

**Township of Gloucester  
Planning Board Agenda  
May 14, 2019**

**Salute to the Flag  
Opening Statement  
Roll Call  
General Rules**

Meeting will start at 7:00 P. M.

No new applications will be heard after 10:00 P. 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 MEMORIALIZATION**

**Minutes for Memorialization – April 09, 2019**

**RESOLUTIONS FOR MEMORIALIZATION**

**#191007SPW  
Caesar's Pasta, LLC  
Zoned: BP**

**Site Plan Waiver  
Block: 4202 Lot: 1**

**APPLICATIONS**

**#181033CM  
Richard F. Williams  
Zoned: R2**

**Minor Subdivision  
90 Day Extension  
Block:18501 Lots:9 & 9.01  
Location: 917 & 919  
Sicklerville Rd.  
Extending deadline  
From 6/5/19 to 9/3/19**

**#1910135SPW**  
**Bank of America**  
**Zoned: OR**

**Site Plan Waiver**  
**Block: 9709 Lot: 1**  
**Location: 1345 Chews**  
**Landing Road, Blackwood**  
**Proposed ADA Upgrades to**  
**Existing parking, curb cuts**  
**& ramps, restriping parking**  
**Stalls and crosswalks &**  
**Installing new signage.**

**#191017CM**  
**William & Nadine Yackle**  
**Zoned: R2**

**Minor Subdivision/Bulk C**  
**Block: 13003 Lot: 3**  
**Location: 100 Lakeview Ave.**  
**Blackwood**  
**To create (1) new lot**  
**Proposed lot: 3.01 & remainder**  
**Lot: 3 existing dwelling to be**  
**Located on remainder lot and**  
**New dwelling to be constructed**  
**On Lot: 3.01**

**Meeting Adjourned**

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday April 09, 2019**

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Chairman Dintino/ Vice Chair Costa were absent, Mrs. Bradley was asked by Mr. Lechner to be Acting Chairman for this meeting. Mrs. Bradley accepted. Salute to the Flag.

Opening Statement made by Mr. Lechner.

Mrs. Bradley announces general rules of the meeting.

Mr. Boraske sworn in a new member Ms. Botsford.

Mrs. Bradley requested a Roll Call.

**Roll Call:**

<b>Mrs. Costa</b>	Absent
<b>Mr. Guevara</b>	Absent
<b>Mr. Kricun</b>	Absent
<b>Councilman Hutchison</b>	Present
<b>Mrs. Bradley</b>	Present
<b>Mrs. Rossi</b>	Present
<b>Mr. Thomas</b>	Present
<b>Mr. Hojnowski</b>	Absent
<b>Mrs. MacPherson</b>	Present
<b>Ms. Botsford</b>	Present
<b>Chairman Dintino</b>	Absent
<b>Mr. Boraske Esq.</b>	Present
<b>Mr. Bach</b>	Present
<b>Mr. Lechner</b>	Present

Mrs. Bradley asked that the Board Professionals be Sworn In.

Mr. Bach & Mr. Lechner were sworn in by Mr. Boraske.

Mrs. Rossi was asked to sit for Mr. Kricun. She agreed.

Ms. Botsford was aske to sit for Mr. Guevara. She agreed.

**Minutes for Memorialization**

Minutes from March 12, 2019.

Mrs. Bradley requested a motion to adopt the minutes.

Mrs. Bradley made the motion seconded by Mr. Thomas.

**Roll Call:**

<b>Mrs. Bradley</b>	Yes
<b>Mr. Thomas</b>	Yes

Resolutions for Memorialization

**191010CM**  
**Camden County**  
**Zoned: N**

**Minor Subdivision**  
**Block: 12302 Lot: 1**

Mrs. Bradley asked for a motion to adopt the Resolution.  
 Mrs. Bradley made the motion seconded by Mr. Thomas.

**Roll Call:**

<b>Mrs. Bradley</b>	Yes
<b>Mr. Thomas</b>	Yes

Application for Review

**#191007SPW**  
**Caesars Pasta, LLC**  
**Zoned: BP**

**Sit Plan Waiver**  
**Block: 4202 Lot: 1**  
**Location: 1001 Lower Landing Rd.**  
**Bldg. #300**  
**Replacing existing nitrogen tank &**  
**concrete pad rear commercial bldg.**

## NOTES:

Mr. William Kearns, Esq. - Helmer, Conley & Kasselmann, PA representing Caesars Pasta products is applying for a site plan waiver in relation to nitrogen tank replacement and the existing concrete pad. A photo of the site used in the site visual presentation was evidenced as A1.

Mr. Joe Cardone, Mgr. of Caesars was introduced and sworn in.

Mr. Cardone stated that the existing 9,000 cu. yd. tanker would be replaced with a 13,000 cu. yd. stationary tank. The nitrogen is essential to the freezing of their products. The new tank would be taller than 30 ft. as is the existing tank but shorter than the maximum 36 ft., so no variance is required. The existing pad needs to be demolished so the anchor bolts for the new tank can be incorporated into the pour of the new pad. The fence enclosure will be replaced and the existing bollards are sufficient upon certification of approval but a condition of the Resolution.

Mrs. Bradley asked if there were any question from the Board?

None

Mrs. Bradley asked if there were any questions from the Public?

None

Mrs. Bradley asked for a motion to adopt the application for a site plan waiver.  
 Mr. Thomas made the motion seconded by Mrs. Rossi.

**Roll Call:**

<b>Councilman Hutchison</b>	Yes
<b>Mrs. Bradley</b>	Yes
<b>Mrs. Rossi</b>	Yes
<b>Mr. Thomas</b>	Yes
<b>Mrs. MacPherson</b>	Yes
<b>Ms. Botsford</b>	Yes

0-19-05 Amending Ordinance 0-03-03  
Land Development Regarding Performance Guarantees

**NOTES:**

This change amends the Land Use Law requirement.

Mrs. Bradley asked if there were any question from the Board?

None

Mrs. Bradley asked if there were any questions from the Public?

None

Mrs. Bradley asked for a motion to adopt the amendment recommending it to Township Council.

Mrs. Bradley made the motion seconded by Mr. Thomas.

**Roll Call:**

<b>Councilman Hutchison</b>	Yes
<b>Mrs. Bradley</b>	Yes
<b>Mrs. Rossi</b>	Yes
<b>Mr. Thomas</b>	Yes
<b>Mrs. MacPherson</b>	Yes
<b>Ms. Botsford</b>	Yes

0-19-06 Amending Ordinance 0-12-26  
Entitled the Lakeland Complex Phase 1 (Block: 12301 Lot: 4)  
Redevelopment Plan in accordance with N.J.S.A. 40A:12 A-1ET ESTQ  
Local Redevelopment and Housing Law

**NOTES:**

This amends the Affordable Housing Plan.

It allows supportive housing for Veterans to be built on the lot behind Senior Housing 1 in the Lakeland complex

Mrs. Bradley asked if there were any question from the Board?

None

Mrs. Bradley asked if there were any questions from the Public?

None

Mrs. Bradley asked for a motion to adopt the Amendment.  
 Mr. Thomas made the motion seconded by Mrs. Bradley.

**Roll Call:**

<b>Councilman Hutchison</b>	Yes
<b>Mrs. Bradley</b>	Yes
<b>Mrs. Rossi</b>	Yes
<b>Mr. Thomas</b>	Yes
<b>Mrs. MacPherson</b>	Yes
<b>Ms. Botsford</b>	Yes

0-19-07 Adopting Amendment No.3  
 Amending Ordinance 0-04-13  
 Titled: "The Blackwood West Redevelopment Plan"  
 In accordance with N.J.S.A. 40A:12AET Seq.,  
 Local Redevelopment & Housing Law

**NOTES:**

Amends Blackwood South Winds Development The development of up to 100 affordable housing units must have thirteen (13) very low income rental units.

Mrs. Bradley asked if there were any question from the Board?  
 None

Mrs. Bradley asked if there were any questions from the Public?  
 None

Mrs. Bradley asked for a motion to adopt the Resolution.  
 Mr. Bradley made the motion seconded by Mr. Rossi.

**Roll Call:**

<b>Councilman Hutchison</b>	Yes
<b>Mrs. Bradley</b>	Yes
<b>Mrs. Rossi</b>	Yes
<b>Mr. Thomas</b>	Yes
<b>Mrs. MacPherson</b>	Yes
<b>Ms. Botsford</b>	Yes

0-19-08 Ordinance Repealing & Replacing Article X:  
Affordable Housing Procedural & Eligibility requirements of Ordinance  
0-03-03 Land Development of the Township of Gloucester to address  
the requirements of the Fair Housing Act & Uniform Housing  
Affordability Controls (UHAC) regarding compliance with the  
Townships Affordable Housing Obligations

**NOTES:**

Amends the Affordable Housing to dictate what the developer has to include and  
what fee can be associated.

Mrs. Bradley asked if there were any questions from the Board?

None

Mrs. Bradley asked if there were any questions from the Public?

None

Mrs. Bradley asked for a motion to adopt the Resolution.

Mrs. Bradley made the motion seconded by Mr. Thomas..

**Roll Call:**

<b>Councilman Hutchison</b>	Yes
<b>Mrs. Bradley</b>	Yes
<b>Mrs. Rossi</b>	Yes
<b>Mr. Thomas</b>	Yes
<b>Mrs. MacPherson</b>	Yes
<b>Ms. Botsford</b>	Yes

0-19-09 Ordinance Repealing & Replacing Article IX Section 902:  
Affordable Housing Fees and Procedures of Ordinance 0-03-03  
Land Development of the Township of Gloucester to provide for the  
Collection of Development Fees in Support of Affordable Housing Act  
as permitted by the NJ Fair Housing Act.

**NOTES:**

Amends the ordinance by repealing and replacing the Fee Structure of the towns  
agreement with the Courts guaranteeing the fees are set and consistent.

Mrs. Bradley asked if there were any question from the Board?

None

Mrs. Bradley asked if there were any questions from the Public?

None

Mrs. Bradley asked for a motion to adopt the Ordinance.  
Mrs. MacPherson made the motion seconded by Mrs. Bradley.

**Roll Call:**

<b>Councilman Hutchison</b>	Yes
<b>Mrs. Bradley</b>	Yes
<b>Mrs. Rossi</b>	Yes
<b>Mr. Thomas</b>	Yes
<b>Mrs. MacPherson</b>	Yes
<b>Ms. Botsford</b>	Yes

**General Correspondence**

NONE

Mrs. Bradley asked for a motion to Adjourn the meeting.  
Mr. Thomas made the motion seconded by Mrs. Bradley.

