Township of Gloucester
Zoning Board of Adjustment
Wednesday, March 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 27, 2019***

RESOLUTIONS FOR MEMORIALIZATION

#192004C
Anthony Karpovich

Bulk C Variance
Block: 15821 Lot: 62

#192002C
NJHR3,LLC

Bulk C Variance
Block: 5001 Lot: 25

APPLICATIONS FOR REVIEW

#192006C
Robert Bigwood
Zoned: R3

Bulk C Variance
Block: 9101 Lot: 13
Location: 37 Clement Dr,Somerdale

Open car port 12'x20' located in front yard setback

#192005C
Michael Leonetti
Zoned: R4

Bulk C Variance
Block: 202 Lot: 16
Location: 900 Station Ave., Glendora

6' vinyl Fence on F2 (corner property) setbacks

#192008DSPW
OVAH Treatment Center LLC
Zoned: CR

Use D Variance/Site Plan Waiver
Block: 6501 Lot: 1
Location: 1115 Black Horse Pike. Blackwood

Hair Salon is not permitted use within the CR Zone

#192012C
Sign Pros (Skeeter's)
Zoned: NC

Bulk C Variance
Block: 8301 Lots: 5, 6 & 7
Location: 7 Coles Rd., Blackwood

54 sq. ft. channel letter raceway sign affixed to roof

#182044D
Maria Cruz
Zoned: R3

Use "D" Variance
Block: 19103 Lot: 1
Location: 113 Marshall Ave., Blackwood

Converting triplex into quadraplex

#182030CDSPWMSP
DR MEM, LLC
Zoned: NC

Minor Site Plan
Block: 13102 Lot: 18, 19.01, 19.02 & 20
Location: 1271 Little Gloucester Rd

Moving plastic extrusion operation/Operation &/or other permitted uses

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Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, FEBRUARY 27, 2019

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

Roll Call:

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

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

Mr. Rosetti is seated for Mr. Bucceroni and Mrs. Kelly is seated for Mr. Scarduzio.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, February 13, 2019

A motion to approve the above-mentioned minutes was made by Mrs. Kelly and seconded by Mr. Rosetti

Roll Call:

Mr. Rosetti	**Yes**
Mrs. Kelly	**Yes**
Chairman Simiriglia	**Yes**

Minutes Approved.

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

A motion to approve the above-mentioned resolution was made by Mrs. Kelly and seconded by Mr. Rosetti.

Roll Call:

Mr. Rosetti	**Yes**
Mrs. Kelly	**Yes**
Chairman Simiriglia	**Yes**

Resolutions Approved

APPLICATIONS FOR REVIEW

#192004C
Anthony Karpovich
Zoned: SCR
Bulk C Variance
Block: 15821 Lot: 62
Location: 11 Kings Arthurs Ct., Erial
Trek Deck 14.5 x 5'x 8' w/setback 4'

Mr. Costa swears in Mr. Karpovich.
Mr. Karpovich states he lives in senior housing and he only has 10' in his rear yard. The steps will be on the side and the deck will not be covered.
Mr. Lechner asks Mr. Karpovich is he has approval from the HOA.
Mr. Karpovich states: "yes"

Open to the Professionals:
No Additional Comments:

Open to the Public:
No Comments:

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

Roll Call:

Mr. Acevedo	**Yes**
Mr. Rosetti	**Yes**
Mrs. Kelly	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#192002C
NJHR3, LLC
Zoned: R3
Bulk C Variance
Block: 5001 Lot: 25
Location: 311 Marshall Ave., Blackwood
11,000 sq. ft. SFD w/setbacks

Mr. Costa swears in Mr. Joe Cliver (applicant NJHR3) and Mr. Mersky, PE, Planner.
Mr. Brennan Esq. for NJHR3 explains the application.
The 5 variances needed:

- Minimum in lot depth
- Minimum in lot size w/o public sewer
- Minimum in front yard w/o public sewer
- Minimum in side yard w/o public sewer
- Minimum in rear yard w/o public sewer

Mr. Cliver:

- Has built and remodeled thousands of homes all across NJ.
- This property went up for sale and they were the highest bidders.
- The property is surrounded by single family homes.
- They will build a 24' x 24' 1250 sq. ft. house/3bdrm./2.5 bath.
- Public water is available/no public sewer.
- Project should take about 90 days
-

Mr. Costa asks what adjoins the property.
Mr. Cliver states: other single-family homes and 2 commercial lots.
Mr. Costa asks if there is any way to buy additional property.
Mr. Cliver states: "no" way to buy additional property.

Mr. Lechner states the plan shows a 24' x 24' home and in addition: a 5'x 25' front porch and a garage. The GTMUA shows a sewer main but Mr. Lechner isn't sure it exists.
Mr. Cliver states he was told by GTMUA there is no sewer lines on that street.
Chairman Simiriglia asks if they spoke to the MUA about running a 2-inch sewer line with a grinder pump.
Mr. Cliver states: "no".
Chairman Simiriglia states it may be a cheaper alternative to the septic system.
Mr. Cliver is open to anything as long as it's a timely fix.
Mr. Mellett discusses the performance standards when less than 40,000 sq. ft is involved.

Mr. Mersky PE:

- His job was to design the septic system and get it approved.
- The soil was tested,
- The septic system will be on the side of the home next to the driveway,
- The septic system was reviewed and approved by the county,
- The size of the lot affects the system,

- The nitrogen question on our ordinance is 2 parts per million.
- The applicant may request relief,
- The 2 parts per million should be easily reached and dilution should not be an issue.

Mr. Mellett state Gloucester Township is mostly sewer and this one area being septic shouldn't affect Gloucester Township as a whole.
Mr. Costa asks Mr. Mellett if the board should consider this in their decision.
Mr. Mellett states the county will look at the standards and put an approval on it.
It is a local ordinance and there are 8 to 10 houses around the property with septic.
Mr. Cliver shows the board the map and sewer homes vs. septic homes is discussed.
Chairman Simiriglia states the lot next door is about the same size lot and they have septic.
Mr. Lechner states this section is in article 5, this statute for performance and design standards are for larger developments. They could consider a waiver to the standards.
Chairman Simiriglia states the county health department regulates septic.
Mr. Mellett states there is a home that has been built within the past 5 years and has septic on the same street.

PUBLIC PORTION:
Mr. and Mrs. Desandro: 590 Kearsley Rd.
Mr. Desandro states he owns the commercial property behind the property. He states his well is 10' off the rear property line. He feels the septic is too close to his well and within 100'.
Mr. Mersky states this is a valid concern and the onus is on them to fit the septic.
Chairman Simiriglia states the commercial property could be hooked up to pubic water at the applicant's expense or hook up to the sewer at the end of the street.
*condition to return to the county for a new septic location or hook up the Desandro's property to public water.

Mr. Costa states the 100' from the well will be a condition for approval.
Chairman Simiriglia states check if the homes across the street have wells.
Mr. Mersky states the rest of the homes have city water. Mr. Mersky states it takes 3 weeks review time for the Camden County Board of Health and they will need 90 days to finalize the septic.

A motion to approve the above-mentioned application with the conditions: septic system is 100' from Commercial property well in rear of property or hook up the property to city water; also 90 days to get the new plans to our engineer was made by Mr. Acevedo and seconded by Mr. Rosetti.

Roll Call:

Mr. Acevedo	**Yes**
Mr. Rosetti	**Yes**
Mrs. Kelly	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192004C
Anthony Karpovich
Block 15821, Lot 62

WHEREAS, Anthony Karpovich is the owner of the land and premises located at 11 King Arthur's 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 8' x 14'5" deck 4' from the rear property line instead of the required 10' for the property located upon Block 15821, Lot 62, as shown on the Official Map of the Township of Gloucester, located in a SCR Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 27, 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 Anthony Karpovich is the owner of the land and premises located at 11 King Arthur's Court in the Erial section of Gloucester Township, New Jersey, as shown on Block 15821, Lot 62, on the Official Tax Map of the Township of Gloucester, located in an SCR Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has a shallow lot and this is the only location to construct the deck.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variance to construct a 8' x 14'5" deck, the Board voted four (4) 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 27th day of February, 2019, the applicant Anthony Karpovich is hereby granted the aforesaid variance for the property located upon Block 15821, Lot 62 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

Michael Acevedo	Yes
Richard Rosetti	Yes
Dorsett Kelly	Yes
Frank Simiriglia	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 27th day of March, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192002C
NJHR3, LLC
Block 5001, Lot 25

WHEREAS, NJHR3, LLC is the owner of the land and premises located at 311 Marshall Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a single family home with lot size of .25 acre instead of the required 1 acre, front yard of 35' instead of required 50', side yard 14.3'instead of 25', rear yard 46' instead of required 75' lot depth 110' instead of required 125' and a waiver of section 518c of the nitrogen requirement of 2 parts per million for the property located upon Block 5001, Lot 25, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being represented by Jeffrey Brennan, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 27, 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 NJHR3, LLC is the owner of the land and premises located at 311 Marshall Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5001, Lot 25, 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 Joe Cliver testified he purchased the property at Sheriff Sale and wants to construct a 24'x 24', 1250 sq. foot home with attached 5'x 24' front porch, & 10.71' x 27' garage. He stated water is available and no public sewer. He also testified there is no land available for purchase to make the lot conform.

Sanford Mersky, Professional Engineer and Planner. Testified he designed the septic system and it was reviewed and approved by the by the County.

Ed Desandro, the owner of the adjacent commercial property stated, his Well is 10' off the property line and the septic is too close to his well. After discussion the applicant agreed as a condition of approval he would relocate the septic to be at least 100' from the well or pay for the cost to have the commercial property hooked up to city water and submit a new septic plan to the Board Engineer and Zoning Officer no later than May 27, 2019.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variances and waiver to construct a 24' x 24' foot home with attached 5'x 24' front porch, & 10.71' x 27' garage, the Board voted four (4) 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 27th day of February, 2019, the applicant NJHRC3, LLC is hereby granted the aforesaid variances and waiver for the property located upon Block 5001, Lot 25 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
Michael Acevedo	Yes
Dorsett Kelly	Yes
Frank Simiriglia	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 13th day of March, 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
Department of Community Development & Planning

RE: ***APPLICATION #192006C***
Robert Bigwood
37 Clement Drive
BLOCK 9101, LOT 13

DATE: February 25, 2019

The application is to permit a 12' x 20' carport (detached private garage) within the R-3 Residential district as per the attached sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Lot size (min.)	9,375 sf	±11,002 sf[1]	yes
Lot frontage (min.)	75 ft.	65.22 ft.	enc
Lot depth (min.)	125 ft.	125.07 ft.	yes
Building coverage (max.)	20%	±13.6%[1]	yes
Lot coverage (max.)	40%	±19.6%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.) – Carport	30 ft.	34.20 ft.	yes
Side yard (min.) - Dwelling	10 ft.	±13 ft. / 10.50 ft.	yes / yes
Rear yard (min.)	30 ft.	±63 ft.[1]	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	≤ 35 ft.	yes
§422.H, PRIVATE GARAGES			
Area (Max.)	800 sf	240 sf	yes
Less than area of principal building	< ±1,495 sf[1]	240 sf	yes
Stories (max.)	1	1	yes
Number of garages (max.)	**1**	**2**	**no***
Front yard (min.)	**N.P.**	**±12 ft.[1]**	**no***
Side yard (min.)	10 ft.	±48 ft.[1]	yes
Side yard (min.)	**10 ft.**	**±7 ft.[1]**	**no***
Rear yard (min.)	10 ft.	±92 ft.[1]	yes
Side wall height (max.)	9 ft.	≤9 ft.	yes
Garage height (max.)	14 ft.	10 ft	yes

[1] = Scaled data.
* = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage in the R-3, Residential District standards:

§401.E(3), Distance between adjacent buildings

1. Distance between buildings: (4 ft. 8 in. provided v. 10 ft. minimum required).

§422.H, Private Garages

2. Number: (2 provided v. 1 maximum allowed).
3. Front yard: (12 ft. provided v. Not Permitted).
4. Side yard: (±7 ft. provided v. 10 ft. maximum allowed).

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

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

5. 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)).
6. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From section 401.E(3), distance between adjacent buildings to permit a detached carport four (4) feet eight (8) inches from adjacent dwelling (10 ft. minimum required), Section 422.H, Private Garages to permit two (2) private garages (1 maximum allowed), front yard of approximately twelve (12) feet (Not permitted), and setback from side property line of approximately seven (7) feet (10 ft. minimum required).

cc: Robert Bigwood
Anthony Costa, Esq.
James Mellett, PE

K:\ZBA Reviews\Year 2019\Fences\Bigwood-R3-192006C\Rpt\R_192006C-R3-Robert Bigwood.docx

Update Permit # 12836

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 №.: #192006C

Taxes Paid Yes/No DWB (Initial)

Fees 160.00 Project # 12889

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. 150.00 Escr.# 12889

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Bob Bigwood
Address: 37 Clement DR
Somerdale NJ 08083
City: Somerdale
State, Zip: NJ 08083 (C) 609-471 0545
Phone: (856) 783-6907 Fax: (__)___-____
Email: bcmarinecoverings@msn.com

2. Owner(s) (List all Owners)

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

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

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

RECEIVED FEB 05 2013 BY: _____

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: N/A
Address: _____
City: _____

Firm: _____
State, Zip: N/A
Phone: (__)___-____ Fax: (__)___-____
Email: _____

CO/ ome

6. Name of Persons Preparing Plans and Reports: (COMPANY)

Name: Bob Bigwood	Name: ARROW
Address: 37 CLEMENT DR	Address: 1101 N. 4TH STREET
Profession:	Profession:
City: SOMERDALE	City: BREESE,
State, Zip: NJ 08083	State, Zip: IL 62230
Phone: 856 783-6907 Fax: ( ) -	Phone: 800-851-1085 ( ) - Fax: ( ) -
Email: hcmarinecoveringsomsn.com	Email: Arrowsheds.com

YOUR NAME INSTALL CO

7. Location of Property:

Street Address: 37 CLEMENT DR, SOMERDALE Block(s): 9101

Tract Area: MAR-DALE (Timberbirch) Lot(s): 13

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): STEEL FRAME OPEN STRUCTURE FREESTANDING CAR PORT 12' X 20' LOCATED within the front yard setback.

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. SURVEY

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. N/A

13. Zoning

All Applications	Proposed
Front setback 1	± '
Front setback 2	± 34'
Rear setback	30'
Side setback 1	± 12.5'
Side setback 2	± 12.5'
Lot frontage	± 65.22'
Lot depth	± 145'
Lot area	± 9,500 ft
Building height	10'

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	N/A
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	N/A
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	N/A
(Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	
Shed height	
Setback from R.O.W.1	N/A
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: — Number of loading spaces provided: —

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 1/31/2019

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).**

1/31/2019
Date

Signature

Bob Bigwood
Print Name

Sworn and Subscribed to before me this

31 day of January,

2019 (Year).

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

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

1/30/19
Date

BOB BIGWOOD
Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 7/29/68, shows and discloses the premises in its entirety, described as Block 9101 Lot 13, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Name of property owner or applicant

Sworn and subscribed to
On this 31 day of January,
20 19 before the following authority.

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

Notary Public

ZONING PERMIT DENIED

37 CLEMENT DR
Block/Lot 9101/13

Applicant
BIGWOOD, ROBERT & PATRICIA
37 CLEMENT DRIVE
SOMERDALE, N J 08083

Real Estate Owner
BIGWOOD, ROBERT & PATRICIA
37 CLEMENT DRIVE
SOMERDALE, N J 08083

This is to certify that the above-named applied for a permit to/authorization for.
a proposed front yard 12'X20' free standing carport.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Carport cannt be located within the front yard setback. A Variance approval is required prior to issuance of permits.

. 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
January 16, 2019

Applic No. 12836

Cut Here

Deliver to...

