Township of Gloucester
Zoning Board of Adjustment
Wednesday, April 24, 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, March 27, 2019***

RESOLUTIONS FOR MEMORIALIZATION

#192006C Robert Bigwood	Bulk C Variance Block: 9101 Lot: 13
#192005C Michael Leonetti	Bulk C Variance Block: 202 Lot: 16
#192008DSPW OVAH Treatment Center LLC	Use D Variance/Site Plan Waiver Block: 6501 Lot: 1
#192012C Sign Pros (Skeeter's)	Bulk C Variance Block: 8301 Lots: 5, 6 & 7

APPLICATIONS FOR REVIEW

#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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#182044D
Maria Cruz
Zoned: R3

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

Converting triplex into quadraplex

#182056CD
Empire Investment Ent. LLC
Zoned: R2/GI

Bulk C & Use D Variances
Block: 10902 Lot: 12
Location: 46 Coles Rd., Blackwood

Construct 2 Commercial 1 story Bldgs. for lease to permit Administrative office & flex space for use mentioned in Application.

#192014CD
Auto Images, LLC
Zoned: NC/R3

Bulk C & Use D Variance
Block: 12509 Lots: 1
Location: 401 S. Black Horse Pike, Blackwood

Continued use as Auto body repair; expansion of existing w/a60'x50' (3,000 sq.ft) addition.

Meeting Adjourned

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

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

Roll Call:

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

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

Mr. Treger will sit in for Mr. Bucceroni and Mrs. Kelly will sit in for Mr. Rosati.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, February 27, 2019

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mrs. Kelly	**Yes**

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#192004C
Anthony Karpovich
Bulk C Variance
Block: 15821 Lot: 62

#192002C
NJH3, LLC
Bulk C Variance
Block: 5001 Lot: 25

A motion to approve the above-mentioned resolutions was made by Mrs. Kelly and seconded by Vice Chairman Simiriglia.

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mrs. Kelly	**Yes**

Approved

APPLICATIONS FOR REVIEW

#192006C
Robert Bigwood
Zoned: R3
Bulk C Variance
Block: 9101 Lot: 13
Location: 37 Clement Dr., Somerdale
Open car port 12' x 20' located in front yard setback.

Mr. Costa swears in Mr. Bigwood.
Mr. Bigwood states the carport is portable and has been up since September.
Mr. Lechner states the township has historically considered carports as garages.
Mr. Costa asks why the carport has to be in the front yard and not the back yard.
Mr. Bigwood states he couldn't get it in the back because there is only 10' on the side of his home.
Mr. Lechner asks if this carport has the same dimensions as the canvas carport.
Mr. Bigwood states "yes and that was up for 4 years".
Building sub code official statement: The carport needs a building permit and 2 sets of engineered plans, signed and sealed; if approved.
Mr. Lechner states Mr. Bigwood can probably get the signed and sealed plans from the manufacturer.
Vice Chairman Simiriglia asks how long Mr. Bigwood has lived at this address.
Mr. Bigwood state he has lived at the address for 51 years, since 1968.
Vice Chairman Simiriglia asks what the addition on the back of the house is it doesn't match the survey.

Mr. Bigwood states a shed is in the backyard.
Vice Chairman Simiriglia stats that section of the home looks added on.
Mr. Bigwood states he hasn't added anything on the home.
Vice Chairman Simiriglia asks what the garage is used for.
Mr. Bigwood states the garage isn't big enough for his truck and is used for storage anyway.

Open to the Professionals:
No Comments:

Open to the Public:
No Comments:

A motion to approve the above-mentioned application, with the condition that signed and sealed engineered plans be submitted, was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

Vice Chairman Simiriglia	**No**
Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Treger	**Yes**
Mrs. Kelly	**Yes**
Chairman McMullin	**Yes**

Application Approved.

#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.

Mr. Costa swears in Mr. Leonetti.
Mr. Leonetti states he had an old wooden fence and is replacing it with a vinyl fence. The new fence will be erected in the same exact place.
Mr. Garcia, PE states the fence is 26' from the crown of the road. The old fence was in the right of way. So, putting the new fence in the same spot will be putting it in the right of way.
Vice Chairman Simiriglia asks where the property line is located.
Mr. Leonetti isn't sure where the property line is located.

Mr. Lechner states it appears what is there now is in the right of way. Mr. Leonetti may need a surveyor to find where the control is located.
Mr. Costa explains to Mr. Leonetti that the fence can not be in the right of way.
Vice Chairman Simiriglia states the driveway on Melvin Ave. is close to the property line. Will the fence block your view when you back out with your car? Stopping the fence and bringing it in to the deck may to help your site triangle.
Mrs. Chiumento asks how high was the first fence.
Mr. Leonetti states it was 6' high.
Vice Chairman Simiriglia states the fence on the other side in on the property line; you can measure 50' from there or come in 1' at 49'.
Mr. Costa states submit drawing the fence on your property and submit it to the engineer.
Mr. Leonetti states he can make the fence 4' or 3' instead of 6'.
Mr. Garcia states just the last 8'section of the fence has to be lower.

Open to the Professionals:
No Comments:

Open to the Public:
No Comments:

A motion to approve the above-mentioned application with the conditions: 3' or 4' fence the last 8' section and a drawing submitted to our engineer, was made by Mrs. Chiumento and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	**No**
Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Treger	**Yes**
Mrs. Kelly	**Yes**
Chairman McMullin	**Yes**

Application Approved.

The following 2 applications will be tabled to 4-24-2019 No re-advertising. This is your notice.

#182044D Use "D" Variance
Maria Cruz Block: 19103 Lot: 1
Zoned: R3 Location: 113 Marshall Ave., Blackwood
Converting triplex into quadraplex.

#182030CDPWMSP
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 &/or other permitted uses.

#192012C
Sign Pros (Skeeter's)
Zoned: NC
Bulk C Variance
Block: 8301 Lot: 5,6 &7
Location: 7 Coles Rd., Blackwood
54 sq. ft. channel letter raceway sign affixed to roof.

Mr. Costa swears in Mr. Lance Oberparleitmer (owner) and Mr. Nick Kappatos (sign pros).
A1 – image of sign

Mr. Kappatos states they were denied by the zoning officer,
- New sign will be facing the Black Horse Pike,
- The sign will be centered on the building,
- Interpretation of the façade of the building in question (side vs. roof),
- The sign is 20' wide,
- Calculation of sq. footage of the sign.
- The sign is not above the roof line even though there are shingles there.

Mr. Oberparleitmer:
- The roof shingles were installed there because of a leak
- When it rained that section leaked,
- No other façade signs on the building,
- Other businesses have façade signs on the Black Horse Pike,
- Just upgrading the business with the parking lot and sign,
- Sees it as a benefit not a detriment,
- When the roof was flat there was a sign there for a year.

Vice Chairman Simiriglia discusses the sign being on a right angle to the Black Horse Pike. The location is for the people coming up Almonesson Rd. can see it. Mr. Lechner states he has no objections, but it Is a roof now, even if it wasn't originally a roof. You are allowed one on each corner but they must match. Mr. Lechner reads the ordinance: 1 per building, when on a corner, a second façade sign is allowed as long as it is the same business and doesn't face a residential zone and located on a limited access highway.

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. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

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

Application Approved.

#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.

Mr. Costa swears in Mr. Kondor Nunn (owner).
Mr. Daniel Baker (ESQ.) speaks:
The applicant is looking for a C variance and a site Plan waiver.
Mr. Nunn states the building is vacant and has been for about 2 years. He would like to turn it into a hair treatment center. It involves healthy hair and scalp treatments: to help with balding and self-esteem.
Mr. Baker asks Mr. Nunn is there would be any changes to the structure.
Mr. Nunn states "no"

- He will be the only occupant/no subleasing.
- Hours of operation: Thursday, Friday, Saturday 10 am to 5 pm/ closed Sunday, Monday, Tuesday and Wednesday.
- He may add days w/same time frame,
- 3 employees,
- Add 2 employees if he gets busy,
- 19 parking spots available,
- They may serve about 3 to 4 clients at a time; by appointment,

- Stop signs will be added to the parking lot at the 2 exit/entrances,
- He would rather keep to appointment only business but will accept walk-ins,
- He feels he poses no detriment to the area,
- Will provide a service,
- Will improve the appearance of the building with landscaping,
- The location is best by the expressway and in a safe area,
- It would be a hardship if the application was denied because he has already put a lot into it.
- Accepts all engineer recommendations.

Mr. Lechner asks if all the parking lot lights work?
Mr. Nunn states he will make sure they are all working.
Mr. Lechner states: inspect the sidewalks and make sure they are in good condition.
Mr. Nunn states he will make sure they are safe.

Mr. Garcia: the site is situated with 2 entrances that people use to cut through. Place signs state "no cut through",
Trash enclosure location?
Mr. Nunn states they aren't going to have much trash.
Vice Chairman Simiriglia ask what type of trash will they generate.
Mr. Nunn states most of his products come out of boxes.
Vice Chairman Simiriglia asks if there would be more than 2 cans of trash per week.
Mr. Nunn states "no".
Mrs. Kelly asks if chemicals are involved?
Mr. Nunn states nothing more than a hair salon and its all natural and healthy.
Mr. Treger asks what the name of the business means?
Mr. Nunn states it means "I'm the best/Top Shelf.

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. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

Vice Chairman Simiriglia Yes

Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Treger	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192006C
Robert Bigwood
Block 9101, Lot 13

WHEREAS, Robert Bigwood is the owner of the land and premises located at 37 Clement Drive in the Somerdale 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 detached 12' x 20' carport 4'8" from an adjacent building instead of the required 10' and to permit 2 garages only 1 permitted in the front yard not permitted and side yard setback 7' instead or required 10 for the property located upon Block 9101, Lot 13, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 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 Robert Bigwood is the owner of the land and premises located at 37 Clement Drive in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 9101, Lot 13, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has had a canvas carport for over 4 years and he is replacing that with the current one that has been erected since September. The Board reviewed the Sub Code letter dated February 7, 2019 and the applicant agreed as a condition of approval he will comply and submit 2 sets of NJ Engineer sealed plans along with a permanent foundation that complies with the Building Code.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variances to construct a 12' x 20' carport, the Board voted five (5) in favor, one(1)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 March, 2019, the applicant Robert Bigwood is hereby granted the aforesaid variances for the property located upon Block 9101 Lot 13 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 conditioned upon the applicant complying with the Building Sub Code Official letter dated February 7, 2019.