Mrs. Bradley adjourned the meeting.  
Meeting Adjourned.

Recording Secretary,

Christopher Nowak

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING  
BOARD MEMORIALIZING WAIVER OF SITE PLAN  
FOR CAESAR'S PASTA, LLC  
APPLICATION NO.: 191007SPW**

**WHEREAS**, on April 9, 2019 consideration was given to the application of the Caesar's Pasta LLC (hereinafter "Applicant") for the property located at 1001 Lower Landing Rd, Bldg. 300, identified on the Tax Map for the Township of Gloucester as Block 4202, Lot 1 (hereinafter "the Property"), for a Waiver of Site Plan in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter "LDO"); and

**WHEREAS**, the Applicant proposes to replace an existing nitrogen tank and concrete pad in the rear of the Property; and

**WHEREAS**, William Kerns, Esq., appeared on behalf of the Applicant and Mr. Joseph Cardone, the Maintenance Manager of the Applicant, was sworn in to present testimony in favor of the application; and

**WHEREAS**, Mr. Kerns introduced the Application, identified the location of the Property, the requested relief, and summarized the proposed site plan waiver; and

**WHEREAS**, throughout the course of the hearing, Mr. Kerns introduced the following exhibits – Exhibit A1 – Photographs of Existing Site Conditions; and

**WHEREAS**, Mr. Cardone testified as to the proposed site improvements and the Applicant's reasons for the proposed improvements, explaining that he is familiar with the Application and with the proposed replacement nitrogen tank; that the existing pad is 16x20 and the proposed new pad is 18x16; that the new pad is required because the Applicant can utilize the existing bores; that the tank size will be slightly increased and its purpose is to freeze food; and

**WHEREAS**, the Board and Board Professionals discussed with the Applicant and the Applicant's witnesses several issues relating to the Property, including the possibility of a variance being required for the height of the proposed replacement tank; and following comments from the Board Professionals, the Board determined a variance for the height of the proposed tank was not required; and

**WHEREAS**, the Applicant agreed to all comments and conditions expressed within the Board Engineer Stephen Bach, PE, RA, PP, CME April 1, 2019 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

**WHEREAS**, the Applicant agreed to all comments and conditions expressed within Board Planner Kenneth Lechner, PP, AICP, April 3, 2019 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

**WHEREAS**, the Board Applicant agreed, as conditions of approval, to: (1) remove and replace all existing bollards, including those that are broken, in accordance with the

recommendations of the Board Engineer and Township Construction Official; (2) replace the existing fence; and

**WHEREAS**, the meeting was open to the public, and no members of the public appeared to testify; and

**WHEREAS**, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings and conclusions of law in approving the subject application for a site plan waiver:

1. The Applicant is Caesar's Pasta LLC. The Property is 1001 Lower Landing Rd, Bldg. 300, identified on the Tax Map for the Township of Gloucester as Block 4202, Lot 1.
2. To the extent required, public notice of the hearing was provided in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40A:55D-12.
3. Requested Relief: site plan waiver to replace an existing nitrogen tank and concrete pad in the rear of the Property.
4. The Application does not require any variances or other waivers.
5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated September April 3, 2019, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.
6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated April 1, 2019, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.
7. The Applicant agreed, as a condition of approval, to: (1) remove and replace all existing bollards, including those that are broken, in accordance with the recommendations of the Board Engineer and Township Construction Official; (2) replace the existing fence.
8. Pursuant to Township Code § 801.A(3), the Board determines that a site plan waiver is warranted because the proposed development and alteration does not

affect the existing condition of the Property; the Applicant has presented sufficient evidence and information to allow the Board to determine the Application as proposed meets applicable Township Code requirements; and because the Property is suitable for the proposed improvements and the requested waiver is reasonable under the above circumstances.

**NOW, THEREFORE BE IT RESOLVED**, after considering the foregoing facts, the Board further concludes that the Applicant has demonstrated that the Application will not have a deleterious effect upon the neighborhood, and has satisfied the standards necessary for approval and should therefore be approved subject to the specific and standard conditions stated herein and on the record; and

**WHEREAS**, a motion was duly made by Mr. Thomas and duly seconded by Ms. Rossi to **APPROVE** the Application as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Councilman Hutchinson	X	
Ms. Bradley	X	
Ms. Rossi	X	
Mr. Thomas	X	
Ms. MacPherson	X	
Ms. Botsford	X	

**IT IS FURTHER RESOLVED**, the above relief is subject to the following conditions:

1. The Applicant shall remove and replace all bollards and the existing fence at the Property subject to the review and approval of the Board Professionals.
2. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for approval. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice.
3. Upon discovery by the Board of clear and convincing evidence of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at

said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, consistent with the MLUL and case law, including but not limited to a reconsideration of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate. In addition, at any time within 45 days after the adoption of this resolution, a party of interest may appeal to the Superior Court for an order vacating or modifying any term or condition as set forth herein.

4. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to N.J.S.A. 40:55D-12(c), and publication of the notice of public hearing in this matter in accordance with the law.
5. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the Subject Property which had not been known or had not been disclosed to the Board, but which would have had a materially negative impact upon the Board's decision in this matter had they been so known, or so disclosed.
6. The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required.
7. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board's Solicitor, Engineer, and Planner.
8. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land development ordinances, zone codes and any other applicable municipal codes, and the MLUL.
9. The Applicant assumes all risks should the Applicant fail to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution.
10. The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein.
11. The Applicant shall comply with all of the representations and stipulations as contained in the application and as represented through testimony in support of the application.

ATTEST:

GLOUCESTER TOWNSHIP  
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

FRANK DINTINO, CHAIRMAN

**CERTIFICATION**

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 7th day of May 2019 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 9th day of April 2019.

KENNETH LECHNER, SECRETARY

# 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

<b>RECEIVED</b>		<b>For Office Use Only</b>			
Submission Date: <u>APR 17 2019</u>	Application No.: <u>1810392M</u>	<i>Extension</i>		Taxes Paid Yes/No _____ (Initial)	
<input checked="" type="checkbox"/> Planning Board <input type="checkbox"/> Zoning Board of Adjustment		Fees: <u>250.00</u>	Project # <u>12529</u>		
<small><sup>1</sup> Upon receipt of all fees, documents, plans, etc.</small>				Escr. <input checked="" type="checkbox"/>	Escr.# <u>    </u>

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b>				<b>2. Owner(s) (List all Owners)</b>			
Name: <u>Richard F. Williams</u>				Name(s): <u>Richard F. Williams</u>			
Address: <u>P.O. Box 532</u>				Address: <u>P.O. Box 532</u>			
City: <u>Blackwood</u>				City: <u>Blackwood</u>			
State, Zip: <u>NJ 08012</u>				State, Zip: <u>NJ 08012</u>			
Phone: <u>(609) 970-6749</u> Fax: ( ) -				Phone: <u>(609) 970-6749</u> Fax: ( ) -			
Email: <u>rfwil@hotmail.com</u>							
<b>3. Type of Application. Check as many as apply:</b>							
<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>				<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input checked="" type="checkbox"/> Extension - 90 days			
<small><sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.</small>							
<b>4. Zoning Districts (Circle all Zones that apply)</b>							
ER	R4	GCR	CR	BP	G-RD	LP-1	
R1	RA	BWD	NC	IN	M-RD	NVBP	
<del>R2</del>	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay	
						IR	
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>							
Name of Attorney: <u>Brandon R. Croker, Esq.</u>				Firm: <u>Comegno Law Group, P.C.</u>			
Address: <u>521 Pleasant Valley Avenue</u>				State, Zip: <u>NJ 08057</u>			
City: <u>Moorestown</u>				Phone: <u>856) 234-4114</u> Fax: <u>856) 234-4262</u>			
				Email: <u>bcroker@comegnolaw.com</u>			

**6. Name of Persons Preparing Plans and Reports:**

Name: Albert N. Floyd, L.S.  
Address: P.O. Box 903  
Profession: Surveyor  
City: Elmer  
State, Zip: NJ 08318  
Phone: (609) 358-6500 Fax: (609) 358-6565  
Email: alfloydsurveying@gmail.com

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Profession: \_\_\_\_\_  
City: \_\_\_\_\_  
State, Zip: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_ - \_\_\_\_  
Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 917 and 919 Sicklerville Road Block(s): 18501  
Tract Area: \_\_\_\_\_ Lot(s): 9, 9.01

**8. Land Use:**

Existing Land Use: Residential (one 180' by 212' lot)  
Proposed Land Use (Describe Application): Residential (two 90' by 212' lots)  
Minor subdivision was approved by resolution adopted by Planning Board on November 27, 2018. Applicant seeks a 90 day extension of time to perfect the subdivision.

**9. Property:**

Number of Existing Lots: <u>1</u>	<b>Proposed Form of Ownership:</b>	
Number of Proposed Lots: <u>2</u>	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
	<input type="checkbox"/> Condominium	<input type="checkbox"/> Rental
Are there <i>existing</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>(If yes, attach copies)</b>
Are there <i>proposed</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> 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. Please see cover letter.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

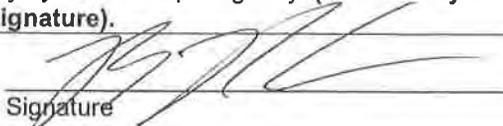
<b>13. Zoning</b>			
<b>All Applications</b>	<b>Proposed</b>	<b>Fence Application</b>	<b>Proposed</b>
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	90'	<b>Pool Requirements</b>	
Lot depth	212'	Setback from R.O.W.1	_____
Lot area	19,080 s.f.	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____
<b>14. Parking and Loading Requirements:</b>			
Number of parking spaces required: _____		Number of parking spaces provided: _____	
Number of loading spaces required: _____		Number of loading spaces provided: _____	
<b>15. Relief Requested:</b>			
<input type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> 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].			
<b>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.</b>			
<b>16. Signature of Applicant</b>			
 _____ Signature of Applicant		4/16/19 _____ Date	
Brandon R. Croker, Esq. of Comegno Law Group, P.C., Attorneys for Applicant			
_____ 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).**

4/16/19  
Date

Sworn and Subscribed to before me this  
16<sup>th</sup> day of April,  
2019 (Year).