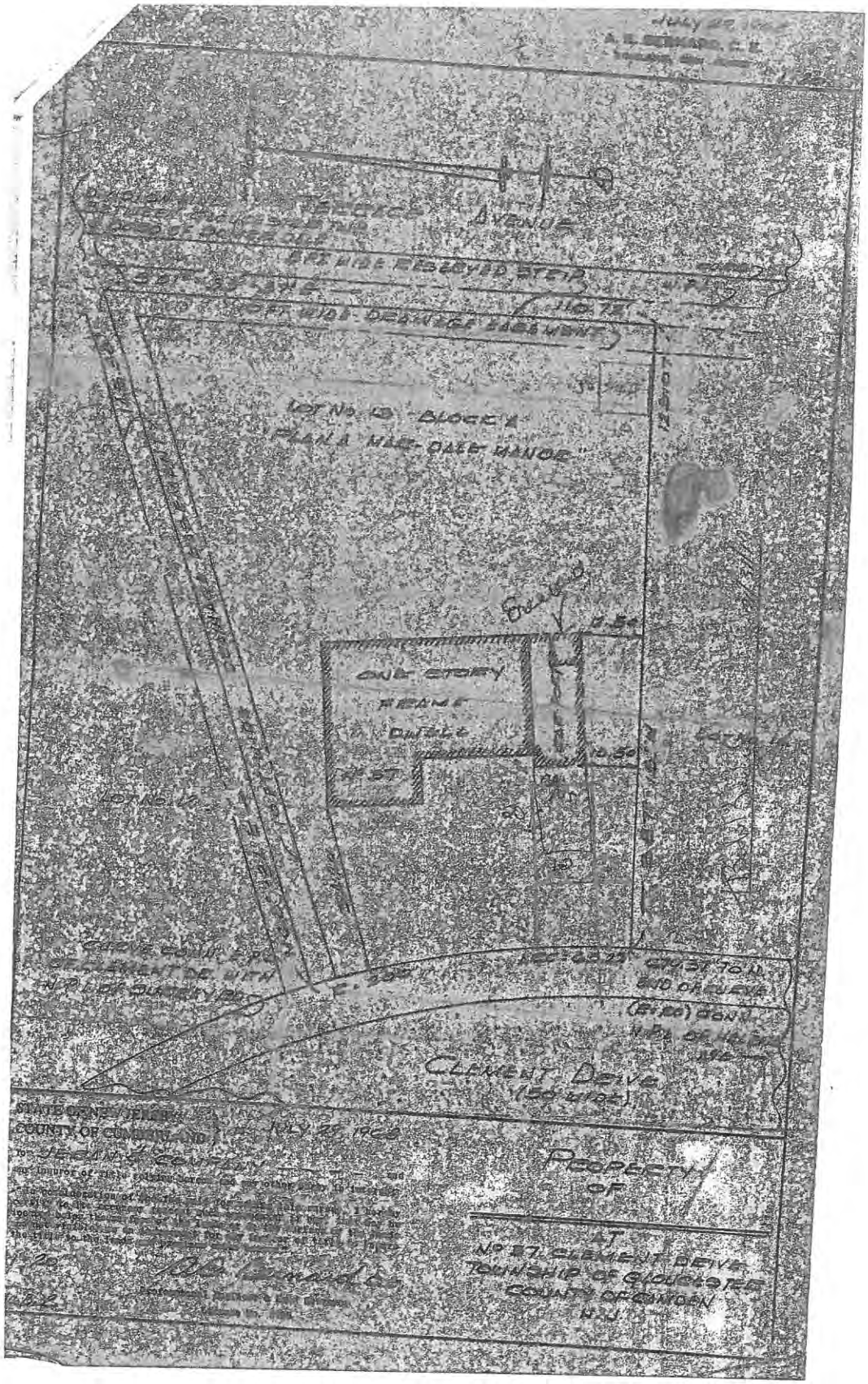
BIGWOOD, ROBERT & PATRICIA
37 CLEMENT DRIVE
SOMERDALE, N J 08083

RECEIVED
FEB 05 2013

RECEIVED

RECEIVED

RECEIVED



TERRACE
AVENUE
LOT No. 13 BLOCK A
PLAN A MAR-DALE MANOR
ONE STORY
FRAME
DWELL
CLEMENT DRIVE
(50' WIDE)
STATE OF NEW JERSEY
COUNTY OF CUMBERLAND
JULY 29, 1968
PROPERTY
OF
AT
No 37 CLEMENT DRIVE
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN
N.J.

REVISIONS
4/1/2010 CRAIG F. REMINGTON 23924
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (GOGO).
COUNTY OF CAMDEN
BOROUGH OF SOMERDALE
COUNTY OF CAMDEN
BOROUGH OF SOMERDALE
TERRACE AVENUE
EARL AVENUE
VILLA AVENUE
HELENA AVENUE
CLEMENT
TILFORD
HOLLYOKE
ROAD
PROSPECT LANE
EATON PLACE
EATON PLACE EAST
EATON PLACE WEST
(COUNTY ROUTE NO. 677)
(SOMERDALE ROAD)
CHEWS LANDING AND WHITE HORSE ROAD
SURREY ROAD
CORONET LANE
LYNWOOD LANE
PROSPECT PLACE
DOWNING PLACE
SHERBROOK BOULEVARD
SHERBROOK BOULEVARD
MAR-DALE DRIVE
ORONO PLACE
DOWNING ROAD
CIRCLE
SHERBROOK PLACE
SHERBROOK WAY
SHERBROOK ROAD
9101
9102
9103
9104
9105
9106
9107
9108
9109
9110
9111
SHEET 94
SHEET 90
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 11-06-2008
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
24 GA 28003600
REMINGTON & VERNICK ENGINEERS
WEB SITE ADDRESS: WWW.RVE.COM

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
FEB 05 2020
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: Robert + Patricia Bigwood

Address: 37 Clement Dr

Block: 1901 Lot: 13

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

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Glen Bianchini
Ken Garbowski
Frank Schmidt
Dorothy Bradley
Frank Dintino

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 Secretar

Howard C. Long Jr, Esq
Solicitor

Thomas Leisse, PE, CMI
Consulting Engineer

February 8, 2019

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

Re: Application #192006C
Robert Bigwood
37 Clement Drive, Somerdale, NJ 08083
Block 9101, Lot 13

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 5, 2019

APPLICATION No. #192006C

APPLICANT: Robert Bigwood

PROJECT No. 12889

BLOCK(S): 9101 **LOT(S):** 13

LOCATION: 37 Clement Dr., Somerdale, NJ 08083

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 FEBRUARY 18, 2019

ENCLOSED:

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

RECEIVED FEB 12 2019

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

Signature 2/7/19

☆ Not attractive at all on front of property (in front of gar). Is a detriment to value of property, and poss. neighbors.

Bm#62

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 5, 2019

APPLICATION No. #192006C

APPLICANT: Robert Bigwood

PROJECT No. 12889

BLOCK(S): 9101 **LOT(S):** 13

LOCATION: 37 Clement Dr., Somerdale, NJ 08083

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

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

RECEIVED FEB 07 2019 BY:

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

2-7-19 - JG Bldg.

Signature

A structure of this type + size requires 2 set of N.J Engineer sealed plans along with a permanent foundation that complies with

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

Date: February 7, 2019

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

RECEIVED
FEB 07 2019

Applicant: Robert Bigwood

Site: 37 Clement Dr

Block: 9101 Lot: 13

Application #: 192006C

1. *A structure of this type & size requires (2) sets of NJ engineer sealed plans along with a permanent foundation that complies with the Building Code.*

Thank you,

Jim Gallagher
Building SubCode Official

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 5, 2019

APPLICATION No. #192006C

APPLICANT: Robert Bigwood

PROJECT No. 12889

BLOCK(S): 9101 **LOT(S):** 13

LOCATION: 37 Clement Dr., Somerdale, NJ 08083

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 FEBRUARY 18, 2019

ENCLOSED:

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

RECEIVED FEB 5 2019

REVIEWED

☐ APPROVED ☐ NOT APPROVED

GLOUCESTER TWP. FIRE DISTRICT 2

FIRE OFFICIAL: [signature]

DATE: 2-22-19

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

[signature] w/o Comment

Signature

*NO Jurisdiction

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 #192005C**
Michael Leonetti
900 Station Avenue
BLOCK 202, LOT 16

DATE: March 5, 2019

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-4 - Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-4 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	6,250 sf	6,250 sf	yes
Minimum lot frontage Station Avenue Melvin Avenue	 50 ft. 50 ft.	 50 ft. 125 ft.	 yes yes
Minimum lot depth	100 ft.	100 ft.	yes
Maximum building coverage	35%	n/a	n/a
Maximum lot coverage	65%	n/a	n/a
Principal Building Minimum Yard Depths and Height Limitations			
Front yard Station Avenue Melvin Avenue	 20 ft. 20 ft.	 16.62 ft. 9.46 ft.	 yes yes
Side yard	10 ft.	9.33 ft.	yes
Rear yard	20 ft.	±62 ft.[1]	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

[1] = Scaled data.
n/a = Not applicable.
* = 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 requires the following variance from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence approximately one (1) foot from the property line along Melvin Avenue (15 ft. minimum required).

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

3. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested setback variance:
   a. 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)).
   b. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 425.C(3) to construct six (6) foot high vinyl fence approximately one (1) foot **from the property line along Melvin Avenue (15 ft. minimum required).**

IV. RECOMMENDATIONS

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: Michael Leonetti
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit # 12778

REVISED APPLICATION 2/28/2019
(SP SOLUTIONS)

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 No.: #192005C

☐ Planning Board ☒ Zoning Board of Adjustment

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

Taxes Paid Yes/No _____ (Initial)

Fees 160.00 Project # 12880

Escr. 150.00 Escr.# 12880

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Michael Leonetti
Address: 422 Slone Ave.
City: Collingswood
State, Zip: NJ, 08107
Phone: (856) 881-2964 Fax: (856) 341-9055
Email:

2. Owner(s) (List all Owners)

Name(s): Michael Leonetti
Address: 900 Station Ave.
City: Glendora
State, Zip: NJ,
Phone: (856) 881-2964 Fax: (856) 341-9055

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 FEB 28 2019

[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: Michael Leonetti
Address: 422 Slone Ave.
Profession: owner
City: Collingswood
State, Zip: NJ, 08107
Phone: (856) 881-2964 Fax: (856) 341-9055
Email: office@spsnj.com

Name: _____
Address: _____
Profession: _____
City: _____
State, Zip: _____
Phone: (856) ___-___ Fax: (856) ___-___
Email: _____

7. Location of Property:

Street Address: 900 Statioin Ave. Glendora
Block(s): 202
Tract Area: _____
Lot(s): 16

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): corner property fence install

9. Property:

Number of Existing Lots: _____
Number of Proposed Lots: _____

Proposed Form of Ownership:
☐ Fee Simple ☐ Cooperative
☐ Condominium ☐ Rental

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

Fence Application	Proposed
Setback from E.O.P.*1 From Center	~~6ft from Melvin Ave.~~ 26FT
Setback from E.O.P.*2	~~50ft from Station Ave.~~
Fence type	Vinyl
Fence height	6ft

*E.O.P. = Edge Of Pavement

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

■ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 1/30/15

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).**

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

Date

Signature

Michael Leonetti

Print Name

Sworn and Subscribed to before me this

28 day of February,

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). ☑ No ☐ Yes

Signature of Applicant

Michael Leonetti

Print Name

2/28/19

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 2-28-19, 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:

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

Michael Leonetti

Name of property owner or applicant

Sworn and subscribed to
On this 28 day of February,
2019 before the following authority.

Notary public

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

ZONING PERMIT DENIED

900 STATION AVE
Block/Lot 202/16

Applicant
Superior Property Solutions
1509 Pitman Downer Rd.
Williamstown, NJ 08094

Real Estate Owner
MICHAEL LEONETTI
422 SLOAN AVE
COLLINGSWOOD NJ 08107

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

Zone
R4
Application is
Approved

Comments on Decision:
On the street side parallel with the front door to the building the fence shall be setback at least 15' from the front property line or the distance of the front of the building, whichever is greater. On the secondary street parallel with the side of the building the fence shall be setback at least fifteen feet from the front property line. A Variance is required prior to issuance of permit.

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

Alisa Ortiz
Zoning Officer
November 20, 2018

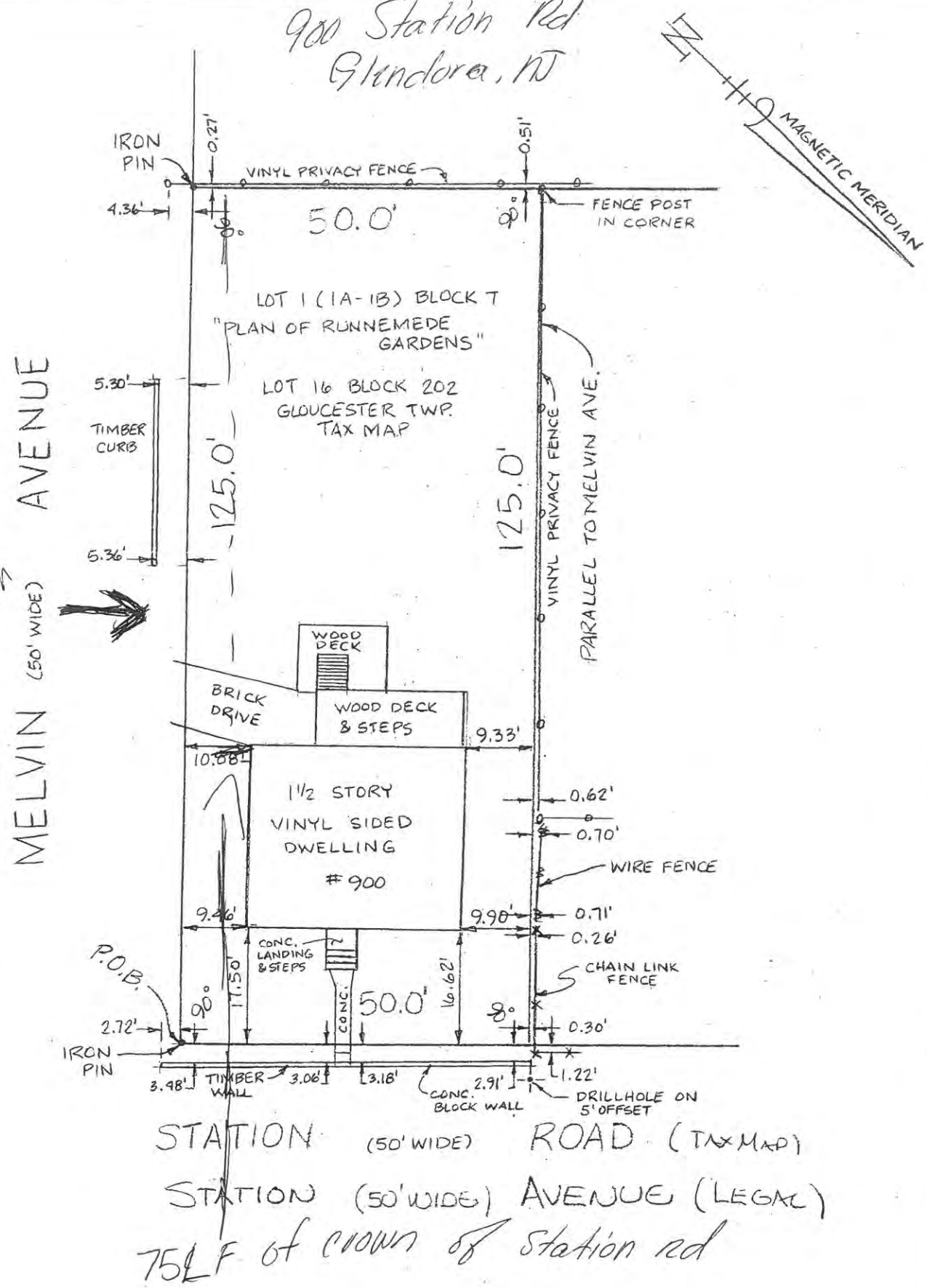
Applic No. 12778

Cut Here

Deliver to...

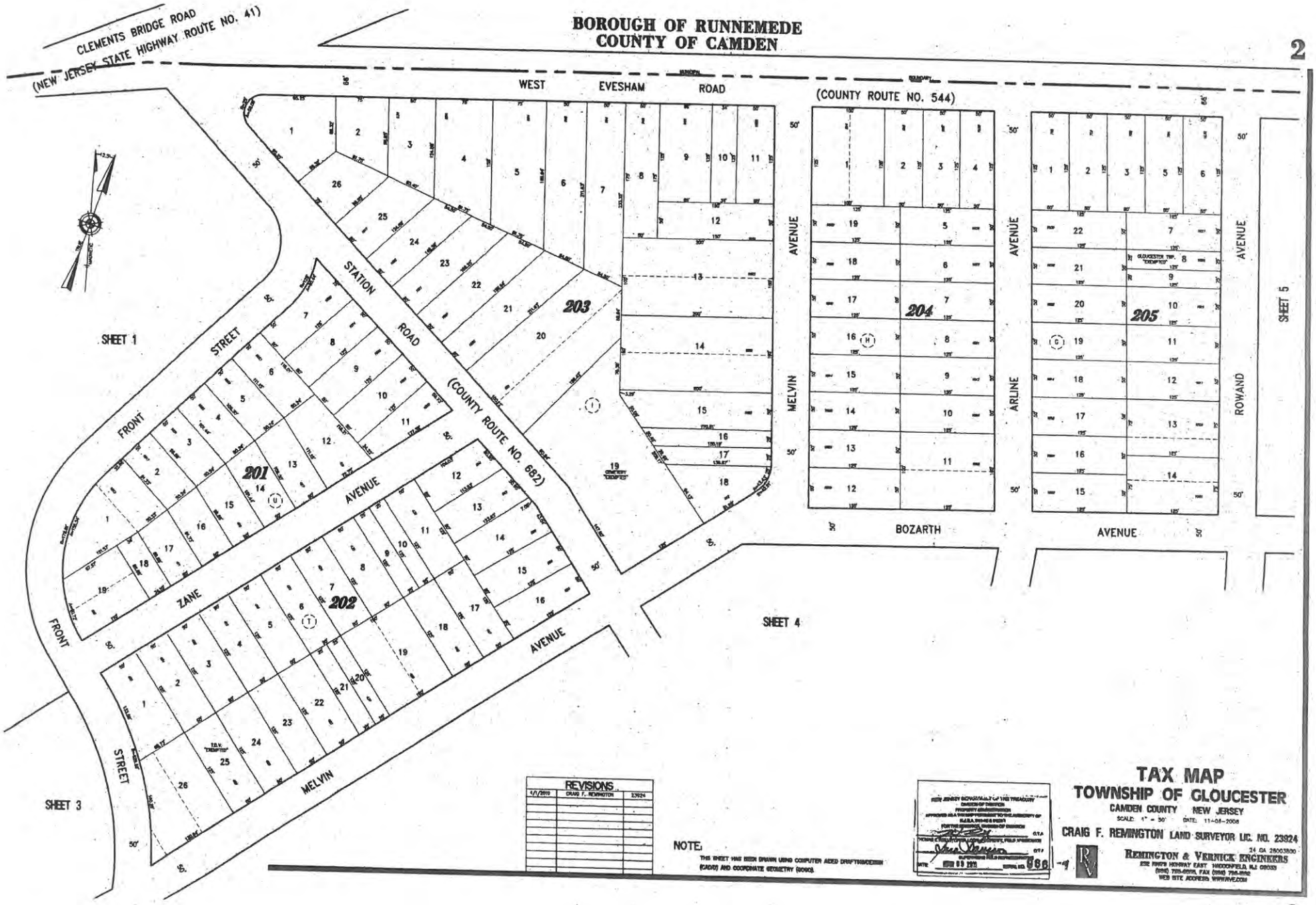
Superior Property Solutions
1509 Pitman Downer Rd.
Williamstown, NJ 08094

900 Station Rd
Glendora, NJ



TO: TRIDENT LAND TRANSFER COMPANY (NJ) LLC
GREEN TREE MORTGAGE COMPANY, LP ISAOA/ATIMA

BOROUGH OF RUNNEMEDE
COUNTY OF CAMDEN



Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Glen Bianchini
Ken Garbowski
Frank Schmidt
Dorothy Bradley
Frank Dintino

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

February 7, 2019

RECEIVED
BY:
RECEIVED
1 1 2019
BY:

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

App Revised

Re: Application #192005C
SP Solutions (Michael Leonetti)
900 Station Avenue, Glendora, NJ 08029
Block 202, Lot 16

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

Brff 62

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 31, 2019 **APPLICATION No. #192005C**

APPLICANT: SP SOLUTIONS (MICAHEL LEONETTI) **PROJECT No. 12880**

BLOCK(S): 202 LOT(S): 16

LOCATION: 900 STATION AVE., GLENDORA

App Revised

RECEIVED FEB 28 2019

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 FEBRUARY 12, 2019

ENCLOSED:

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

RECEIVED FEB 05 2019 BY

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

OK 2-4-19 JLA

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 31, 2019 **APPLICATION No. #192005C**

APPLICANT: SP SOLUTIONS (MICAHEL LEONETTI) **PROJECT No. 12880**

BLOCK(S): 202LOT(S): 16

LOCATION: 900 STATION AVE., GLENDORA

APP REVISED

RECEIVED FEB 2 [illegible]

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 FEBRUARY 12, 2019***

☐ For Your Files.