ROLL CALL:

LIST NAMES

Arlene Chiumento	Yes
Carman Scarduzzio	Yes
Ken Treger	Yes
Dorsett Kelly	Yes
Frank Simiriglia	No
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 24th day of April, 2019.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192005C
Michael Leonetti
Block 202, Lot 16

WHEREAS, Michael Leonetti is the owner of the land and premises located at 900 Station Avenue in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 6' high vinyl fence 1' from the property line along Melvin Avenue instead of the required 15' for the property located upon Block 202, Lot 16, as shown on the Official Map of the Township of Gloucester, located in a R-4 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 March 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 Michael Leonetti is the owner of the land and premises located at 900 Station Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 202, Lot 16, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he is replacing an old wooden fence and the vinyl fence would be more attractive for the neighborhood. As a condition the applicant agreed that the last 8' section near the driveway would only be 4'high and would also submit proof that the fence will not be in the right of way.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variance to construct a fence, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 27th day of March, 2019, the applicant Michael Leonetti is hereby granted the aforesaid variance for the property located upon Block 201 Lot 16 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 conditioned upon the applicant complying with the conditions imposed by the Board.

ROLL CALL:

LIST NAMES

Arlene Chiumento	Yes
Carman Scarduzzio	Yes
Ken Treger	Yes
Dorsett Kelly	Yes
Frank Simiriglia	No
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin **Chairperson**

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Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192012C
Sign Pros/Skeeter's
Block 8301, Lot 7

WHEREAS, Skeeter's Pub is the owner of the land and premises located at 7 Coles Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 62.41 sq. foot façade sign instead of the required 34.78 sq. foot and to permit the sign on the roof which is not permitted for the property located upon Block 8301, Lot 7, as shown on the Official Map of the Township of Gloucester, located in a NC- Zone, said application being represented by Carly Ferro Esq..; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 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 Skeeter's Pub is the owner of the land and premises located at 97 Coles Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 8301, Lot 7, on the Official Tax Map of the Township of Gloucester, located in an NC 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 the sign is the appropriate size for the building and is proportionate to the size of the building. If the sign were to be erected lower it would interfere with the parking. The sign technically is not on top of the roof as shown by Exhibit 1.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 27th day of March, 2019, the applicant Skeeter's Pub is hereby granted the aforesaid variances for the property located upon Block8301 Lot 7 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 conditioned upon the applicant complying with the conditions imposed by the Board.

ROLL CALL:

LIST NAMES

Arlene Chiumento	Yes
Carman Scarduzzio	Yes
Ken Treger	Yes
Dorsett Kelly	Yes
Frank Simiriglia	No
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 24th day of April, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192008DSPW
OVAH Treatment Center, LLC
Block 6501, Lot 1

WHEREAS, OVAH is the owner of the land and premises located at 1115 Black Horse Pike 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 hair treatment salon which is not permitted for the property located upon Block 6501, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a CR-Zone, said application being represented by Daniel Baker Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 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 OVAH is the owner of the land and premises located at 1115 Black Horse Pike in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 6501, Lot 1, on the Official Tax Map of the Township of Gloucester, located in a CR- 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 Kondor Nunn testified the building was formerly used as a Wawa and has been vacant for over 2 years. He stated there would be no exterior

change to the building and the 19 parking spaces are more than adequate for his business. He stated the business will start with 3 employees up to a maximum of 5 and the hours of operation would be Thursday, Friday and Saturday 10A.M to 5 P.M. and as the business grows he would add more days. He testified there would only be 3 to 4 clients at any one time. He agreed to add bushes and flowers and repair the sidewalk. He also agreed with all the comments of Mr. Lechner' s report of 3-5-19 and Mr. Mellett's report dared 3-20-19.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variance to permit a hair treatment salon in a CR-Zone, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 27th day of March, 2019, the applicant OVAH is hereby granted the aforesaid variance for the property located upon Block 6501 Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein conditioned upon the applicant complying with the conditions imposed by the Board.

ROLL CALL:

LIST NAMES

Arlene Chiumento	Yes
Carman Scarduzzio	Yes
Ken Treger	Yes
Dorsett Kelly	Yes
Frank Simiriglia	No
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 24th day of April, 2019.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

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

March 20, 2019

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

RECEIVED
MAR 2019
BY:

Re: OVAH Treatment Center, LLC
Bulk "C" Variance, Use "D" Variance & Site Plan Waiver
Block 6501, Lot 1
1115 Black Horse Pike, Blackwood, NJ 08012
Gloucester Township, Camden County
Gloucester Application #192008DSPW
Our File No.: GX19002-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 February 13, 2019;

B. A copy of a Township of Gloucester Land Development Application for Use "D" Variance and Site Plan Waiver;

C. A copy of "Plan of Premises" 1115 Black Horse Pike prepared by Design Land Surveying P.A. dated September 23, 2015;

D. A copy of Township of Gloucester Tax Map Sheet # 65;

We have reviewed the application and offer the following comments:

I. Project Description

1. The project site is located at the intersection of the Black Horse Pike (NJ State Highway 168) and the Camden-Blackwood Road (Old Black Horse Pike, C.R. 676) in the Blackwood section of the Township.

2. The property contains a one-story masonry building, parking lot and other associated site improvements.

3. It appears that the site was previously occupied by a produce retail facility and a convenience store (Wawa).

4. The site is identified as Block 6501, Lot 1, and is approximately 0.7 acres as indicated on the Plan of Survey.

5. The tract has approximately 366 feet of frontage along Black Horse Pike and 313 feet of frontage along the Old Black Horse Pike.

6. The applicant is proposing a hair salon, which would occupy the existing building.

7. It appears that the applicant is proposing to utilize the existing parking and driveways currently at the site, with no proposed improvements.

II. Use Variance

1. The property is located in the Commercial Residential (CR) District.

2. The purpose of the Commercial Residential District is intended for older commercialized areas of the Black Horse Pike and Lower Landing Road developed before high levels of car ownership required significant off-street parking. This district retains a mix of residential uses including small apartment buildings. Because of the era in which the uses were established, commercial uses that entail relatively low customer activity are encouraged, while retaining certain personal services uses already established in this area.

3. A hair salon is not listed as a permitted principal or conditional use in the zone. The applicant is therefore seeking a use variance.

4. The applicant should indicate if any other business is proposed to occupy a portion of the building at the site.

5. The applicant should describe typical operations for the proposed business and hours of operation.

6. 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.

7. 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.

8. We defer review of conformance with the area, yard and bulk requirements of the Ordinance to your office.

III. Site Plan Waiver

1. The applicant is requesting a Site Plan Waiver along with the associated submission requirements for this project. The Board may wish to consider the waiver; however the following items should be addressed:

   a. There are currently two access driveways located along Black Horse Pike and two driveways along the Old Black Horse Pike, which don't appear to meet the requirements of Gloucester Township Land Development Ordinance (Ordinance) Section 510.K, for the amount of driveways and the required setback from other driveways. A design waiver is required.

   b. The applicant should address existing/proposed signage.

   c. We recommend stop signs be installed at each of the egresses from the site, and a "Do Not Enter" sign be installed at the one-way egress along the Old Black Horse Pike.

   d. Based on a review of aerials and site inspection, it appears that the site is being used as a "cut-through" from the Old Black Horse Pike to the Black Horse Pike (see the image below). We recommend a sign be installed on the Old Black Horse Pike to discourage this maneuver.

e. There are two "U-shaped" stripes located within the drive aisle of the rear parking lot. It is unclear the purpose of these stripes. We recommend that they be removed.

f. The applicant should address trash and recycling associated with the proposed use. There are currently no trash enclosures located on site.

2. There is a total of 19 parking spaces existing at the site. In accordance with Ordinance Section 510, personal service establishments require 1 parking space for every 200 sq. ft. gross floor area, plus one parking space used in connection with the business. It appears that the existing building is 3,200 sq. ft., which would require 16 spaces, plus any additional spaces required for the business. It appears that there is adequate parking existing at the site.

3. It appears that existing stormwater runoff is managed by overland flow directed off site or to an existing inlet on site. It appears the existing inlet piping is connected to the municipal offsite storm management system.

4. We defer review of the handicap accessible sidewalk ramps, parking spaces and the barrier free access to the Construction Official.

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 Transportation, Gloucester Township Municipal Utilities Authority, Camden County Conservation District, Aqua New Jersey, Inc./New Jersey American Water, etc.

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

Very truly yours,
Churchill Consulting Engineers

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

JJM:tb:jm
C: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)
OVAH Treatment Center, LLC, Applicant (via email-rodnokkondor@gmail.com)
Mr. Daniel M. Baker, Esq. (via email-dbaker@bakerlawgroupllc.com)

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

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #182056CD Escrow #12807**
Empire Investment Enterprise, LLC
BLOCK 10902, LOT 12

DATE: April 9, 2019

The Applicant requests use variance approval within the R-2 Residential District for the following land uses:

> "Construct 3 commercial 1 story buildings to permit administrative offices and flex space for use by tenants, administrative activities, construction business/warehouse, package and box manufacturing, personal and household storage, scientific research, warehouse/wholesale, emergency services, news paper publishing/job printing, general services/repair shop, excluding autobody repair,. Office use: carpenters, contractor, exterminator, electrician, furriers, masons, painters, plumbers, roofers, upholsterers, landscapers, etc. per plan. All uses to be within the approved bld."

The project is located on the south side of Coles Road west of NJ Rte. 42.

Applicant/Owner:	Empire Investment Enterprise, LLC, 55 Kelly Driver Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).
Architect:	Jack S. Smith, RA, Bishop & Smith Registered Architects, 1344 Chews Landing Road, Laurel Springs, NJ 08021 (telephone #856-227-1626).
Engineer:	Norman K. Rodgers, PLS, PE, Consulting Engineer Services, 645 Berlin – Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).
Planner:	Addison G. Bradley, PP, Addison G. Bradley, LLC, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).
Attorney:	Wade, Long, Wood & Long, LLC, 1250 Chews Landing Road, Suite #1, Laurel Springs, NJ 08021 (Telephone #856-346-2800).

