin	Yes

Resolutions Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2018 Annual Report

	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
01	#172054CDSPW	Clear Channel Outdoor, Inc.	1651 Sicklerville Rd., Sicklerville	18601	2	Back to back 14'x 48' LED Billboard	CD SPW	Granted w/conditions	3/14/2018
02	#172045DPMSFMS rec'd from PB	Lance's Tavern	7 Coles Rd., Blackwood	8301	7	Overlay existing parking lot, expansion non-conforming use parking lot, 177 parking spots, etc.	D PMS FMS	Granted w/conditions	7/25/2018
03	#182001C	John & Kathleen McCourt	401 E. Church St., Blackwood	10706	1	Oversized shed (192 sq. ft.) w/0 s/b side & front	C	Granted w/conditions	3/14/2018
04	#182002C	Davis CPA Group, PC	1400 Chews Landing Rd., Laurel Springs	8206	6	Digital LED oversized free standing sign	C	Granted w/conditions	3/28/2018
05	#182003C	Walter Tomlinson	276 W. Cedar Ave., Blackwood	11504	4	2 story rancher 6' side s/b	C	Granted	3/28/2018
06	#182004C	Maureen Di Pierto	402 Apple Ave., Blackwood	5903	8	15' x 6' front yard porch – 25' s/b	C	Granted	4/11/2018
07	#182007C	Harry & Dawn Rivell	106 Bee La., Somerdale	9206	9	Pool deck 11'x8' w/steps S s/ 4.5'	C	Granted	4/11/2018
08	#182009D	88 Equities, LLC	1550 Hider Lane, Blackwood	19405	1	Development will consist of 12 non-age-restricted TNH bldgs. w/total of 60 fee simple units	D	Denied	5/9/2018
09	#172012CDMPMSFMSa	Group Four Properties (Royal Farm)	1409 Blackwood-Clementon Rd, Blackwood	20303	4	Amended Site Plan for Street Tree Lines	CDPMSFM Sa	Granted w/conditions	4/25/2018
10	#182011C	Kate (Brad) Holden	2780 Garwood Rd., Sicklerville	14901	33	30'x40'x12' Pole Barn (oversize Garage)	C	Granted	6/13/2018
11	#182012C	Roland Bordi	230 7th Ave., Glendora	2001	13	Fence, pool with deck - setbacks	C	Granted	6/13/2018
12	#182014C	Anthony Piccone	18 Stonegate Ct., Blackwood	8701	2.02	2nd Shed w/setbacks	C	Granted	6/27/2018
13	#182016C	John Barrett	13 Glamis Rd., Blackwood	12807	12	12'x43' patio roof w/20'S s/b	C	Granted	6/27/2018
14	#182017C	Soby Itty	2 Dittes Ln, Sicklerville	17208	1.01	16'x12' deck w/24' R s/b	C	Granted	6/27/2018
15	#182019C	Frank Koch	1083 Jarvis Rd., Sicklerville	16501	6	12'x20'x10' shed (oversized) w/s/b	C	Granted	7/25/2018
16	#182020C	Beverly Bauers	1592 Ellis Ave., Laurel Springs	8105	1	10'x16'x10' shed w/ 17" R s/b	C	Granted	7/25/2018
17	#182021C	John Hesington	1654 Charter Oak Ave., Blackwood	4704	5 & 4	6' vinyl fence w/s/b 19.90F1; 30' F1; 0' S; 15' S	C	Granted	8/8/2018