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

RECEIVED FEB 0[illegible] BY:

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

No assessment issues with fence.

Signature

2/4/19

App Revised

RECEIVED

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 31, 2019 **APPLICATION No. #192005C**

APPLICANT: SP ~~SOLUTIONS~~ (MICAHEL LEONETTI) **PROJECT No. 12880**

BLOCK(S): 202LOT(S): 16

LOCATION: 900 STATION AVE., GLENDORA

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

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

Please Forward Report by FEBRUARY 12, 2019

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

RECEIVED FEB 14 2019 BY

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

Reviewed
☑ Approved ☐ Not Approved
Gloucester Twp. Fire Dist. 1
Fire Official: [signature]
Date: 2-8-19

Signature

Inter-office
Correspondence

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #192008DSPW***
OVAH Treatment Center, LLC ***Escrow#12893***
BLOCK 6501, LOT 1

DATE: March 05, 2019

The Applicant requests use variance approval for a proposed "Hair Salon" within the CR Commercial Residential District. The project is located on the Black Horse Pike and Old Black Horse Pike.

Applicant: OVAH Treatment Center, LLC, 15 Parktown Place, Sicklerville, NJ 08081 (telephone #404-640-9272).
Owner: Psiloritis Realty, 6 Orchard Drive, Cream Ridge, NJ 08514 (telephone #609-731-7122).
Attorney: Daniel M. Baker, Esq., Baker Law Group, LLC, 301 North Church Street, Suite 222, Moorestown, NJ 08057 (Telephone#856-437-4822).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 02/13/19.
2. Survey of premises (Letter size) copy, as prepared by Design Land Surveying, P.A., comprising one (1) sheet dated 9/23/15.

II. ZONING REVIEW

ZONE: CR –Commercial Residential District [§414].

1. Hair salon is not a listed permitted use [§414.B].

Section 414.D. CR – Commercial Residential District

Description	Other Uses	Proposed	Complies
Lot size (min.)	**1 ac.**	**±0.625 ac.**	**no***
Lot frontage (min.) Black Horse Pike Old Black Horse Pike	 100 ft. 100 ft.	 366.06 ft. 313.42 ft.	 yes yes
Minimum lot depth (min.)	300 ft.	313.420 ft.	yes
Building coverage (max.)	15%	±12.34%	yes
Lot Coverage (max.)	50%	±66.75%	enc

[1] = Scaled data.
enc = existing nonconformance.
* **Variance required.**

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

Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.) Black Horse Pike Old Black Horse Pike	 20 ft. 20 ft.	 16.3 ft. 15 ft.	 enc enc
Side yard (min.)	10 ft.	30.2 ft.	yes
Rear yard (min.)	25 ft.	n/a	n/a
Building Height (max.)	35 ft.	35 ft.	yes

III. VARIANCE COMMENTS

The Application as submitted requires the following variances from the CR –Commercial Residential District:

§414.B, Permitted Uses

1. A "Hair Salon" is not a listed permitted use in the CR –Commercial Residential District.

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

2. Lot size: (±0.625 ac. provided v. 1 ac. 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 variance:

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

   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" use variance:

4. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1).

   a. Uses determined as not "inherently beneficial."

      i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare *(basis Medici v. BPR Co., 107 N.J. 1 (1987))*.

         1. The Applicant must identify and provide an analysis of the special reasons of zoning that are applicable to the application.

         2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.

3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

NEGATIVE CRITERIA

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

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

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

IV. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

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

1. Master Plan
   a. Consistency of the proposed use with the following criteria of the B-1 Mixed Business/Residential land use classification of the master plan.

      "The Mixed Business/Residential/Professional Office land use category is intended for intermixed areas of residences and businesses at residential scales. This is proposed for a number of the older, mainly commercial, sections of the Township along the Black Horse Pike (Rt. 168). Because of the general lack of parking, this land use category is not proposed for auto-oriented commercial uses with high parking demand, nor uses that required frequent delivery or delivery by tractor trailer. The prototypical uses would be for furniture or carpet stores or other retail stores with a low customer turnover, business establishments that offer products or services off-premises to customers, and similar low traffic volume uses. A floor area ratio for business uses of between .15 and .25 is proposed primarily because many buildings in this category occupy large proportions of their lot."

2. Zoning
   a. Consistency of the proposed use with the CR – Commercial Residential District and character of the built environment.

3. Use Variance
    a. Suitability of the subject property to accommodate the following components of the proposed use:
        i. Use:
            1. The Applicant should provide a description of the proposed use including but not limited to the following:
                a.) Hours of operation.
                b.) Number of employees.
                c.) Deliveries.

        ii. Parking.
            1. The applicant shall address proposed parking for customers and vehicle deliveries for the proposed use.
        iii. Turning movements.
            1. The applicant shall address site access and turning movements of delivery vehicles.
        iv. Lighting.
            1. The Applicant shall address lighting for the premises.
4. Site Plan Waiver:

The Applicant requests a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

a. "The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."

V. 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 must address the above underlined comments.
2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

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

cc: OVAH Treatment Center, LLC
Daniel M. Baker, Esq.
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit # 12801

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 №.: # 192008DSPW

Taxes Paid Yes/No (Initial)

Fees 410.00 Project # 12893

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. 1950.00 Escr.# 12893

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: OVAH TREATMENT CENTER LLC	Name(s): PSILORITIS REALTY LLC
Address: 15 Parktown Place	Address: 6 Orchard Drive
City: Sicklerville	City: Cream Ridge
State, Zip: NJ 08081	State, Zip: NJ 08514
Phone: (404) 640 - 9272 Fax: (__) __ - __	Phone: (609) 731 - 7122 Fax: (__) __ - __
Email: rodnokkondor@gmail.com	

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: Daniel M. Baker, Esquire	Firm: Baker Law Group LLC
Address: 301 North Church Street, Suite 222	State, Zip: New Jersey 08057
City: Moorestown	Phone: (__) 437 - 4822 Fax: (__) 437 - 4882
	Email: dbaker@bakerlawgroupllc.com

6. Name of Persons Preparing Plans and Reports:

Name: N/A	Name:
Address:	Address:
Profession:	Profession:
City:	City:
State, Zip:	State, Zip:
Phone:(___)____-_____ Fax:(___)____-_____	Phone:(___)____-_____ Fax:(___)____-_____
Email:	Email:

7. Location of Property:

Street Address: 1115 Black Horse Pike, Blackwood Block(s): 6501

Tract Area: Lot(s): 1

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application). HAIR SALON

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ■ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

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

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

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

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

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

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

14. Parking and Loading Requirements:

Number of parking spaces required: 20 Number of parking spaces provided: 20

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

15. Relief Requested:

■ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: Jan 26, 2018

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).**

1/28/2019
Date

Signature

Anastasios K Linardos
Print Name

Sworn and Subscribed to before me this 28th day of January, 2019 (Year).

Joan Kelleher
Signature

JOAN KELLEHER
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 8/15/2020

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? 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? 100% owner of the business

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

2-5-19
Date

Kondor Nunn
Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, 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:

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

Sworn and subscribed to
On this 5 day of February, 20 19 before the following authority.

Name of property owner or applicant

Notary public

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

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).**

2/8/2019
Date

Signature

Anastasios K Linardos
Print Name

Sworn and Subscribed to before me this 8th day of February, 2019 (Year).

Joan Kelleher
Signature

JOAN KELLEHER
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 8/15/2020

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
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E. Is the applicant a limited liability corporation?	No	■ Yes
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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).

Signature of Applicant

Date

Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, 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

Ownership of Psilorites Realty LLC.
Anastasios K Linardos 50%
Efthimios Tsikinakis 30%
Sotirios Tsikinakis 20%

ZONING PERMIT DENIED

1115 N BLACK HORSE PIKE
Block/Lot 6501/1

Applicant
Kondor Nunn
15 Parkstown Pl.
Sicklerville, NJ 08081

Real Estate Owner
PSILORITIS REALTY LLC
1378 LITTLE GLOUCESTER RD
CLEMENTON NJ 08021

This is to certify that the above-named applied for a permit to/authorization for.
a proposed use for a "Hair Salon" .. This application for approval is hereby denied

Zone
CR
Application is
Denied

Comments on Decision:
A Hair Salon is not a permitted use within the CR zone. A Use Variance is required prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

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

Alise Ortiz
Zoning Officer
December 11, 2018 Applic No. 12801

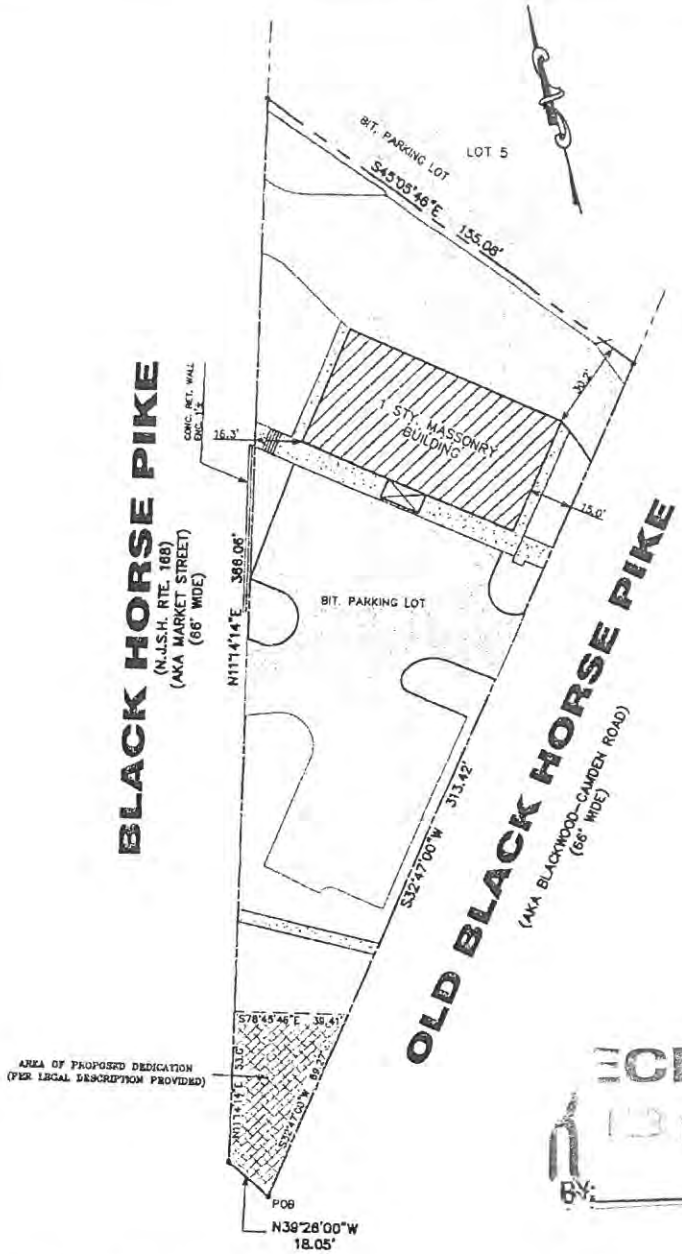
Cut Here

RECEIVED
FEB 13 2019
BY:

Deliver to...

Kondor Nunn
15 Parkstown Pl.
Sicklerville, NJ 08081

- BEING LOT 1, BLK. 6501, TAX MAP OF THE TOWNSHIP OF GLOUCESTER TOWNSHIP
- SURVEY BASED ON LEGAL DESCRIPTION PROVIDED BY TITLE COMPANY.
- SURVEYOR RESERVES THE RIGHT TO REVISE THIS PLAN OF SURVEY UPON RECEIPT AND REVIEW OF AN ACCURATE TITLE REPORT FOR THE PROPERTY IN QUESTION AND ANY PROPERTIES AFFECTING THE PIQ.
- NO ATTEMPT WAS MADE TO LOCATE THE UTILITIES WHICH MAY EXIST ON THIS PROPERTY. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THIER EXACT LOCATION.
- SUBJECT TO BUILDING REGULATIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND AGREEMENTS OF RECORD, IF ANY.
- NO STUDY PERFORMED BY THIS COMPANY FOR ANY FLOOD OR WETLAND CONDITIONS.



RECEIVED
1 13 2
BY:

In consideration of the fee paid for making this survey, I hereby declare that the said survey accurately depicts the legal description furnished to me. No responsibility is assumed for (a) the location of easements that may be located below the surface of the lands, or (b) on the surface of the lands, and not visible, or (c) other interests not visible, or matters of title. This declaration is issued solely to the herein named purchaser for any transaction occurring within ninety (90) days of its date. The surveyor shall have no responsibility or liability for any reason unless the fee for the preparation of said survey is paid within thirty (30) days of its billing. Surveyor's liability for a reason shall not exceed the sum of ONE THOUSAND DOLLARS (1,000.00)

Design Land Surveying P.A.
P.O. Box 667 Turnersville, N.J. 08012
Toll Free Phone 1-800-418-9373
Phone (856) 374-1134 - Fax (856) 589-0246

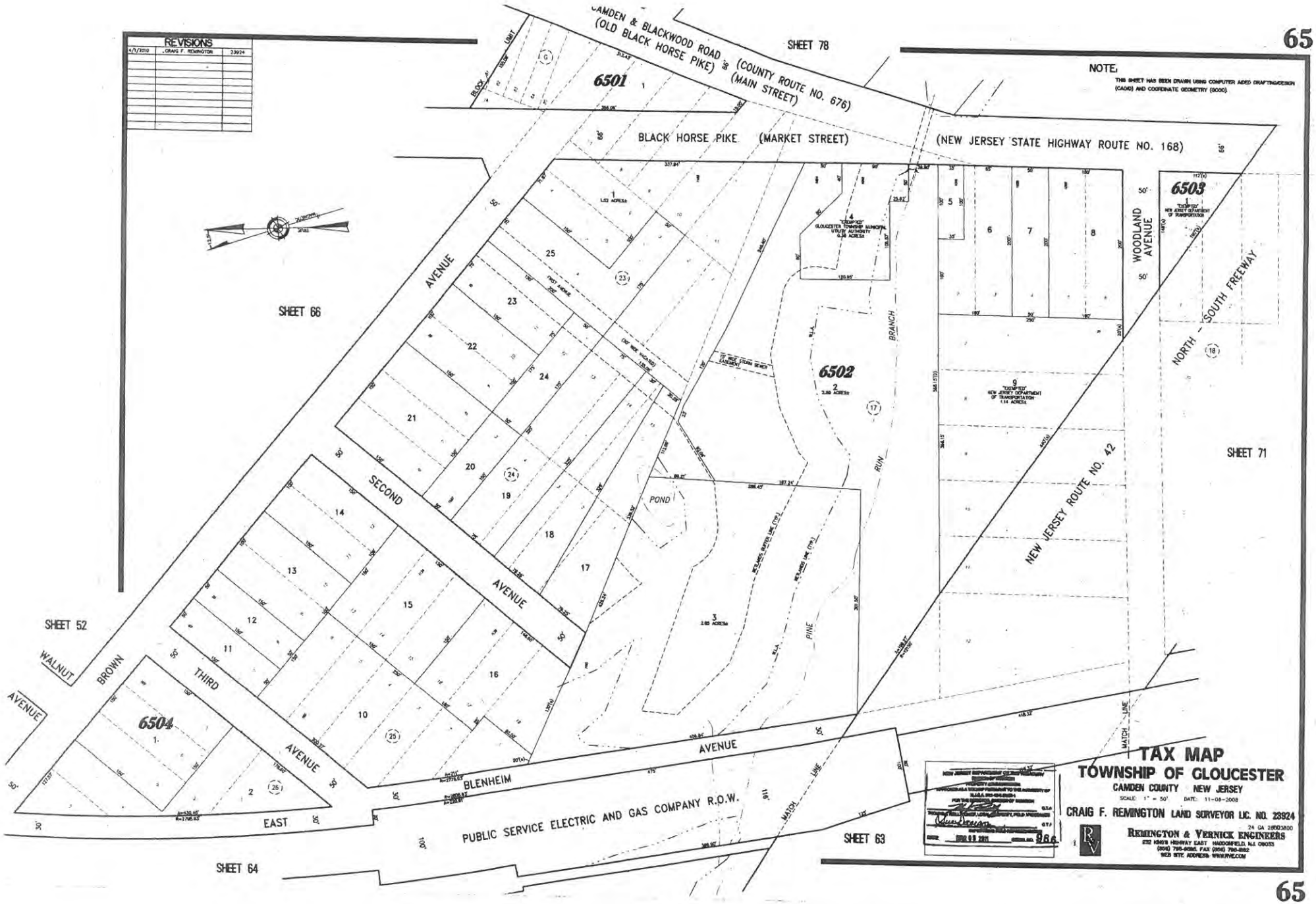
DESIGN LAND SURVEYING 20 years 1993-2013