I. INFORMATION SUBMITTED

New Information

1. Land Development Application Form (REVISED) dated 3/25/19.
2. A "Use Variance Plan" as prepared by Consulting Engineer Services comprising one (1) sheet dated 02/22/29.

Previous Information

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

II. ZONING REVIEW

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

Section 404.F – R-2 – Residential District

Description	Other Use	Proposed	Complies
Lot size (min.)	**3 acres**	**0.90 acres**	**no***
Lot frontage (min.)	**200 ft.**	**99.59 ft.**	**no***
Minimum lot depth (min.)	400 ft.	433.36 ft.	yes
Building coverage (max.)	**5%**	**16%**	**no***
Lot Coverage (max.)	**15%**	**53%**	**no***
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	**100 ft.**	**23 ft.**	**no***
Side yard (min.)	**30 ft.**	**20 ft.**	**no***
Side yard (min.)	**30 ft.**	**10 ft.**	**no***
Rear yard (min.)	75 ft.	±107 ft.	yes
Building Height (max.)	40 ft.	≤40 ft.	yes
Buffer	**25 ft.**	**10 ft.**	**no***

[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.

III. APPLICATION SUBMISSION CHECKLIST

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

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

1. All side, rear, and front setback lines with dimensions. [Checklist #53].
   a. The plan shall be revised to depict the required front, side, and rear yards for the R-2, Residential district.

IV. VARIANCE COMMENTS

The application as submitted requires the following variances:

§404.B, Permitted Uses

1. "Administrative offices and flex space for use by tenants, administrative activities, construction business/warehouse, package and box manufacturing, personal and household storage, scientific research, warehouse/wholesale, emergency services, news paper publishing/job printing, general services/repair shop, excluding autobody repair,. Office use: carpenters, contractor, exterminator, electrician, furriers, masons, painters, plumbers, roofers, upholsterers, landscapers, etc. per plan. All uses to be within the approved bld."are not listed permitted uses in R-2 – Residential District [§404.B, Permitted Uses].

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

2. Lot size: (0.90 ac. provided v. 3 ac. minimum required).
3. Lot frontage: (99.59 ft. provided v. 200 ft. minimum required).
4. Building coverage: (16% provided v. 5% maximum allowed).
5. Lot coverage: (53% provided v. 15% maximum allowed).
6. Front yard: (23 ft. provided v. 100 ft. minimum required).
7. Side yard: (20 ft. provided v. 30 ft. minimum required).
8. Side yard: (10 ft. provided v. 30 ft. minimum required).
9. Buffer: (10 ft. provided v. 25 ft. minimum required).

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

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

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

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

POSITIVE CRITERIA ("D1" use variance)

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

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

    a. Uses determined as not "inherently beneficial."

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

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

NEGATIVE CRITERIA

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

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

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

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

V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

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

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

2. Zoning
    a. The Applicant should provide testimony addressing consistency of the proposed uses with the R-2 – Residential District and character of the built environment.
3. Use Variance
    a. The Applicant should provide testimony addressing the proposed uses and accessory uses, if any, including but not necessarily limited to the following:
        i. A description of the proposed buildings including materials, colors, textures, facade modulation, roof lines, etc.
        ii. The proposed amount of noise associated with the proposed uses.
        iii. The anticipated trip generation associated with the proposed uses.
        iv. The number of employees.
        v. The proposed hours and days of operation.
4. Site Layout
    a. The Applicant should provide testimony addressing the following aspects of site design to accommodate the proposed uses:
        i. Viewshed(s) for the building(s) through descriptions and/or color renderings.
        ii. The type and quantity of landscaping, if any.
        iii. The ability to provide a suitable buffer to adjacent residential uses within the proposed ten (10) foot wide area.
        iv. The ability of the site to accommodate turning movements of proposed business and delivery vehicles.
        v. Employee and overnight parking, if any.
        vi. Proposed type and intensity of lighting.
        vii. Stormwater management and other considerations of site plan development.

VI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*

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

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

VII. RECOMMENDATIONS

1. The Applicant should address the above underlined comments.

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

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

cc: Empire Investment Enterprise, LLC
Wade, Long, Wood & Long, LLC
Addison G. Bradley, PP
Jack S. Smith, RA
Norman K. Rodgers, PE, PLS
Anthony Costa, Esq.
James Mellett, PE

REVISED APPLICATION

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 №: #18205GCD

Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☐ Zoning Board of Adjustment

Fees _____ Project # 12807

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

Escr. _____ Escr.# 12807

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Empire Investment Ent. LLC	Name(s): Empire Investment Ent. LLC
Address: 55 Kelly Drivers Lane	
Gloucester Township	Address: PO Box 1458
City: Laurel Springs	
State, Zip: N.J. 08021	City: Laurel Springs
Phone: (856) 228-4948 Fax: (856) 228-8507	State, Zip: N.J. 08021
Email:	Phone: (856) 228-4848 Fax: (856) 228-8507.

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

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

RECEIVED

[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: John D. Wade, Esquire	Firm: Wade, Long, Wood & Long, LLC
Address: 1250 Chews Landing Road	State, Zip: NJ 08021
City: Laurel Springs, NJ 08021	Phone: (856) 346-2800 Fax: (856) 346-1910
	Email: JDW0935@gmail.com

6. Name of Persons Preparing Plans and Reports:

Name: Norm Rogers, PE
Address: 645 Berlin Cross Keys Rd, Ste 1
Profession: Consulting Engineer Services
City: Sicklerville, NJ 08081
State, Zip: N.J. 08081
Phone: (856) ___ - ____ Fax: (856) ___ - ____
Email: ____

Name: Addison G. Bradley, PP
Address: 1585 Hider Lane
Profession: Planner
City: Gloucester Township
State, Zip: N.J. 08021
Phone: (856) 228 - 4848 Fax: (856) ___ - ____
Email: ____

7. Location of Property:

Street Address: 46 Coles Road
Block(s): 10902
Tract Area: 43,176 sq. ft.
Lot(s): 12

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): Construct 2 Commercial 1 story buildings for lease to permit Administrative offices and flex space for use by tenants, administrative activities, construction business/warehouse, package and box manufacturing, personal and household storage, scientific research, warehouse/wholesale, emergency services, news paper publishing/job printing, general services/repair shop excluding autobody repair. Office use: carpenters, contractor, exterminator,electrician,furriers,masons,painters,plumbers,roofers,upholsterers,landscapers,etc. per plan. All uses to be within the approved bld.

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	

See Plan attached.

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: _____ 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

Bergi Inv. LLC

_____ _____

Signature of Applicant Date

_____ _____

Signature of Co-applicant Date

17. Consent of Owner(s):

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

3/25/19
Date

Sworn and Subscribed to before me this 25 day of March, 2019 (Year).

Empire Inv LLC
Signature

EMPIRE INV. EMT LLC
Print Name

Signature

Hey PALFAN
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).

Signature of Applicant

Addie G. Bradley
Print Name

Date

19. Survey waiver certification: N/A

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

State of New Jersey,
County of Camden:
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 25 day of March 2019 before the following authority.

Michele Lyn Treger
Notary public

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

consulting engineer services
Engineers, Planners, and Land Surveyors

January 7, 2019

RECEIVED

DESCRIPTION

44 COLES ROAD
Plate 109, Block 10902, Lot 12

LANDS SITUATE
TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

BEGINNING at a point being a found concrete monument in the southerly line of Coles Road (Variable Width), said point being the following two courses from the intersection of the said line of Coles Road with the westerly line of T&G Way (Variable Width) (formerly Warsaw Avenue):

a) Along the said line of Coles Road, North 77 Degrees 26 Minutes 25 Seconds West, a distance of 168.19 Feet to an angle point in the same; Thence

b) Still along the same, North 80 Degrees 10 Minutes 00 Seconds West, a distance of 26.62 Feet to a point and extending: Thence

1) Along the line of lands now or formerly of Julie Grabowski, South 19 Degrees 24 Minutes 00 Seconds West, a distance of 457.05 Feet to a concrete monument found on corner; Thence

2) Along the northerly line of Lot 14 of Block 10902, North 61 Degrees 09 Minutes 53 Seconds West, a distance of 72.74 Feet to a point in the same; Thence

3) Along lands formerly conveyed to Robert M. & Mary Ann Lutner, North 15 Degrees 14 Minutes 20 Seconds East, a distance of 449.93 Feet to a point in the centerline of Coles Road; Thence

4) Along the centerline of Coles Road, South 80 Degrees 10 Minutes 00 Seconds East, a distance of 99.59 Feet to a point in the same being corner to lands formerly of Julie Grabowski as shown on the hereinafter mentioned plan; Thence

