Township of Gloucester
Zoning Board of Adjustment
Wednesday, February 27, 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, February 13, 2019***

RESOLUTIONS FOR MEMORIALIZATION

#182053C Teresa M Garvey	Bulk C Variance Block: 15701 Lot: 5
#182054C John C Burt	Bulk C Variance Block: 14901 Lot: 35
#192003C Michael Cimer	Bulk C Variance Block: 16403 Lot: 23

APPLICATIONS FOR REVIEW

#192004C Anthony Karpovich Zoned: SCR	Bulk C Variance Block: 15821 Lot: 62 Location: 11 King Arthurs Ct., Erial

Trek Deck 14.5 x 5' x 8' w/setback 4'

#192002C
NJHR3,LLC
Zoned: R3

Bulk C Variance
Block: 5001 Lot: 25
Location: 311 Marshall Ave., Blackwood

11,000 sq. ft SFD w/setbacks

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, FEBRUARY 13, 2019

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

Roll Call:

Vice Chairman Simiriglia	**Present**
Mr. Bucceroni	**Absent**
Mr. Scarduzio	**Present**
Mrs. Chiumento	**Absent**
Mr. Rosati	**Absent**
Mr. Acevedo	**Absent**
Mr. Treger	**Present**
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

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, January 23, 2019

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Scarduzio	**Yes**
Mr. Rosetti	**Yes**
Chairman McMullin	**Yes**

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

Zoning Board of Adjustment 2018 Annual Report.

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Scarduzio	**Yes**
Mr. Rosetti	**Yes**
Chairman McMullin	**Yes**

Approved

APPLICATIONS FOR REVIEW

#182053C
Teresa M. Garvey
Zoned: RA
Bulk C Variance
Block: 15701 Lot: 5
Location: 316 Byron Ct., Sicklerville
Replacing deck/porch 14' x 16'w/setback R 10.4'

Mr. Costa swears in Ms. Garvey.
Mr. Costa asks Ms. Garvey why she can't meet the 30' rear setback.
Ms. Garvey states she is just replacing the same concrete that has always existed. She has a serious crack in her foundation and it needs to be replaced. This concrete is involved in that repair. The deck will be 6' x 14'.

Open to the Professionals:
No Comments:

Open to the Public:
No Comments:

A motion to Approve the above-mentioned application was made by Mr. Scarduzio and seconded by Vice Chairman Simiriglia.

Roll Call:

Vice Chairman Simiriglia	**Yes**

Mr. Scarduzio	**Yes**
Mr. Rosetti	**Yes**
Mr. Treger	**Yes**
Mrs. Kelly	**Yes**
Chairman McMullin	**Yes**

Application Approved.

#182054C
John C Burt
Zoned: R3
Bulk C Variance
Block: 14901 Lot: 35
Location: 2804 Garwood Rd, Sicklerville
40'x 60' Pole Barn w/setbacks F 5' & R 10'

Mr. Costa swears in Mr. Burt.
Mr. Costa states the pole barn is 2400 sq. ft vs. 800 sq. ft.; The square footage is greater than the principle building; and there are 3 garages where 1 is allowed.
Mr. Burt states he needs the storage and has plenty of room with 3 acres. He will store and boat and RV in the pole barn, all personal uses.
Mr. Costa states that will be a condition: The pole barn is to be used for Personal Use only.
Mr. Burt states he is moving the barn over to eliminate the side variances.
Mr. Lechner inquires why the side wall has to be 14.5 ft.
Mr. Burt states the RV or boat will be high and if the boat he gets has a high deck it (the height) will be needed.
Mr. Mellett states make sure to put roof gutters on the pole barn and have the water drain onto your property only. The 10' setback will help the run off.
Mr. Lechner asks if the second driveway will be from the road.
Mr. Burt states there will be a dirt road to the pole barn.
Mr. Lechner states there are 2 issues: 1. Only one drive opening per dwelling and issue 2. No dirt driveways allowed by the town.
Mr. Burt states he will have crushed stone from the pole barn to the driveway.

2 Variances: 1. allow ¾" stone on driveway 2. Second driveway from street to pole barn.

Open to the Public:
No Comments:

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Scarduzio	**Yes**
Mr. Rosetti	**Yes**
Mr. Treger	**Yes**
Mrs. Kelly	**Yes**
Chairman McMullin	**Yes**

Application Approved.

#192003C
Michael Cimer
Zoned: R3
Bulk C Variance
Block:16403 Lot: 23
Location: 21 Pinewood Ct., Erial
6' Chain link & black aluminum fence w/setbacks.

Mr. Costa swears in Mr. Cimer.
Mr. Costa asks Mr. Cimer why he can't meet the ordinance. 6' fence where 4' is allowed and front setback.
Mr. Cimer states they are building houses next to me and people will be cutting through his property now. The fence will help keep his dog on the property too.
Mr. Lecher asks if there is a diagram.
Mr. Cimer shows Mr. Lechner and the board the picture of the fence. The fence looks like wrought iron.

Open to The Public:
No Comments:

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Scarduzio	**Yes**
Mr. Rosetti	**Yes**

Mr. Treger	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Application Approved.

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182053C
Teresa Garvey
Block 15701, Lot 5

WHEREAS, Teresa Garvey is the owner of the land and premises located at 316 Byron Court in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a deck 10.4' from the rear property line instead of the required 30' for the property located upon Block 15701, Lot 5, as shown on the Official Map of the Township of Gloucester, located in a RA- 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 February 13, 2019 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, Teresa Garvey is the owner of the land and premises located at 316 Byron Court in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15701, Lot 5, on the Official Tax Map of the Township of Gloucester, located in an RA Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified she is replacing a 6x14 deck in the exact same location as the old deck that was destroyed by the need to reconstruct her basement.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a deck 10.4' from the rear lot line , the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of February, 2019, the applicant Teresa Garvey is hereby granted the aforesaid variance for the property located upon Block 15701, Lot 5 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

Rich Rosetti	Yes
Carman Scarduzio	Yes
Ken Treger	Yes
Dorsett Kelly	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 27th day of February, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182054C
John Burt
Block 14901, Lot 35