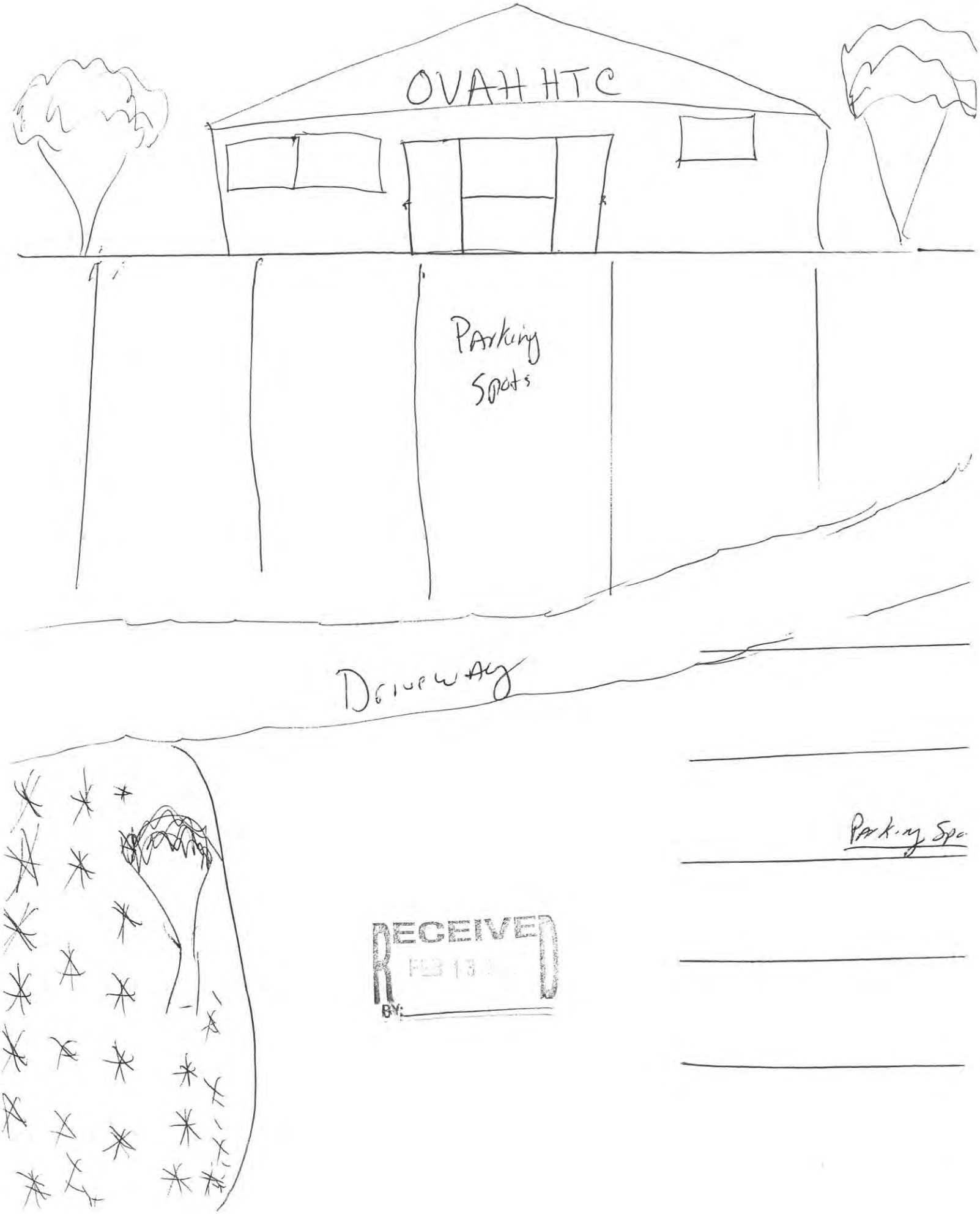
DATE	09/23/15
SCALE	1"=50'
DRN:	TNT
SURVEY NO	1509014

SURVEY OF PREMISES	SITUATE IN:
1115 N. BLACK HORSE PIKE	GLOUCESTER TOWNSHIP CAMDEN COUNTY NEW JERSEY

ISSUED TO: JJS FINANCIAL, LLC - SURETY TITLE COMPANY, LLC - AUDUBON SAVINGS BANK

THOMAS N. TOLBERT
PROFESSIONAL LAND SURVEYOR
N.J. LIC. GS 38608


REVISIONS
CAMDEN & BLACKWOOD ROAD (COUNTY ROUTE NO. 676)
(OLD BLACK HORSE PIKE)
(MAIN STREET)
SHEET 78
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (SCOG).
BLACK HORSE PIKE (MARKET STREET)
(NEW JERSEY STATE HIGHWAY ROUTE NO. 168)
6501
6502
6503
6504
SHEET 66
SHEET 71
SHEET 52
SHEET 63
SHEET 64
FIRST AVENUE
SECOND AVENUE
THIRD AVENUE
BROWN AVENUE
WALNUT AVENUE
EAST BLENHEIM AVENUE
WOODLAND AVENUE
NORTH - SOUTH FREEWAY
NEW JERSEY ROUTE NO. 42
PINE RUN BRANCH
POND
PUBLIC SERVICE ELECTRIC AND GAS COMPANY R.O.W.
MATCH LINE
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 50' DATE: 11-08-2008
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS



RECEIVED
FEB 13
BY:

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: PSILORITIS REALTY LLC

Address: 1115 N. Black Horse Pk

Block: 6501 Lot: 1

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

RECEIVED
BY:

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

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Glen Bianchini
Ken Garbowski
Frank Schmidt
Dorothy Bradley
Frank Dintino

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

February 20, 2019

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

RECEIVED
FEB 20 2019
BY:

Re: Application #192008DSPW
Ovah Treatment Center, LLC
1115 Black Horse Pike, Blackwood, NJ 08012
Block 6501, Lot 1

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bill #62

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 13, 2019

APPLICATION No. #192008DSPW

APPLICANT: OVAH TREATMENT CENTER, LLC

PROJECT No. #12893

BLOCK(S): 6501 **Lot(S):** 1

LOCATION: 1115 BLACK HORSE PIKE, BLACKWOOD, NJ 08012

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 – Use "D" Variance**

☐ Revision to Prior Application

RECEIVED FEB 13 2019

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by FEBRUARY 26, 2019**

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. 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 ☒ Site Plan Waiver

OK JKG 2-13-19 Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 13, 2019

APPLICATION No. #192008DSPW

APPLICANT: OVAH TREATMENT CENTER, LLC

PROJECT No. #12893

BLOCK(S): 6501 **Lot(S):** 1

LOCATION: 1115 BLACK HORSE PIKE, BLACKWOOD, NJ 08012

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

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☐ Revision to Prior Application

RECEIVED FEB 14 2019

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

OK

Replacing a vacant business in a vacant bldg – several years. Light business not much traffic in and out in congested area.

Purchase or Lease?

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

Signature Assessor 2/13/19

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #192012C**
Sign Pros
BLOCK 8301, LOT 7

DATE: March 05, 2019

The Applicant requests variance approval to construct a channel letter sign - "SKEETER'S PUB & RESTAURANT" on the building roof within the NC – Neighborhood Commercial District. The project is located on the northeast corner of the Black Horse Pike and Coles Road.

The plans and support documents have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

- Applicant: Sign Pros, 1215 Black Horse Pike, Glendora, NJ 08029 (telephone 856-939-1099).
- Owner: Lance Oberparleitner, 7 Coles Road, Blackwood, NJ 08012 (856-631-3900).
- Attorney: Carly K. Ferro, Esq., Law Office of Dennis Riley, 200 Golf View drive, Blackwood, NJ 08012 (telephone #856-232-3800).

I. INFORMATION SUBMITTED

1. Land Development Application Form dated 02/28/19.
2. Proposed Facade Sign (Ledger size), as prepared by Sign Pros dated 01/03/19.

II. SIGN REVIEW COMMENTS

The application as submitted requires the following variances from §426, Signs:

SIGN STANDARDS (FACADE)			
Description	**Required**	**Provided**	**Conforms**
Number (max.) - §426.AA(4)	1	1	yes
Area (max.) - §426.Q(1) "SKEETER'S PUB & RESTAURANT"	**34.78 sf**	**62.41 sf**	**no***
Mounted on roof - §426.L(4)	**no**	**yes**	**no***

* = **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

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

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

1. 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)).

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

NEGATIVE CRITERIA

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

The application as submitted requires the following variances:

Facade signs (§426, Signs)

1. Number: (2 provided v. 1 maximum allowed).

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 426.Q(1), to permit a facade sign approximately sixty two and forty one hundredths (62.41) square feet (34.78 sf maximum allowed) and to permit the sign on the roof (Prohibited).

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

cc: Sign Pros
Lance Oberparleitner
Anthony Costa, Esq.
James Mellett, PE

Update Permit #12872

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 №: #192012C

Taxes Paid Yes/No (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees 160.00 Project # 12938

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

Escr. 150.00 Escr.# 12938

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Sign Pros	Name(s): Lance Oberparleiter
Address: 1215 Blackhorse Pike	
Glendora NJ 08029	Address: 7 Coles Rd.
City: Glendora	
State, Zip: NJ 08029	City: Blackwood
Phone: (856) 939-1099 Fax: (856) 939-2099	State, Zip: NJ 08012
Email: Kirk@signprosnj.com	Phone: (856) 631-3900 Fax: ( ) -

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

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

RECEIVED FEB 28 2013 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: Carly K. Ferro, Esquire	Firm: Law Office of Dennis Riley
Address: 200 Golf View Dr.	State, Zip: NJ 08012
City: Blackwood	Phone: (856) 232-3800 Fax: (856) 232-3880
	Email: CarlyKferroesq@gmail.com

6. Name of Persons Preparing Plans and Reports:

Name: Sign Pros	Name:
Address: 1215 Blackhorse Pike	Address:
Profession:	Profession:
City: Glendora	City:
State, Zip: NJ 08029	State, Zip:
Phone: (856) 939-1089 Fax: (856) 939-2099	Phone: (___) ___ - ___ Fax: (___) ___ - ___
Email: Kirk@signprosnj.com	Email:

7. Location of Property:

Street Address: 7 Coles Rd Blackwood Block(s): 8301

Tract Area: Lot(s): 7

8. Land Use:

Existing Land Use: Restaurant / Bar

Proposed Land Use (Describe Application): Restaurant Bar with placement of LED-Face Lit Channel Letter raceway sign 24"x287 14'x144 (54 sq. ft) to be affixed to the roof.

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.

NA

13. Zoning

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

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

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

Pool Requirements	
Setback from R.O.W.1	N/A
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	N/A
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

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

NA

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 2-14-2019

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).**

Feb. 15, 2019
Date

Signature

Lance Oberparlieter
Print Name

Sworn and Subscribed to before me this

15th day of Feb,

2019 (Year).

Signature

Natalie Jo Schieber
Print Name

NATALIE JO SCHIEBER
ID # 2387809
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires July 28, 2019

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

Lance Oberparlieter
Print Name

2-15-19
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 n/a, shows and discloses the premises in its entirety, described as Block 8301 Lot 7; 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:

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

Lance Oberparlieter
Name of property owner or applicant

Sworn and subscribed to
On this 15th day of Feb.,
2019 before the following authority.

Notary public

NATALIE JO SCHIEBER
ID # 2387809
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires July 28, 2019

ZONING PERMIT DENIED

7 COLES RD
Block/Lot 8301/7

Applicant
Sign Pros
1215 Black Horse Pike
Glendora, NJ 08029

Real Estate Owner
LANCE'S TAVERN LLC
7 COLES ROAD
BLACKWOOD, NJ 08012

This is to certify that the above-named applied for a permit to/authorization for.
a proposed 54sq.ft channel letter raceway sign affixed to roof.. This application for approval is hereby denied

Zone
NC
Application is
Denied

Comments on Decision:
Sign cannot be attached/affixed to roof of building. A Variance approval is required prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

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

Alise Ortiz
Zoning Officer
January 30, 2019

Applic No. 12872

Cut Here

Deliver to...

Sign Pros
1215 Black Horse Pike
Glendora, NJ 08029

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: Lance's Tavern

Address: 7 Coles Road

Block: 8301 Lot: 7

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

Printed on recycled pape

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

BLQ: 8301. 7.
Owner Name: LANCE'S TAVERN LLC

Tax Year: 2019 to 2019
Property Location: 7 COLES ROAD

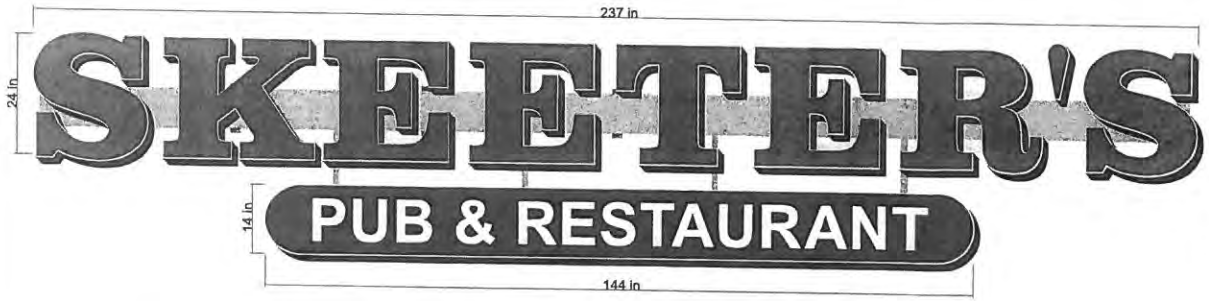
Tax Year: 2019	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	8,532.64	8,532.64	0.00	0.00	17,065.28
Payments:	8,532.64	0.22	0.00	0.00	8,532.86
Balance:	0.00	8,532.42	0.00	0.00	8,532.42

Date	Qtr	Type Description	Code	Check No	Mthd	Reference		Batch Id	Principal	Interest	2019 Prin Balance
		Original Billed							17,065.28		17,065.28
11/20/18	1	Payment	001	1534405259	CK	15002	26	KPET2	0.22	0.00	17,065.06
12/20/18	1	Payment	001	16243	CK	15227	89	KAB	2,532.64	0.00	14,532.42
01/07/19	1	Payment	001	16273	CK	15325	29	MB1	1,000.00	0.00	13,532.42
01/07/19	1	Payment	001	16258	CK	15325	30	MB1	1,000.00	0.00	12,532.42
01/14/19	1	Payment	001	16292	CK	15360	33	MB	2,000.00	0.00	10,532.42
01/23/19	1	Payment	001	16311	CK	15407	39	MB	1,000.00	0.00	9,532.42
01/24/19	1	Payment	001	16332	CK	15426	43	KBON	999.78	0.00	8,532.64
01/24/19	2	Payment	001	16332	CK	15426	44	KBON	0.22	0.00	8,532.42

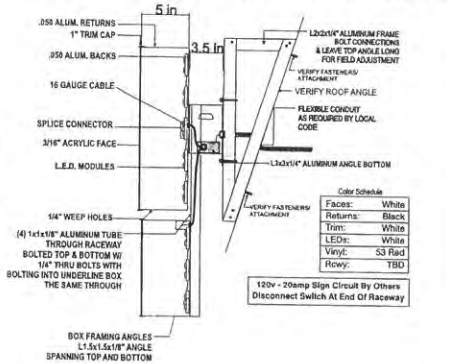
Total Principal Balance for Tax Years in Range: 8,532.42

RECEIVED
BY:

PROPOSED FACADE SIGN



LED Face-Lit Channel Letters On Raceway with Mansard Mount - SIDE VIEW



Existing

Black Horse Pike

Proposed

Black Horse Pike

OPTION 1

CHANNEL LETTERS AND PILL BOX ON RACEWAY W/MANSARD MOUNT

(1)

ILLUMINATED

INSTALL

Quote #

53 Red

Date	Revisions	By

54 Sq. Ft.

SignPros
DESIGN · BUILD · INSTALL · SERVICE
1215 Black Horse Pike
Glendora, NJ 08029
856-939-1099
www.signprosnj.com

Customer:	*Skeeter's Pub*	**Folder Name:**	*\\SIGNS\Design In Progress\Templates\Skeeter's Pub*
Contact:	*Lance Oberparleiter*	**File Name:**	*Channel Letters.fs*
Address:	*7 Coles Rd*	**Designed By:**	*Ashley Latrella*
City, State, Zip:	*Blackwood NJ 08012*	**Date:**	*1/3/2019*
Phone:	*856-631-3900*	**Salesperson:**	*Kirk Ryan*
Customer Email:	*l.obie@comcast.net*	**Keywords:**	

THIS DESIGN IS THE PROPERTY OF SIGNPROS. ALL RIGHTS TO ITS USE FOR REPRODUCTION ARE RESERVED BY SIGNPROS, GLENDORA, NJ

#HC 165910

Approved By:

X

Date Signed:

This Sign Is To Be Installed In Accordance With The Requirements Of Article 600 Of The National Electrical Code And/Or Other Applicable Local Codes. This Includes Proper Grounding And Bonding Of The Sign.

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

RECEIVED MAR 05

DATE: March 4, 2019

APPLICATION No. #192012C

APPLICANT: Sign Pros

PROJECT No. 12938

BLOCK(S): 8301 **LOT(S):** 7

LOCATION: Skeeters, 7 Coles Rd., Blackwood, NJ 08012

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 March 15, 2019

ENCLOSED:

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

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

No Issues.

Building is in an area on prop that prob needed additional signage to be viewed from BHP.