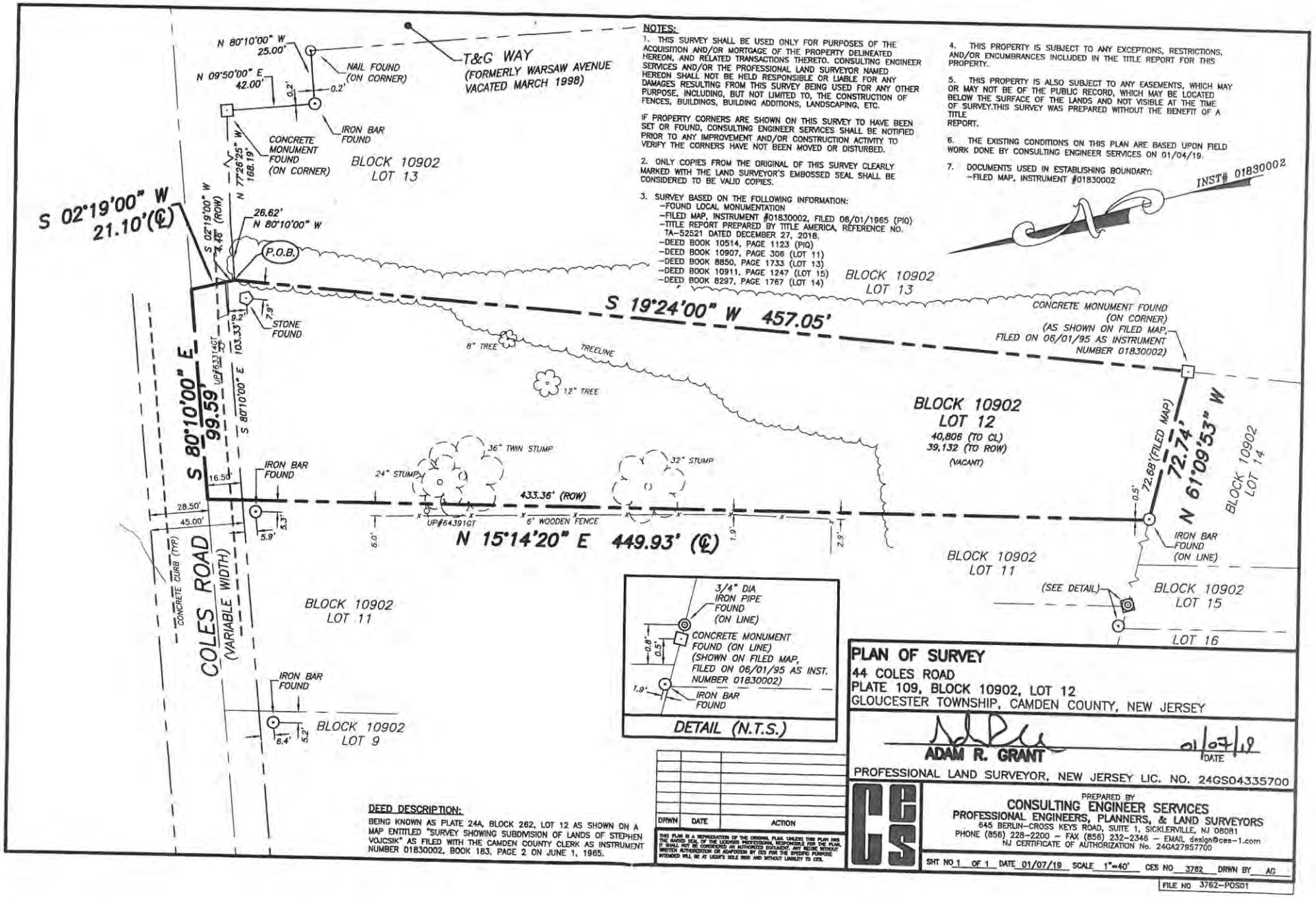
5) Along said lands of Grabowski, South 02 Degrees 19 Minutes 00 Seconds West, a distance of 21.10 Feet to a point and place of BEGINNING.

Containing 40,806± S.F. or 0.937± AC.

645 Berlin-Cross Keys Road, Suite One, Sicklerville, NJ 08081
856-228-2200 Fax 856-232-2346 design@ces-1.com
NJ Certificate of Authorization #24GA27957700

Hereinabove described land is graphically shown on a plan entitled "SURVEY SHOWING SUBDIVISION OF LANDS OF STEPHEN VOJCSIK", Gloucester Township, Camden County, New Jersey as filed with the Camden County Clerk as Instrument Number 01830002 on June 1, 1965.

ADAM R. GRANT
Professional Land Surveyor
New Jersey License No. 24GS04335700



NOTES:

1. THIS SURVEY SHALL BE USED ONLY FOR PURPOSES OF THE ACQUISITION AND/OR MORTGAGE OF THE PROPERTY DELINEATED HEREON, AND RELATED TRANSACTIONS THERETO. CONSULTING ENGINEER SERVICES AND/OR THE PROFESSIONAL LAND SURVEYOR NAMED HEREON SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR ANY DAMAGES RESULTING FROM THIS SURVEY BEING USED FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE CONSTRUCTION OF FENCES, BUILDINGS, BUILDING ADDITIONS, LANDSCAPING, ETC.

IF PROPERTY CORNERS ARE SHOWN ON THIS SURVEY TO HAVE BEEN SET OR FOUND, CONSULTING ENGINEER SERVICES SHALL BE NOTIFIED PRIOR TO ANY IMPROVEMENT AND/OR CONSTRUCTION ACTIVITY TO VERIFY THE CORNERS HAVE NOT BEEN MOVED OR DISTURBED.

2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY CLEARLY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.

3. SURVEY BASED ON THE FOLLOWING INFORMATION:
   - -FOUND LOCAL MONUMENTATION
   - -FILED MAP, INSTRUMENT #01830002, FILED 06/01/1965 (PIQ)
   - -TITLE REPORT PREPARED BY TITLE AMERICA, REFERENCE NO. TA-52521 DATED DECEMBER 27, 2018.
   - -DEED BOOK 10514, PAGE 1123 (PIQ)
   - -DEED BOOK 10907, PAGE 306 (LOT 11)
   - -DEED BOOK 8850, PAGE 1733 (LOT 13)
   - -DEED BOOK 10911, PAGE 1247 (LOT 15)
   - -DEED BOOK 8297, PAGE 1767 (LOT 14)

4. THIS PROPERTY IS SUBJECT TO ANY EXCEPTIONS, RESTRICTIONS, AND/OR ENCUMBRANCES INCLUDED IN THE TITLE REPORT FOR THIS PROPERTY.

5. THIS PROPERTY IS ALSO SUBJECT TO ANY EASEMENTS, WHICH MAY OR MAY NOT BE OF THE PUBLIC RECORD, WHICH MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE AT THE TIME OF SURVEY.THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

6. THE EXISTING CONDITIONS ON THIS PLAN ARE BASED UPON FIELD WORK DONE BY CONSULTING ENGINEER SERVICES ON 01/04/19.

7. DOCUMENTS USED IN ESTABLISHING BOUNDARY:
   - -FILED MAP, INSTRUMENT #01830002

INST# 01830002

DEED DESCRIPTION:

BEING KNOWN AS PLATE 24A, BLOCK 262, LOT 12 AS SHOWN ON A MAP ENTITLED "SURVEY SHOWING SUBDIVISION OF LANDS OF STEPHEN VOJCSIK" AS FILED WITH THE CAMDEN COUNTY CLERK AS INSTRUMENT NUMBER 01830002, BOOK 183, PAGE 2 ON JUNE 1, 1965.

DRWN	DATE	ACTION

THIS PLAN IS A REPRESENTATION OF THE ORIGINAL PLAN. UNLESS THIS PLAN BEARS THE RAISED SEAL OF THE LICENSED PROFESSIONAL RESPONSIBLE FOR THE PLAN, IT SHALL NOT BE CONSIDERED AN AUTHORIZED DOCUMENT. ANY REUSE WITHOUT WRITTEN AUTHORIZATION OR ADAPTATION BY CES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CES.

PLAN OF SURVEY

44 COLES ROAD
PLATE 109, BLOCK 10902, LOT 12
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

ADAM R. GRANT — DATE 01/07/19

PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC. NO. 24GS04335700

PREPARED BY
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
645 BERLIN-CROSS KEYS ROAD, SUITE 1, SICKLERVILLE, NJ 08081
PHONE (856) 228-2200 – FAX (856) 232-2346 – EMAIL design@ces-1.com
NJ CERTIFICATE OF AUTHORIZATION No. 24GA27957700

SHT NO 1 OF 1 DATE 01/07/19 SCALE 1"=40' CES NO 3762 DRWN BY AG

FILE NO 3762-POS01

P:\projects\3762\dwg\3762-POS01.dwg, 11X17, grant, 1:1

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #192014CD**
Auto Images, LLC
BLOCK 12509, LOT 1

DATE: April 10, 2019

The Applicant requests bulk, setback, and use variance approval for "Continued use as auto body repair. Expansion of existing with a 60' x 50' (3000 sf) addition. Proposed additional fencing, landscaping, and complete building facade renovation" and outdoor vehicle storage within the NC – Neighborhood Commercial District and R-3 Residential District. The project is located on the east side of the Black Horse Pike between Drexel and Grand Avenues.

Applicant:	Auto Images, LLC, 412 Otterbranch Drive, Glendora, NJ 08029 (telephone #856-905-3811).
Owner:	Otterbranch Investments, LLC, 412 Otter Branch Drive, Glendora, NJ 08029 (telephone #856-905-3811).
Architect:	Jack S. Smith, RA, Bishop & Smith Registered Architects, 1344 Chews Landing Road, Laurel Springs, NJ 08021 (telephone #856-227-1626).
Engineer:	Norman K. Rodgers, PLS, PE, Consulting Engineer Services, 645 Berlin – Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).
Planner:	Addison G. Bradley, PP, Addison G. Bradley, LLC, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).
Attorney:	Mark A. Rinaldi, Esq., Mark A. Rinaldi, LLC, 155 South White Horse Pike, Suite A, Berlin, NJ 08009 (Telephone #856-767-6656).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 3/12/19.
2. Corporate Disclosure Statement dated 3/06/19.
3. Building Elevation (Letter size), prepared by Bishop & Smith Registered Architects comprising one (1) sheet dated 01/07/19.
4. "Use Variance" plan as prepared by Consulting Engineer Services comprising one (1) sheet dated 01/07/19.
5. Plan of Survey & Topography, as prepared by Consulting Engineer Services comprising one (1) sheet dated 01/07/19.

II. ZONING REVIEW

1. Auto Body Repair is not a listed permitted use in the NC – Neighborhood Commercial District [§415] or R-3 - Residential District [§405].