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2018 Annual Report

	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
18	#182024C	Matthew Davis	117 Indiana Ave., Blackwood	11708	4	Front deck 30'x8'; roof 8'x30' w/s/b	C	Granted	8/08/2018
19	#182025C	Dominic C. Pomilio	7 Blue Jay Dr., Clementon	13605	4	13'.4"x10' deck w/19' R s/b	C	Granted	8/08/2018
20	#182026C	P&R Prop & Design, LLC	11 E. Batten Ave., Blackwood	6602	14	Open porch w/roof & railing 19'.5"x8' w/9'.67" Fs/b; 2nd flr addtn 23'.7"x 30.'.6" w/17' F/s/b	C	Granted	9/26/2018
21	#182027C	Brian Long	220 Wilson (4th) Ave., Glendora	2202	4	Garage & vinyl fence w/setbacks	C	Granted	9/26/2018
22	#182028C	Amber Galda	5 Spicebush Ct, Sicklerville	21001	36	28'x13'x23' deck w/setbacks 9.56 S, 15.5 R	C	Granted	8/08/2018
23	#182029C	Joseph Krammer	17 Erik Ct, Sicklerville	19306	3.09	2 tier decks 18'x32'; 12'x16' w20' s/b	C	Granted w/conditions	8/08/2018
24	#182030CDSPW	Dr Mem, LLC	1271 Little Gloucester Rd., Clementon	13102	18,19.01 19.02, 20	Plastic extrusion operation	CDSPW	Granted w/conditions	9/26/2018
25	#182032C	Eugene & Gail McDevitt	6 Shiloh Rd., Laurel Springs	9601	36	Concrete patio& roof 21'x11'w/29' s/b	C	Granted	10/24/2018
26	#182035C	Richard Brosious	347 Hillcrest Ln, Blackwood	7802	11	5' chain link fence	C	Hold app	for illness
27	#182036C	Dhamir Steward	138 Village Green Ln, Sicklerville	18501	2.50	14'x16' wood deck w/17' R s/b	C	Granted	11/28/2018
28	#182037C	Fred Vicario	1167 Chew Landing Rd,, Laurel Springs	10201	1	LED non-flashing Message Bd	C	Granted	10/24/2018
29	#182038C	Impact Construction	2 Carr Ln, Sicklerville	17201	17	Reconstruct 2 story SFD w/21.5' F2 s/b	C	Granted	10/24/2018
30	#182039DC	Triple C Develop., Inc	810 New Brooklyn-Erial, Erial	18103	7.01	Car wash (use only – return w/SP)	DC	Granted Bulk & Use only w/conditions	10/24/2018
31	#182040C	Raymond Gurick	67 Shelley St., Sicklerville	15821	43	Roof over deck 12'x23' w/31' R s/b	C	Granted	11/28/2018
32	#182042C	Ellen Pitel	68 Shelly St., Sicklerville	1582	11	8'x16' vinyl deck w/1.8' R s/b	C	Granted w/conditions	01/09/2019

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2018 Annual Report

	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
33	#182043C	Penni Hurff	110 9th Ave., Glendora	1206	1	Convert enclosed carport 28'x24' to living space	C	Granted	11/28/2018
34	#182044D	Maria Cruz	113 Marshall Ave., Blackwood	19103	1	Convert triplex to quadraplex	D	Hold app	For illness
35	#182046C	Eliran Boskila	255 Almonesson Rd., Blackwood	10401	22	Converting 12 x 10 carport to office w/24.59 s/b	C	Granted	12/12/2018
36	#182047CDPMSFMS	MNT Gloucester Partners, LLC	Love Rd., Gloucester Twp.	13103	2,3,3.01 9,10,25	270 Rental Apts. (lots 2 & 25 Redevelopment)	C D PMS FMS		
37	#182050D	Helen Tallman Kate Kullman	51 Cedar Grove Dr., Sicklerville	17908	10	In-law suite w/kitchen	D	Granted w/conditions	01/09/2019
38	#182051B	88 Equities, LLC	Hider Ln, Blackwood	19405	1	Interpretation (48 v. 50 units in SCR /No Clubhouse)	B	Denied	12/12/2018
39	#182053C	Teresa M Garvey	316 Byron Ct., Sicklerville	15701	15	Rebuilding screened in porch /deck & concrete pad 14'x16'w/10' R s/b	C		
40	#182054	John C Burt	2804 Garfield Rd., Sicklerville	14901	35	Pole Barn 40'x60'x14.6' w/s/b	C		
41									
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Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #182056CD**
Empire Investment Enterprise, LLC
BLOCK 10902, LOT 12

DATE: January 16, 2019

The Applicant requests use variance approval for "Individual manufacturing, assembly, and contracting uses for a wide variety of small industries, Administrative activities and offices. Contractor equipment and material storage. Warehouse and wholesale establishment" within the R-2 Residential District. The project is located on the south side of Coles Road west of NJ Rte. 42.