Signature

3/4/19

CHURCHILL

Churchill Consulting Engineers
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-809-4250 Fax 856-767-0272
E-mail jmellett@churchillengineers.com

November 13, 2018

Mr. Kenneth D. Lechner, PP, AICP
Department of Community Development and Planning
Gloucester Township
Chews Landing Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012

Re: Maria Cruz
Use "D" Variance
Block 19103, Lot 1
113 Marshall Avenue, Blackwood, NJ
Gloucester Township, Camden County
Gloucester Application #18204D
Our File No.: GX18006-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. A copy of a Township of Gloucester Zoning Board Transmittal dated October 2, 2018;

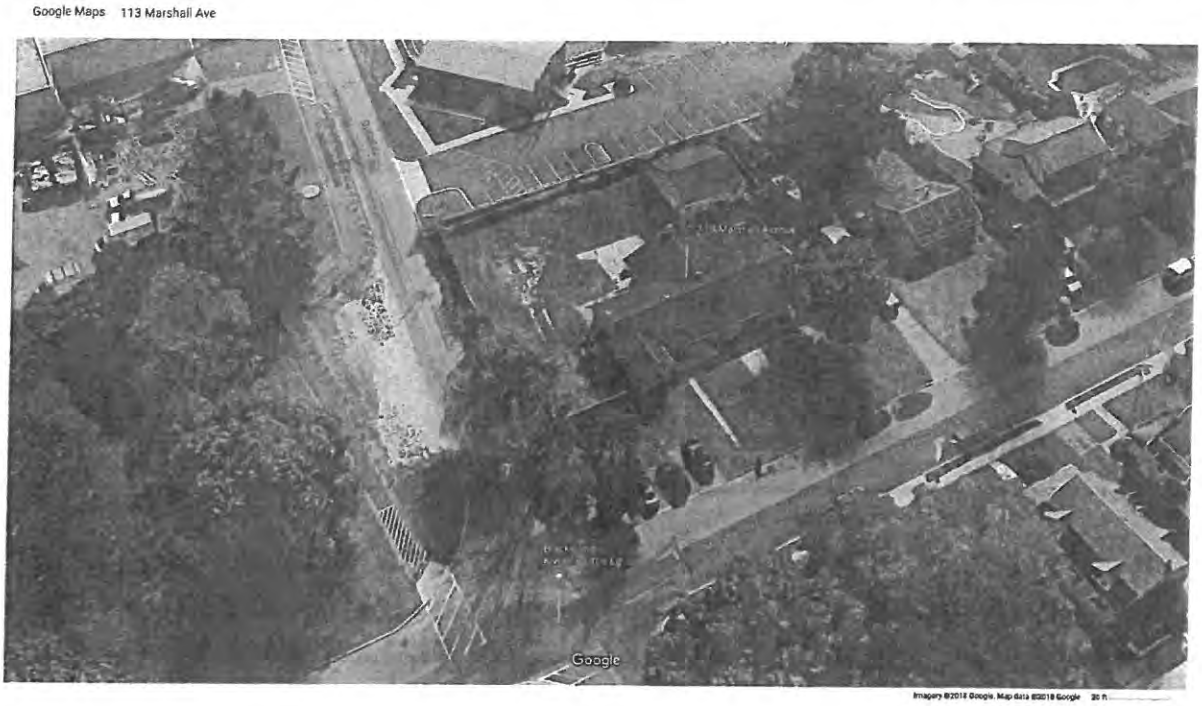
B. A copy of a Property Survey for 113 Marshall Avenue, prepared by Richard S. Humphries, Professional Land Surveyor, dated January 28, 2014;

C. A copy of a letter prepared by Maria Cruz along with supplemental lot and property information.

We have reviewed the application and offer the following comments:

I. Project Description

1. The project site is located on the southerly corner of Marshall Avenue and Railroad Avenue in the Blackwood neighborhood of Gloucester Township.
2. The site is known as Block 19103, Lot 1 and is approximately 0.49 acres, as per the Township of Gloucester Tax Map
3. The property currently contains a one-story residential building and separate garage.
4. The tract has approximately 150 feet of frontage along Marshall Avenue and approximately 151 feet of frontage along Railroad Avenue.
5. The lot is located within the R3 Residential Zoning District.
6. The applicant is seeking a "D" Use Variance to maintain the existing building as a four-unit apartment building.



II. Use Variance

1. The purpose of the R3 Residential zoning district is for single family detached uses at a density of three units per acre.
2. Multi family or apartments are not listed as a permitted or conditional use in the R3 zoning district. The applicant is therefore seeking a use variance.
3. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.
4. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.
5. We defer review of conformance with the area, yard and bulk requirements of the Ordinance to your office.
6. The applicant is requesting several submission waivers & variances, as indicated on the submission checklist. Items that we believe should be submitted are included within the comments in our report below.

III. Variance Plan

1. The applicant indicates the property was purchased in 2014 as a four-unit apartment complex and that the existing building had been converted to a four-unit apartment building by the previous owner.

2. The applicant should indicate how many bedrooms are existing in each apartment unit.

3. It appears that there are five existing paved parking spaces at the site.

4. It appears that three of the parking spaces encroach into the right of way of Marshall Avenue.

5. The "New Jersey Residential Site Improvement Standards" (N.J.A.C. 5:21-1 et. Seq.) require two off-street parking spaces per dwelling unit; therefore, eight parking spaces are required.

6. There is existing vegetation near the corner of Marshall Avenue and Railroad Avenue. It appears that the vegetation limits the site distance for vehicles backing out onto Marshall Avenue from the three existing parking spaces. This should be addressed.

7. A plan or testimony should be provided to indicate the location of adjacent dwellings or buildings, along with their respective uses.

8. We defer unit access and accessibility to the Gloucester Township Building Inspector.

9. The applicant should discuss existing public sewer and water servicing each unit and how it is metered.

10. The applicant should discuss other approvals currently being sought and the status of those approvals.

11. Our review is for the Use Variance application only. Should the Board approve the Use Variance, a formal Site Plan application which meets the requirements of the Township of Gloucester Land Development Ordinance may be required.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to the New Jersey Department of Environmental Protection, Gloucester Township Municipal Utilities Authority, Camden County and, Aqua New Jersey, Inc./New Jersey American Water, etc.

Please let me know if you have any questions or require any additional information.

Very truly yours,
Churchill Consulting Engineers

James J. Mellett, P.E., C.F.M.
Associate

JJM:tb:gw
C: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via mail & email)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)
Ms. Maria Cruz, Applicant (via email cruz@rowan.edu)

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #182044D Escrow #12665**
Maria Cruz
BLOCK 19103, LOT 1

DATE: November 6, 2018

The Applicant requests use variance approval for a "four-unit apartment" within the R3 – Residential District. The project is located on the southwest corner of Marshall and Railroad Avenues.

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application Form dated 10/01/18 including the following:
    1. Application narrative dated 9/26/18.
    2. Survey of Premises (copy), as prepared by Walter H. Macnamara Assoc., Inc. dated 01/28/14.
    3. Department of Community Affairs Certificate of Registration (copy) dated 9/28/10.
    4. Department of Community Affairs Certificate of Registration (copy) dated 7/24/14.
    5. Gloucester Township 2018 Final/2019 Preliminary Tax Bill (3 sheets).
    6. Gloucester Township Taxes 2016 – 2018.
    7. Real Estate Data for 113A, 113B, and 113C Marshall Avenue.
    8. Google Maps Photograph.
    9. Gloucester Township Tax Assessor Property Record Card.
    10. Tax Map Sheet 191.
    11. Tax Collector Certification of Taxes Paid dated 10/01/18.

II. ZONING REVIEW

ZONE: A four unit apartment building is not a listed permitted use in the R-3 – Residential District [§405.B].

Section 405.F, R-3 – Residential District

Description	Other Use	Proposed	Complies
Lot size (min.)	**2 acres**	**0.517 acres**	**no***
Lot frontage (min.) Marshall Avenue Railroad Avenue	 100 ft. 100 ft.	 150 ft. 150.87 ft.	 yes yes
Lot depth (min.)	**200 ft.**	**150 ft.**	**no***
Building coverage (max.)	30%	17.7%	yes
Lot Coverage (max.)	75%	26.5%	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.) Marshall Avenue Railroad Avenue	 30 ft. 30 ft.	 36.42 ft. 37.26 ft.	 yes yes
Side yard (min.)	30 ft.	22.58 ft.	enc
Rear yard (min.)	50 ft.	±60 ft.	yes
Building Height (max.)	40 ft.	n/a	n/a
Parking spaces (RSIS)[2]	8 spaces	n/p	---

[1] = Tax map data.

[2] = Apartments: 113A (3 bedrooms) + 113B (2 bedrooms) + 113C (3 bedrooms) + 113D (≥1 bedroom).

enc = Existing non-conformance.

III. VARIANCE COMMENTS

The instant application requires the following variances:

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

1. Lot Size: (0.517 ac. provided v. 2 ac. minimum required.
2. Lot Depth: (150 ft. provided v. 200 ft. minimum required).
3. Parking - number: (8 spaces minimum required).
    a. The Applicant must provide the proposed number of bedrooms to confirm the required number of parking spaces as per the Residential Site Improvement Standards (RSIS).

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:

4. 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)).
5. 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).

§405.B, Permitted Uses

6. Four unit apartment building is not a listed permitted use in the R-3 –Residential District [§405.B].

POSITIVE CRITERIA ("D1" use variance)

7. 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).

DENSITY – UNITS/ACRE

8. Density: (4 units provided v. 1.551 units maximum allowed).
    a. Based on the R-3 Residential District of 3 units per acre and lot size of 0.517 acres [0.517 x 3 = 1.551].

POSITIVE CRITERIA ("D5" variance)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D1" AND "D5" variances:

9. The Board has the power to grant a variance for an increase in the permitted density (basis N.J.S.A. 40:55-70d(5).
    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 applicable to the application.

2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

NEGATIVE CRITERIA

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

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

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

IV. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

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

1. Master Plan
   a. Consistency of the proposed four unit apartment building with the criteria of the following Residential 3 (R-3) land use classification of the master plan.

      "Most of the single family residential neighborhoods in Gloucester Township are in the Residential 3 classification. It constitutes the largest land use classification of the sixteen categories of the Land Use Plan. The category is intended for single family detached residential uses at three units per acre. Generally, the Residential 3 areas have already been developed, however, small infill areas still exist where a minor number of units could be developed. Open space and small scale institutional uses not individually mapped have been placed in this land use classification."

2. Zoning
   a. Consistency of the proposed four unit apartment building with the R-3 – Residential District and character of the built environment.

3. Use Variance
    a. It's recommended the Applicant provide testimony and information such as zoning permit(s), construction permit(s), etc. addressing the existing residence and proposed four unit apartment building use.
4. Density
    a. Consistency of the proposed 4 du/ac. density with the 1.551 du/ac. density based on the lot size of 0.517 acres.
5. Site Plan:
    a. Should the Board approve the instant application it is recommended a condition of approval require minor site plan approval to address RSIS parking requirements and other requirements of site plan approval.

V. 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 must address the above underlined comments.
2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

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

cc: Maria Cruz
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

K:\ZBA Reviews\Year 2018\Use\Maria Cruz-R3-182044D\Rpt\R_182044D-R3-Maria Cruz Rev 01.docx

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 №: #1820447

☐ Planning Board ☑ Zoning Board of Adjustment

Taxes Paid Yes/No DMB (Initial)

Fees 260.00 Project # 12665

Escr. 1200.00 Escr.# 12665

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: MARIA CRUZ
Address: 113 MARSHAL AVE
City: GLOUCESTER TWP / BLACKWOOD
State, Zip: NJ 08012
Phone: (856) 726-1462 Fax: (__)__-____
Email: Cruz@rowan.edu

2. Owner(s) (List all Owners)

Name(s): _____
Address: 424 WALNUT AVE
City: LINDENWOLD
State, Zip: _____
Phone: (__)__-____ Fax: (__)__-____

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

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

RECEIVED OCT 01 2018 BY: _____

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: N/A	Name:
Address:	Address:
Profession:	Profession:
City:	City:
State, Zip:	State, Zip:
Phone:(__)___-____ Fax:(__)___-____	Phone:(__)___-____ Fax:(__)___-____
Email:	Email:

7. Location of Property:

Street Address: 113 MARSHALL AVE. Block(s): 19103

~~Tract Area:~~ Lot(s): 1

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): *See attach*

Single-family zone (R3), turned into existing four-unit apartment by previous owner.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: N/A

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.

copy of survey

13. Zoning

All Applications	Proposed
Front setback 1	36.42
Front setback 2	37.26
Rear setback	59
Side setback 1	22.5
Side setback 2	
Lot frontage	150
Lot depth	150
Lot area	
Building height	

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

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☑ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 09/26/2018

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).**

09/26/2018
Date

Signature

MARIA CRUZ
Print Name

Sworn and Subscribed to before me this 26 day of September 2018 (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). ☐ No ☐ Yes

Signature of Applicant

09/26/2018
Date

Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, 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:
MARIA CRUZ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

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

Notary public

JACQUELINE ORTIZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/28/2021

From: Cruz, Maria cruz@rowan.edu
Date: Sep 26, 2018 at 3:39:42 PM
To: Jamilacruz2021@eccrsd.us

To whom my concern,

On April 17, 2014 I bought the property on 113 Marshall Ave. Gloucester 08012, which indicated that this building was composed by four apartments. It was Certicate of Registration by the State of New Jersey with the permission for four.

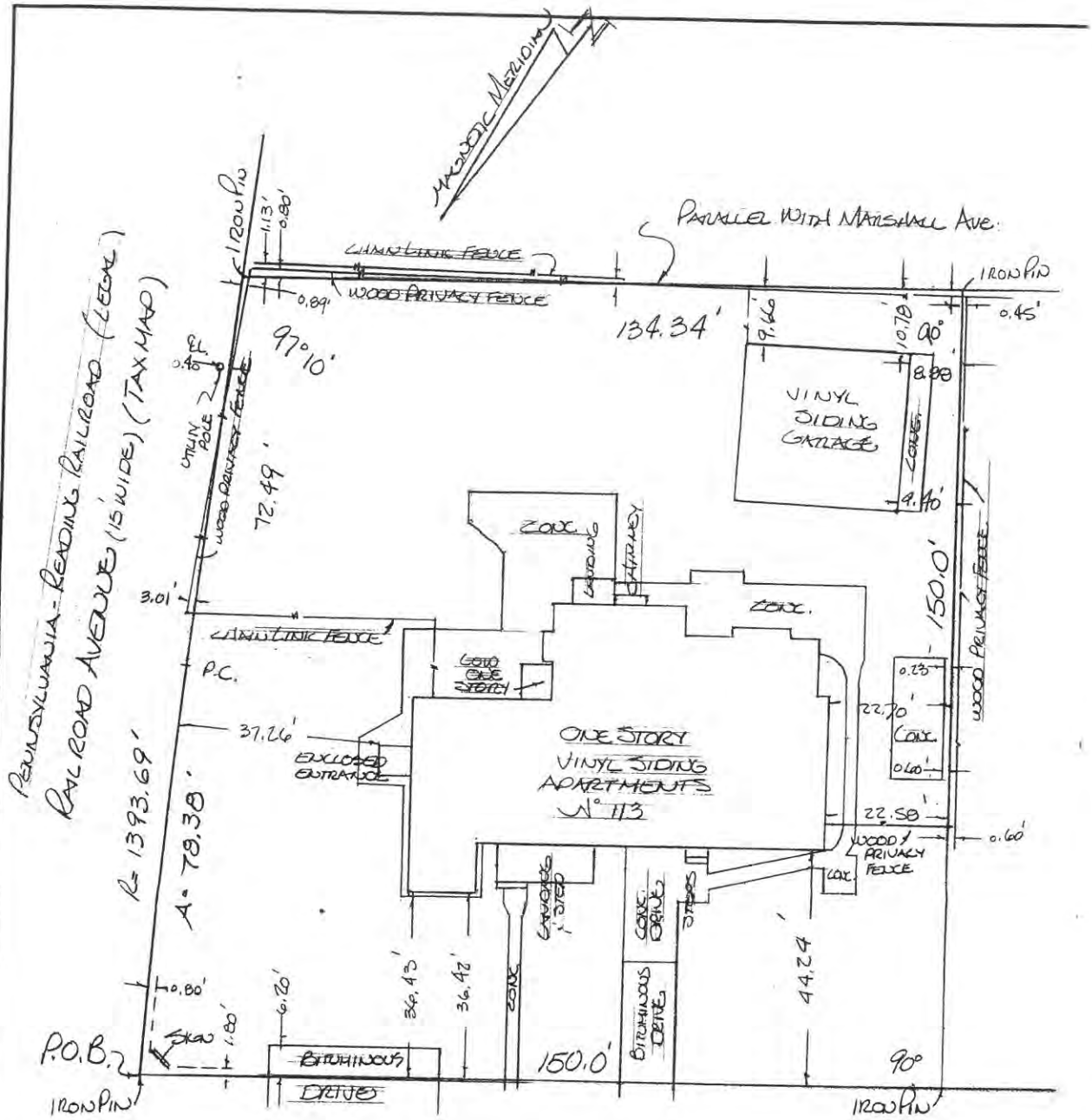
In my ignorance, I was thinking that all regulations was completed since I received some tickets for the four apartments to be fixed like cabinets, windows and roof. I appeared on the Municipal Court of this city for these violetions on 03/31/2015. I paid my tickets and I fixed my property accordingly to the inspections and regulations of Gloucester Township of New Jersey.

On June 2018, miss. Alisa Ortiz, who is the Zoning Officer send me a letter on it; she explained that I need the zoning permit for such four apartments. I requested all zoning permits from the prior owner but to my disregard the anterior owner passed away. His family can not provide the proof for the last apartment number four.

Today, I try to alien my property with all requirements and regulations from Gloucester Township. I need your approval from zoning. I hope all of you understand my situation since I try to fix this problem and respect all regulations as my ability permit it. I need your help.

Sincerely,
Maria Cruz
The new owner
113 Marshall Ave.