NC – Neighborhood Commercial District

Description	Other Use	Proposed	Complies
Lot size (min.)	1 ac.	1.03 ac.	yes
Lot frontage (min.) Black Horse Pike Drexel Avenue Grand Avenue	 100 ft. 100 ft. 100 ft.	 258.22 ft. 171.47 ft. 185.66 ft.	 yes yes yes
Minimum lot depth (min.)	**300 ft.**	**171.47 ft.**	**no***
Building coverage (max.)	15%	13.7%	yes
Lot Coverage (max.)	**50%**	**90%**	**no***
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.) Black Horse Pike Drexel Avenue Grand Avenue	 20 ft. 20 ft. 20 ft.	 29 ft. 11 ft. 87 ft.	 yes enc yes
Side yard (min.)	25 ft.	n/a	n/a
Rear yard (min.)	30 ft.	68 ft.	yes
Building Height (max.)	40 ft.	n/p	---
Buffer	**25 ft.**	**0 ft.**	**no***
Floor Area Ratio	0.25	0.137	yes
Parking 5 spaces/Service Bay	**40 spaces**	**13 spaces**	**no***
Parking Area Setback			
From any right-of-way Black Horse Pike	**25 ft.**	**0 ft.**	**no***
Drexel Avenue	**25 ft.**	**±10 ft.**	**no***
Grand Avenue	25 ft.	25 ft.	yes
From side property line	**10 ft.**	**0 ft.**	**no***
From rear property line	**10 ft.**	**0 ft.**	**no***

[1] = Scaled data. enc = Existing Nonconformance.
n/a = Not applicable. n/p = Not provided.
*** = Variance required.**

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

III. APPLICATION SUBMISSION CHECKLIST

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

The Applicant has provided the checklist items or requested a waiver:

IV. VARIANCE COMMENTS

The application as submitted requires the following variances:

§415.B, Permitted Uses

1. Auto body repair and outdoor vehicle storage area are not listed permitted uses in the NC – Neighborhood Commercial District [§415] or R-3 Residential District [§405].

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

2. Lot depth: (171.47 ft. provided v. 300 ft. minimum required).
3. Lot coverage: (90% provided v. 50% maximum allowed).
4. Buffer: (0 ft. provided v. 25 ft. minimum required).
5. Parking spaces: (13 spaces provided v. 40 spaces minimum required).
6. Parking setback – right-of-way
   a. Black Horse Pike: (0 ft. provided v. 25 ft. minimum required).
7. Parking setback – right-of-way
   a. Drexel Avenue: (10 ft. provided v. 25 ft. minimum required).
8. Parking setback – property line
   a. Side: (0 ft. provided v. 10 ft. minimum required).
9. Parking setback – property line
   a. rear: (0 ft. provided v. 10 ft. minimum required).

POSITIVE CRITERIA ("C1" and "C2" variances)
The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested bulk variances:

10. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
    Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

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

11. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1).
    a. Uses determined as not "inherently beneficial."
        i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare *(basis Medici v. BPR Co., 107 N.J. 1 (1987))*.
            1. The Applicant must identify and provide an analysis of the special reasons of zoning that are applicable to the application.

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

NEGATIVE CRITERIA

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

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

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

V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

1. Master Plan
   a. The Applicant should provide testimony addressing consistency of the proposed uses with the following Small Scale Business (B-2) and Residential 3 (R-3) Land Use Classifications within the Master Plan.

> "SMALL SCALE BUSINESS (B-2)
> In contrast to the B-1 category, this land use would be a purely commercial district including both retail and office uses. It is intended for small neighborhood shopping centers, stand alone uses such as pharmacies and convenience stores, individual office buildings, gasoline service stations in appropriate locations and similar commercial uses. A floor area ratio of .15 and .20 is proposed.
>
> Floor area ratio is the total gross floor area of building divided by the total lot area and is a measure of the intensity of development. A one-story building that covered the entire lot would have a floor area ratio of 1.0. A four-story building that covered 25% of the lot would have the same floor area ratio of 1.0."

"RESIDENTIAL 3 (R-3)
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. The Applicant should provide testimony addressing consistency of the proposed uses with the NC – Neighborhood Commercial District and R-3 – Residential District and character of the built environment.
3. Use Variance
    a. The Applicant should provide testimony addressing the proposed uses and accessory uses, if any, including but not necessarily limited to the following:
        i. A description of the proposed building(s) including materials, colors, textures, facade modulation, roof lines, etc.
        ii. The proposed amount of noise associated with the proposed uses.
        iii. The anticipated trip generation associated with the proposed uses.
        iv. The number of employees.
        v. The proposed hours and days of operation.
4. Site Layout
    a. The Applicant should provide testimony addressing the following aspects of site design to accommodate the proposed uses:
        i. Viewshed(s) for the building(s) through descriptions and/or color renderings §507.A, Landscaping and Buffering.
        ii. The lack of any buffer to adjacent residential uses as per §507.B, Buffering.
        iii. Proposed type and intensity of lighting as per §508, Lighting.
        iv. Loading and unloading as per §509, Off-Street Loading.
        v. Ingress/egress to the site and parking for customers as per §510, Off-Street Parking.
        vi. The existing parking along the Black Horse Pike and Drexel Avenue appear to encroach within the right-of-way and should be removed and revised as per §510, Off-Street Parking.
        vii. The ability of the site to accommodate turning movements of proposed business tow trucks and delivery vehicles §510, Off-Street Parking.
        viii. The lack of concrete curb and sidewalks along the Black Horse Pike and Drexel Avenue as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.
        ix. Stormwater management and other considerations of site plan development as per §517, Stormwater Management & Collection.

VI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

VI. RECOMMENDATIONS

1. The Applicant should address the above underlined comments.

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

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

cc: Auto Images, LLC
Mark A. Rinaldi, Esq.
Addison G. Bradley, PP
Norm Rodgers ,PE, PLS
Jack S. Smith, RA
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application No.: #192014CDL

Taxes Paid Yes/No Amb (Initial)

Fees 750.00 Project # 12954

☐ Planning Board ☒ Zoning Board of Adjustment

Escr. 3250.00 Escr.# 12954

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: AUTO IMAGEN LLC
Address: 412 N. OTTERBRANCH DR.
City: GLENDORA
State, Zip: NJ 08029
Phone: (856) 905-3811 Fax: ( ) -
Email: AUTOIMAGEN@COMCAST.NET

2. Owner(s) (List all Owners)

Name(s): OTTERBRANCH INVESTMENTS LLC
412 N. OTTERBRANCH DR
Address:
City: GLENDORA
State, Zip: NJ 08029
Phone: (856) 905-3811 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
- ☐ _____

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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: MARK A. RINALDI
Address: 155 SOUTH WHITE HORSE PIKE - A
City: BERLIN NJ 08009

Firm: MARK A. RINALDI LLC
State, Zip: NJ 08009
Phone: (856) 767-6656 Fax: (856) 767-6626
Email: MR@MARKRINALDILAW.COM

6. Name of Persons Preparing Plans and Reports:

Name: Norman K. Rodgers, PE
Address: 645 Berlin-Cross Keys Rd
Profession: Engineer
City: Sicklerville
State, Zip: NJ 08081
Phone: (856) 228-2300 Fax: (856) 232-2346
Email: design@ces-1.com

Name: Jack Smith, RA
Address: 1347 Chews Landing Rd.
Profession: Registered Architect
City: Laurel Springs
State, Zip: NJ 08021
Phone: (856) 227-1626 Fax: (856) 232-0733
Email: Jack@bnsra.com

7. Location of Property:

Street Address: 401 South Black Horse Pike
Block(s): 12503
Tract Area: 1.03 AC
Lot(s): 1

8. Land Use:

Existing Land Use: Auto Body Repair Facility
Proposed Land Use (Describe Application): Continued Use as Auto Body Repair. Expansion of existing with a 60' x 50' (3000 sf) addition, Proposed additional fencing, landscaping and complete Building Facade Renovation

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

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	11'
Front setback 2	87'
Rear setback	68'
Side setback 1	NA
Side setback 2	NA
Lot frontage	615.24'
Lot depth	148'
Lot area	1.03 Ac.
Building height	16.5'

Fence Application	Proposed
Setback from E.O.P.*1	25'
Setback from E.O.P.*2	
Fence type	Vinyl
Fence height	6'

*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: 41 Number of parking spaces provided: 101

Number of loading spaces required: NA Number of loading spaces provided: NA

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: 3/6/19

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).**

3/6/19
Date

Signature

Chad Milstein
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

Chad M. Istein
Print Name

3/6/19
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 1.17.19, shows and discloses the premises in its entirety, described as Block 12502 Lot 1; 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:

CHAD MILSTEIN 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 6th day of March,
20 19 before the following authority.

Nancy J Barton
Notary public

NANCY L. BARTON
A Notary Public of New Jersey
My Commission Expires July 1, 2020

CORPORATE DISCLOSURE

Chad Milstein, hereby certifies as follows:

1. I am the Sole and Managing Member of the applicant, Auto Images, LLC.

2. I am the Sole and Managing Member of Otterbranch Investments, LLC, the owner of the property located at 401 South Black Horse Pike - Block 12509, Lot 1, which property is the subject of the instant application.

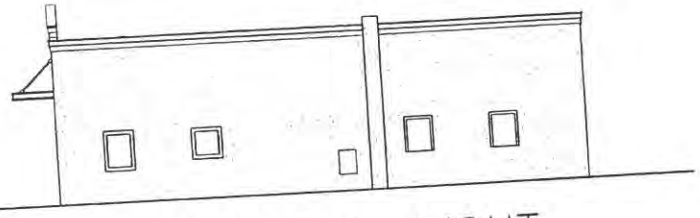
3. There ore no other Members, Shareholders, owners or interest holders in either Auto Images, LLC or Otterbranch Investments, LLC.