  
Signature  
Brandon R. Croker, Esq. of Comegno Law Group, P.C., Attorneys for Applicant  
Print Name

  
Signature  
KIMBERLY G. KITCHIN  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 8/16/2019  
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?
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
- C. Is this application for approval on a site or sites for commercial purposes?
- D. Is the applicant a corporation?
- E. Is the applicant a limited liability corporation?
- F. Is the applicant a partnership?

- No  Yes

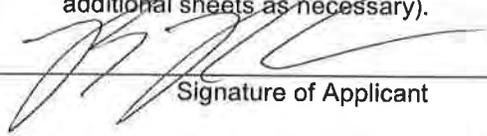
IF YES TO ANY OF THE ABOVE: N/A

- 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: N/A

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

4/16/19  
Date

Brandon R. Croker, Esq. of Comegno Law Group, P.C., Attorneys for Applicant  
Print Name

**19. Survey waiver certification:**

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

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

\_\_\_\_\_ 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

\_\_\_\_\_  
Notary public



**GLOUCESTER TOWNSHIP**  
JOIN THE EXCITEMENT

ORLANDO MERCADO  
Council President

TRACEY L. TROTTO  
Council Vice President

Council Members  
DAN HUTCHISON  
MICHAEL D. MIGNONE  
SCOTT OWENS  
ANDREA L. STUBBS  
MICHELLE L. WINTERS

DAVID R. MAYER  
Mayor

THOMAS C. CARDIS  
Business Administrator

DAVID F. CARLAMERE, ESQ.  
Solicitor

NANCY J. POWER  
Township Clerk

**November 28, 2018**

**Mr. Brandon R. Croker, Esq.**  
**Comegno Law Group, P.C.**  
**521 Pleasant Valley Avenue**  
**Morrestown, NJ, 08057**

**Application: #181033CM**  
**Richard F. Williams**  
**Minor Subdivision/Bulk C/Zoned: R2**  
**Block: 18501 Lot: 9**  
**Location: 917 Sicklerville Road**

**Dear Mr. Croker:**

**Enclosed you will find a copy of your resolution, which was adopted by the Gloucester Township Planning Board on November 27, 2018.**

**Enclosed please find a list of procedures/requirements that must be completed by the Applicant as soon as possible.**

**If you should have any questions, you may contact this office.**

Very truly yours,

  
Kenneth D. Lechner  
Director of Community Development

KDL/lrp

cc: Richard F. Williams  
Albert Floyd, L.S.



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ORLANDO MERCADO  
Council President

TRACEY L. TROTTO  
Council Vice President

Council Members  
DAN HUTCHISON  
MICHAEL D. MIGNONE  
SCOTT OWENS  
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

NANCY J. POWER  
Township Clerk

**October 10, 2018**

**Mr. Brandon R. Croker, Esq.  
Comegno Law Group, P.C.  
521 Pleasant Valley Avenue  
Moorestown, NJ 08057**

**#181033CM  
Richard Williams  
917 Sicklerville Rd.  
Zoned: R2  
Block: 18501 Lot: 9  
Location: 917 Sicklerville Rd., Sicklerville**

**Dear Mr. Croker:**

**Please be advised the application for Minor Subdivision/Bulk C Variance for the applicant Richard F. Williams, heard on October 9, 2018 has been approved.**

**At the time the resolution is adopted a copy will be sent to you along with a list of procedures/requirements that must be completed by the applicant.**

**If you should have any questions, you may contact this office.**

**Very truly yours,**

  
**Kenneth D. Lechner, PP, AICP  
Director of Community Development**

**cc: Richard F. Williams**



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**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

Tuesday October 09, 2018

---

Chairman Reagan calls the meeting to order.

Salute to the Flag.

Opening Statement made by Mr. Lechner.

Chairman Reagan is Absent

Vice-Chair Costa requests a Roll Call.

**Roll Call:**

<b>Mr. Dintino</b>	<b>Present</b>
<b>Mr. Guevara</b>	<b>Present</b>
<b>Mr. Kricun</b>	<b>Present</b>
<b>Mrs. Washington</b>	<b>Present</b>
<b>Councilman Hutchison</b>	<b>Absent</b>
<b>Mrs. Costa</b>	<b>Present</b>
<b>Mrs. Bradley</b>	<b>Absent</b>
<b>Mrs. Rossi</b>	<b>Present</b>
<b>Mr. Thomas</b>	<b>Present</b>
<b>Chairman Reagan</b>	<b>Absent</b>
<b>Mr. Boraske</b>	<b>Present</b>
<b>Mr. Roorda</b>	<b>Present</b>
<b>Mr. Lechner</b>	<b>Present</b>

Vice-Chair Costa announces general rules of the meeting.

Vice-Chair Costa ask that the Board Professionals to be Sworn in.

Mr. Bach & Mr. Lechner were Sworn in.

**Minutes for Memorialization**

Minutes from September 11, 2018.

Vice-Chair Costa requested a motion to approve the minutes

Mr. Dintino made a motion seconded by Mrs. Rossi.

**Roll Call:**

<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mrs. Rossi</b>	<b>Yes</b>
<b>Vice-Chair Costa</b>	<b>Yes</b>

Resolutions for Memorialization

#171062RDMPFSe  
Aqua New Jersey  
Spring Hollow/Blackwood  
Well #20 Treatment System

Block: 18403 Lot: 19/20  
Location: 567 Berlin-Cross Keys Rd.  
Extension of Resolution

Vice -Chair Costa asked for a motion to approve the Resolution.  
Mr. Dintino made a motion seconded by Mrs. Rossi.

**Roll Call:**

<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mrs. Rossi</b>	<b>Yes</b>
<b>Vice-Chair Costa</b>	<b>Yes</b>

Application for Review

#181033CM  
Richard F. Williams  
Zoned: R2

Block: 18501 Lots: 9  
Location: 917 Sicklerville Rd.  
Sicklerville  
Minor Subdivision/Bulk C

**NOTES:**

Mr. Brandon Croker Esq. of the Comegno Law Group, P.C. approached the podium. Mr. Croker stated the applicant requests a minor subdivision approval to permit the subdivision of an existing lot 180' x 212' into two (2) lots with dimensions of approx. 90' x 212' each. In connection with the application, the applicant requests a bulk variance relief from the 100' frontage requirement set forth in the Twp. Zoning Ordinance to permit the proposed 90' lot frontage.

Mr. Croker expressed that the division of the original lot would not cause any detriment to the surroundings. There are No Wetlands and an Engineer will walk the site to observe any irregularities and survey the land grading. A grading plan will have to be submitted prior to final approval.

Further discussion focused on sidewalks to be in place before the deed is issued or after purchase and an established wooden fence that might be encroaching on another property.

Vice-Chair Costa asked if there were any questions from the Board?

None

Vice-Chair Costa asked if there were any questions from the Public?

None

Vice-Chair Costa asked for a motion to approve the Application.  
Mr. Kricun made a motion seconded by Mr. Dintino.

**Roll Call:**

<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Guevara</b>	<b>Yes</b>
<b>Mr. Kricun</b>	<b>Yes</b>
<b>Mrs. Washington</b>	<b>Yes</b>
<b>Mrs. Rossi</b>	<b>Yes</b>
<b>Mr. Thomas</b>	<b>Yes</b>
<b>Vice-Chair Costa</b>	<b>Yes</b>

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD  
MEMORIALIZING MINOR SUBDIVISION WITH BULK VARIANCE APPROVAL  
FOR RICHARD F. WILLIAMS  
APPLICATION NO.: 181033CM**

**WHEREAS**, on October 9, 2018, consideration was given to the application of Richard F. Williams (hereinafter "Applicant") for the property located at 917 Sicklerville Rd, identified on the Tax Map for the Township of Gloucester as Block 18501, Lot 9 (hereinafter "Property"), for minor subdivision approval with bulk variances in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter "LDO"); and

**WHEREAS**, the Applicant intends to subdivide the existing 38,160 sf Property into 2 new residential lots, with no new construction proposed at this time in the R-2 Residential Zoning District; and

**WHEREAS**, Mr. Brandon R. Croker, Esq., of the Comegno Law Group, P.C., appeared on behalf of the Applicant, and the Applicant himself appeared to testify in support of the Application; and

**WHEREAS**, Mr. Croker introduced the Application, identified the location of the Property, the requested relief, and summarized the proposed minor subdivision and required bulk variances; and

**WHEREAS**, Mr. Croker represented and the Applicant testified that the result of the minor subdivision will be two symmetrical residential lots; that the Applicant intends to build a single family home on each lot, although no construction is being proposed with the current application; that the resulting lots will require bulk variances to permit non-conforming lot frontages and lot sizes; and that the variances should be granted because the Property is suitable for the subdivision and would advance several purposes of the Municipal Land Use Law, and that there is no detriment to the public good because the variances required are only for minor deviations from the Township Code requirements; and

**WHEREAS**, the Board and Board Professionals discussed with the Applicant several issues relating to the Property, including the installation of sidewalk, an encroaching wooden fence, and the existence of wetlands on the Property; and

**WHEREAS**, the Applicant agreed to comply with several conditions of approval to address the above concerns, namely: (1) the Applicant will submit a certification from an engineering professional certifying that no wetlands exist on the Property; (2) the Applicant will include the installation of sidewalk with the grading plan when he submits plans for construction of the residential homes unless this requirement is rejected by the Camden County Planning Board; and (3) the Applicant will provide an updated survey and work with the Board Professionals to address the issue of the encroaching wooden fence; and

**WHEREAS**, the Applicant agreed to all comments and conditions expressed within Board Engineer Stephen Bach's September 5, 2018 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

**WHEREAS**, the Applicant agreed to all comments and conditions expressed within Board Planner Kenneth Lechner's September 12, 2018 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

**WHEREAS**, the meeting was opened to the public, and no members of the public appeared to testify; and

**WHEREAS**, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings and conclusions of law in approving the subject application for minor subdivision approval:

1. The Applicant is Richard F. Williams. The Property is located at 917 Sicklerville Rd, identified on the Township of Gloucester Tax Map as Block 18501, Lot 9. The Applicant is the owner of the Property, which is located in the R-2 Residential Zoning District.
2. To the extent required, public notice of the hearing was provided in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40A:55D-12.
3. Requested Relief: minor subdivision approval with bulk variances to create two new residential lots from one existing residential lot in accordance with the minor subdivision plan submitted by the Applicant with the Application.
4. The Applicant proposes to subdivide the Property into two new symmetrical lots ("Lot A" and "Lot B"). Lot A and Lot B, as proposed, require the following variances:
  - a. Lot A
    - i. Relief from Township Code § 404 F – requiring a minimum lot size of 20,000 sf whereas a lot size of 19,080 sf is proposed.
    - ii. Relief from Township Code § 404 F – requiring a minimum lot frontage of 100 ft whereas a lot frontage of 90 ft is proposed.
  - b. Lot B
    - i. Relief from Township Code § 404 F – requiring a minimum lot size of 20,000 sf whereas a lot size of 19,080 sf is proposed.
    - ii. Relief from Township Code § 404 F – requiring a minimum lot frontage of 100 ft whereas a lot frontage of 90 ft is proposed.