WHEREAS, John Burt is the owner of the land and premises located at 2804 Garwood Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a pole barn 2400 square feet only 800 square allowed, greater than area of principal building (equal or less required), 2 private garages only 1 allowed, side wall height 14.5' only 9' allowed garage height 17.5' only 14' allowed, crushed stone driveway which is not allowed and to have a second driveway only one allowed for the property located upon Block 14901, Lot 35, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 13, 2019 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 John Burt is the owner of the land and premises located at 2804 Garwood Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 14901, Lot 35, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he needs the 40'x 60' pole barn for storage of his RV, boat and other personal items. The applicant stated he has 3 acres of ground and the pole barn would not be intrusive. He also agreed as a condition of approval that the pole barn would not be for any commercial use, he would place gutters to drain water onto his property and he withdrew his request for a side yard setback and will comply with the 10' requirement.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variances to construct a 40' x 60' pole barn, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of February, 2019, the applicant John Burt is hereby

granted the aforesaid variances for the property located upon Block 14901, Lot 35 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

Rich Rosetti	Yes
Carman Scarduzio	Yes
Ken Treger	Yes
Dorsett Kelly	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 27th day of February, 2019.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192003C
Michael Cimer
Block 16403, Lot 23

WHEREAS, Michael Cimer is the owner of the land and premises located at 21 Pinewood Court in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 6' black vinyl chain link & black aluminum fence instead of the required 4' and to allow the 6' black aluminum fence to be erected in front of the dwelling for the property located upon Block 16403, Lot 23, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 13, 2019 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, Michael Cimer is the owner of the land and premises located at 21 Pinewood Court in the Erial section of Gloucester Township, New Jersey, as shown on Block 16403, Lot 23, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he needs the fence for privacy and to prevent people from using his property as a shortcut.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant variances to construct a 6' black aluminum to be erected in front of the dwelling and a 6' black chain link vinyl fence, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of February, 2019, the applicant Michael Cimer is hereby granted the aforesaid variance for the property located upon Block 16403, Lot 23 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

Rich Rosetti	Yes
Carman Scarduzzio	Yes
Ken Treger	Yes
Dorsett Kelly	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 27th day of February, 2019.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #192004C**
Anthony Karpovich
11 King Arthur's Court
BLOCK 15821, LOT 62

DATE: January 31, 2019

The above application is to permit an 8' x 14' 5" 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	5,525 sf	yes
Minimum lot frontage	50 ft.	65 ft.	yes
Minimum lot depth	85 ft.	85 ft.	yes
Maximum lot coverage	55%	±53.6%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	20 ft.	2.25 ft.	yes
Side yard (deck)	4 ft.	7.37 ft.	yes
Side yard (Aggregate)	15 ft.	±50 ft.	yes
Rear yard	**10 ft.**	**4 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): (4 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 four (4) feet from the rear lot line (10 feet minimum required).

cc: Anthony Karpovich
Anthony Costa, Esq.
James Mellett, PE

Update Permit # 12809

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 №: #192004C

Taxes Paid Yes/No DMB (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees: 160.00 Project # 12839

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

Escr. 150.00 Escr.# 12839

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Anthony Kracfovich
Address: 11 King Arthurs Ct.
City: Erial
State, Zip: NJ 08081
Phone: (856) 253-6700 Fax: (__) ___-____
Email: AnthonyKracfovich@Comcast.Net

2. Owner(s) (List all Owners)

Name(s): Anthony + Michele Kracfovich
Address: 11 King Arthurs Ct.
City: Erial
State, Zip: NJ 08081 (c) Michele's cell 856-[redacted]
Phone: (856) 253 6700 Fax: (__) ___- 816-2384

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 JAN 17 2013

[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: Anthony Kirkpatrick	Name:
Address: 11 King Arthurs Ct.	Address:
Profession:	Profession:
City: Erial	City:
State, Zip: NJ 08081	State, Zip:
Phone: (856) 358-6700 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: AnthonyKirkpatrick@comcast.net	Email:

7. Location of Property:

Street Address: 11 King Arthurs CT Block(s): 15821

Tract Area: Lot(s): 62

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): deck - size + type of decking setbacks

14Ft x 5 x 8 Trek Deck

4 Foot Setback

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1		Setback from E.O.P.*1	
Front setback 2		Setback from E.O.P.*2	
Rear setback *	4 Ft.	Fence type	
Side setback 1		Fence height	
Side setback 2		*E.O.P. = Edge Of Pavement.	
Lot frontage		**Pool Requirements**	
Lot depth		Setback from R.O.W.1	
Lot area		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		Shed area	
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

Anthony Kayford _____ 1-10-19

Signature of Applicant 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).**

1-10-19
Date

Cynthia Karkovich
Signature

Anthony Karkovich
Print Name

Sworn and Subscribed to before me this 16 day of January 2019 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

Cynthia Karkovich
Signature of Applicant

Anthony Karkovich
Print Name

1-10-19
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

Anthony Karkovich
Name of property owner or applicant

Sworn and subscribed to
On this 16 day of January
20 19 before the following authority.

Jennifer Cassise
Notary public

JENNIFER CASSISE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 11/6/2022
#2457224

ZONING PERMIT DENIED

11 KINGS ARTHUR'S CT
Block/Lot 15821/62

Applicant
KARPOVICH ANTHONY & MICHELE
11 KING ARTHURS COURT
SICKLERVILLE NJ 08081

Real Estate Owner
KARPOVICH ANTHONY & MICHELE
11 KING ARTHURS COURT
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for.
a proposed rear yard attached frame deck.. This application for approval is hereby denied

Zone
SCR
Application is
Denied

Comments on Decision:
Deck is to maintain a minimum of 10' from rear property line. A Variance is required by the Zoning Board of Adjustment.

. 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
December 19, 2018 Applic No. 12809

Cut Here

RECEIVED
JAN 17 2019
BY:

Deliver to...

KARPOVICH ANTHONY & MICHELE
11 KING ARTHURS COURT
SICKLERVILLE NJ 08081

Four Seasons at Forest Meadows
c/o Associa Mid-Atlantic

November 26, 2018

Anthony Karpovich
11 King Arthur's Court
Sicklerville, NJ 08081

Re: 11 King Arthur's Court

Dear Anthony:

Thank you for your cooperation in submitting an ARB application for property improvements/modifications to your home in Four Seasons at Forest Meadows. Please be advised that the Four Seasons at Forest Meadows Architectural Review Board (ARB) has reviewed and approved your request for the following:

Outside Deck (Pending Twp Approval)

The work is to begin within six (6) months of approval. If work is not started within the six (6) month period, this approved application will be *null and void.*

All guidelines & stipulations as stated in Four Seasons at Forest Meadows *First Amended & Restated Declaration of Covenants, Conditions & Restrictions* shall apply, as do those of the local municipality.