Applicant/Owner: Empire Investment Enterprise, LLC, 55 Kelly Driver Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).

Architect: Jack S. Smith, RA, Bishop & Smith Registered Architects, 1344 Chews Landing Road, Laurel Springs, NJ 08021 (telephone #856-227-1626).

Planner: Addison G. Bradley, PP, Addison G. Bradley, LLC, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).

Attorney: Wade, Long, Wood & Long, LLC, 1250 Chews Landing Road, Suite #1, Laurel Springs, NJ 08021 (Telephone #856-346-2800).

I. INFORMATION SUBMITTED

1. Land Development Application Form dated 12/17/18.
2. Copy of a "Conceptual Use Group Variance" plan as prepared by Bishop & Smith Registered Architects comprising one (1) sheet dated 12/12/18.

II. ZONING REVIEW

ZONE: R-2 – Residential District [§404].

Section 404.F – R-2 – Residential District

Description	Other Use	Proposed	Complies
Lot size (min.)	**3 acres**	**±0.991 acres**	**no***
Lot frontage (min.)	**200 ft.**	**±104 ft.[2]**	**no***
Minimum lot depth (min.)	400 ft.	±425 ft.[2]	yes
Building coverage (max.)	**5%**	**±29.53%**	**no***
Lot Coverage (max.)	**15%**	**±59.18%**	**no***

Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	**100 ft.**	**25 ft.**	**no***
Side yard (min.)	**30 ft.**	**8 ft.**	**no***
Side yard (min.)	**30 ft.**	**10 ft.**	**no***
Rear yard (min.)	75 ft.	±86 ft.	yes
Building Height (max.)	40 ft.	±16 ft.	yes
Buffer	**25 ft.**	**10 ft.**	**no***

[1] = Scaled data.
[2] = Tax map data.
* = **Variance required.**

Variance Expiration: The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.

III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed in accordance with §817, Submission Checklist for a variance.

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

1. North arrow. [Checklist #27].
2. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].
3. Existing and proposed lot coverage in acres of square feet and as a percentage of the lot area [Checklist #37].
4. Existing signs including the location, size, and height [Checklist #43].
5. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
6. All side, rear, and front setback lines with dimensions. [Checklist #53].
   a. The plan shall be revised to depict the required front, side, and rear yards for the R-2, Residential district.

IV. VARIANCE COMMENTS

The application as submitted requires the following variances:

§404.B, Permitted Uses

1. Individual manufacturing, assembly, and contracting uses for a wide variety of small industries, Administrative activities and offices. Contractor equipment and material storage. Warehouse and wholesale establishment are not listed permitted uses in R-2 – Residential District [§404.B, Permitted Uses].

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

2. Lot size: (±0.991 ac. provided v. 3 ac. minimum required).
3. Lot frontage: (±104 ft. provided v. 200 ft. minimum required).
4. Building coverage: (±29.53% provided v. 5% maximum allowed).
5. Lot coverage: (±59.18% provided v. 15% maximum allowed).

6. Front yard: (25 ft. provided v. 100 ft. minimum required).
7. Side yard: (8 ft. provided v. 30 ft. minimum required).
8. Side yard: (10 ft. provided v. 30 ft. minimum required).
9. Buffer: (10 ft. provided v. 25 ft. minimum required).

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

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

10. 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).

POSITIVE CRITERIA ("D1" use variance)

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

11. 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).

12. The Applicant must address the negative criteria for the instant application to determine if granting the variance would be a de facto rezoning.
    a. If the Board finds this is the case, the proposed development would be administered as a rezoning in accordance with §812, Request for Zone Change within the Land Development Ordinance.

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

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

V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

1. Master Plan
    a. The Applicant should provide testimony addressing consistency of the proposed uses with the following Residential 2 (R-2) Land Use Classification with the Master Plan.