5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated September 12, 2018, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.
6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated September 5, 2018, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.
7. The Applicant agreed, as a condition of approval, to: (1) submit a certification from an engineering professional certifying that no wetlands exist on the Property; (2) include the installation of sidewalk with the grading plan when he submits plans for construction of the residential homes unless this requirement is rejected by the Camden County Planning Board; and (3) provide an updated survey and work with the Board Professionals to address the issue of the encroaching wooden fence.
8. With regard to the requested bulk variances as detailed in Paragraph 4 above, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, the Board finds and concludes that the Board determined that the Applicant has sustained the burden of proof to support the requested variances in accordance with the statutory requirements set forth in the MLUL, N.J.S.A. 40:55D-70c(1); that is, due to the suitable and unique shape of the Property, the strict application of the LDO requirements set forth at Township Code § 404 F identified in paragraph 4 above would result in peculiar and exceptional practical difficulties to, and exceptional and undue hardship upon, the Applicant, thus bulk variance relief permitting the proposed minor subdivision in the symmetrical configuration proposed by the Applicant is warranted.
9. In light of the testimony and other evidence presented, the Board further determined that the Applicant has sustained the burden of proof to support the requested variances in accordance with the statutory requirements set forth in the MLUL, N.J.S.A. 40:55D-70c(2); that is, the requested deviations from the LDO requirements set forth at Township Code § 404 F and identified in paragraph 4 above advance several purposes of the MLUL, specifically: granting the variances will allow the Applicant to subdivide the Property as proposed, making appropriate use of open and available vacant land to allow for a permitted residential use, increasing property values, and improving the overall appearance and aesthetics of the Property and Township. N.J.S.A. 40:55D-2a; N.J.S.A. 40:55D-2c; N.J.S.A. 40:55D-2g; N.J.S.A. 40:55D-2i.

10. In light of the testimony and other evidence presented, the Board further determined that the Application can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the Master Plan and LDO in light of the Applicant's proposed residential use, and the extremely minor deviation from Township bulk requirements, and because the requested variances involve no inherent public dangers or substantial public burdens and create no adverse impact on the neighborhood. N.J.S.A. 40:55D-70.
11. With regard to the requested minor subdivision approval, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, the Board finds and concludes that the proposed minor subdivision complies with all minor subdivision and other standards, specifications, and requirements established by the LDO not addressed by variances and waivers as detailed herein, and that the Property is suitable for the proposed subdivision given the sufficient size of the Property and permitted residential uses in the R-2 Zone. See, e.g., Levin v. Livingston Twp., 35 N.J. 500, 510-11 (1961); Pizzo Mantin Group v. Randolph Twp., 261 N.J. Super. 659 (App. Div. 1993), aff'd. as modified, 137 N.J. 216 (1994).

**NOW, THEREFORE BE IT RESOLVED**, after considering the foregoing facts, the Board further concludes that the Applicant has demonstrated that the Application will not have a deleterious effect upon the neighborhood, and has satisfied the standards necessary for approval and should therefore be approved subject to the specific and standard conditions stated herein and on the record; and

**WHEREAS**, a motion was duly made by Mr. Kricun and duly seconded by Mr. Dintino to **APPROVE** the Application as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Ms. Costa	X	
Mr. Dintino	X	
Mr. Kricun	X	
Mr. Gueverra	X	
Ms. Costa	X	
Ms. Rossi	X	
Mr. Kricun	X	

**IT IS FURTHER RESOLVED**, the above relief is subject to the following specific conditions:

1. The Applicant shall comply with all terms, conditions, and recommendations contained within the Board Professionals' Review Letters as indicated herein.

2. The Applicant shall submit a certification from an engineering professional certifying that no wetlands exist on the Property.
3. The Applicant shall include the installation of sidewalk with the grading plan when he submits plans for construction of the residential homes unless this requirement is rejected by the Camden County Planning Board.
4. The Applicant shall provide an updated survey and work with the Board Professionals to address the issue of the encroaching wooden fence; and

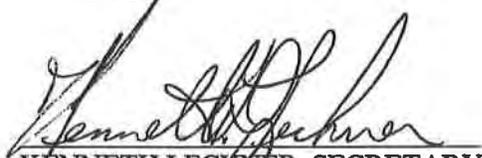
**IT IS FURTHER RESOLVED**, the above relief is subject to the following standard conditions:

1. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for approval. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice.
2. Upon discovery by the Board of clear and convincing evidence of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, consistent with the MLUL and case law, including but not limited to a reconsideration of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate. In addition, at any time within 45 days after the adoption of this resolution, a party of interest may appeal to the Superior Court for an order vacating or modifying any term or condition as set forth herein.
3. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to *N.J.S.A. 40:55D-12(c)*, and publication of the notice of public hearing in this matter in accordance with the law.
4. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the Subject Property which had not been known or had not been disclosed to the

Board, but which would have had a materially negative impact upon the Board's decision in this matter had they been so known, or so disclosed.

5. The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required.
6. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board's Solicitor, Engineer, and Planner.
7. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land development ordinances, zone codes and any other applicable municipal codes, and the MLUL.
8. The Applicant assumes all risks should the Applicant fail to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution.
9. The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein.
10. The Applicant shall comply with all of the representations and stipulations as contained in the application and as represented through testimony in support of the application.

ATTEST:

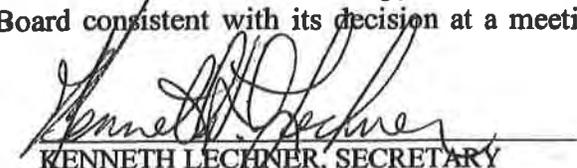
  
KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP  
PLANNING BOARD:

  
BRIAN REAGAN, CHAIRMAN

#### CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 23rd day of October 2018 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 9th day of October 2018.

  
KENNETH LECHNER, SECRETARY



## LAND DEVELOPMENT APPLICATION CHECKLIST

Applicant must complete the following requirements to submit an application to the Planning Board or Zoning Board of Adjustment. No application shall be accepted without the items in the below checklist.

- Taxes Paid Certification.
- Land Development Application Form – completed, signed, and notarized.
- Filing Fees.
  - o **FILING FEE = Filing + Publication + Property Owners + Variance** (if applicable)
- Escrow Fees.
  - o **ESCROW FEE = Engineer + Planner + Legal**
- Signed Escrow Agreement.
- Signed W-9 Form.
- Disclosure Statement (Corporations, LLC, and Partnerships).
  - o Corporations, LLC, and Partnerships must be represented by an attorney.
- Twelve (12) copies of the development plan (signed and sealed).
- Seven (7) copies of the Ordinance Checklist (§817).
- N/A Other reports (4 copies) – if applicable.
  - o Drainage Calculations
  - o Environmental Impact Statement
  - o Traffic Impact Statement

## CAMDEN COUNTY PLANNING BOARD

Land development applications for site plans and subdivisions require review and/or approval of the Camden County Planning Board.

NOTE: All municipal site plan and subdivision approvals are conditioned upon Camden County Planning Board Approval.

**Camden County Planning Board**  
Charles J. DePalma Public Works Complex  
2311 Egg Harbor Road  
Lindenwold, NJ 08021  
Phone 856.566.2978 Fax 856.566.2988  
planningdivision@camdencounty.com



**CERTIFICATION OF DISCLOSURE STATEMENT**

Pursuant to N.J.S.A. 40:55D-48.1, I hereby certify that no person or entity owns 10% or greater interest in Bank of America.

DATE: 2.7.19

Bank of America

By: Karen Schick  
Name: Karen Schick  
Title: Senior Project Manager

**6. Name of Persons Preparing Plans and Reports:**

Name: Bohler Engineering  
Address: 35 Technology Drive  
Profession: Robert L. Streker  
City: Warren  
State, Zip: NJ, 07059  
Phone: (908) 668-8300 Fax: (908) 754-4401  
Email: rstreker@bohlereng.com

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Profession: \_\_\_\_\_  
City: \_\_\_\_\_  
State, Zip: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ - \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ - \_\_\_\_\_  
Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 1345 Chews Landing Road Block(s): 9709  
Tract Area: 1.24 Acres Lot(s): 1

**8. Land Use:**

Existing Land Use: Financial Institution (Bank of America) with drive through  
Proposed Land Use (Describe Application): The Applicant proposes ADA upgrades to the existing parking lot, including removing and replacing concrete sidewalk, curb cuts and ramps, restriping parking stalls and crosswalks and installing new signage. The application proposes no change to the existing bank use.

**9. Property:**

Number of Existing Lots: <u>1</u>	<b>Proposed Form of Ownership:</b>	
Number of Proposed Lots: <u>1</u>	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
	<input type="checkbox"/> Condominium	<input type="checkbox"/> Rental
Are there <i>existing</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes	<b>(If yes, attach copies)</b>
Are there <i>proposed</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes	N/A

**10. Utilities:** (Check those that apply.) No change.

Public Water       Public Sewer       Private Well       Private Septic System

**11. List of Application Submission Materials:** Minor Site Plan prepared by Bohler Engineer dated June 19, 2018.

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:** N/A

List all applications on a separate sheet.



**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).**

2/7/19 # 50030560  
2/20/21 exp  
 Date Andrea G. Mititello  
 Sworn and Subscribed to before me this  
7 day of Feb  
2019 (Year).  
 Signature Haren Schick  
 Print Name \_\_\_\_\_  
 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?
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
- C. Is this application for approval on a site or sites for commercial purposes?
- D. Is the applicant a corporation?
- E. Is the applicant a limited liability corporation?
- 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

Haren Schick  
 Signature of Applicant  
Haren Schick  
 Print Name

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 6/14/18, shows and discloses the premises in its entirety, described as Block 9709 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:**  
 \_\_\_\_\_ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to  
 On this 7 day of Feb  
2019 before the following authority.