RECEIVED
OCT 01 2018
BY:



MARSHALL (50' WIDE) AVENUE

NOTE -
PARCEL SURVEYED BEING LOT 1 BLOCK 19103 TAX MAP GLOUCESTER TOWNSHIP
GROUND SNOW COVERED AT TIME OF SURVEY

GATEWAY FUNDING DIVERSIFIED MORTGAGE SERVICES, L.P. / ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR
PLATINUM ABSTRACT COMPANY, LLC / STEWART TITLE INSURANCE COMPANY

RECEIVED
OCT 01 2013
BY:

MARIE ANTONIA TILOCCO
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. Responsibility limited to current transaction.

RICHARD S. HUMPHRIES
P.L.S. N.J. LIC. 34059
DATE OF SURVEY JAN. 28, 2014

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

Survey of Premises

N° 113 MARSHALL AVENUE
TOWNSHIP OF GLOUCESTER
CAMDEN Co. New Jersey
Scale - 1" = 20'

856-854-5229

553

10/14/2010

BHI-4a (rev. 05/(

State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

CERTIFICATE OF REGISTRATION

BUILDING NUMBER: 0415-15739-001

BUILDING USE - MULTIPLE DWELLING
NUMBER OF APARTMENTS - 4
ROOMING UNITS 0
TOTAL - 4
CONSTRUCTION - MASONRY & CONCRETE

OWNERSHIP- PRIVATE/INDIVIDUAL
STORIES - 1
YEAR CONSTRUCTED - 1969

DATE OF TRANSFER OF OWNERSHIP (CLOSING DATE) - 01/10/2007
TAXES PAID TO: MUNICIPALITY-GLOUCESTER TWP COUNTY- CAMDEN

OWNER

ANGELO GRISOLIA
VINCENT GRISOLIA
424 E WALNUT AV
LINDENWOLD NJ 08021

BUILDING BLOCK- 1 LOT- 191.08

113 MARSHALL AV
GLOUCESTER TWP NJ 08029

IN-COUNTY AGENT

ANGELO GRISOLIA
424 E WALNUT AV
LINDENWOLD NJ 08024

MANAGER

MORTGAGEE

NET LESSEE

Tel # 609-633-6225

JANITOR OR SUPERINTENDENT

INDIVIDUAL FOR EMERGENCY AUTHORIZATIONS

ANGELO GRISOLIA
VINCENT GRISOLIA
424 E WALNUT AV
LINDENWOLD NJ 08021
PHONE NUMBER : 267-784-6251

CORPORATE OFFICERS OR GENERAL PARTNERS

REGISTERED AGENT (CORPORATIONS ONLY)

FUEL OIL SUPPLIER

THE LAW REQUIRES THAT THIS CERTIFICATE OF REGISTRATION BE POSTED IN A CONSPICUOUS LOCATION IN THE REGISTERED PREMISES ALONG WITH THE NAME AND ADDRESS OF THE BUILDING MANAGER.

THIS CERTIFICATE IS NOT TRANSFERRABLE. IN THE CASE OF ANY TRANSFER OF TITLE, IT SHALL BE THE DUTY OF THE NEW OWNER(S) TO FILE WITH THE COMMISSIONER WITHIN 20 DAYS OF SUCH TRANSFER AN APPLICATION FOR A NEW CERTIFICATE C: REGISTRATION. IN THE CASE OF ANY CHANGE IN THE AGENT FOR SERVICE OF PROCESS OR BUILDING MANAGER, IT SHALL BE THE DUTY OF THE OWNER TO NOTIFY THE DEPARTMENT OF COMMUNITY AFFAIRS WITHIN 30 DAYS OF SUCH CHANGE.

FAILURE TO COMPLY WITH THESE REQUIREMENTS CONSTITUTES A VIOLATION OF P.L. 1967, C. 76 OF THE LAWS OF NEW JERSEY AND SUBJECTS THE PARTY SO VIOLATING TO THE PENALTIES THEREIN. APPLICATIONS FOR CERTIFICATE OF REGISTRATION CAN BE OBTAINED BY CALLING THE BUREAU OF HOUSING INSPECTION AT 609-633-6225 OR 609-633-6210.

DATE FEE RECEIVED: 09/28/2010

Commissioner of Community Affairs by:
LORI GRIFA, COMMISSIONER

Mark J. Botsko, Chief
Bureau of Housing Inspection

1) OWNER COPY 2) MUNICIPALITY COPY 3) FILE COPY

08/06/2014

BHI-4a (rev. 04/2010)

State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

CERTIFICATE OF REGISTRATION

BUILDING NUMBER: 0415-15739-001

BUILDING USE - MULTIPLE DWELLING
NUMBER OF APARTMENTS - 4
ROOMING UNITS 0
TOTAL - 4
CONSTRUCTION - FRAME

OWNERSHIP - PRIVATE/INDIVIDUAL
STORIES - 15
YEAR CONSTRUCTED - 1960

DATES OF TRANSFER OF OWNERSHIP (CLOSING DATE) - 04/17/2014
TAXES PAID TO: MUNICIPALITY- GLOUCESTER TWP COUNTY- CAMDEN

OWNER

MARIA CRUZ
113 MARSHALL AVE
BLACKWOOD NJ 08012

BUILDING BLOCK- 1 LOT- 191.08

113 MARSHALL AVE
BLACKWOOD NJ 08012

IN-COUNTY AGENT

MARIA CRUZ
113 MARSHALL AVE
BLACKWOOD NJ 08012

MANAGER

MARIA CRUZ
113 MARSHALL AVE
BLACKWOOD 08012

MORTGAGEE

GATEWAY FUNDING DIVERSIFIED
MTC
300 WALSH RD
HORSHAM NJ 19044

NET LESSEE

JANITOR OR SUPERINTENDENT

INDIVIDUAL FOR EMERGENCY AUTHORIZATIONS

MARIA CRUZ
113 MARSHALL AVE
BLACKWOOD NJ 08012
PHONE NUMBER : 856-726-1462

CORPORATE OFFICERS OR GENERAL PARTNERS

REGISTERED AGENT (CORPORATIONS ONLY)

FUEL OIL SUPPLIER

THE LAW REQUIRES THAT THIS CERTIFICATE OF REGISTRATION BE POSTED IN A CONSPICUOUS LOCATION IN THE REGISTERED PREMISES ALONG WITH THE NAME AND ADDRESS OF THE BUILDING MANAGER.

THIS CERTIFICATE IS NOT TRANSFERRABLE. IN THE CASE OF ANY TRANSFER OF TITLE, IT SHALL BE THE DUTY OF THE NEW OWNER(S) TO FILE WITH THE COMMISSIONER WITHIN 20 DAYS OF SUCH TRANSFER AN APPLICATION FOR A NEW CERTIFICATE OF REGISTRATION. IN THE CASE OF ANY CHANGE IN THE AGENT FOR SERVICE OF PROCESS OR BUILDING MANAGER, IT SHALL BE THE DUTY OF THE OWNER TO NOTIFY THE DEPARTMENT OF COMMUNITY AFFAIRS WITHIN 30 DAYS OF SUCH CHANGE.

FAILURE TO COMPLY WITH THESE REQUIREMENTS CONSTITUTES A VIOLATION OF P.L. 1967, C. 76 OF THE LAWS OF NEW JERSEY AND SUBJECTS THE PARTY SO VIOLATING TO THE PENALTIES THEREIN. APPLICATIONS FOR CERTIFICATE OF REGISTRATION CAN BE OBTAINED BY CALLING THE BUREAU OF HOUSING INSPECTION AT 609-633-6225 OR 609-633-6210.

DATE FEE RECEIVED: 07/24/2014

By Commissioner of Community Affairs:

RICHARD E. CONSTABLE, III, COMMISSIONER

Edwin S. Tomkiewicz, Chief
Bureau of Housing Inspection

1) OWNER COPY 2) MUNICIPALITY 3) FILE COPY

2018 FINAL/2019 PRELIMINARY TAX BILL — TOWNSHIP OF GLOUCESTER — CAMDEN COUNTY, NJ

BLOCK NUMBER	LOT NUMBER	QUALIFICATION
19103	1	

Property Locat. 113 MARSHALL AVENUE
Building Desc. TRI PLEX
Additional Lots
Land Dimens. 150X150
Bank Mortgage # Tax Acct. # 00020507

ASSESSED VALUATION INFORMATION

▼ LAND ▼	▼ IMPROVEMENTS ▼	▼ TOTAL ▼
71600	180200	251800
EXEMPTIONS ▶	NET TAXABLE VALUE ▶	251800

CRUZ MARIA
113 MARSHALL AVENUE
BLACKWOOD NJ 08012

EXPLANATION OF TAXES

DESCRIPTION	RATE PER $100	AMOUNT OF TAX
COUNTY TAX	0.823	2072.31
COUNTY LIBRARY	0.053	133.45
COUNTY OPEN SPACE	0.021	52.88
SCHOOL TAX	1.147	2888.15
REGIONAL SCHOOL TAX	0.637	1603.97
MUNICIPAL TAX	1.088	2739.58
MUNICIPAL OPEN SPACE	0.020	50.36
FIRE DISTRICT=F04	0.242	609.36
2018 TOTAL TAX	4.031	10150.06
2018 NET TAX		10150.06
LESS 2018 PREV. BILLED		4884.92
BALANCE OF 2018 TAX		5265.14

2018 3RD QTR DUE AUG. 1, 2018	2018 4TH QTR DUE NOV. 1, 2018	2019 1ST QTR DUE FEB. 1, 2019	2019 2ND QTR DUE MAY 1, 2019
2632.57	2632.57	2537.52	2537.51

INFORMATION FOR TAXPAYERS

MAKE CHECK PAYABLE TO: TOWNSHIP OF GLOUCESTER

MAIL TO: GLOUCESTER TOWNSHIP TAX OFFICE
P.O. BOX 8
BLACKWOOD, N.J. 08012

TEL #: (856) 228-4000

2019 PRELIMINARY TAX

PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2018 TOTAL NET TAX: 5075.03

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

AUGUST QUARTER TAX GRACE PERIOD IS BEING EXTENDED UNTIL AUGUST 27,2018 PAYMENTS MUST BE IN OUR OFFICE BY 5:45PM TO AVOID INTEREST. PAYMENTS MADE AFTER THAT DATE WILL ACCRUE INTEREST FROM AUGUST 1, 2018.

DISTRIBUTION OF TAXES

County Taxes	22.25%	$ 2258.64
School Taxes	44.26%	$ 4492.12
Municipal Taxes	27.49%	$ 2789.94
Fire Dist Tax	6.00%	$ 609.36

STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Services' website at http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html to find (based on the assessed value of this parcel) the amount of state aid used to offset property taxes on this parcel.

TOWNSHIP OF GLOUCESTER 2019-2

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT
2019 2ND QUARTER TAX DUE MAY 1, 2019

BLOCK NUMBER: 19103 | LOT NUMBER: 1 | QUALIFICATION | BANK CODE
TAX ACCOUNT NUMBER: 00020507 | TAX BILL NUMBER
TAX AMOUNT BILLED ▶ DUE MAY 1, 2019: 2537.51
ADJUSTMENT
INTEREST
CASH
CHECK
TOTAL

CRUZ MARIA
113 MARSHALL AVENUE

TOWNSHIP OF GLOUCESTER 2019-1

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT
2019 1ST QUARTER TAX DUE FEBRUARY 1, 2019

BLOCK NUMBER: 19103 | LOT NUMBER: 1 | QUALIFICATION | BANK CODE
TAX ACCOUNT NUMBER: 00020507 | TAX BILL NUMBER
TAX AMOUNT BILLED ▶ DUE FEBRUARY 1, 2019: 2537.52
ADJUSTMENT
INTEREST
CASH
CHECK
TOTAL

CRUZ MARIA
113 MARSHALL AVENUE

TOWNSHIP OF GLOUCESTER 2018-4

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT
2018 4TH QUARTER TAX DUE NOVEMBER 1, 2018

BLOCK NUMBER: 19103 | LOT NUMBER: 1 | QUALIFICATION | BANK CODE
TAX ACCOUNT NUMBER: 00020507 | TAX BILL NUMBER
TAX AMOUNT BILLED ▶ DUE NOVEMBER 1, 2018: 2632.57
ADJUSTMENT
INTEREST
CASH
CHECK
TOTAL

CRUZ MARIA
113 MARSHALL AVENUE

TOWNSHIP OF GLOUCESTER 2018-3

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT
2018 3RD QUARTER TAX DUE AUGUST 1, 2018

BLOCK NUMBER: 19103 | LOT NUMBER: 1 | QUALIFICATION | BANK CODE
TAX ACCOUNT NUMBER: 00020507 | TAX BILL NUMBER
TAX AMOUNT BILLED ▶ DUE AUGUST 1, 2018: 2632.57
ADJUSTMENT
INTEREST
CASH
CHECK
TOTAL

CRUZ MARIA
113 MARSHALL AVENUE
TO AVOID INTEREST CHARGES, PAYMENT MUST BE RECEIVED ON OR BEFORE 08/27/18

2012 FINAL/2013 PRELIMINARY TAX BILL

TOWNSHIP OF GLOUCESTER

CAMDEN COUNTY, NJ

BLOCK NUMBER	LOT NUMBER	QUALIFICATION
19103	1	

Property Locat. 113 MARSHALL AVENUE
Building Desc. TRI PLEX
Additional Lots
Land Dimens. 150X150
Bank
Mortgage # 00720532 Tax Acct. # 20507

ASSESSED VALUATION INFORMATION

▼ LAND ▼	▼ IMPROVEMENTS ▼	▼ TOTAL ▼
71600	180200	251800
EXEMPTIONS ▶	NET TAXABLE VALUE ▶	251800

EXPLANATION OF TAXES

DESCRIPTION	RATE PER $100	AMOUNT OF TAX
COUNTY TAX	0.706	1777.71
COUNTY LIBRARY	0.046	115.83
COUNTY OPEN SPACE	0.020	50.36
SCHOOL TAX	0.956	2407.21
REGIONAL SCHOOL TAX	0.509	1281.66
MUNICIPAL TAX	0.825	2077.35
MUNICIPAL OPEN SPACE	0.020	50.36
FIRE DISTRICT=F04	0.166	417.99
2012 TOTAL TAX	3.248	8178.47
2012 NET TAX		8178.47
LESS 2012 PREV. BILLED		4028.80
BALANCE OF 2012 TAX		4149.67
* PAST DUE AMOUNT *		

GRISOLIA VINCENT
1104 CANTRELL STREET
PHILADELPHIA PA 19148

2012 3RD QTR DUE AUG. 1, 2012	2012 4TH QTR DUE NOV. 1, 2012	2013 1ST QTR DUE FEB. 1, 2013	2013 2ND QTR DUE MAY 1, 2013
2074.84	2074.83	2044.62	2044.62

INFORMATION FOR TAXPAYERS

MAKE CHECK PAYABLE TO: TOWNSHIP OF GLOUCESTER

MAIL TO: GLOUCESTER TOWNSHIP TAX OFFICE
P.O. BOX 8
BLACKWOOD, N.J. 08012

TEL #: (856) 228-4000

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

TAX OFFICE DRIVE THRU WINDOW WILL NOW BE OPEN ON FRIDAYS, DURING THE TAX COLLECTION PERIOD.

GRACE PERIOD ENDS ON THE 10TH OF THE TAXING MONTH UNLESS IT FALLS ON THE WEEKEND.

2013 PRELIMINARY TAX

PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2012 TOTAL NET TAX: 4089.24

DISTRIBUTION OF TAXES

County Taxes	23.77%	$ 1943.90
School Taxes	45.10%	$ 3688.87
Municipal Taxes	26.02%	$ 2127.71
Fire Dist Tax	5.11%	$ 417.99

STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. Based on the assessed value, the amount of this State aid used to offset property taxes on this parcel equals: $ 5484.20

TOWNSHIP OF GLOUCESTER 2013-2

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT
2013 2ND QUARTER TAX DUE MAY 1, 2013

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
19103	1		

TAX ACCOUNT NUMBER	TAX BILL NUMBER
20507	009924

TAX AMOUNT BILLED ▶ DUE MAY 1, 2013: 2044.62

ADJUSTMENT
INTEREST
CASH
CHECK
TOTAL

GRISOLIA VINCENT
113 MARSHALL AVENUE
* PAST DUE AMOUNT *

TOWNSHIP OF GLOUCESTER 2013-1

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT
2013 1ST QUARTER TAX DUE FEBRUARY 1, 2013

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
19103	1		

TAX ACCOUNT NUMBER	TAX BILL NUMBER
20507	009924

TAX AMOUNT BILLED ▶ DUE FEBRUARY 1, 2013: 2044.62

ADJUSTMENT
INTEREST
CASH
CHECK
TOTAL

GRISOLIA VINCENT
113 MARSHALL AVENUE
* PAST DUE AMOUNT *

TOWNSHIP OF GLOUCESTER 2012-4

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT
2012 4TH QUARTER TAX DUE NOVEMBER 1, 2012

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
19103	1		

TAX ACCOUNT NUMBER	TAX BILL NUMBER
20507	009924

TAX AMOUNT BILLED ▶ DUE NOVEMBER 1, 2012: 2074.83

ADJUSTMENT
INTEREST
CASH
CHECK
TOTAL

* PAST DUE AMOUNT *

GRISOLIA VINCENT
113 MARSHALL AVENUE

TOWNSHIP OF GLOUCESTER 2012-3

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT
2012 3RD QUARTER TAX DUE AUGUST 1, 2012

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
19103	1		

TAX ACCOUNT NUMBER	TAX BILL NUMBER
20507	009924

TAX AMOUNT BILLED ▶ DUE AUGUST 1, 2012: 2074.84

ADJUSTMENT
INTEREST
CASH
CHECK
TOTAL

* PAST DUE AMOUNT *

GRISOLIA VINCENT
113 MARSHALL AVENUE
TO AVOID INTEREST CHARGES, PAYMENT MUST BE RECEIVED ON OR BEFORE 08/10/12

2016 FINAL/2017 PRELIMINARY TAX BILL

TOWNSHIP OF GLOUCESTER — Camden County — CAMDEN COUNTY, NJ

BLOCK NUMBER	LOT NUMBER	QUALIFICATION
19103	1	

Property Local. 113 MARSHALL AVENUE
Building Desc. TRI PLEX
Additional Lots
Land Dimens. 150X150
Bank
Mortgage #
Tax Acct. # 20507

ASSESSED VALUATION INFORMATION

	▼ LAND ▼	▼ IMPROVEMENTS ▼	▼ TOTAL ▼
EXEMPTIONS ▶	71600	180200	251800
NET TAXABLE VALUE ▶			251800

CRUZ MARIA
113 MARSHALL AVENUE
BLACKWOOD NJ 08012

EXPLANATION OF TAXES

DESCRIPTION	RATE PER $100	AMOUNT OF TAX
COUNTY TAX	0.779	1961.52
COUNTY LIBRARY	0.050	125.90
COUNTY OPEN SPACE	0.020	50.36
SCHOOL TAX	1.102	2774.84
REGIONAL SCHOOL TAX	0.604	1520.87
MUNICIPAL TAX	1.008	2538.14
MUNICIPAL OPEN SPACE	0.020	50.36
FIRE DISTRICT=F04	0.205	516.19
2016 TOTAL TAX	3.788	9538.18
2016 NET TAX		9538.18
LESS 2016 PREV. BILLED		4420.35
BALANCE OF 2016 TAX		5117.83

2016 3RD QTR DUE AUG. 1, 2016	2558.92	2016 4TH QTR DUE NOV. 1, 2016	2558.91	2017 1ST QTR DUE FEB. 1, 2017	2384.55	2017 2ND QTR DUE MAY 1, 2017	2384.54

INFORMATION FOR TAXPAYERS

MAKE CHECK PAYABLE TO: TOWNSHIP OF GLOUCESTER

MAIL TO: GLOUCESTER TOWNSHIP TAX OFFICE
P.O. BOX 8
BLACKWOOD, N.J. 08012

TEL #: (856) 228-4000

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

ONLINE BANK PAYMENTS MUST INCLUDE BLOCK & LOT NUMBERS. TAX OFFICE DRIVE THRU WINDOW IS ONLY OPEN DURING TAX COLLECTION PERIOD, 8:30AM TO 5PM.