> "Where existing single family residential developments were constructed at densities of two units per acre, the Residential 2 district has been applied. The Residential 2 district also incorporates vacant or underutilized land adjacent to existing R-2 areas which would make a reasonable extension of the district or is an infill parcel. Like the R-1 classification, the Residential 2 category incorporates parks, conservation land, and minor institutional uses such as churches."

2. Zoning
    a. The Applicant should provide testimony addressing consistency of the proposed uses with the R-2 – Residential District and character of the built environment.
3. Use Variance
    a. The Applicant should provide testimony addressing the proposed uses and accessory uses, if any, including but not necessarily limited to the following:
        i. A description of the proposed buildings including materials, colors, textures, facade modulation, roof lines, etc.
        ii. The proposed amount of noise associated with the proposed uses.

iii. The anticipated trip generation associated with the proposed uses.

iv. The number of employees.

v. The proposed hours and days of operation.

4. Site Layout

a. The Applicant should provide testimony addressing the following aspects of site design to accommodate the proposed uses:

i. Viewshed(s) for the building(s) through descriptions and/or color renderings.

ii. The type and quantity of landscaping, if any.

iii. The ability to provide a suitable buffer to adjacent residential uses within the proposed ten (10) foot wide area.

iv. Ingress/egress to the site.

v. The ability of the site to accommodate turning movements of proposed business and delivery vehicles.

vi. Employee and overnight parking, if any.

vii. Proposed type and intensity of lighting.

viii. Stormwater management and other considerations of site plan development.

VI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*

2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*

3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*

4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*

5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*

6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*

7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

VI. RECOMMENDATIONS

1. The Applicant should address the above underlined comments.

2. Should the Board approve the submitted application, a subsequent preliminary and final major site plan approval is required in accordance with the Township Land Development Ordinance.

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

cc: Empire Investment Enterprise, LLC
Wade, Long, Wood & Long, LLC
Addison G. Bradley, PP
Jack S. smith, RA
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 №: #182056 CD

Taxes Paid Yes/No (Initial)

Fees $360.00 Project # 12807

☐ Planning Board ☐ Zoning Board of Adjustment

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

Escr. $1350.00 Escr.# 12807

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Empire Investment Ent. LLC	Name(s): Empire Inv. Ent. LLC
Address: 55 Kelly Drivers Lane Gloucester Township	Address: P.O Box 1458
City: Laurel Springs	City: Laurel Springs N.J.
State, Zip: N.J. 08021	State, Zip: N.J. 08021
Phone: (856) 228-7848 Fax: (856) 228-8507	Phone: (___) ___-___ Fax: (___) ___-___
Email:	

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 DEC 17 2015 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: Wade Long Wood Long	Firm:
Address: Chews Landing Rd.	State, Zip: Laurel Springs
City:	Phone: (609) 346-2800 Fax: (___) ___-___
	Email:

6. Name of Persons Preparing Plans and Reports:

Name: Bishop & Smith (Nick German)	Name: Addison G. Bradley - P.P
Address: 1344 Chews Landing Rd	Address: 1585 Hider Lane
Profession: Architecture	Profession: Planner
City: Laurel Springs	City: Gloucester Twp.
State, Zip: NJ 08021	State, Zip: NJ. 08021
Phone: (856) 727-1626 Fax:( ) -	Phone: (856) 228-4540 Fax:( ) -
Email:	Email:

7. Location of Property:

Street Address: 44 Coles Road Block(s): 10902

Tract Area: 43,176 sq ft. Lot(s): ~~46~~ 12

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): to permitt individual manufacturing, assembly, and contracting use for a wide variety of small industries Administrative activities and offices. Contractors equipment and material storage, Warehouse and wholesale establishment. (ESTABLISHMENTS)

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	Fence Application	Proposed
Front setback 1	30'	Setback from E.O.P.*1	N/A
Front setback 2		Setback from E.O.P.*2	
Rear setback		Fence type	
Side setback 1	10'	Fence height	
Side setback 2	10'	*E.O.P. = Edge Of Pavement.	
Lot frontage	100'	**Pool Requirements**	
Lot depth		Setback from R.O.W.1	N/A
Lot area	n/a	Setback from R.O.W.2	
Building height		Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Empire Tow Est LLC

Henry P Alfano

Signature of Applicant

12/13/18

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).**

Empire Inv Ent. LLC Henry Alfano
Signature

12-13-18
Date

Henry Alfano
Print Name

Sworn and Subscribed to before me this 13 day of December 2018 (Year).