HAREN SCHICK  
 Name of property owner or applicant

Andrea G. Mititello  
 Notary public

# 50030560  
2/20/21 exp

# ZONING PERMIT DENIED

1345 CHEWS LAND-CLEM RD  
Block/Lot 9709/1

Applicant

BANK OF AMERICA CORP RE ASSET  
NC1 001 03 81 101 N TRYON  
CHARLOTTE, NC 28255

Real Estate Owner

BANK OF AMERICA CORP RE ASSET  
NC1 001 03 81 101 N TRYON  
CHARLOTTE, NC 28255

*This is to certify that the above-named applied for a permit to/authorization for proposed ADA upgrades to existing parking lot. This application for approval is hereby denied*

Zone  
IN  
Application is  
**Denied**

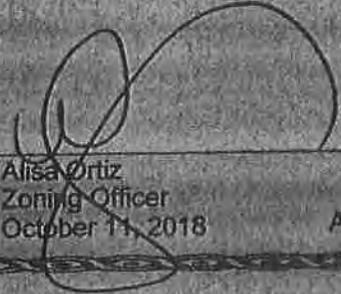
**Comments on Decision:**

The proposed work requires Site Plan or Site Plan Waiver by the Planning Board.

Additional permits must be obtained through the Construction Office

**Gloucester Township**

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

  
Alisa Ortiz  
Zoning Officer  
October 11, 2018

Applic No. 12697

Cut Here

**Deliver to...**

BANK OF AMERICA CORP RE ASSET  
NC1 001 03 81 101 N TRYON  
CHARLOTTE, NC 28255

# TOWNSHIP OF GLOUCESTER

## Interoffice Correspondence

---



**TO:** Planning Board

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

**RE:** **APPLICATION #191013SPW** **Escrow #12939**  
**Bank of America, N.A.**  
**BLOCK 9709, LOT 1**  
**1345 Chews Landing Road**

**DATE:** March 18, 2019

The applicant requests site plan waiver approval for "ADA upgrades to the existing parking lot" that include sidewalk, curb cuts, ramps, and linestriping within the OR – Office Residential District. The project is located on the northeast corner of Chews Landing and Kennedy Boulevard.

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

- Applicant/Owner: Bank of America, N.A., 13850 Ballantyne Corporate Place NC2-150-03-06, Charlotte, NC 28277.
- Engineer: R. L. Streker, PE, Bohler Engineering, 35 Technology Drive, Warren, NJ 07059 (telephone #908-668-8300).
- Attorney: Diane N. Hickey, Esq., Riker Danzig Scherer Hyland & Perretti LLP, 1 Speedwell Avenue, Morristown, NJ 07962 (telephone #973-538-0800).

### **I. INFORMATION SUBMITTED**

1. Riker Danzig Scherer Hyland & Perretti LLP Transmittal Letter dated 02/26/19.
2. Land Development Application Form and checklist dated 3/04/19.
3. Minor Site Plan, as prepared by Bohler Engineering consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	6-19-18 / 11-13-18
2	Overall Site Plan	6-19-18 / 11-13-18
3	Demolition & Site Plan	6-19-18 / 11-13-18
4	Grading Plan	6-19-18 / 11-13-18
5	Detail Sheet	6-19-18 / 11-13-18

## II. ZONING REVIEW

### §412.D – Office Residential District: Area, Yard, Height and Building Coverage.

Description	Required	Proposed	Conforms
Lot size (min.)	20,000 sf	54, 169 sf	yes
Lot frontage (min.)			
Chews Landing Road	125 ft.	190 ft.	yes
Kennedy Boulevard	125 ft.	406.24 ft.	yes
Lot depth (min.)	150 ft.	348.61 ft.	yes
Building Coverage (max.)	20%	6.3%	yes
Lot coverage (max.)	65%	70%	enc
Front yard (min.)			
Chews Landing Road	50 ft.	103.3 ft.	yes
Kennedy Boulevard	50 ft.	92.7 ft.	yes
Side yard (min.)	10 ft. one side, 25 ft. aggregate	31.2 ft. 123.9 ft.	yes yes
Rear yard (min.)	30 ft.	n/a	n/a
Building Height (max.)	35 ft.	≤35 ft.	yes
<b>PARKING AREA SETBACK</b>			
From building (min.)	10 ft.	±22 ft. <sup>1</sup>	yes
From arterial or collector street (min.)	35 ft.	±20 ft. <sup>1</sup>	enc
From residential access street (min.)	35 ft.	3.5 ft.	enc
From side or rear property line	10 ft.	1.0 ft.	enc

- <sup>1</sup> = Scaled data.  
 enc = existing nonconformance.  
 n/a = not applicable.

## III. WAIVER COMMENTS

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

“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 ...”

## IV. VARIANCES COMMENTS

The instant application doesn't require any variances.

## V. SITE PLAN WAIVER COMMENTS

It's recommended the plan be revised to address the following Land Development Ordinance requirements:

1. Plant evergreen trees along the northeast and south east sides of the recommended trash enclosure referenced below to enhance the aesthetics of the development and the Township as per §507.A, landscaping.
2. Installation of a "piano key" high visibility crosswalk striping pattern for the two (2) pedestrian crosswalks within the parking lot as per §510.I(2), Delineation.
3. Re-linestripe the entire parking lot as per §510.I(2), Delineation.
4. Construction of a trash enclosure in accordance with §510.L, Refuse/Recyclable Storage Areas.
  - a. Existing conditions indicate two (2) trash dumpsters occupy two (2) parking spaces in the northeast corner of the parking lot.
5. Installation of ±58 linear feet of four (4) feet wide concrete sidewalk along Chews Landing Road as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.
6. Installation of a handicapped access ramp at the intersection of Chews Landing Road and Kennedy Boulevard as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.

## 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.*

## **VIII. RECOMMENDATIONS**

1. The applicant must address the underlined items listed above on the site plan.

I have no further comments regarding the application at this time. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Diane N. Hickey, Esq.  
R. L. Streker, PE  
Stephen Boraske, Esq.  
Steven M. Bach, PE



April 4, 2019

Township of Gloucester  
 Chews Landing-Clementon Road, at Hider Lane  
 PO Box 8  
 Blackwood, NJ 08012-0008

Attn: Ken Lechner, Community Development Director

Re: Site Plan Waiver – ADA Improvements  
 Bank of America  
 1345 Chews Landing Road  
 Block 9709, Lot 1  
 Review No. 1  
 Bach Project No. GTPB-2019-4



Dear Mr. Lechner:

We have received the following items submitted for the referenced project:

- Township of Gloucester Land Development Application, dated March 4, 2019.
- Township of Gloucester Land Development Submission Checklist, dated March 4, 2019.
- Camden County Planning Board Application, dated March 4, 2019.
- Survey entitled "Boundary & Partial Topographic Survey, Bank of America, 1345 Chews Landing Road, C.R., No 683, Lot 1, Block 9709, Township of Gloucester, Camden County, New Jersey", prepared by Control Point Associates, Inc., dated 6-3-18, no revisions.
- Drawings entitled "Minor Site Plan for Bank of America, Proposed ADA Improvements, Block 9709, Lot 1, 1345 Chews Landing Road, Gloucester Township, Camden County, New Jersey", prepared by Bohler Engineering:

Sheet	Title	Date/Last Revision
1	Cover Sheet	6-19-18 / 11-13-18
2	Overall Site Plan	6-19-18 / 11-13-18
3	Demolition & Site Plan	6-19-18 / 11-13-18
4	Grading Plan	6-19-18 / 11-13-18
5	Detail Sheet	6-19-18 / 11-13-18

Site Plan Waiver – ADA Improvements  
Bank of America  
1345 Chews Landing Road  
Block 9709, Lot 1  
Review No. 1  
Bach Project No. GTPB-2019-4  
April 4, 2019  
Page 2 of 3

**OWNER / APPLICANT:**

Bank of America  
13850 Ballantyne Corporate Place  
Charlotte NC, 28277

**PROJECT SUMMARY:**

This application is for American with Disabilities Act (ADA) modifications to an existing commercial bank site on the northerly corner of Chews Landing Road (CR 683) and Kennedy Boulevard. The site is a 1.28 acre parcel of land located in in the Township's Office Residential (OR) Zoning District. The site is surrounded to the east by the Institutional (IN) Zone, to the north by the Residential (R-3) zone and to the south and west by the Office Residential (OR) Zone. The site contains an existing commercial bank and associated site improvements. There are not any substantial site changes being proposed by this application and the applicant is seeking a waiver from Site Plan review.

**COMMENTS:**

Our office has reviewed all information submitted for conformance with the Township's Land Development Ordinance. We offer the following comments regarding the application:

1. All traffic markings and striping shall be thermoplastic or epoxy paint. The details shall be revised to confirm the type of paint to be used.
2. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines. All accessible ramps must be constructed with detectable warnings per the latest recommendations of the ADA requirements.
3. The applicant's engineer shall confirm the proposed ADA sign height is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines.

If there are any questions or if any additional information is required please contact this office.

Very truly yours,  
BACH ASSOCIATES, PC



Steven M. Bach, PE, RA, PP, CME  
President

Site Plan Waiver – ADA Improvements  
Bank of America  
1345 Chews Landing Road  
Block 9709, Lot 1  
Review No. 1  
Bach Project No. GTPB-2019-4  
April 4, 2019  
Page 3 of 3

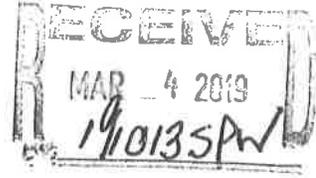
Cc: Gloucester Township Planning Board Members  
Stephen Boraske, Esq. (PB Solicitor)  
Karen Schick, Bank of America (Applicant)  
Diane N. Hickey, Esq. (Applicant's Professional)  
R. L. Streker, PE (Applicant's Professional)

S:\GTPB2019 Gloucester Twp PB-4 Bank of America ADA\GTPB2019-4 Bank of America ADA Review No 1.doc

# CAMDEN COUNTY PLANNING BOARD APPLICATION SUBMISSION REQUIREMENTS



Making It Better, Together.