CHAD MILSTEIN,
Managing Member,
Auto Images, LLC
Otterbranch Investments, LLC

Witness:
Mark A. Rinaldi

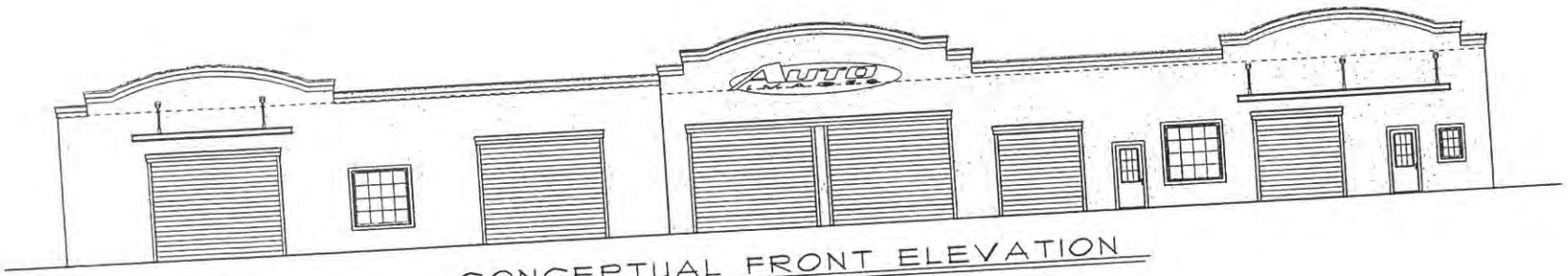
Dated: March 6, 2019

RECEIVED



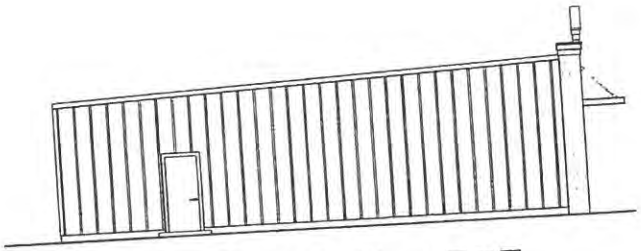
CENCEPTUAL RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"



CONCEPTUAL FRONT ELEVATION

SCALE: 3/16"=1'-0"



CONCEPTUAL LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"

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BY:

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SHT.-REV.
DATE

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JACK S. SMITH RA
NJ LICENSE AI-13785 DE LICENSE 5E-0007248
PA LICENSE RA-400238 MD LICENSE 13334
VA LICENSE 0401015792
1314 CHERRY LANTERN ROAD
LAUREL SPRINGS, NJ 08021
OLD CUTTER TURNSHIP, NJ
856-227-1626 FAX 856-227-0733
email: jack@bishopsmith.com
RESIDENTIAL • COMMERCIAL

BISHOP & SMITH
REGISTERED ARCHITECTS

CONCEPTUAL PLANS (1-7-19)

SCALE AS NOTED
DATE 1-7-19
DRAWN BY MJS NSG

PROJECT COMMERCIAL JOB NAME
LOCATION
OWNER AUTO IMAGES

CAD FILE #19-

DRAWING NO. ELEV.

www.bishopandsmith-architects.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: Otterbranch Investments LLC

Address: 401 S. Black Horse Pike

Block: 12509 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
MAR 12 20..
BY:

Printed on recycled

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

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

RECEIVED MAR 18 2019

DATE: March 13, 2019 **APPLICATION No.** #192014CDI

APPLICANT: AUTO IMAGES LLC **PROJECT No.** 12941

BLOCK(S): 12509 **Lot(s):** 1

LOCATION: 401 S. BLACK HORSE PIKE, BLACKWOOD

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ New Application – ***BULK C, USE "D" VARIANCE & ~~MINOR SITE PLAN~~***
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by March 26 2019***
- ☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☒ 1 Copy – USE VARIANCE PLAN & PLAN OF SURVEY & TOPOGRAPHY
- ☐ 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

REVIEWED
DATE: 3/18/19
BY: Pete Jarso
Fire Marshal
WITH COMMENT ☐
WITHOUT COMMENT ☒
BUREAU OF FIRE PREVENTION
FIRE DISTRICT No. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 541
BLACKWOOD, N.J. 08012

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

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 13, 2019 **APPLICATION No. #192014CD**

APPLICANT: AUTO IMAGES LLC **PROJECT No. 12941**

BLOCK(S): 12509 Lot(s): 1

LOCATION: 401 S. BLACK HORSE PIKE, BLACKWOOD

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☒ ~~Construction~~
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
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- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

RECEIVED
MAR 1 [illegible]
BY: _____

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

OK 3/13/19 JJG Bldg

_____

Signature

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 18, 2019

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

Re: Application #192014CD
Auto Images, LLC
401 S. Black Horse Pike, Blackwood, NJ 08012
Block 12509, 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: March 13, 2019 **APPLICATION No. #192014CD**

APPLICANT: AUTO IMAGES LLC **PROJECT No. 12941**

BLOCK(S): 12509 Lot(s): 1

LOCATION: 401 S. BLACK HORSE PIKE, BLACKWOOD

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ **New Application – *BULK C, USE "D" VARIANCE & ~~MINOR SITE PLAN~~***
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by March 26 2019***
- ☐ For Your Files.

RECEIVED MAR 2

ENCLOSED:

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

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

Looks to finally dress up front of building. However – Vehicle Storage Area: How long will vehicle be permitted to store there Recommend MAX 30 days.

Could be a detriment if this becomes a junkyard!

Too many spaces allowed for over 68 vehicles stored in prop next to residential.

Signature Assessor 3/25/19

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;

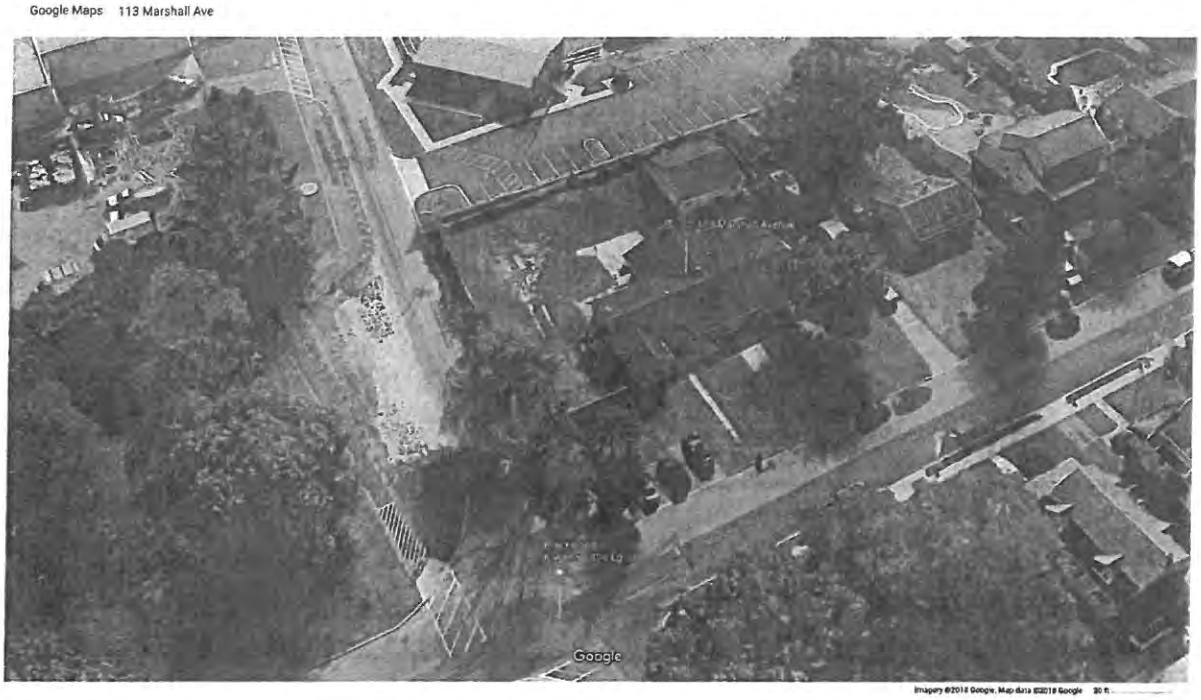
B. A copy of a Property Survey for 113 Marshall Avenue, prepared by Richard S. Humphries, Professional Land Surveyor, dated January 28, 2014;

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

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

Taxes Paid Yes/No DMB (Initial)

Fees 260.00 Project # 12665

☐ Planning Board ☑ Zoning Board of Adjustment

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

Escr. 1200.00 Escr.# 12665

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: MARIA CRUZ	Name(s): _____
Address: 113 MARSHAL AVE	Address: JAMES 424 WALNUT AVE
City: GLOUCESTER TWP / BLACKWOOD	City: LINDENWOLD
State, Zip: NJ 08012	State, Zip: _____
Phone: (856) 726-1462 Fax: (___)___-____	Phone: (___)___-____ Fax: (___)___-____
Email: Cruz2@rowan.edu	

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

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

RECEIVED
OCT 01 2016
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: _____	Firm: _____
Address: _____	State, Zip: _____
City: _____	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).	☐ No	☐ Yes
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

Print Name

09/26/2018
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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.

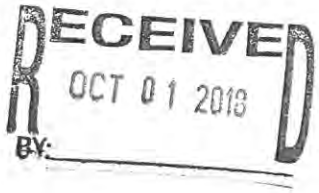
.

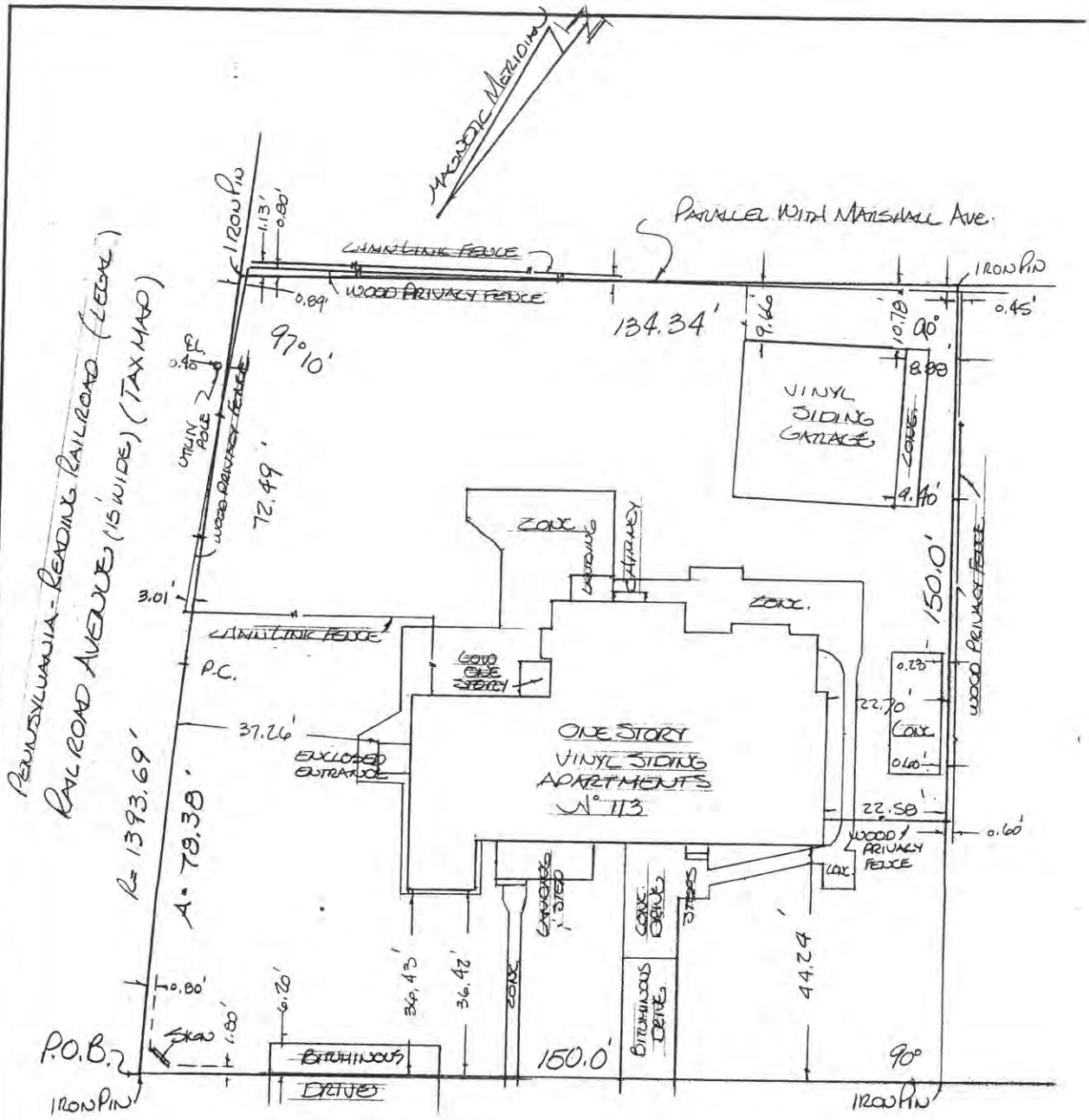
In my ignorance, I was thinking that all regulations was completed since I received some tickets for the four apartments to be fixed like cabinets, windows and roof. I appeared on the Municipal Court of this city for these violetions on 03/31/2015. I paid my tickets and I fixed my property accordingly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