Certain alterations may require additional approval by the County and/or Township. In such cases, all County/Township approvals must be secured before any work is undertaken. However, the County/Township will not give approval until the ARB gives its approval. It is the sole responsibility of the homeowner to determine if such County and/or Township approvals are required and if so, to *provide a copy of the approval to the Community Manager before work begins.*

REMINDER: Gloucester Township approval is required for all construction.

Please call the office when the work is completed, so that a final inspection can be done to confirm compliance as per the submitted ARB application.

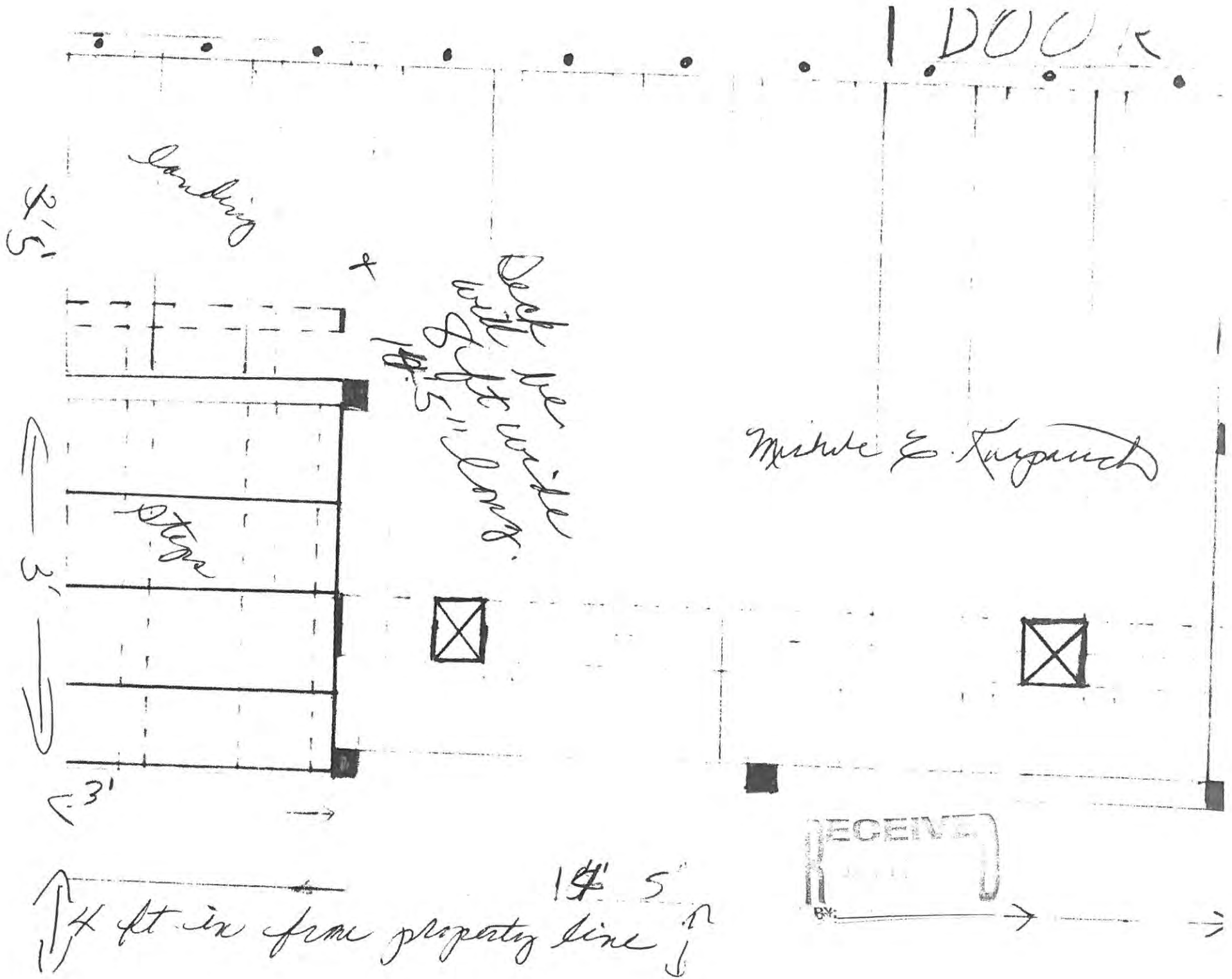
If I may provide you with assistance in this or any other *FSFM* related matter, please do not hesitate to contact the *Four Seasons at Forest Meadows* management office.