**Documents must be submitted to the Planning Division Staff at least thirty (30) working days prior to the scheduled Planning Board meeting. No provisional approvals will be issued at Planning Board meeting.**

## Subdivision Requirements:

- Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- One (1) Copy of Local Municipal Application
- One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- One(1) Set of Plans
- Two (2) Copies of the Affidavit of Ownership
- One (1) Copy of Pinelands Certificate of Filing (If applicable)

## Site Plan & Site Plan Revision Requirements

- Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- One (1) Copy of Local Municipal Application
- One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- Two (2) Sets of Plans of Signed and Sealed Plans (Only 24" by 36" Site plans will be accepted)  
(Plans must reflect all requirements contained in Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2)
- N/A  Two (2) Copies of County Road Improvement Plans (If applicable and not included in Original Set of Plans)
- Two (2) Copies of a Signed and Sealed Survey  
(Conducted by a licensed surveyor if existing documents are referenced in accordance with NJAC 13:40-7.2 (a.)1)
- N/A  Two (2) Sets of Drainage Calculations (Data based upon 10 YEAR-PRE & 25 YEAR-POST Year Storm Event)
- N/A  Two (2) Sets of Traffic Impact Study (If available)
- N/A  Two (2) Copies of the Local Engineer Report
- Two (2) Copies of the Affidavit of Ownership
- N/A  One (1) Copy of Pinelands Certificate of Filing (If applicable)
- N/A  One (1) Copy of All Dedication, Easement, Deed, and Other Relevant Documents

## Please Submit the Following Additional Items:

- Map or Most Recent Aerial Photo of Site **\*\*\*SEE SITE PLAN COVERSHEETIN - ENCLOSED CD**
- Digital Copy of the Site Plan, Subdivision Plan or Major Subdivision

(The digital copy should be provided in the form of a pdf on a CD or flash drive. If no digital copy can be provided, please include a 11" by 17" reduction of the plan)

X \_\_\_\_\_

**Certification of Completeness  
Signature By Local Official**

x \_\_\_\_\_

**Signature of Agent or Applicant**

# CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

## Application for County Approval of Subdivision, Site & Development Plans

**Camden County Planning Board**  
Charles J. DePalma Public Works Complex  
2311 Egg Harbor Road  
Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988  
E-mail: [planningdivision@camdencounty.com](mailto:planningdivision@camdencounty.com)

This application must be completed in full, duplicated, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.

**(PLEASE TYPE OR PRINT LEGIBLY)**

### Project Information:

Project Name: Bank of America - Proposed ADA Improvements

Project Address (if applicable) & Municipality: 1345 Chews Landing Road, Gloucester Township

Abuts County Road: Yes County Route No.: 683

### Type of Submission (please check one):

- New Site Plan
- New Minor Subdivision
- New Major Subdivision
- Request for Letter of No Impact or Waiver Review
- Revision to Prior Site Plan

Original Site Plan Application No.: \_\_\_\_\_ Date Originally Approved: \_\_\_\_\_

- Resubmission of Major Subdivision

Original Major Subdivision Application No.: \_\_\_\_\_ Date Originally Approved: \_\_\_\_\_

### Tax Map Data:

Plate(s): \_\_\_\_\_

Existing Zoning: OR - Office Residential

Block(s): 9709

Variance(s) Required: NONE

Lot(s): 1

The Camden County planning process concerns itself primarily with a review of factors that directly impact county facilities such as County owned roads and stormwater management systems. This application as well as Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2 can be found on the Camden County Planning Division website: <http://www.camdencounty.com/government/offices-departments/planning-division> . If you have any questions please call 856-566-2978.

# CAMDEN COUNTY PLANNING BOARD APPLICATION

**Applicant & Agent Contact Information** (please type or print legibly or your application may be delayed):

Applicant: Bank of America CORP RE ASSET Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: NC1 001 03 81 101 N TRYON Town & State: Charlotte, NC

Email: \_\_\_\_\_ Zip.: 28255

Attorney: Riker Danzig Scherer Hyland & Perretti LLP Phone: (973) 538-0800 Fax: \_\_\_\_\_

Address: Headquarters Plaza - One Speedwell Avenue Town & State: Morristown, New Jersey

Email: dhickey@riker.com Zip.: 07962

Engineer: Bohler Engineering Phone: (908) 668-8300 Fax: (908) 754-4401

Address: 35 Technology Drive Town & State: Warren, New Jersey

Email: rstreker@bohlereng.com Zip.: 07059

**Proposed Use** (please check all that apply):

Residential

Commercial

Industrial

- Single Family Detached
- Town Homes
- Duplex
- Apartments
- Condominiums
- Medical Care Residential

- Retail
- Office
- Restaurant/ Food Establishment
- Hospitality/ Hotel Space
- Medical Use
- Sports or Entertainment

- Maintenance/ Repair Shop
- Flex Space
- Storage/ Warehouse
- Distribution Center
- Manufacturing
- Other: Cont. Bank Use

**Project Description & Statistics:**

Short Description of Project: This project includes modifications to the ADA related features on site to bring the site further into compliance with the ADA Regulations. These modifications include removing and replacing concrete sidewalk and ramps, restriping parking stalls and crosswalks and installing new signage.

Increase in Impervious Coverage?: YES / NO      Total Increase or Decrease: 0 SF

Total Amount of Land Disturbed: 2,080 SF

Total Gross SF of all Buildings/ Development: Existing building = 3,403 SF (no changes proposed)

Total New Residential Units: 0

Total New Jobs Created: 0

# CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

Will new lots be created? YES / NO      How Many New Lots? \_\_\_\_\_

N/A Size of Existing Lot(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Portion to be Subdivided: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

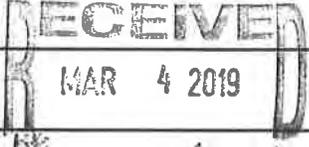
Municipal (applicant/agent must bring to municipality for signature)

Title of Municipal Official: Director of Community Development

Authorized Municipal Signature: \_\_\_\_\_ Date: 3/4/19

Transmittal Date (if applicable): \_\_\_\_\_

Phone Number: (856) 374-3511



Signatures Required:

Name of Applicant: BANK OF AMERICA

Signature of Applicant: Maren Schick Date: 2.7.19

Agent Completing Application: BOHLER ENGINEERING

Signature of Agent: [Signature] Date: 2/12/19

**For County Use:**

Classification of Application: \_\_\_\_\_

Fees Included with Application: YES / NO

County Plan Number: \_\_\_\_\_

**Stamp Date Received Below**

# CAMDEN COUNTY PLANNING BOARD APPLICATION FEE SCHEDULE



Making It Better, Together.

Applicant's Name: BANK OF AMERICA

Project Name: Bank of America - Proposed ADA Improvements Municipality: Greensboro Township

Project Address: 1345 Chews Landing Road Plate:        Block: 9709 Lot: 1

### Type of Plan

- Minor Subdivision (3 lots or less)    
  Major Subdivision (4 lots or more)    
  Site Plan

### Subdivision Fees

- Minor Review Fee (\$200.00) ..... \$ \_\_\_\_\_  
 Major Review Fee (\$500.00) ..... \$ \_\_\_\_\_

### Site Plan Fees

- Design Review Fee (\$500.00) ..... \$ \_\_\_\_\_  
 Total Parking Spaces (\$8.00/Space) ..... \$ \_\_\_\_\_  
 Dwelling Units (\$16.00/Unit) ..... \$ \_\_\_\_\_  
 Dedication, Easement, Deed, Etc. Review Fee (\$150.00) ..... \$ \_\_\_\_\_  
 Inspection Fee (\$200.00) ..... \$ \_\_\_\_\_

### Additional/ Other Fees

- Preliminary / Concept Drawing Review Fee (\$200.00) ..... \$ \_\_\_\_\_  
 Site Plan Revision (\$200.00) ..... \$ \_\_\_\_\_  
 Request for Waiver Review or Letter of No Impact (\$200.00) ..... \$ 200.00  
 Large Size Site Plan/Subdivision Map submission and filing/storage fee (\$250.00) ..... \$ \_\_\_\_\_  
*To be used by applicants filling site and subdivision plans larger than 24' x 36' as required by development regulations*  
 Signing of Filing Plats (\$150.00) ..... \$ \_\_\_\_\_

x Karen Schuck  
Signature of Agent or Applicant

2-7-19  
Date

### SPECIAL PROVISIONS

The Fee Schedule Check is Payable to the Camden County Treasurer after Applications are Deemed Complete and Consistent with Municipal Review and Regulations. Fees paid are non-refundable once the review process begins.  
All Plans, Applications, Dedications, Easements, Deeds, etc. MUST be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Complete Plan and Application



TOWNSHIP OF GLOUCESTER  
PLANNING TRANSMITTAL



March 4, 2019

APPLICANT: Bank of America

Escrow: # 12939

Application : #191013SPW

Block: 9709 Lot: 1

LOCATION: 1345 Chews Landing Road, Blackwood, NJ

TRANSMITTAL TO:

- |                          |                             |                          |                           |                                     |                |
|--------------------------|-----------------------------|--------------------------|---------------------------|-------------------------------------|----------------|
| <input type="checkbox"/> | Camden County Planning      | <input type="checkbox"/> | Tax Assessor              | <input type="checkbox"/>            | MUA            |
| <input type="checkbox"/> | Steven Boraske, Esq.        | <input type="checkbox"/> | Aqua Water Co.            | <input checked="" type="checkbox"/> | Construction   |
| <input type="checkbox"/> | Steven Bach, Bach, Engineer | <input type="checkbox"/> | New Jersey America        | <input type="checkbox"/>            | Traffic/Police |
| <input type="checkbox"/> | Planner                     | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |                                     |                |

**STATUS OF APPLICATION – Site Plan Waiver - Proposes ADA upgrades to existing parking lot. Including removing and replacing concrete sidewalk, curb cuts and ramps, restriping parking stalls and crosswalks and installing new signage. No change to the existing bank use.**

- 1 Copy Site Plan for Site Plan Waiver
- 1 Copy - Boundary & Partial Topographic Survey
- 1 Copy - Specification
- 1 Copy - Environmental Impact Statement
- 1 Copy - Recycling Report
- 1 Copy Stormwater Management Report
- 1 Copy - Proposed Erosion Control Plan
- 1 Copy - Environmental Impact Statement

OK 3-5-19 JUC BIAg

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Signature



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

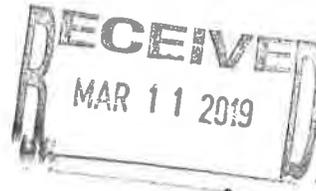


Application #191013SPW

Block: 9709 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



Reviewed By: ■ Lt. Timothy R. Kohlmyer #206 Signature:  206 Date: 3/11/19



Commissioners  
Richard P. Calabrese  
Chairman  
Joseph Pillo  
Vice Chairman

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



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

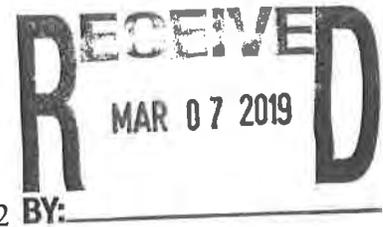
**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

March 6, 2019

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

Re: Application #191013SPW  
Bank of America  
1345 Chews Landing Road, Blackwood, NJ 08012  
Block 9709, 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**

A handwritten signature in black ink, appearing to read "RJC".