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:

MARCIE 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

55

10/14/2010

State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
CERTIFICATE OF REGISTRATION

BHI-4a (rev. 05/(

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 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: 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 ▼
EXEMPTIONS ▶ 71600	NET TAXABLE VALUE ▶ 180200	251800
		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

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.

2019 PRELIMINARY TAX

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

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	LOT NUMBER	QUALIFICATION	BANK CODE
19103	1		

TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE MAY 1, 2019
00020507			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	LOT NUMBER	QUALIFICATION	BANK CODE
19103	1		

TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE FEBRUARY 1, 2019
00020507			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	LOT NUMBER	QUALIFICATION	BANK CODE
19103	1		

TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE NOVEMBER 1, 2018
00020507			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	LOT NUMBER	QUALIFICATION	BANK CODE
19103	1		

TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE AUGUST 1, 2018
00020507			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 Accl. # 20507

ASSESSED VALUATION INFORMATION

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

GRISOLIA VINCENT
1104 CANTRELL STREET
PHILADELPHIA PA 19148

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 *		

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	TAX AMOUNT BILLED	DUE MAY 1, 2013
20507	009924		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	TAX AMOUNT BILLED	DUE FEBRUARY 1, 2013
20507	009924		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	TAX AMOUNT BILLED	DUE NOVEMBER 1, 2012
20507	009924		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	TAX AMOUNT BILLED	DUE AUGUST 1, 2012
20507	009924		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 Locat. 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	NET TAXABLE VALUE ▶ 180200	251800 / 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	2016 4TH QTR DUE NOV. 1, 2016	2017 1ST QTR DUE FEB. 1, 2017	2017 2ND QTR DUE MAY 1, 2017
2558.92	2558.91	2384.55	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

PROPERTIES FOR SALE RIGHT NOW

$162,523

AVERAGE SALE PRICE

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

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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.

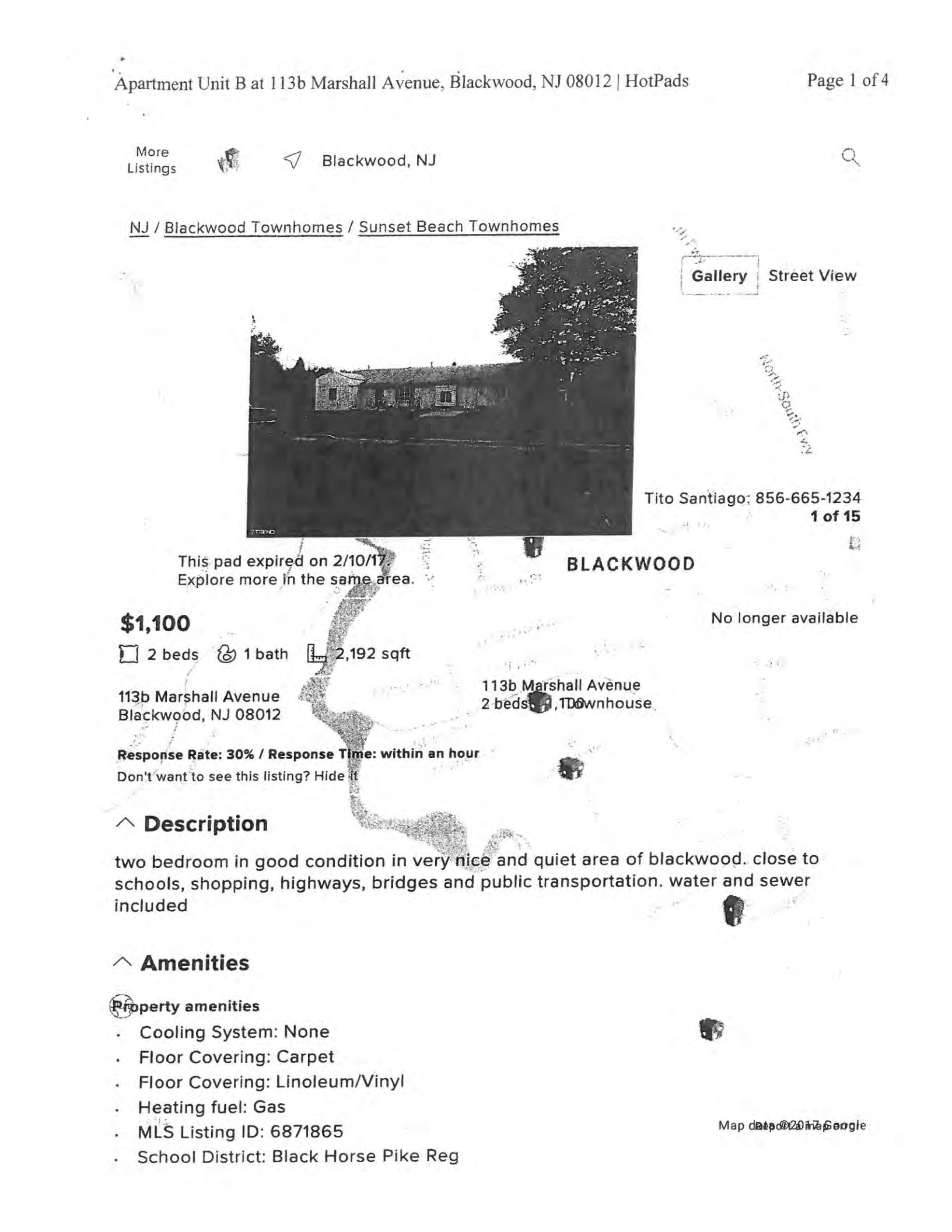
School ratings are supplied by GreatSchools. School attendance zone boundaries are supplied by Maponics. Both are subject to change.

* 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.

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

- 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

Gallery Street View

Tito Santiago: 856-665-1234
1 of 9

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

$1,600

No longer available

3 beds 1 bath 1,600 sqft

113a Marshall Avenue
Blackwood, NJ 08012

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 Report a map error

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	2
0.9 miles	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