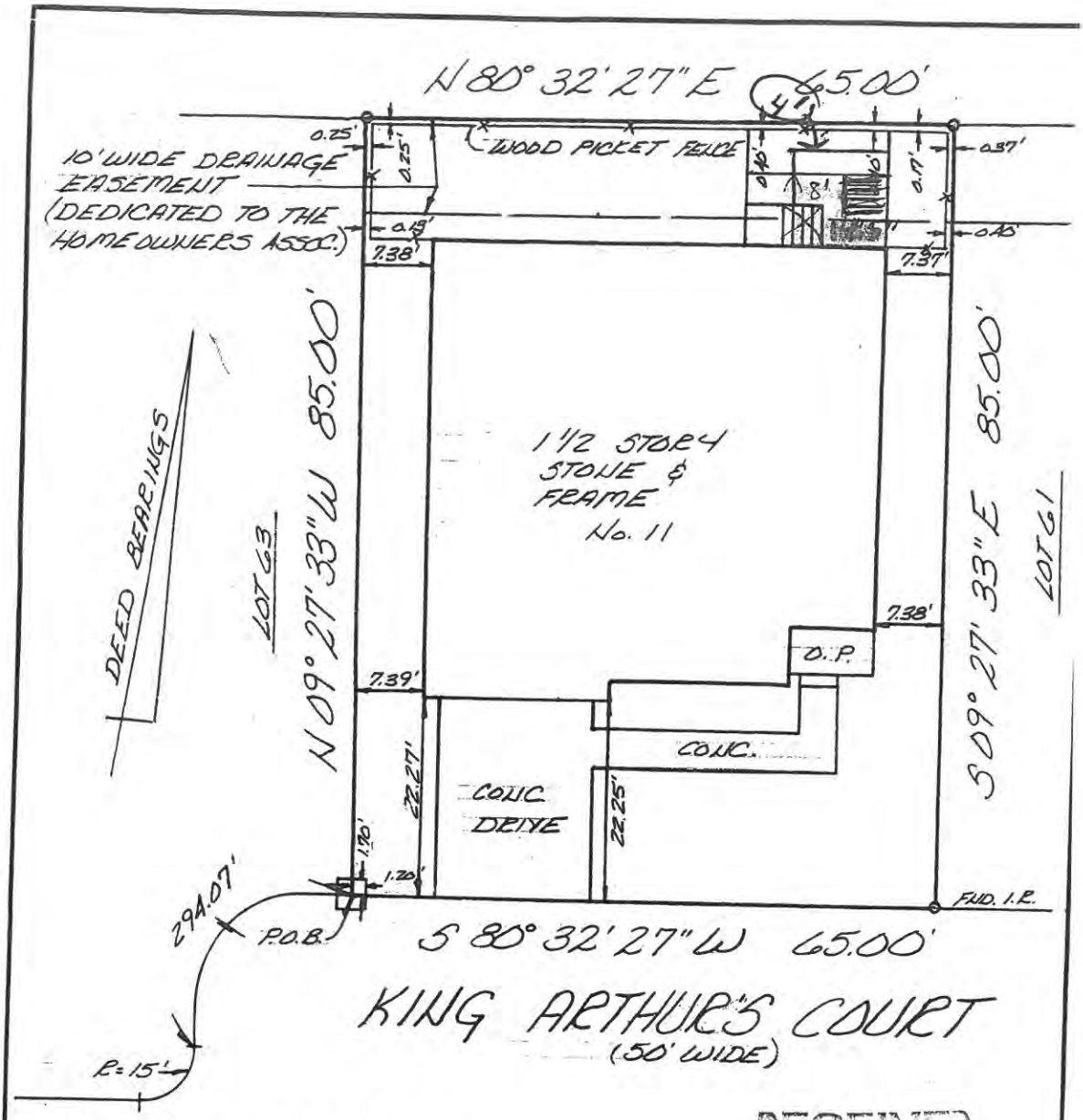
Sincerely,

Jennifer Cassise
Four Seasons at Forest Meadows
By its agent – Associa Mid-Atlantic

RECEIVED
BY:

Approval by the ARC relates only to the conformity of plans and specification to general architectural and landscaping plans for the area. Such plans, drawings, and specifications are not approved for engineering design or architectural competence. By approving such plans, the ARC does not assume liability for any defect in any structure constructed from such plans.


DOOR
landing
Deck be with 8 ft wide 14'5" long.
steps
Michele E. Kurpanek
2'5"
3'
3'
14' 5"
4 ft in from property line
RECEIVED
BY:



RECEIVED
JUN 17 2009
BY:

BEING LOT 62, BLOCK 15821, "THE RESERVE AT FOREST MEADOWS" LOT 55, BLOCK 15821, PLATE 158, GLOUCESTER TWP. CAMDEN CO. PHASE 4, PLAN OF LOTS FILED APRIL 1, 2004 AS MAP No. 902-9. — A.K.A. LOT 62, BLOCK 15821, TAX MAP.

WEICHERT TITLE AGENCY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ANTHONY KARPOVICH AND MICHELE KARPOVICH

"To: _____ 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."

N.J. Land Surveyor License No. 20794

JOHN E. GAUNTT

SURVEY AND PLAN OF PREMISES IN

TWP. OF GLOUCESTER, CO. OF CAMDEN, N.J.

SCALE 1" = 20' | DRAWN BY: C.E.H.

DATE: JUNE 5, 2009 | REVISED

JOHN E. GAUNTT ASSOCIATES INC.

JOHN E. GAUNTT, P.L.S. No. 20794

CERTIFICATE OF AUTHORIZATION
CERTIFICATE No. 24GA28033400

8 West Camden Avenue
Moorestown, NJ 08057

DRAWING NUMBER
LL-09-27852

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

Name: Dorothy & michele Karpovich

Address: 11 King Arthurs Court Sicklerville NJ 08081

Block: 15821 Lot: 62

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

Sandra L. Ferguson
Gloucester Township Tax Collector

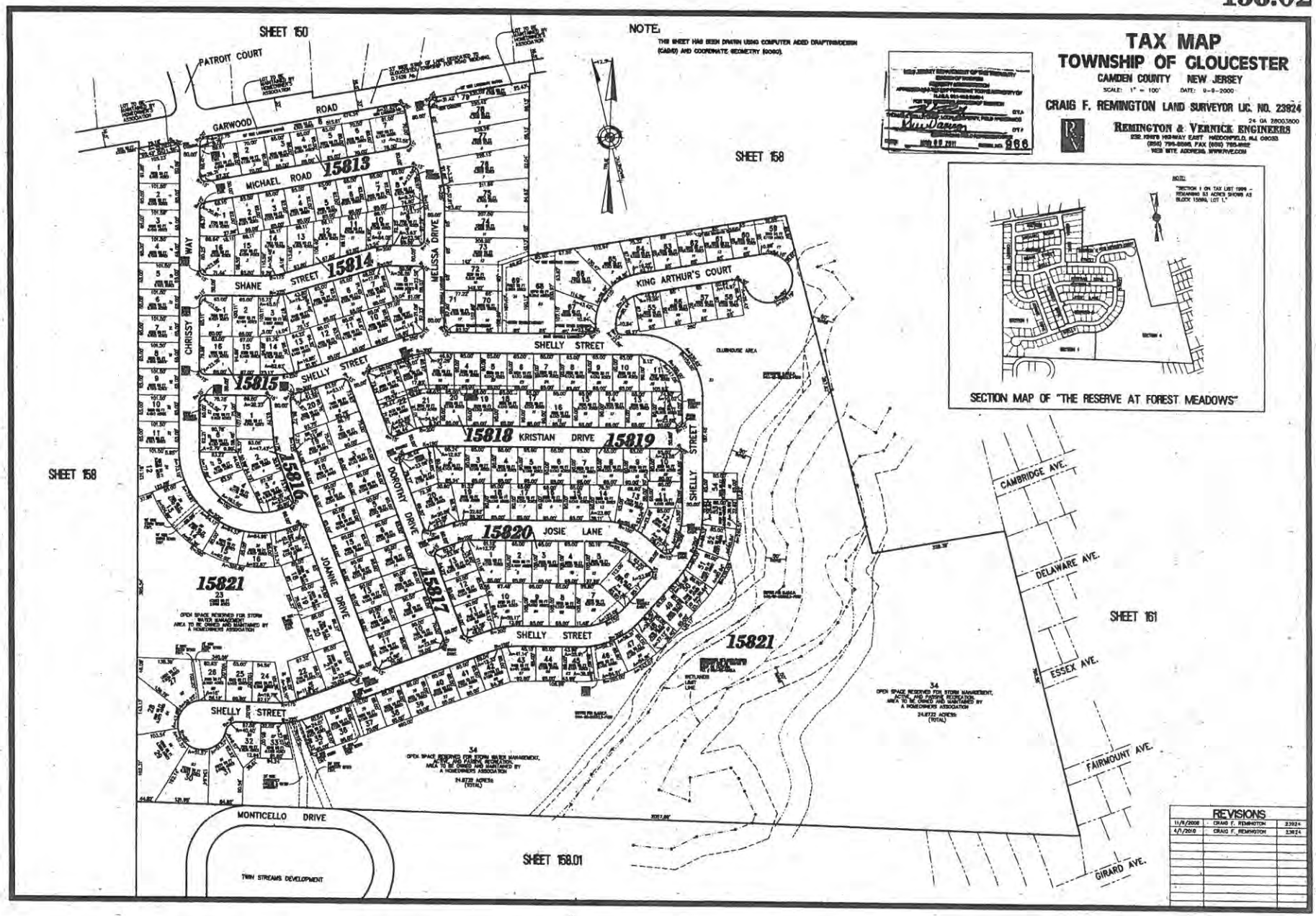
RECEIVED
JAN
BY:

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

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

Printed on recycled paper


TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 9-8-2000
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS
NOTE:
THIS SHEET WAS 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
PATRIOT COURT
GARWOOD ROAD
MICHAEL ROAD
SHANE STREET
CHRISSY WAY
MELISSA DRIVE
KING ARTHUR'S COURT
SHELLY STREET
DOROTHY DRIVE
JOANNE DRIVE
KRISTIAN DRIVE
JOSIE LANE
MONTICELLO DRIVE
TWIN STREAMS DEVELOPMENT
CLUBHOUSE AREA
CAMBRIDGE AVE.
DELAWARE AVE.
ESSEX AVE.
FAIRMOUNT AVE.
GIRARD AVE.
15813
15814
15815
15816
15817
15818
15819
15820
15821
REVISIONS
11/6/2000 CRAIG F. REMINGTON 23924
4/1/2010 CRAIG F. REMINGTON 23924

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 17, 2019, 2018

APPLICATION No. #192004C

APPLICANT: Anthony Karpovich

PROJECT No. 12839

Sm Deck & Rear

BLOCK(S): 15821 LOT(S): 62

LOCATION: 11 King Arthurs Crt., Erial

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 January 28, 2019***

☐ For Your Files.

ENCLOSED:

RECEIVED JAN 22 2019 BY

- ☐ 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
Similar to others.

Signature 1/17/19

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

January 18, 2019

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

RECEIVED
BY:

Re: Application #192004C
Anthony Karpovich
11 King Arthur's Court, ERial, NJ 08081
Block 15821, Lot 62

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

Blk 62

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 17, 2019, 2018

APPLICATION No. #192004C

APPLICANT: Anthony Karpovich

PROJECT No. 12839

BLOCK(S): 15821 LOT(S): 62

LOCATION: 11 King Arthurs Crt., Erial

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review.
☐ For Your Files.

Please Forward Report by January 28, 2019

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

RECEIVED
JAN 17 2019
BY:

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

1-17-19 JTG OK Bldg

Signature

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #192002C***
NJHR3, LLC
BLOCK 5001, LOT 25

DATE: January 29, 2019

The above application is to permit a proposed single-family detached dwelling as per the submitted variance plan within the R-3 - Residential District. The property is located on the north side of Marshall Avenue west of Good Intent Road.

Applicant/Owner: NJHR3, LLC, 740 Marne Highway, Suite 104, Moorestown, NJ 08057 (telephone #856-793-9335).

Engineer: Paul A. Witthohn, PE, Consulting Engineer Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2020).

Attorney: Jeffrey M. Brennan, Esq., Baron & Brennan, PA, 1307 White Horse Road, Bldg. F-600, Voorhees, NJ 08043 (telephone #856-627-6000).

I. INFORMATION SUBMITTED

1. Land Development Application Form and Checklist dated 01/09/19.
   a. Variance Explanation.
   b. Disclosure Statement.
   c. Deed Restriction.
2. Variance Plan, as prepared by Consulting Engineer Services, comprising one (1) sheet dated 10/10/18.

II. ZONING INFORMATION

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

   - **NOTE:** Lot area, yard, and building coverage shall apply the R-1 Residential district requirements as per §401.H(5), No public sewer.

Standard	Required	Proposed	Complies
Minimum lot size	**1 ac.[1]**	**0.25 ac.**	**no***
Minimum lot frontage	75 ft.	100 ft.	yes
Minimum lot depth	**125 ft.**	**110 ft.**	**no***
Maximum building coverage	15%[1]	8.95%	yes
Maximum lot coverage	40%	12.41%	yes

[1] = R-1 - Residential District.
* = 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.

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	**50 ft.[1]**	**35 ft.**	**no***
Side yard	25 ft.[1]	51 ft.	yes
Side yard	**25 ft.[1]**	**14.3 ft.**	**no***
Rear yard	**75 ft.[1]**	**46 ft.**	**no***
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

[1] = R-1 - Residential District.

* = 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. VARIANCE COMMENTS

The application as submitted requires the following variances:

§401.H(5), No public sewer

1. Lot size: (0.25 ac. provided v. 1 ac. minimum required).
2. Front yard: (35 ft. provided v. 50 ft. minimum required).
3. Side yard: (14.3 ft. provided v. 25 ft. minimum required).
4. Rear yard: (46 ft. provided v. 75 ft. minimum required).

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

5. Lot depth: (110 ft. provided v. 125 ft. minimum required).

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

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

6. 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

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: Jeffrey M. Brennan, Esq.
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 №.: # 192002C

Taxes Paid (Yes/No) DMB (Initial)

Fees 160.00 Project # 12826

☐ Planning Board ■ Zoning Board of Adjustment

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

Escr. 150.00 Escr.# 12826

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: NJHR3, LLC	Name(s): Same
Address: 740 Marne Highway, Suite 104	Address:
City: Moorestown	City:
State, Zip: NJ 08057	State, Zip:
Phone: (856) 793-9335 Fax: (856) 793-9506	Phone: (856)___-___ Fax: (856)___-___
Email: cindyn.njhomes@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 JAN 09 2020

[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: Jeffrey M. Brennan,Esquire	Firm: Baron & Brennan, PA
Address: 1307 White Horse Rd., Bldg. F-600	State, Zip: NJ, 08043
City: Voorhees	Phone: (___)627-6000 Fax:(___)627-4548
	Email: Jbrennan@baronbrennan.com