Michele Lyn Treger
Notary Public
New Jersey
My Commission Expires 10-1-2023
No. 2439109

Signature

Michele Lyn Treger
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

☐ No ☐ Yes

Empire Inv Ent LLC Henry Alfano
Signature of Applicant

12/13/18
Date

Print Name

19. Survey waiver certification: N/A

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.

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

Name of property owner or applicant

Notary public

Addison G. Bradley, LLC
Landscape Architect · Professional Planner
1585 Hider Lane, Gloucester Township, Laurel Springs, NJ 08021
Phone: 856-228-4848 · Fax: 856-228-8507 · Cell: 609-634-0102

RECEIVED
DEC 17
BY:

December 13, 2018

To Whom It May Concern:

This is to confirm the fact that Henry Alfano is the sole stockholder in Empire Investment Enterprise, LLC. He is the property owner and applicant for the application of Block 10902, Lot 12.

Michele Lyn Treger

Notary Public

Agent for the Applicant

Michele Lyn Treger
Notary Public
New Jersey
My Commission Expires 10-1-2023
No. 2439109

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
DEC 17 2
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: Gloucester Township

Address: 44 Coles Rd

Block: 10902 Lot: 12

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

Sandra L. Ferguson
Gloucester Township Tax Collector

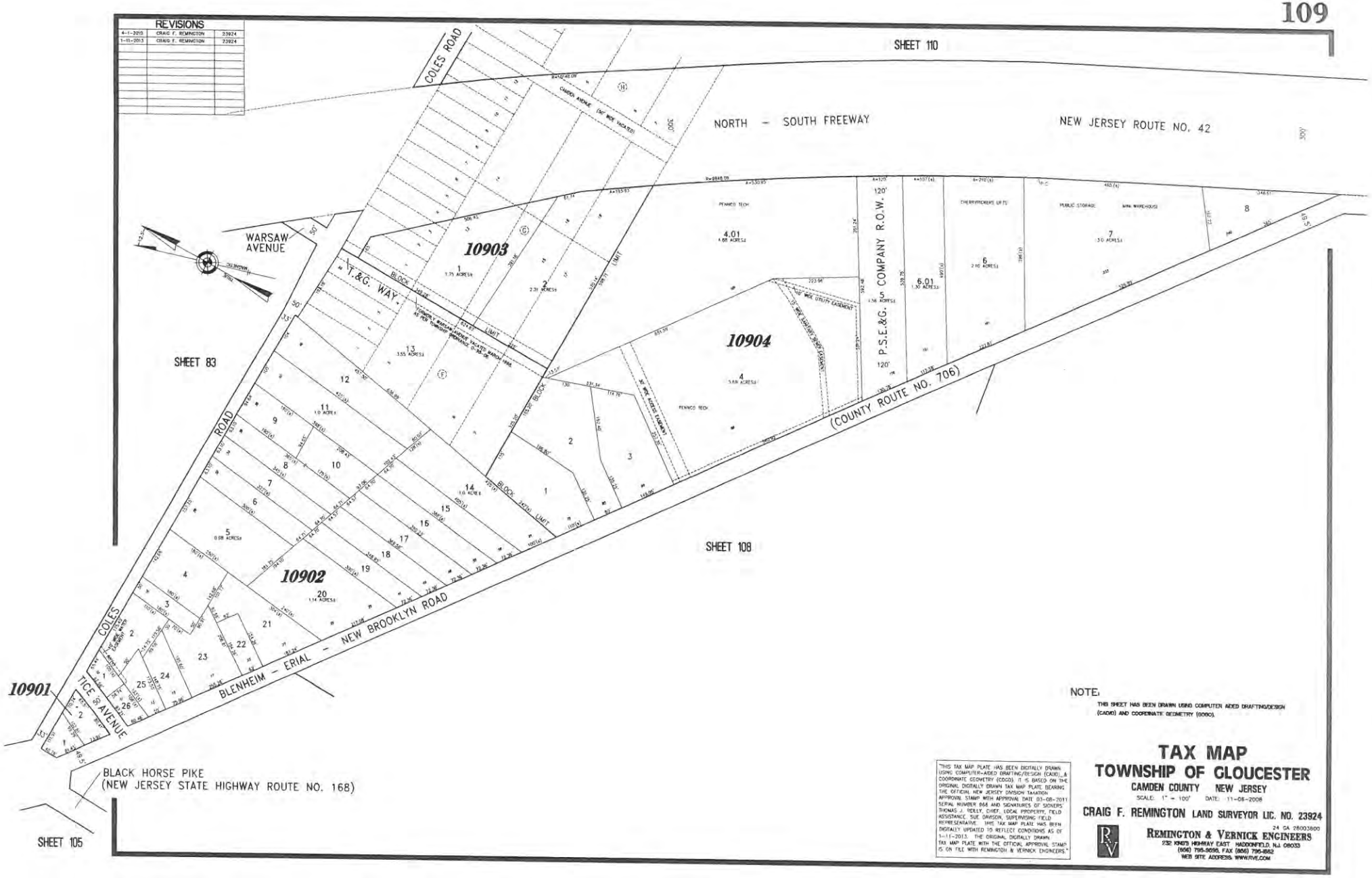
OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