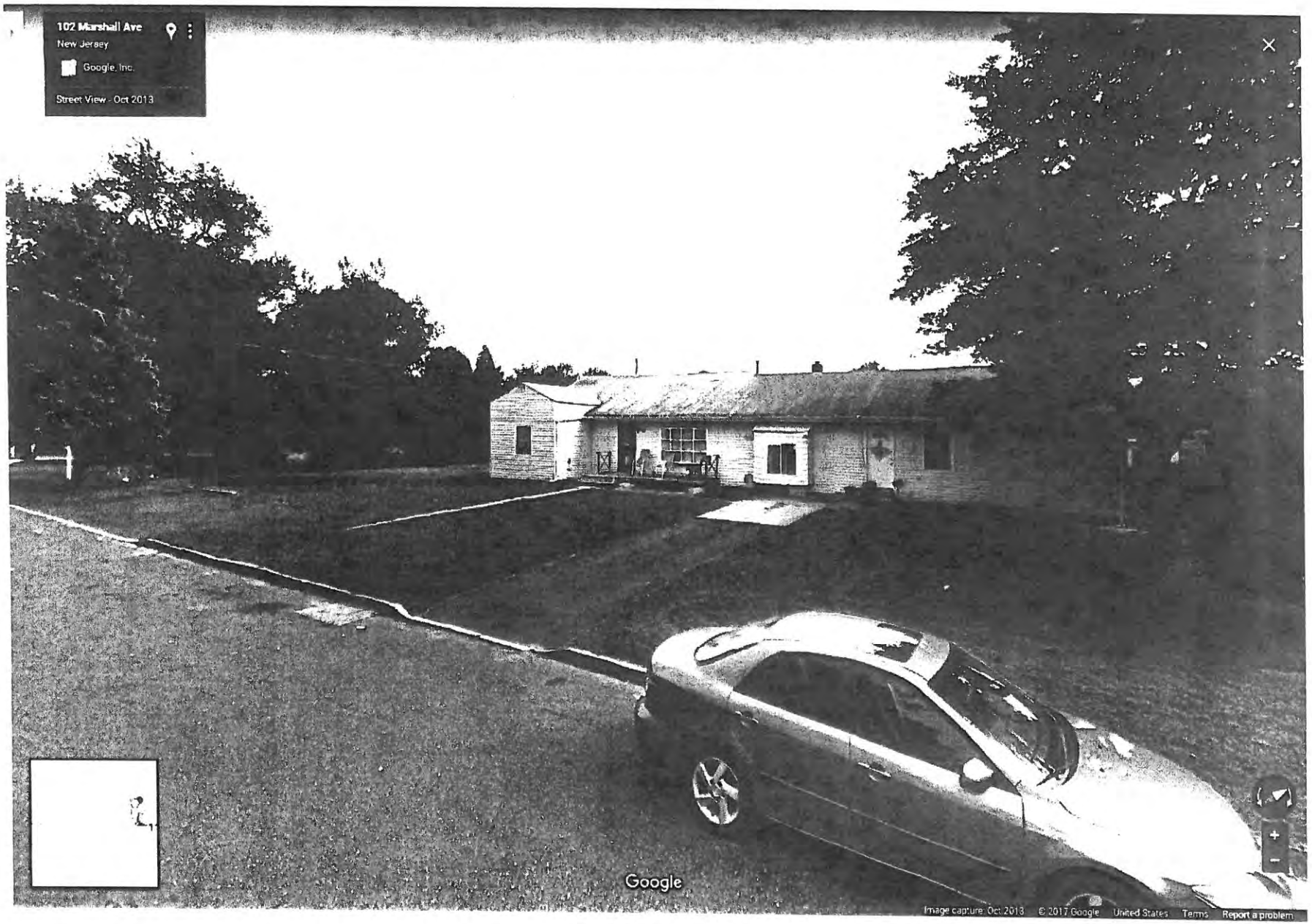
https google.com

102 Marshall Ave - Google...

WIPP

File Edit View Favorites Tools Help

Google recommends using Chrome



Block: **19103** Bldg: TRI PLEX
Lot: **1** Lot: 150X150
Qual: Addl:
Card: **M**

Owners Name: GRISOLIA VINCENT
Street Address: 1104 CANTRELL STREET
City & State: PHILADELPHIA PA 19148
Property Loc: 113 MARSHALL AVENUE

Land: **71,600**
Impr: **180,200**
Total: **251,800**
Class: **2**

Exemption Code:
Value:

Net Taxable Value **251,800**

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

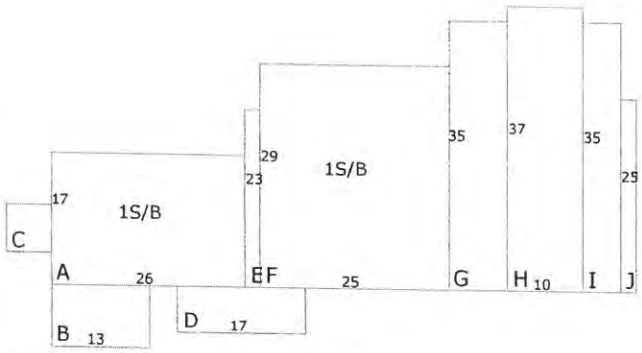
	Size	Rate	Const	Qual	Fact	Value
BASEMENT	2088	6.69	1470	1.15	1.00	17755
BASEMENT FIN	1461	7.99	874	1.15	1.00	14429
FIRST STORY	2192	59.22	26620	1.00	1.00	156430
ELECTRIC BASEBD	2192	1.70	720	1.12	1.00	4980
3 FIXTURE BATH	1 - 2	2595.00	0	1.12	1.00	-2906
2 FIXTURE BATH	0 - 1	1895.00	0	1.12	1.00	-2122
EXTRA 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

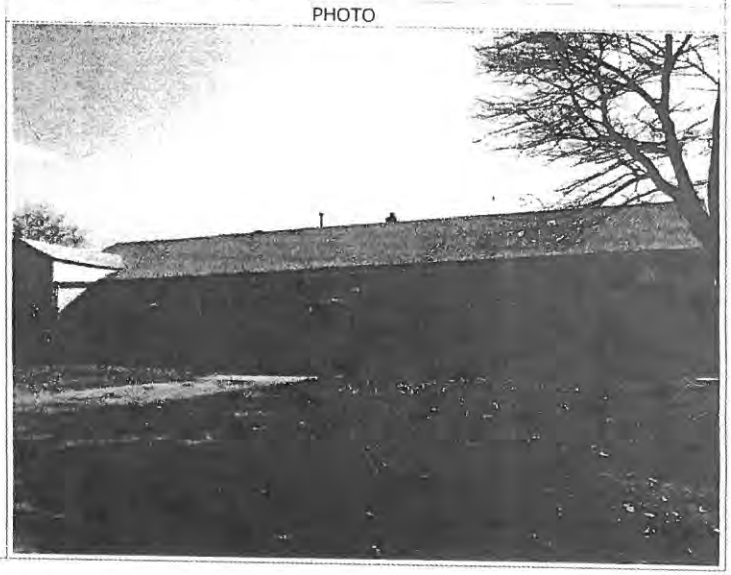
Year Built: 1952	**Type/Use:**
Eff Age: 25	**Style:** CONVERTED DUPLEX
Bldg Cla: 17	**Ext Siding:** ALUMINUM
Num Units: 2	**Roof Type:** GABLE
Condition: NORMAL	**Roof Matl:** SHINGLE
Int Cond: NO	**Foundation:** C. BLOCK
Story Ht: ONE STORY	**Floor Fin:** COMBINATION
# Rooms: 06	**Heat Source:** ELECTRIC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

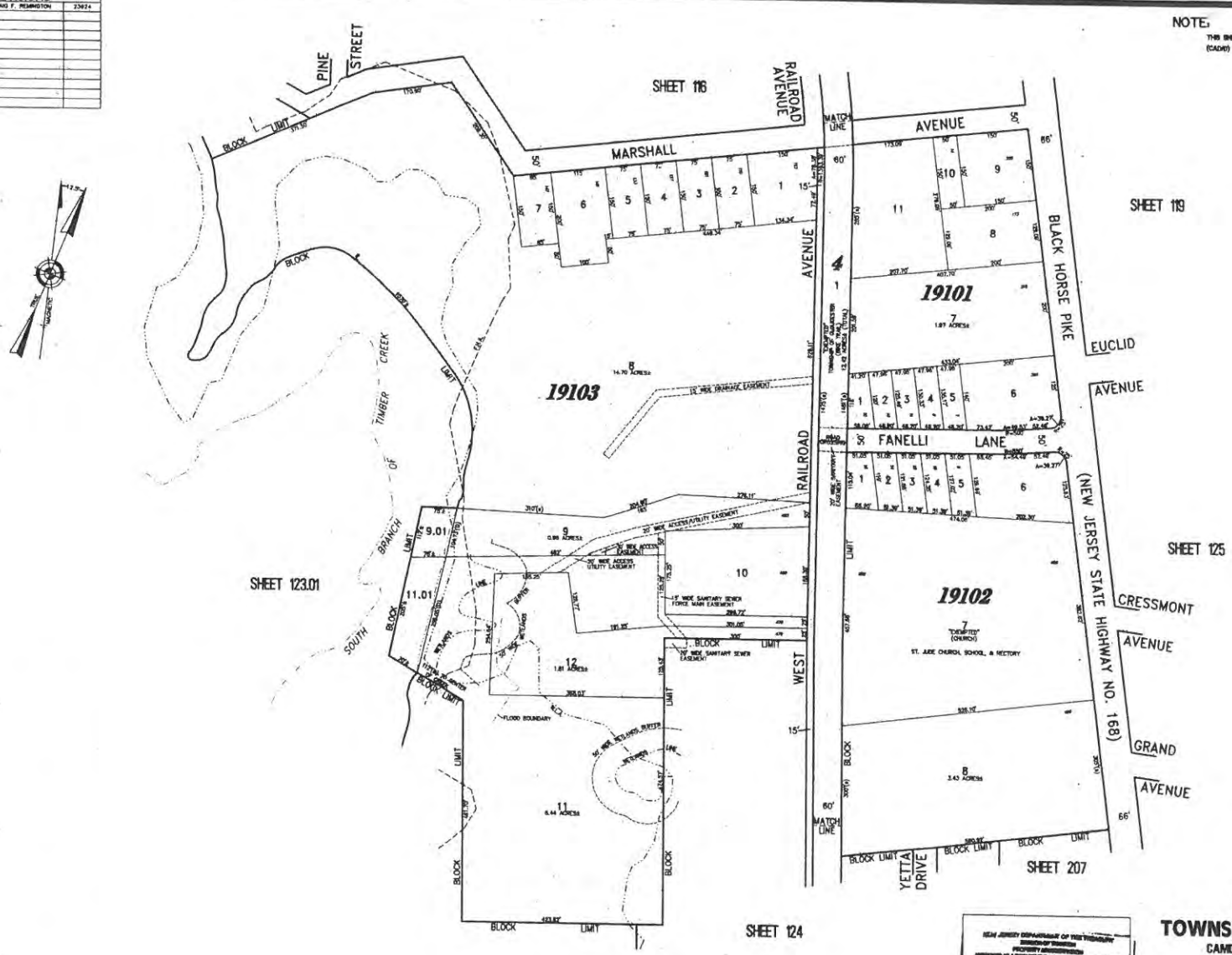
PHOTO



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

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

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



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

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

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 28003800

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

191

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

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
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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

☐ 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

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

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

LOCATION: 113 MARSHALL AVE., BLACKWOOD, NJ 08012

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- ☐ N.J. American Water Co.
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- ☐ 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.

Assessor 10/3/18

Signature

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

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 3600.00 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]	☐ Planned Development [2]
☐ Minor Subdivision	☐ Interpretation [2]
☐ Preliminary Major Subdivision [2]	☐ Appeal of Administrative Officer's Decision
☐ Final Major Subdivision	☐ Bulk "C" Variance [2]
☒ Minor Site Plan	☐ Use "D" Variance [2]
☐ Preliminary Major Site Plan [2]	☐ Site Plan Waiver
☐ Final Major Site Plan	☐ Rezoning Request
☐ Conditional Use Approval [2]	☐ Redevelopment Agreement
☐ General Development Plan [2]	☐ _____

RECEIVED MAR 04 2019 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.

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[illegible]

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

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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.
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- ☐ **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:

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RECEIVED
MAR 05 2019

No Issues

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

3/5/19

Signature