Raymond J. Carr  
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER  
PLANNING TRANSMITTAL

March 4, 2019

APPLICANT: Bank of America

Escrow: # 12939

Application : #191013SPW

Block: 9709 Lot: 1

LOCATION: 1345 Chews Landing Road, Blackwood, NJ

TRANSMITTAL TO:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Camden County Planning      | <input type="checkbox"/> Tax Assessor              | <input type="checkbox"/> MUA            |
| <input type="checkbox"/> Steven Boraske, Esq.        | <input type="checkbox"/> Aqua Water Co.            | <input type="checkbox"/> Construction   |
| <input type="checkbox"/> Steven Bach, Bach, Engineer | <input type="checkbox"/> New Jersey America        | <input type="checkbox"/> Traffic/Police |
| <input type="checkbox"/> Planner                     | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |   |

**STATUS OF APPLICATION – Site Plan Waiver - Proposes ADA upgrades to existing parking lot. Including removing and replacing concrete sidewalk, curb cuts and ramps, restriping parking stalls and crosswalks and installing new signage. No change to the existing bank use.**

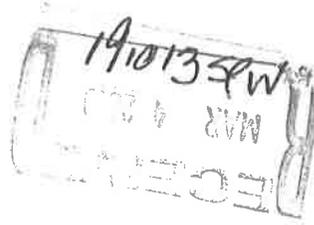
- 1 Copy Site Plan for Site Plan Waiver
- 1 Copy - Boundary & Partial Topographic Survey
- 1 Copy - Specification
- 1 Copy - Environmental Impact Statement
- 1 Copy - Recycling Report
- 1 Copy Stormwater Management Report
- 1 Copy - Proposed Erosion Control Plan
- 1 Copy - Environmental Impact Statement

*No Issues  
ADA Improvements*

Signature \_\_\_\_\_

*[Handwritten Signature]*  
Assessor 3/5/19

GLOUCESTER TOWNSHIP TAX OFFICE  
1261 CHEWS LANDING RD  
LAUREL SPRINGS, NJ 080212



February 26, 2019

To Whom It May Concern:

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

Name: **BANK OF AMERICA CORP RE ASSET**

Property Location: 1345 CHEW LAND-CLEM ROAD

Block: 9709 Lot: 1

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

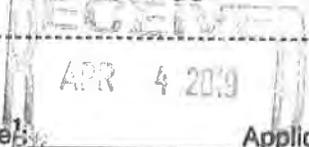
Sandra L. Ferguson  
Gloucester Township Tax Collector

# 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: APR 4 2019

Application No.: #191017CM

Taxes Paid Yes/No Yes (Initial) J

Fees 460. Project # 15017

Planning Board  Zoning Board of Adjustment

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

Escr. # 31600.

## LAND DEVELOPMENT APPLICATION

<p><b>1. Applicant</b></p> <p>Name: <u>William and Nadine Yackie</u>          Address: <u>100 Lakeview Avenue</u>          City: <u>Blackwood</u>          State, Zip: <u>NJ 08012</u>          Phone: <u>(609) 315-8911</u> Fax: <u>( ) -</u>          Email: <u>wmyackie@yahoo.com</u></p>	<p><b>2. Owner(s) (List all Owners)</b></p> <p>Name(s): <u>Same</u>          Address: _____          City: _____          State, Zip: _____          Phone: <u>( ) -</u> Fax: <u>( ) -</u></p>
--	--

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

<input type="checkbox"/> Informal Review <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup>
<input checked="" type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation <sup>2</sup>
<input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup>	<input type="checkbox"/> Appeal of Administrative Officer's Decision
<input type="checkbox"/> Final Major Subdivision	<input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup>
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Use "D" Variance <sup>2</sup>
<input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup>	<input type="checkbox"/> Site Plan Waiver
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Rezoning Request
<input type="checkbox"/> Conditional Use Approval <sup>2</sup>	<input type="checkbox"/> Redevelopment Agreement
<input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> _____

<sup>2</sup> 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
<u>(R2)</u>	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**

<p>Name of Attorney: <u>Charles D. Petrone</u>          Address: <u>325 New Albany Road</u>          City: <u>Moorestown</u></p>	<p>Firm: _____          State, Zip: <u>NJ 08057</u>          Phone: <u>(856) 816-8135</u> Fax: <u>(856) 222-0411</u>          Email: <u>cdpetrone@aol.com</u></p>
--	---

**6. Name of Persons Preparing Plans and Reports:**

Name: Bruce A. Ewing, PLS  
Address: 9008 No. Delsea Drive  
Profession: Land Surveyor  
City: Clayton  
State, Zip: NJ 08312  
Phone: (856) 881-4931 Fax: ( ) -  
Email: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Profession: \_\_\_\_\_  
City: \_\_\_\_\_  
State, Zip: \_\_\_\_\_  
Phone: ( ) - Fax: ( ) -  
Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 100 Lakeview Avenue Block(s): 13003  
Tract Area: 36,773.6 SF Lot(s): 3

**8. Land Use:**

Existing Land Use: Residential  
Proposed Land Use (Describe Application): Subdivision to create one (1) new lot, proposed Lot 3.01 and Remainder Lot 3. Existing dwelling to be located on Remainder Lot and new dwelling to be constructed on Lot 3.01.

**9. Property:**

Number of Existing Lots: 1 Proposed Form of Ownership:  
Number of Proposed Lots: 2  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**

<b>All Applications</b>	<b>Proposed</b>	<b>Fence Application</b>	<b>Proposed</b>
Front setback 1 Lot 3 / Lot 3.01	34.06' / 30'	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	41.52' / 30'	Fence type	_____
Side setback 1	56.78' / 10'	Fence height	_____
Side setback 2	19.72' / 10'	*E.O.P. = Edge Of Pavement.	
Lot frontage	100' / 172.4'	<b>Pool Requirements</b>	
Lot depth	118.58' / 101'	Setback from R.O.W.1	_____
Lot area	15,105 SF / 18,787 SF	Setback from R.O.W.2	_____
Building height	30' / ≤ 35'	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.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

**14. Parking and Loading Requirements:**

Number of parking spaces required: \_\_\_\_\_ Number of parking spaces provided: \_\_\_\_\_

Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

**15. Relief Requested:**

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

**16. Signature of Applicant**

William Yackle  
 Signature of Applicant  
 William Yackle

3/6/19  
 Date

Nadine Yackle  
 Signature of Co-applicant

3/6/19  
 Date

Nadine Yackle

**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).

3/8/19

Date

William Yackel  
Signature

William Yackel  
Print Name

Sworn and Subscribed to before me this

8<sup>th</sup> day of March

2019 (Year).

Signature

Nadine Yackel  
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?
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
- C. Is this application for approval on a site or sites for commercial purposes?
- D. Is the applicant a corporation?
- E. Is the applicant a limited liability corporation?
- 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

William Yackel  
Signature of Applicant

Date

William Yackel  
Print Name

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 12/21/18, shows and discloses the premises in its entirety, described as Block 13003 Lot 3; 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:

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

Sworn and subscribed to

On this 8<sup>th</sup> day of March,  
2019 before the following authority.

William Yackel  
Name of property owner or applicant

Charles D. Pitone  
Notary public

Charles D. Pitone  
Attorney-at-Law  
State of New Jersey

Department of Public Works

Louis Cappelli, Jr.  
Freeholder Director  
Susan Shin Angulo  
Freeholder  
John Wolick  
Director



**Making It Better, Together.**

**CAMDEN COUNTY PLANNING BOARD  
CHARLES J. DEPALMA COMPLEX  
2811 EGG HARBOR ROAD  
LINDENWOLD, NJ 08021**

**Board Members**  
Freeholder Carmen G. Rodriguez - Alternate  
George W. Jones - Chairman  
Daniel P. Cosner - Vice Chairman  
Thomas Schina - Secretary  
Thomas Bock Jr.  
Ryan Doran  
Joseph Pillo  
Alexis M. Williams  
Kevin Becica - County Engineer

April 12, 2019

Charles D. Petrone  
325 New Albany Road  
Moorestown, NJ 08057

RE: **Yackle – 100 Lakeview Ave**  
Plan Type: **Minor Subdivision**  
Block(s): **13003**  
Lot(s): **3**

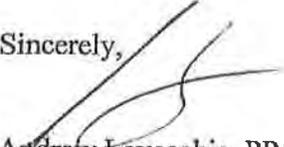
Dear Applicant/Agent:

Due to the nature of this specific application, a staff review concluded that the proposed activity will have no effect on any County facility and therefore will not need a Camden County Planning Board vote.

All fees regarding this matter have been paid in full. This letter may be considered a waiver of further review.

Thank you for the opportunity to be of service regarding this matter.

Sincerely,

  
Andrew Levecchia, PP/AICP  
Planning Director

Al/cs

*The Camden County Planning Board and/or Camden County Engineering Department retains the right to re-evaluate this determination if the approved plan submitted to such Department was modified or revised in any such way that would impact the project referenced above. If any revisions are made to said project after approval granted, said applicant must resubmit to Board for approval.*

M-15-3-19



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Use Regulation  
Mail Code 501-02A, P. O. Box 420  
Trenton, New Jersey 08625-0420  
[www.state.nj.us/dep/landuse](http://www.state.nj.us/dep/landuse)

CHRIS CHRISTIE  
Governor

KIM GUADAGNO  
Lt. Governor

BOB MARTIN  
Commissioner

William and Nadine Yackle  
12 Stonegate Court  
Blackwood, NJ 08012

SEP 30 2015

RE: Letter of Interpretation: Line Delineation (Verification)  
File No.: 0415-15-0004.1 / Activity Number: FWW150001  
Applicant: William & Nadine Yackle  
Block(s) and Lot(s): [13003, 3]  
Gloucester Township, Camden County

Dear Mr. & Mrs. Yackle:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Use Regulation (Division) staff establish the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, the Division is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by Division staff on 9/29/2015, the Division has determined that the limit of State open waters boundary line, as denoted by "Edge Of Water" on the plan sheet entitled: "Survey Of Premises, 100 Lakeview Avenue, situated In Township Of Gloucester, County Of Camden, New Jersey", dated 6/3/15, unrevised, and prepared by Ewing Associates (Bruce A. Ewing, P.L.S.), is accurate as shown

Wetlands Resource Value Classification ("RVC")

State Open Water limit across the entire lake frontage on Grenloch Lake. No wetlands and no wetland buffers are present on the property.