6. Name of Persons Preparing Plans and Reports:

Name: Paul A. Witthohn, P.E.	Name:
Address: 645 Berlin-Cross Keys Rd	Address:
Profession: Engineer	Profession:
City: Sicklerville	City:
State, Zip: NJ 08081	State, Zip:
Phone: (856) 228 - 2200 Fax: (856) 232 - 2346	Phone: (856) - Fax: (856) -
Email: design@ces-1.com	Email:

7. Location of Property:

Street Address: 311 Marshall Avenue Block(s): 5001

Tract Area: 11,000 SF Lot(s): 25

8. Land Use:

Existing Land Use: Vacant Land

Proposed Land Use (Describe Application): Single-Family dwelling

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	35'
Front setback 2	
Rear setback	46'
Side setback 1	51'
Side setback 2	14.3'
Lot frontage	100'
Lot depth	110'
Lot area	11,000 SF
Building height	>35'

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: 2 Number of parking spaces provided: 2

Number of loading spaces required: 0 Number of loading spaces provided: 0

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

NJHR3, LLC

Signature of Applicant — Date: 11/30/18

Donald Pollock, Member

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).**

11/30/18
Date

Signature

Donald Pollock, Member of ~~NJHR~~3, LLC
Print Name

Sworn and Subscribed to before me this 30th day of November, 2018 (Year).

Signature

JOSEPH C FOX
Commission # 50022085
Notary Public, State of New Jersey
My Commission Expires
August 26, 2020

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? See attached Addendum	☐ No ☐ Yes
F.	Is the applicant a partnership?	☐ No ■ Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

11/30/18
Date

Donald Pollock, Member of NJHR3, LLC
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

VARIANCE EXPLANATION/JUSTIFICATION

Variance(s) Requested:

1. Minimum Lot Depth – 125 feet required; 100 feet existing; 100 feet proposed.

Justification for Grant of Relief:

NJHR3, LLC ("Applicant") has submitted this application for a variance in connection with the property located at 311 Marshall Avenue, which property is designated as Block 5001, Lot 25 on the Gloucester Township Tax Map ("Property"). The Property is presently vacant. The Applicant seeks to construct a single-family dwelling.

It is respectfully submitted that the requested variance is appropriately granted pursuant to N.J.S.A. 40:55D-70.c(2), which is also known as the "Flexible C" variance. In regard to the "positive criteria," the application pertains to a specific piece of property and advances several purposes of the Municipal Land Use Law as set forth at N.J.S.A. 40:55D-2, including:

(a) To encourage municipal action to guide the appropriate use or development of all lands in this State which will promote the public health, safety, morals, and general welfare; and

(i) To promote a desirable visual environment through creative development techniques and good civic design and arrangement.

By way of explanation, the requested variance will enable the development of a long-vacant property. Significantly, no new nonconforming conditions are proposed; the nonconforming lot depth is an condition which will not be exacerbated by the proposed single-family dwelling. The benefits and improvement derived from the development as a whole justifies the grant of relief. See Pullen v. Tp. of South Plainfield, 291 N.J. Super. 1, 8 (App. Div. 1996).

This application also satisfies the "negative criteria" required for the grant of a variance. As an initial matter, no substantial detriment will result to the public good. The "substantial detriment" prong of the "negative criteria" focuses on the impact of the use upon the adjacent properties. See Medici v. BPR Co., 107 N.J. 1, 22-23 n. 12 (1987). In this case, the proposed single-family dwelling will have no impact on the surrounding properties. It will simply enable of a property that has long been vacant.

Likewise, the proposed single-family dwelling will not substantially impair the intent or the purpose of the zone plan and zoning ordinance. This second prong of the "negative criteria" focuses on whether the grant of relief would amount to an arrogation of the governing body's power to zone. See Saddle Brook Realty, LLC v. Township of Saddle Brook Zoning Bd. of Adjustment, 388 N.J. Super. 67, 80-81 (App. Div. 2006). In fact, a single-family dwelling is a permitted use in the R-3 Residential District. Consequently, the grant of relief in these circumstances does not constitute an arrogation of the governing body's power to zone.

18. DISCLOSURE STATEMENT

100% Donald Pollock, 749 Westfield Rd, Moorestown NJ 08057

of the first part for itself and its successors doth by these presents covenant grant and agree to and with the said party of the second part his heirs and assigns that it the said party of the first part and its successors all and singular the hereditaments and premises above described and granted or mentioned and intended so to be with the appurtenances unto the said party of the second part his heirs and assigns against it the said party of the first part and its successors and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof by from through or under it them or any of them shall and will subject as aforesaid warrant and forever defend In Witness whereof the said party of the first part to these presents hath hereunto set its corporate seal and caused these pres signed by its Vice President and attested by its Secretary the day and year first Halyburton Realty Company by John A Riggins Vice President (corp seal) Signed sea delivered in the presence of attest Charles P Halyburton Secretary State of New Je county ss Be it Remembered that on this 12th day of September in the year of our L thousand nine hundred and twenty-one before me a Commissioner of deeds of New Jers appeared Charles P Halyburton who being by me duly sworn on his oath saith that he Secretary of Halyburton Realty Company the grantor within named and that John A Ri Vice President that deponent knows the common or corporate seal of said grantor an seal affixed to the within deed or conveyance is the common or corporate seal of t company and that the said deed was signed by the said Vice President and the seal grantor affixed thereto in the presence of deponent that said deed or conveyance w sealed and delivered as and for the voluntary act and deed of said grantor for the purposes therein expressed pursuant to a resolution of the Board of Directors of s and at the execution thereof this deponent subscribed his name thereto as witness Halyburton Sworn and subscribed the day and year aforesaid Marion P Walls a Commi for the State of New Jersey My Commission expires May 1st 1924 (I. R. S. $1.00) Recorded Sept 16, 1921 at 3.15 Pm BY Joshua C Haines Register