2017 PRELIMINARY TAX

PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2016 TOTAL NET TAX: 4769.09

DISTRIBUTION OF TAXES

County Taxes	22.41%	$ 2137.78
School Taxes	45.04%	$ 4295.71
Municipal Taxes	27.14%	$ 2588.50
Fire Dist Tax	5.41%	$ 516.19

STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Services' website at http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html to find (based on the assessed value of this parcel) the amount of state aid used to offset property taxes on this parcel.

TOWNSHIP OF GLOUCESTER Camden County **2017-2**

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT
2017 2ND QUARTER TAX DUE MAY 1, 2017

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
19103	1		

TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE MAY 1, 2017
20507	010999		2384.54

ADJUSTMENT
INTEREST
CASH
CHECK
TOTAL

CRUZ MARIA
113 MARSHALL AVENUE

TOWNSHIP OF GLOUCESTER Camden County **2017-1**

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT
2017 1ST QUARTER TAX DUE FEBRUARY 1, 2017

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
19103	1		

TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE FEBRUARY 1, 2017
20507	010999		2384.55

ADJUSTMENT
INTEREST
CASH
CHECK
TOTAL

CRUZ MARIA
113 MARSHALL AVENUE

TOWNSHIP OF GLOUCESTER Camden County **2016-4**

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT
2016 4TH QUARTER TAX DUE NOVEMBER 1, 2016

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
19103	1		

TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE NOVEMBER 1, 2016
20507	010999		2558.91

ADJUSTMENT
INTEREST
CASH
CHECK
TOTAL

CRUZ MARIA
113 MARSHALL AVENUE

TOWNSHIP OF GLOUCESTER Camden County **2016-3**

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR PAYMENT
2016 3RD QUARTER TAX DUE AUGUST 1, 2016

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE
19103	1		

TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE AUGUST 1, 2016
20507	010999		2558.92

ADJUSTMENT
INTEREST
CASH
CHECK
TOTAL

CRUZ MARIA
113 MARSHALL AVENUE

Welcome to
GLOUCESTER TOWNSHIP, NJ
A GREAT PLACE to LIVE, WORK and PLAY

Block/Lot/Qual:	19103. 1.	**Tax Account Id:**	20507
Property Location:	113 MARSHALL AVENUE	**Property Class:**	2 - Residential
Owner Name/Address:	CRUZ MARIA	**Land Value:**	71,600
	113 MARSHALL AVENUE	**Improvement Value:**	180,200
	BLACKWOOD NJ 08012	**Exempt Value:**	0
		Total Assessed Value:	251,800
		Additional Lots:	None
Special Taxing Districts:	FIRE DISTRICT=F04	**Deductions:**	

Taxes

Make a Payment **View Tax Rates** **View Current Bill** **Project Interest**

Year	Due Date	Billed	Balance	Interest	Total Due	Status
2018	02/01/2018	2,442.46	2,442.46	0.00	2,442.46	OPEN
2018	05/01/2018	2,442.46	2,442.46	0.00	2,442.46	OPEN
	Total 2018	**4,884.92**	**4,884.92**	**0.00**	**4,884.92**	
2017	02/01/2017	2,384.55	0.00	0.00	0.00	PAID
2017	05/01/2017	2,384.54	0.00	0.00	0.00	PAID
2017	08/01/2017	2,500.38	0.00	0.00	0.00	PAID
2017	11/01/2017	2,500.37	2,500.37	0.00	2,500.37	OPEN
	Total 2017	**9,769.84**	**2,500.37**	**0.00**	**2,500.37**	
2016	02/01/2016	2,210.18	0.00	0.00	0.00	PAID
2016	05/01/2016	2,210.17	0.00	0.00	0.00	PAID
2016	08/01/2016	2,558.92	0.00	0.00	0.00	PAID
2016	11/01/2016	2,558.91	0.00	0.00	0.00	PAID
	Total 2016	**9,538.18**	**0.00**	**0.00**	**0.00**	

Last Payment: 08/07/17

Return to Home

113C MARSHALL AVE
BLACKWOOD, NJ 08012

$1,200

SOLD 5/10/2017

3
BEDS

1
BATH

RENTAL

Call Us

Contact Us

3 bedroom main level unit on very quiet street, rear entrance, wall to wall carpets, close to schools, shopping, highways, bridges and public transportation. very good school system. good sized rooms.

Property Details

Black Horse Pike Reg
SCHOOL DISTRICT

1955
BUILT

Quadraplex
ARCHITECTURE

6960987
MLS#

INTERIOR FEATURES

Electric heat

Breakfast room

EXTERIOR FEATURES

School district: Black Horse Pike Reg

On street parking

Lot acreage is: 0.52

Lot dimension is: 150X150

More details...

Courtesy of:
Garden State Properties Group

Call **(855) 464-2662**
855-GO-HANNA
We are standing by to assist you.
or

Nearby Schools

NAME	TYPE	*GreatSchools* RATING	DISTANCE
Highland High School	High School / Public	2	0.98 mi.
Our Lady Of Hope Regional School *	Pre-School, Elementary School, Middle School / Private	N/A	0.21 mi.
St. Agnes School *	Pre-School, Elementary School, Middle School / Private	N/A	0.41 mi.
Gloucester Township Elementary School *	Elementary School / Public	7	0.09 mi.
Kingdom Charter School of Leadership *	Elementary School / Public	2	0.45 mi.
St. Judes Annex *	Elementary School, Middle School / Private	N/A	0.28 mi.

BLACKWOOD Real Estate Market in 08012

271	$162,523
PROPERTIES FOR SALE RIGHT NOW	AVERAGE SALE PRICE

113C MARSHALL Avenue, BLACKWOOD, NJ 08012 is a 3 bedroom, 1 bath rental was sold for $1,200.

©2018 TREND, All Rights Reserved. Information Deemed Reliable But Not Guaranteed. Some properties which appear for sale on this website may no longer be available because they are under contract, have sold or are no longer being offered for sale.

The data relating to real estate for sale on this website appears in part through the TREND Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Howard Hanna participates, and is provided by TREND through a licensing agreement.

The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.

Data last updated: 5/14/2018.

School ratings are supplied by GreatSchools. School attendance zone boundaries are supplied by Maponics. Both are subject to change.

* indicates a school is in close proximity to this home, but this home is not guaranteed to fall within the school's attendance zone boundaries. Check with the applicable school district prior to making a decision based on these boundaries.

More Listings Blackwood, NJ

NJ / Blackwood Townhomes / Sunset Beach Townhomes

Gallery Street View

Tito Santiago: 856-665-1234
1 of 15

This pad expired on 2/10/17.
Explore more in the same area.

$1,100

No longer available

2 beds 1 bath 2,192 sqft

113b Marshall Avenue
Blackwood, NJ 08012

Response Rate: 30% / Response Time: within an hour

Don't want to see this listing? Hide it

Description

two bedroom in good condition in very nice and quiet area of blackwood. close to schools, shopping, highways, bridges and public transportation. water and sewer included

Amenities

Property amenities

- Cooling System: None
- Floor Covering: Carpet
- Floor Covering: Linoleum/Vinyl
- Heating fuel: Gas
- MLS Listing ID: 6871865
- School District: Black Horse Pike Reg

Map data ©2017 Google

More Listings Blackwood, NJ

- Sewage included in rent
- Water included in rent

Show more

Unit amenities

- Cable
- Dryer
- Refrigerator
- Washer
- Wired

Pricing comparison

$341

This 2 bedroom home is listed at $1,100, while 2 bedroom homes...

- in Hilltop go for $1,441.
- in Blackwood go for $1,243.
- in Camden County go for $1,364.
- in 08012 go for $1,397.

This listing is cheaper than the average 2 bedroom home in Hilltop by $341.

Nearby schools

Students who live in this rental at 113b Marshall Avenue attend the following Black Horse Pike Regional Schools (Unified School District) and Gloucester Township Public Schools (Unified School District) public schools:

All University

Camden County College

College

Showing 1 of 1 school.

School attendance boundaries are constantly changing and may contain errors. Always verify them with school administration before making any commitments relating to this property. GreatSchools ratings are here to help you compare schools, but don't let this be the only factor in selecting the right school for your kids. Learn more.

Similar homes nearby

211 E Baltimore Ave #3
Clifton Heights, PA 19018
Townhouse For Rent

$925
2 beds
New! 2d ago

More Listings Blackwood, NJ

NJ / Blackwood Houses

Gallery Street View

Tito Santiago: 856-665-1234
1 of 9

This pad expired on 6/8/17.
Explore more in the same area.

BLACKWOOD

$1,600

No longer available

3 beds 1 bath 1,600 sqft

113a Marshall Avenue
Blackwood, NJ 08012

113a Marshall Avenue
3 beds 1,600 House

Response Rate: 30% / Response Time: within an hour

Don't want to see this listing? Hide it

Description

3 bedroom main level unit on very quiet street, front entrance, wall to wall carpets, close to schools, shopping, highways, bridges and public transportation. very good school system. good sized rooms. water and sewer included

Amenities

Property amenities

- Cooling System: none
- Floor Covering: carpet
- Heating system: Electric
- MLS Listing ID: 6998926
- School District: Black Horse Pike Reg
- Sewage included in rent

Map data ©2017 Google

More Listings

Water included in rent

Blackwood, NJ

Year Built: 1955

Pricing comparison

$145

This 3 bedroom home is listed at $1,600, while 3 bedroom homes...

- in Blackwood go for $1,455.
- in Camden County go for $1,680.
- in 08012 go for $1,553.

This listing is priced above the average 3 bedroom home in Blackwood by $145.

Nearby schools

2

Students who live in this rental at 113a Marshall Avenue attend the following Black Horse Pike Regional Schools (Unified School District) and Gloucester Township Public Schools (Unified School District) public schools:

All High

Highland Regional High School

Public Grades 9 - 12

0.9 miles

2

out of 10

Showing 1 of 1 school.

School attendance boundaries are constantly changing and may contain errors. Always verify them with school administration before making any commitments relating to this property. GreatSchools ratings are here to help you compare schools, but don't let this be the only factor in selecting the right school for your kids. Learn more.

Utilities

Similar homes nearby

The Club at Mainstreet
Voorhees, NJ 08043
Apartments For Rent

$1,360+
1 to 3 beds

Ramblewood Village Apartments
Mount Laurel, NJ 08054
Apartments For Rent

$1,120+
1 to 4 beds

Search for apartments in...

MENU

← See nearby apartments

Create Alert

113 Marshall Ave

Off Market

Blackwood Apartments for Rent

Explore similar houses & apartments for rent

See Apartments in Blackwood

Or start a new search

City, neighborhood, or street

3 BED	1 BATH	NO	NO	1,600 FT²	5+ DAYS

113 Marshall Ave

3 bedroom main level unit on very quiet street, rear entrance, wall to wall carpets, close to schools, shopping, highways, bridges and public transportation. very good school system. good sized rooms. Office Phone: (856) 665-1234

Provided by ListHub

Amenities

Search for apartments in...

MENU

Carpet

Apartment Location

ADDRESS

113 Marshall Ave 08012

NEIGHBORHOOD

WALK SCORE

58 Somewhat Walkable

Learn more on WalkScore.com →

COMMUTE TIME

Similar Nearby Apartments

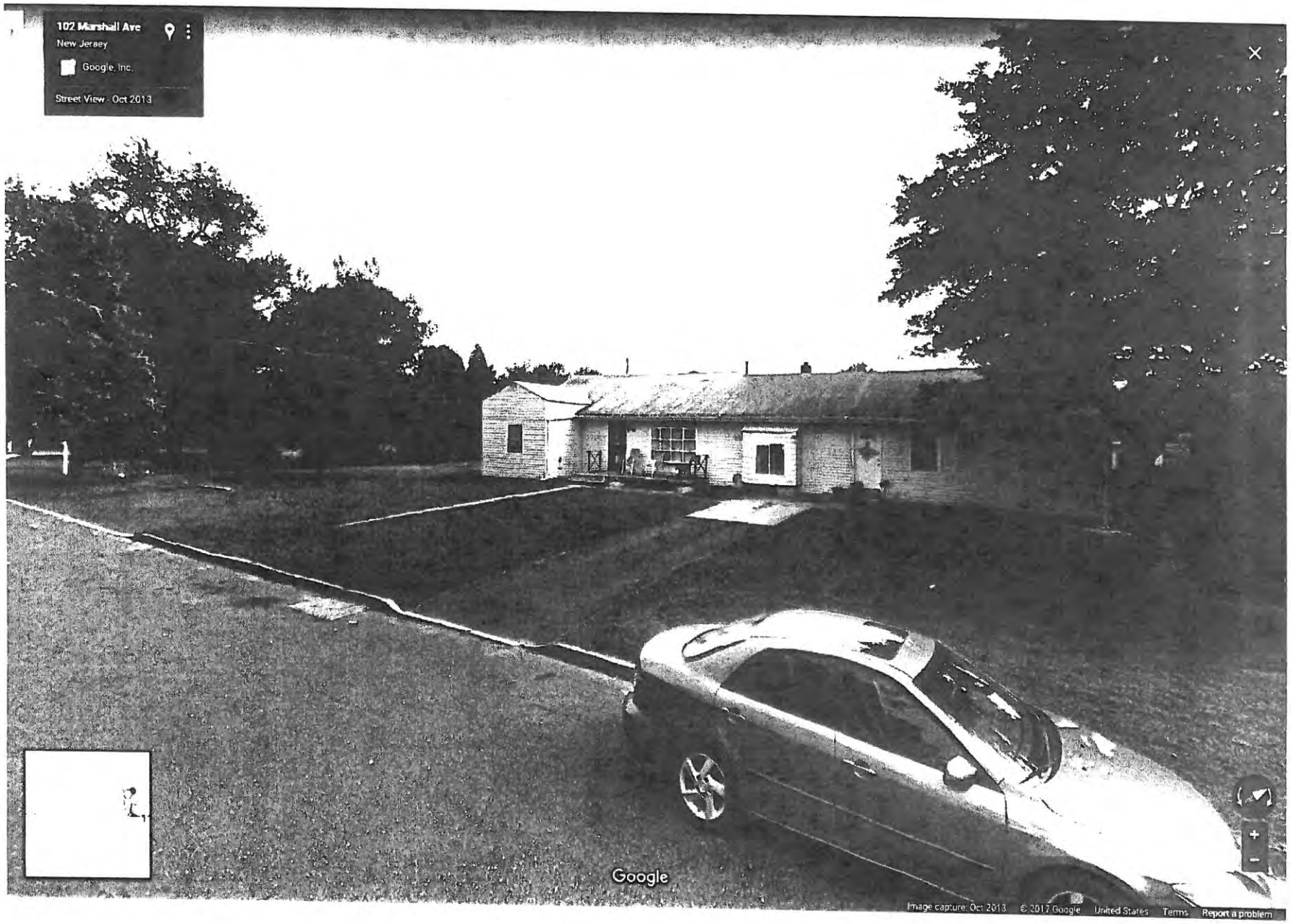
102 Marshall Ave - Google Maps - Internet Explorer

https google.com

102 Marshall Ave - Google... WIPP

File Edit View Favorites Tools Help

Google recommends using Chrome



Block: **19103**	**Bldg:** TRI PLEX	**Owners Name:** GRISOLIA VINCENT	Land: **71,600**	Exemption	Net Taxable Value
Lot: **1**	**Lot:** 150X150	**Street Address:** 1104 CANTRELL STREET	Impr: **180,200**	Code:	
Qual:	**Addl:**	**City & State:** PHILADELPHIA PA 19148	Total: **251,800**	Value:	**251,800**
Card: **M**		**Property Loc:** 113 MARSHALL AVENUE	Class: **2**	**GLOUCESTER TWP**	