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

Printed on recycled paper

REVISIONS		
4-1-2010	CRAIG F. REMINGTON	23924
1-11-2013	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 1-11-2013. 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: 11-08-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 28003800

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-9595, FAX (856) 795-8842
WEB SITE ADDRESS: WWW.RVE.COM

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

Date: December 18, 2018

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

RECEIVED
JAN 03
BY:

Applicant: Empire Investments

Site: 44 Coles Rd

Block: 10902 Lot: 12

Application #: 182056CD

1. *Note: site plan is missing construction type & barrier free elements.*

Thank you,

Jim Gallagher
Building SubCode Official

Bn# 64

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: December 13, 2018 **APPLICATION No. #182056CD**

APPLICANT: EMPIRE INVESTMENTS, LLC **PROJECT No. 12807**

BLOCK(S): 10902 **Lot(S): 12**

LOCATION: 44 COLES RD., LAUREL SPRINGS

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C & Use "D" Variance**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by January 2, 2019***
- ☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☒ 1 Copy - ~~Minor Site Plan~~ CONCEPTUAL LAYOUT
- ☐ 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 JAN 03 2019

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

OK - 12-17-18 JVG Bldg w/Note

Note: Site Plan is missing Construction Type + Barrier Free Elements - Jeanne, Please Type Note for Ken

Signature

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

December 19, 2018

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

RECEIVED
JAN
BY:

Re: Application #182056CD
Empire Investments, LLC
44 Coles Road, Laurel Springs, NJ 08021
Block 10902, Lot 12

Gentlemen:

In response to your letter regarding the above application, a Form "F" Application is required.

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

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DEC 26 2018
BY:

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: December 13, 2018 **APPLICATION No. #182056CD**

APPLICANT: EMPIRE INVESTMENTS, LLC **PROJECT No. 12807**

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

RECEIVED JAN 03

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

SEEMS LIKE TOO MANY UNITS - COULD BE AN ISSUE FOR PARKING + MANEUVERING OF LARGER VEHICLES INCL. TRUCKS + DELIVERY VEHICLES - especially towards back of complex near water basin

Signature 12/19/18. Assessor

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #182056CD **Block: 10902** **Lot: 12**

■Plans as shown along with available information do not reveal any anticipated traffic problems.

☐Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.

☐Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.

☐Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

☐Other

RECEIVED
JAN 09 2019
BY:

Reviewed By: ■ Lt. T. Kohlmyer #206 Signature: 206 Date: 1/3/19