#9 - Deed Restriction

RB 493 - 243

Halyburton Realty Co) This Indenture made the fourteenth day of September in the year of our
to) Lord one thousand nine hundred and twenty-one Between Halyburton Realty
Anna M Geschwent) Company a corporation under and by virtue of the laws of the State of New Jersey of the first part and Anna M Geschwent of the city and county of Philadelphia and State of Pennsylvania of the second part Witnesseth that the said party of the first part for and in consideration of the sum of one dollar and other good and valuable consideration lawful money of the United States of America well and truly paid by the said party of the second part to the said party of the first part at and before the ensealing and delivery of these presents the receipt whereof is hereby acknowledged hath granted bargained sold aliened enfeoffed released conveyed and confirmed and by these presents doth grant bargain sell alien enfeoff release convey and confirm unto the said party of the second part her heirs and assigns ALL those certain lots of ground situate in the Township of Gloucester county of Camden and State of New Jersey known and designated as lots nos 1 and 2 in section 8 on a certain plan of lots entitled Blenheim Farms made by Remington and Vosburg civil engineers Camden N J dated 1917 and duly filed in the office of the Register of deeds of Camden county on December 4 1919 and more particularly described as follows BEGINNING at the point where the southerly side line of Marshall avenue intersects the westerly side line of the road leading from Lower Landing to Good Intent and extending thence (1) northwardly along the said westerly side line of said road leading from Lower Landing to Good Intent [illegible]

thence (2) westwardly between parallel lines of that width or breadth at right angles to the said road leading from Lower Landing to Good Intent the southerly line of said lot no 1 being the northerly side line of Marshall avenue) three hundred and ninety six feet in length or depth Being part of the same premises which Joseph J Marshall and Ella V Marshall his wife and Sarah Marshall widow granted and conveyed unto the said Halyburton Realty Company by deed dated May 26th 1917 and recorded in the office of the Register of Deeds of Camden county at Camden N J on May 26th 1917 in book no 418 of deeds pages 231 etc Subject nevertheless to the following conditions and restrictions for the benefit of the said party of the first part and also of its assigns to whom any part of its land may heretofore have been or may hereafter be rented or conveyed by the said party of the first part its successors or assigns no liability however attaching to said Halyburton Realty Company its successors or assigns in case of alterations non-compliance or waiving of the same on other lots or tracts to wit That no building of any description whatever shall at any time hereafter be erected within twenty-five feet of the front line of any lot excepting piazza veranda portico or other architectural embellishment attached thereto That no dwelling house shall be erected to cost less than five hundred dollars That the land herein conveyed shall never be conveyed or leased to any other person or persons than those of the Caucasian Race and the said party of the first part for itself its successors and assigns excepts and reserves the special right in the streets abutting said premises for the erection of poles and the stringing of wire thereon for light and other purposes and the laying of sewer gas water pipes and conduits upon or under the said streets And the said party of the first part further reserves to itself its successors and assigns the right of dedication of all streets and sidewalks and the right to establish all grades for same and to improve the said streets in such manner as it may see fit Together with all and singular the improvements woods ways rights liberties privileges hereditaments and appurtenances to the same belonging or in any wise appertaining and the reversion and reversions remainder and remainders rents issues and profits thereof and of every part and parcel thereof and also all the estate right title interest property possession claim and demand whatsoever both in law and equity of the said party of the first part of in and to the said premises and every part thereof with the appurtenances To have and to hold the said premises above described with all and singular the hereditaments and appurtenances unto the said party of the second part her heirs and assigns to the only proper use benefit and behoof of the said party of the second part her heirs and assigns forever and the said party of the first part for itself and its successors doth by these presents covenant grant and agree to and with the said party of the second part her heirs and assigns that it the said party of the first part and its successors all and singular the hereditaments and premises above described and granted or mentioned and intended so to be with the appurtenances unto the said party of the second part her heirs and assigns against it the said party of the first part and its successors and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof by from through or under it them or any of them shall and will subject as aforesaid warrant and forever defend In Witness Whereof the said party of the first part to these presents hath hereunto set its corporate seal and caused these presents to be signed by its Vice President and attested by its Secretary the day and year first above written

Halyburton Realty Company by John A Riggins Vice President (corp seal) attest Charles P Halyburton Secretary Signed sealed and delivered in the presence of me first page in 45th line the word northwardly was inserted before the word along before execution Charles P Halyburton State of New Jersey Camden county ss Be it Remembered that on this 14th day of September in the year of our Lord one thousand nine hundred and twenty-one before me a Commissioner of Deeds of New Jersey personally appeared Charles P Halyburton who being by me duly sworn on his oath saith that he is the Secretary of Halyburton Realty Company the grantor within named and that John A Riggins is the Vice President that deponent knows the common or corporate seal of said grantor and that the seal affixed to the within deed or conveyance is the common or corporate seal of the said company and that the said deed was signed by the said Vice President and the seal of said grantor affixed thereto in the presence of deponent that said deed or conveyance was signed sealed and delivered as and for the voluntary act and deed of said grantor for the uses and purposes therein expressed pursuant to a resolution of the Board of Directors of said grantor and at the execution thereof this deponent subscribed his name thereto as witness Charles P Halyburton Sworn and subscribed the day and year aforesaid Marion B Wallis a Commissioner of deeds for the State of New Jersey my Commission expires May 1st 1924 (. R. S. $1.00) Recorded Sept 16, 1921 at 3:15 Pm BY Joshua C. Haines Register