BUILDING PERMITS

Date	Description	Amount	Compl	Mos	Added

ASSESSMENT HISTORY

Year	Land	Impr	Net
2010	71,600	180,200	251,800
2009	27,800	157,500	185,300
2008	27,800	157,500	185,300

SALE HISTORY

Grantor	Date	Price	Nu
GRISOLIA VINCENT & LOUISE	10/25/08	1	1

LAND CALCULATIONS

FF	Depth	Back	Table	Rate	Tri	Site	NetCond	Value
134	150	00	110	200		40000	00%	69,400
16	150		110	200	6	0	00%	2,160

SITE INFORMATION

Map:	Neigh:	Util:
191	36	
Zone:	**VCS:**	**Road:**
36	36	
Acres:	**Auto:**	**Topo:**
0.000		

RESIDENTIAL COST APPROACH

	Size	Rate	Const	Qual	Fact	Value
BASEMENT	2088	6.69	1470	1.15	1.00	17755
BASEMENT FIN	1461	7.99	874	1.15	1.00	14429
FIRST STORY	2192	59.22	26620	1.00	1.00	156430
ELECTRIC BASEBD	2192	1.70	720	1.12	1.00	4980
3 FIXTURE BATH	1 - 2	2595.00	0	1.12	1.00	-2906
2 FIXTURE BATH	0 - 1	1895.00	0	1.12	1.00	-2122
EXTRA KITCHEN	1	3485.00	0	1.00	1.00	3485
FIREPLACE 1STY	1	2500.00	0	1.15	1.00	2875
ENCLOSED PORCH	36	27.15	1080	1.15	1.00	2366
PATIO	102	5.31	182	1.15	1.00	832

TOTAL BASE COST: 198,124 CCF 1.25 COST NEW: 247,655

PHYSICAL DEPR: 25.00% ECONOMIC DEPR: 0.00% NET COND: 71.25

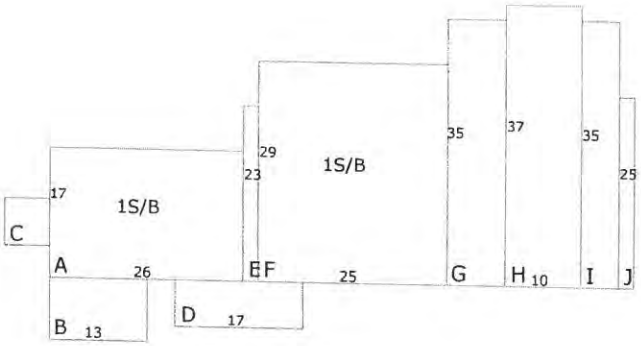
FUNCTIONAL DEPR: 5.00% BLDG VALUE: 176,454

SHED 1STY : 900 x 11.00 + 0 x 1.20 x 1.25 x 0.25 3712

Land: **71,600** Impr: **180,200** Total: **251,800**

SKETCH

RECEIVED
OCT 01 2013
BY:



A=1S/B (442)
B=1S/CR (104)
C=EP (36)
D=PD (102)
E=1S/B (46)
F=1S/B (725)
G=1S/B (280)
H=1S/B (370)
I= 1S/B (175)
J= 1S/B (50)

BLDG INFORMATION

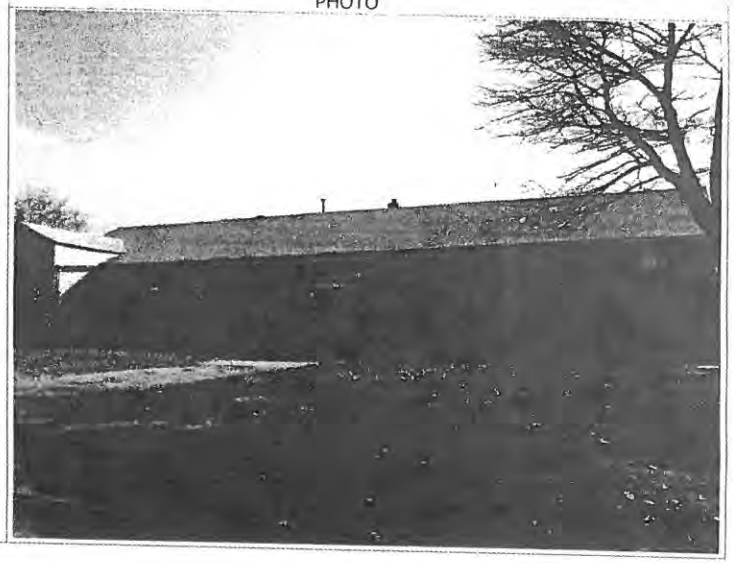
Year Built: 1952	**Type/Use:**
Eff Age: 25	**Style:** CONVERTED DUPLEX
Bldg Cla: 17	**Ext Siding:** ALUMINUM
Num Units: 2	**Roof Type:** GABLE
Condition: NORMAL	**Roof Matl:** SHINGLE
Int Cond: NO	**Foundation:** C. BLOCK
Story Ht: ONE STORY	**Floor Fin:** COMBINATION
# Rooms: 06	**Heat Source:** ELECTRIC
# Bed Rooms: 03	**Livable Area:** 2192

Notes:
NGH 36
09-OLDER ROOF & SIDING
UPDATED WINDOWS
LC W/ DAD
CONVERTED DUPLEX -5% FUNCTIONAL

Id:
RBE

00/00/00

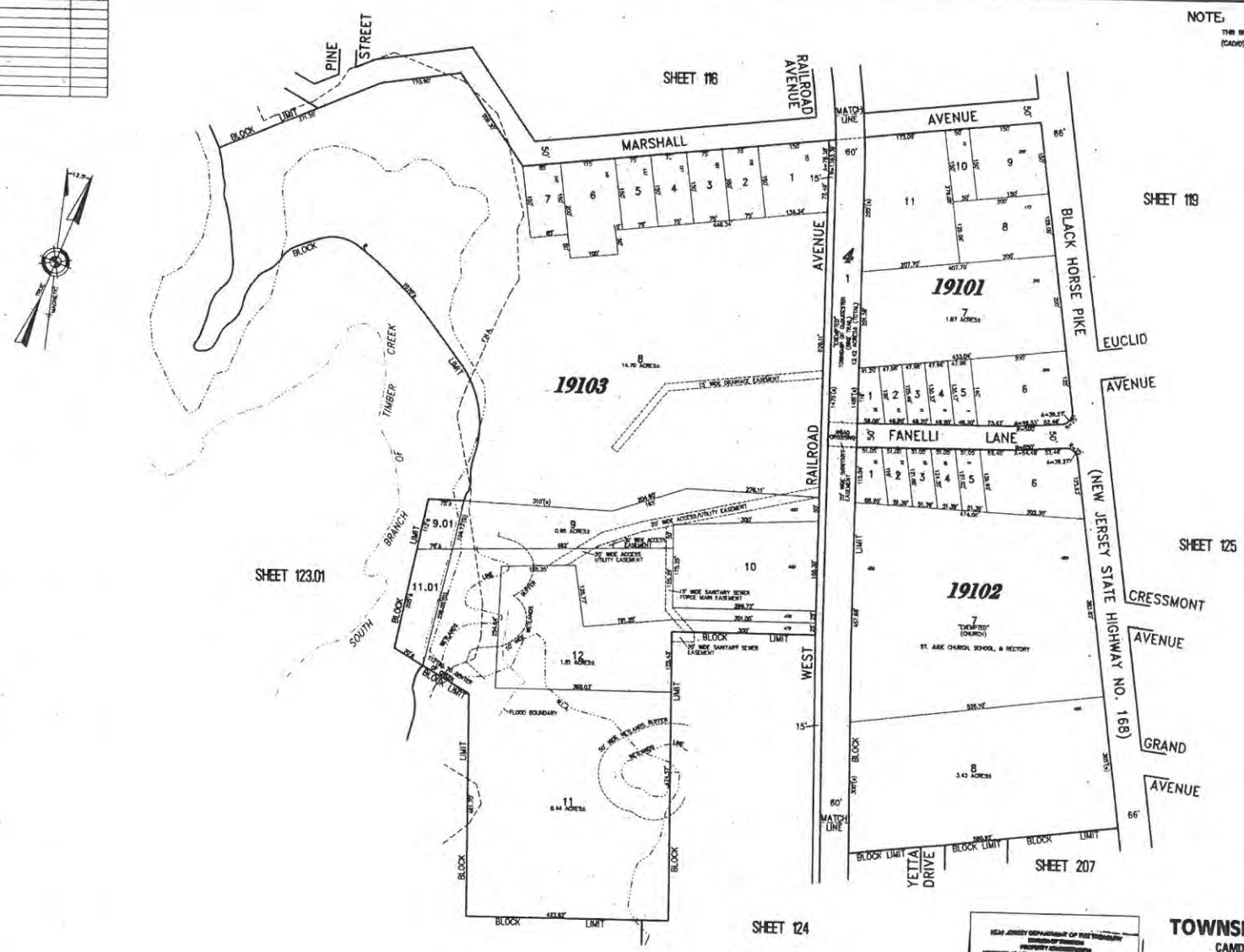
PHOTO



(c) 2009 MicroSystems-nj.com, L.L.C.

REVISIONS		
11/1/2010	CRAIG F. REMINGTON	23924

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



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

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

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 28003800

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

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: Cruz; Maria

Address: 113 Marshall Avenue

Block: 19103 Lot: 1

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

Sandra L. Ferguson
Gloucester Township Tax Collector

RECEIVED
OCT 01 2018
BY:

OFFICIAL VERIFICATION

INCORPORATED 1925

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

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #18204D **Block: 19103** **Lot: 1**

■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
OCT 16 2018

Reviewed By: ■ Lt. Timothy Kohlmyer #206 Signature: _____ Date: 10/16/18

GLOUCESTER TOWNSHIP FIRE DISTRICT 4

BUREAU OF FIRE PREVENTION
14 WEST CENTRAL AVENUE
BLACKWOOD, N.J. 08012
856-227-7731 / FAX 856-227-2494
www.gtfd4.org

October 10, 2018

RECEIVED
OCT 11 2018
BY:

Gloucester Twp. Planning Board
1261 Chews Landing Road
Laurel Springs, NJ 08021

Re: Maria Cruz
Application No.: 18204D

I have received your plans for the above mentioned project, upon review of the plans I have come up with the following request:

1. Both basement apartments must have their own egress window as per the Uniform construction Code specifications.

2. All units have an interconnected Fire\Carbon monoxide alarm system.

If there are any further questions regarding this issue please feel free to contact me at any time.

Respectfully,

Peter J. Urso
Fire Official
Gloucester Twp. Fire District 4

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

Date: October 10, 2018

RECEIVED
OCT 10 2018
BY:

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Maria Cruz

Site: 113 Marshall Ave

Block: 19103 Lot: 1

Application #: 18204D

1. *To my knowledge this was converted to multi-family without construction permits or a Certificate of Occupancy from the Construction Office. Code will require dwelling unit fire separation, proper egress, fire alarms & possible sprinklers to be code compliant & habitable.*

Thank you,

Jim Gallagher
Building SubCode Official

Bn#66

(B)

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 2, 2018 **APPLICATION No.** #18204D

APPLICANT: MARIA CRUZ **PROJECT No.** #12665

BLOCK(S): 19103 **Lot(S):** 1

LOCATION: 113 MARSHALL AVE., BLACKWOOD, NJ 08012

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

RECEIVED
OCT 10 2018
BY:

STATUS OF APPLICATION:

☒ **New Application – Use "D" Variance**

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by OCTOBER 12, 2018**

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. 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

10-10-18 To my knowledge this was converted to multi-family w/o Construction Permits or a certificate to occupy from the construction office. Code will require Dwelling unit Fire Separation. Proper Egress, Fire Alarms & Possible Sprinklers to be Code Compliant & Habitable - JIG BSO

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

October 5, 2018

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

RECEIVED
OCT 09 2018
BY:

Re: Application #182044D
Maria Cruz
113 Marshall Avenue, Blackwood, NJ 08012
Block 19103, Lot 1

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 2, 2018 | **APPLICATION No. #18204D**

APPLICANT: MARIA CRUZ | **PROJECT No. #12665**

BLOCK(S): 19103 Lot(S): 1

LOCATION: 113 MARSHALL AVE., BLACKWOOD, NJ 08012

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

RECEIVED OCT 03 2018 BY:

STATUS OF APPLICATION:

☒ **New Application – Use "D" Variance**

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by OCTOBER 12, 2018**

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
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- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. 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

★ PROP IS A MESS – HAS BEEN FOR YEARS. DEF. NEEDS SITEWORK, PARKING etc. BAD LOCATION for 4 UNITS Near school + ballfields.

★ WAS NEVER ORIGINALLY BUILT FOR 4 UNITS!! ORIG A DUPLEX + INLAW SUITE.

Assessor 10/3/18

Signature

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

Date: October 10, 2018

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Maria Cruz

Site: 113 Marshall Ave

Block: 19103 Lot: 1

Application #: 18204D

1. *To my knowledge this was converted to multi-family without construction permits or a Certificate of Occupancy from the Construction Office. Code will require dwelling unit fire separation, proper egress, fire alarms & possible sprinklers to be code compliant & habitable.*

Thank you,

Jim Gallagher
Building SubCode Official

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 №: #182030CDSPWMSP

Taxes Paid Yes/No _____ (Initial)

Fees 360.00 Project # 12941

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. 1600.00 Escr.# 12941

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: DR MEM, LLC	Name(s): Charles Chang
Address: 55 Westview Road	Address: 55 Westview Road
City: Wayne	City: Wayne
State, Zip: New Jersey 07470	State, Zip: New Jersey 07470
Phone: (201) 681 - 8888 Fax: ( ) -	Phone: (201) 681 - 8888 Fax: ( ) -
Email: charles@tlcprous.com	

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

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

RECEIVED MAR 04 2013 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: Carly K. Ferro, Esquire	Firm: The Law Office of Dennis L. Riley, Esquire
Address: 200 Golfview Drive	State, Zip: New Jersey 08012
City: Blackwood	Phone: (856) 232 - 3800 Fax: (856) 232 - 3880
	Email: carlykferroesq@gmail.com

6. Name of Persons Preparing Plans and Reports:

Name: Consulting Engineer Services	Name:
Address: 645 Berlin-Cross Keys Road, Suite 1	Address:
Profession: Professional Engineers, Planners & Land Surveyors	Profession:
City: Sicklerville	City:
State, Zip: New Jersey 08081	State, Zip:
Phone: (856) 228 - 2200 Fax: (856) 232 - 2346	Phone: ( ) - Fax: ( ) -
Email: design@ces-1.com	Email:

7. Location of Property:

Street Address: 1271 Little Gloucester Road Block(s): 13102

Tract Area: Lot(s): 18, 19.01, 19.02 and 20

8. Land Use:

Existing Land Use: The building was previously a bakery and currently contains three uses: Pump It Up, a youth recreational facility; Auto Parts International, a retail and parts facility; Aqua Treat, vacated September 2018.

Proposed Land Use (Describe Application): Applicant proposes to move their plastic extrusion operation to vacant area of the facility. The balance of the building (19,022 SF) may be used for the operation or other permitted uses or may be rent space in the future. The operation will occur entirely within the structure.Plan provides improvements to allow an area for a business sign and additional parking. A use variance was granted to permit light manufacturing (plastic extrusions) in a neighborhood commercial zone.

The variance plan proposing a total of 111 onsite parking spaces where 137 is required was approved. A use or D(1) type variance was also approved for the light industial use for the plastic extrusion process to be operated by TLC Products.

9. Property:

Number of Existing Lots: 4

Number of Proposed Lots: 4

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	49 ft
Front setback 2	56.3 ft
Rear setback	147.3 ft
Side setback 1	64.3 ft
Side setback 2	66.6 ft
Lot frontage	775.75 ft
Lot depth	414.50 ft
Lot area	8.585 AC (373,977 ft)
Building height	<35 ft.

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

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

Pool Requirements	
Setback from R.O.W.1	n/a
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	n/a
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	n/a
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: 137 Number of parking spaces provided: 111

Number of loading spaces required: 4 Number of loading spaces provided: 4

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 2/14/19

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).**

2/15/2019
Date

Sworn and Subscribed to before me this 15 day of February 2019 (Year)

Signature

CHARLES CHANG
Print Name

N/A
Signature

N/A
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

Signature of Applicant

CHARLES CHANG
Print Name

2/15/19
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 06/06/2018, shows and discloses the premises in its entirety, described as Block 13102 Lot 18, 19.01, 19.02 and 20, 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:

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

Charles Chang
Name of property owner or applicant

Sworn and subscribed to
On this 15 day of February
20 19 before the following authority.

Notary public

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: DR/MEM, LLC C/o Topline

Address: 1221 & 1241 & 1271 Little Gloucester Rd

Block: 13102 Lot: 18, 19.01, 19.02 & 20

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
MAR 04 20

Printed on recycled pape

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

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Glen Bianchini
Ken Garbowski
Frank Schmidt
Dorothy Bradley
Frank Dintino

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

March 6, 2019

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

Re: Application #182030CDSPWMSP
DR MEM, LLC
1271 Little Gloucester Road, Clementon, NJ 08021
Block 13102, Lots 18-19.01-19.02 & 20

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

RECEIVED
MAR 07 2019
BY:

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 4, 2019 | **APPLICATION No.** #182030CDSPWMSP

APPLICANT: DR MEM LLC | **PROJECT No.** 12941

BLOCK(S): 13102 **Lot(s):** 18-19.01-19.02 & 20

LOCATION: 1271 LITTLE GLOUCESTER RD, CLEMENTON

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** - ***MINOR SITE PLAN (Use D Variance approved on Site Plan Approval)***
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by March 16, 2019***
- ☐ For Your Files.

ENCLOSED:

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

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No Issues

☐ **Use D** Variance ☒ Minor Site Plan ☐ Bulk C Variance

3/5/19

Signature