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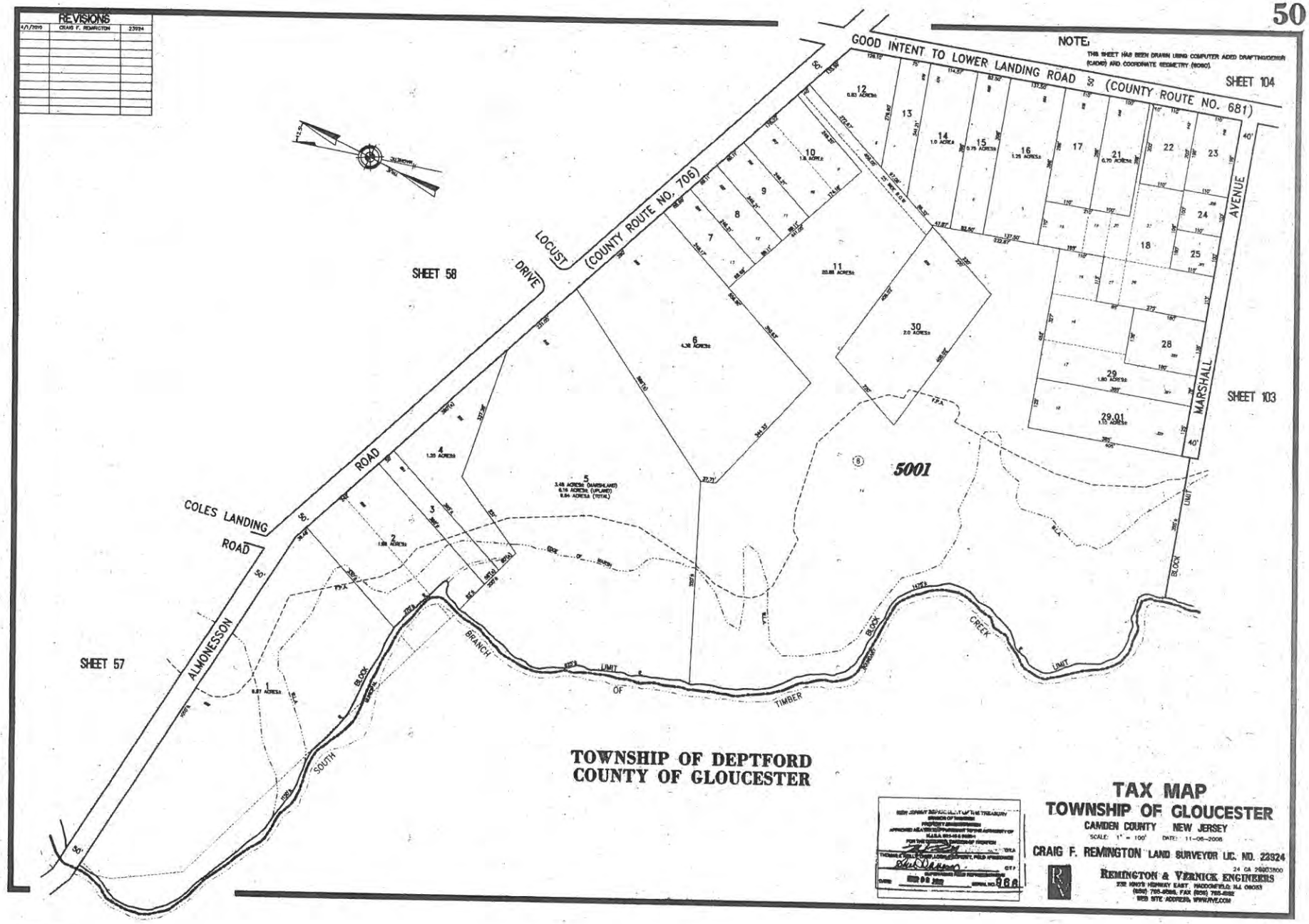
Domenick Pastori) Company a corporation under and by virtue of the laws of the State of
New Jersey of the first part and Domenick Pastori of the city and county of Philadelphia and State of Pennsylvania of the second part Witnesseth that the said party of the first part for and in consideration of the sum of one dollar and other good and valuable consideration lawful money of the United States of America well and truly paid by the said party of the second part to the said party or the first part at and before the ensealing and delivery of these presents the receipt whereof is hereby acknowledged hath granted bargained sold aliened enfeoffed released conveyed and confirmed and by these presents doth grant bargain sell alien enfeoff release convey and confirm unto the said party of the second part his heirs and assigns ALL that certain lot of ground situate in the Township of Gloucester county of Camden and State of New Jersey known and designated as lot no 1 on a certain plan of lots called Blackwood Farms made by Bartori and Remington C E of Camden N J and filed April 8, 1913 in the office of the Register of Deeds of Camden county and more particularly described as follows BEGINNING AT A point where the westerly side line of the Blackwoodtown Turnpike intersects the northerly side of Prospect street and extending thence (1) along the said northerly side line of Prospect street south eighty-five degrees fifty minutes west two hundred and forty-three and forty-two one-hundredths feet to the easterly side line of Hamilton avenue thence (2) along same north four degrees ten minutes west seventy-five feet to lot no 2 on said plan thence (3) north eighty-five degrees fifty minutes east two hundred and fifty-three and fifty-two one-hundredths feet to the said westerly side line of the Blackwoodtown Turnpike thence (4) along same south three degrees thirty minutes west seventy-five and sixty-eight one-hundredths feet to the place of beginning Being part of the same premises which Hamilton Haines widower granted and conveyed unto the said Halyburton Realty Company by deed dated December 6, 1912 and recorded in the office of the Register of Deeds of Camden county in book no 374 of deeds pages 232 etc Subject nevertheless to the following restrictions and conditions for the benefit of the said party of


REVISIONS
4/1/2010 CRAIG F. REMINGTON 23924
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).
GOOD INTENT TO LOWER LANDING ROAD
(COUNTY ROUTE NO. 681)
SHEET 104
SHEET 58
LOCUST DRIVE
(COUNTY ROUTE NO. 706)
SHEET 103
MARSHALL AVENUE
COLES LANDING ROAD
ALMONESSON ROAD
SHEET 57
5001
BRANCH OF TIMBER CREEK
BLOCK LIMIT
SOUTH
TOWNSHIP OF DEPTFORD
COUNTY OF GLOUCESTER
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 11-06-2008
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS

TOWNSHIP OF GLOUCESTER

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)

RECEIVED
JAN 08 2019
BY 192002C

To whom it may concern:

This is to certify that the below resident does not have any tax or sewer liens on their property or any outstanding balances.

Name NTHR.3 LLC

Address 311 Marshall Ave. Blackwood, NJ 08012

Block 5001 Lot 25

10-4-18
Date

Asst Maryann Bissa
Gloucester Township Tax Collector

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 9, 2019, 2018

APPLICATION No. #192002C

APPLICANT: NJHR3, LLC

PROJECT No. 12826

BLOCK(S): 5001 LOT(S): 25

LOCATION: 311 Marshall Ave., Blackwood

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by January 20, 2019***

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☒ 1 Copy - ~~Minor Site~~ Plan VARIANCE
- ☐ 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
BY:

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

No Issues.

Signature

1/9/19

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application # 192002C **Block: 5001 Lot: 25**

■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 hour contact should be provided to Police prior to start of construction.

□Other

Reviewed By: ■ Lt. Timothy Kohlmyer #206 Signature: 206 Date: 1/9/18

Bm#61

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 9, 2019, 2018

APPLICATION No. #192002C

APPLICANT: NJHR3, LLC

PROJECT No. 12826

BLOCK(S): 5001 LOT(S): 25

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- ☐ N.J. American Water Co.
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- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

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- ☒ 1 Copy - ~~Misc. Site~~ Plan VARIANCE
- ☐ 1 Copy - Minor Subdivision Plat
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- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
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- ☐ 1 Copy - Amended Site Plan
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- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

RECEIVED JAN 15 2019

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

OK 1-14-19 JLB

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

January 14, 2019

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

Re: Application #192002C
NJHR3, LLC
311 Marshall Avenue, Blackwood, NJ 08012
Block 5001, Lot 25

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