This State open water classification may affect the requirements for an Individual Open Water Fill Permit (see N.J.A.C. 7:7A-7) or the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-4). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined

that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.6 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.8. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

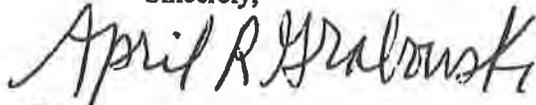
It is noted that Grenloch Lake is a regulated feature under the Flood Hazard Area Control Act. Certain activities on the lot, most notably the removal of additional vegetation from undisturbed areas within a riparian zone, may require a permit under that Act.

#### Appeal Process

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at [www.state.nj.us/dep/landuse/forms](http://www.state.nj.us/dep/landuse/forms). Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at [www.state.nj.us/dep/bulletin](http://www.state.nj.us/dep/bulletin). In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website [www.nj.gov/dep/odr](http://www.nj.gov/dep/odr) for more information on this process.

Please contact Bruce Stoneback of our staff by e-mail at [Bruce.Stoneback@dep.nj.gov](mailto:Bruce.Stoneback@dep.nj.gov) or (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,



For  
Ryan J. Anderson, Supervisor  
Division of Land Use Regulation

c: Municipal Clerk  
Municipal Construction Official  
Agent (original)

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence

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**TO:** Planning Board  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
Dept. of Community Development  
**RE:** **APPLICATION #191017CM**      **Escrow #13017**  
**William and Nadine Yackle**  
**BLOCK 13003, LOT 3**  
**DATE:** April 22, 2019

The Applicant requests minor subdivision approval to create one (1) new lot within the R-3 Residential district. The property is located on the south side of Lakeview Avenue west of Central Avenue.

The plan has been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

Should you have any questions regarding this application, do not hesitate to contact me at 374.3511.

- Applicant/Owner: William and Nadine Yackle, 100 Lakeview Avenue, Blackwood, NJ 08012 (telephone #609-315-8911).
- Surveyor: Bruce A. Ewing, LS, Ewing Associates, 900B, N. Delsea Drive. P.O. Box 145, Clayton, NJ 08312 (telephone #856-881-4931).
- Attorney: Charles D. Petrone, Esq., 325 New Albany Road, Moorestown, NJ 08057 (telephone #856-816-8135).

### **I. INFORMATION SUBMITTED**

1. Charles D. Petrone, Esq. Transmittal Letter dated 3/15/19.
2. Land Development Application Form with Checklist, dated 4/04/19.
3. NJDEP Letter of Interpretation, Line Verification File No. 0415-15-0004.1 dated SEP 30, 2015.
4. Camden County Planning Board Waiver of Further Review Letter dated 4/12/19.
5. Minor subdivision plan, as prepared by Ewing Associates, comprising one (1) sheet dated 12/21/18.

## II. ZONING INFORMATION

### R-3 Zone Requirements (§405.F):

Standard	Required	Proposed (Lot 3)	Proposed (Lot 3.01)	Complies
Lot size (min.)	9,375 sf	15, 105 sf	18,787 sf	yes / yes
Lot frontage (min.)	75 ft.	100 ft.	172.40	yes / yes
<b>Lot depth (min.)</b>	<b>125 ft.</b>	<b>118.58 ft.</b>		<b>no*</b>
<b>Lot depth (min.)</b>	<b>125 ft.</b>		<b>101 ft.</b>	<b>no*</b>
Building coverage	20%	9.8%	≤ 20%	yes / yes
Lot coverage	40%	39.8%	≤ 40%	yes / yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>				
Front yard (min.)	30 ft.	34.06 ft.	30ft.	yes / yes
<b>Side yard (min.) - Deck</b>	<b>10 ft.</b>	<b>5 ft.</b>		<b>no*</b>
Side yard (min.)	10 ft.	30 ft.	10 ft.	yes / yes
Rear yard (min.) - Deck	100 ft. <sup>1</sup>	±30 ft. <sup>2</sup>		enc
<b>Rear yard (min.)</b>	<b>100 ft.<sup>1</sup></b>		<b>30 ft.</b>	<b>no*</b>
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	yes / yes
Height (max.)	35 ft.	n/a	n/a	n/a

<sup>1</sup> = State Open Water setback is 100 ft. minimum as per §401.l(4), Stream and State Open Waters.

<sup>2</sup> = 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 for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for minor subdivision requirements.

The Applicant has provided the checklist items or request a waiver.

## IV. WAIVER COMMENTS

1. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
  - a. In lieu of providing a grading plan the plans it's recommended the plan be revised to provide the following note:
    - i. "Grading plan shall be submitted upon application for a building permit as per §814, Grading Approval of the Land Development Ordinance."
2. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].

## V. VARIANCE REVIEW COMMENTS

The Application as submitted requires the following variances.

### **§401.I(4), Stream and State Open Waters**

1. Rear yard (Open Water Setback): (30 ft. v. 100 ft. minimum required).

### **§405, R3 District, Area, Yard, Height and Building Coverage,**

2. Lot depth (Lot 3): (118.58 ft. provided v. 125 ft. minimum required).
3. Lot depth (Lot 3.01): (101.00 ft. provided v. 125 ft. minimum required).
4. Side yard (Lot 3.01): (5 ft. provided v. 10 ft. minimum required).

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

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

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

### NEGATIVE CRITERIA

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

## VI. SUBDIVISION REVIEW COMMENTS

1. The plan must be revised to indicate a concrete monument along Lakeview Avenue between proposed Lot 3 and Lot 3.01 as per §503.C(2), Monuments.
2. The plan must be revised providing a notation or detail to address the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course for proposed lot 34 as per §504.A, Driveways (Residential) or request a waiver.
3. The plan must be revised to provide concrete sidewalks along Sicklerville Road as per §516, Sidewalk, Curbs, Gutters & Pedestrian Ways or request a waiver.
4. The plan must be revised to indicate all utilities would be installed underground as per §518.D, Underground Wiring.

## **VII. 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.*

## **VIII. RECOMMENDATIONS**

1. The Applicant must address the above referenced 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, we reserve the right to provide additional comments during the public hearing to advance the planning process.

cc: William and Nadine Yackle  
Charles D. Petrone, Esq.  
Bruce A. Ewing, PLS  
Stephen Boraske, Esq.  
Steven M. Bach, PE



May 2, 2019

Township of Gloucester  
Chews Landing-Clementon Road, at Hider Lane  
PO Box 8  
Blackwood, NJ 08012-0008

Attn: Ken Lechner, Community Development Director

Re: Yackle - Minor Subdivision  
100 Lakeview Avenue  
Block 13003, Lot 3  
Review No. 1  
Bach Project No. GTPB-2019-5  
GTPB Application No. 191017CM

Dear Mr. Lechner:

We have received the following items submitted for the referenced project:

- Township of Gloucester Land Development Application, dated April 4, 2019.
- Township of Gloucester Land Development Submission Checklist, dated April 4, 2019.
- Camden County Planning Board Application, dated 4-4-19.
- Letter of Interpretation (LOI) Line Delineation (Verification) letter from the NJDEP, dated September 30, 2015.
- Drawing entitled "Minor Subdivision, Block 13003, Lot 3, 100 Lakeview Avenue, Township of Gloucester, Camden County, New Jersey", prepared by Ewing Associates, land Surveyors, 12-21-18, no revision.

**SITE INFORMATION:**

Owner / Applicant: William and Nadine Yackle  
100 Lakeview Avenue  
Blackwood, NJ 08012  
609-315-8911  
wmyackle@yahoo.com

Yackle - Minor Subdivision  
100 Lakeview Avenue  
Block 13003, Lot 3  
Review No. 1  
Bach Project No. GTPB-2019-5  
GTPB Application No. 191017CM  
May 2, 2019  
Page 2 of 5

#### PROJECT SUMMARY:

This application is for the subdivision of an existing residential lot into two (2) new residential lots. Existing Lot 3 is a 36,773 SF (0.84 Acres) parcel of land located on the southwesterly side of Lakeview Avenue (40' ROW), at the southerly intersection of Central Avenue and Linden Street in the Township's R-2 Residential Zoning District. It shall be noted that no improvements are proposed for either lot as part of this application. The applicant is seeking a Minor Subdivision approval with a variance for lot depth.

#### COMPLETENESS:

The applicant has requested the following waivers from the Land Development Ordinance Submission Checklist:

1. Checklist Item #58 – Proposed grades in sufficient numbers to illustrate the proposed grading scheme. Our office has no objection to a waiver being granted for this item.
2. Checklist Item #61 – Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer. **Waiver not recommended.**

The applicant has not requested the following waivers from the Land Development Ordinance Submission Checklist but they have not been provided:

1. Checklist Item #22 – A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission. **Waiver recommended for completeness only. A note shall be added to the plan indicating the date the survey field work was completed.**
2. Checklist Item #36 – Existing and proposed building coverage in acres of square feet and as a percentage of the lot. **Waiver recommended for completeness only.**
3. Checklist Item #59 – Location and dimensions of manmade and/or natural features such as railroad, rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. Our office has no objection to a waiver being granted for this item.
4. Checklist Item #74 – Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connection by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains. Our office has no objection to a waiver being granted for this item.

Yackle - Minor Subdivision  
100 Lakeview Avenue  
Block 13003, Lot 3  
Review No. 1  
Bach Project No. GTPB-2019-5  
GTPB Application No. 191017CM  
May 2, 2019  
Page 3 of 5

**The above items must be provided prior to the Planning Board hearing the application or waivers granted for to the application being deemed "Complete".**

**If a waiver is granted for completeness only, the information shall be provided as part of the compliance submission.**

**VARIANCES/WAIVERS:**

The applicant is requesting the following variances and waivers:

1. Minimum Lot Depth– § 403 (F). The applicant is proposing Lot 3 to have a lot depth of 118.58 feet and Lot 3.01 to have a lot depth of 101.00 feet where 125 feet minimum is required. *It shall be noted that existing Lot 3 had a lot depth of 101.00 feet.*
2. Land Development Checklist Item No. 58 - The applicant is requesting a waiver from Land Development Checklist Item No. 58 which requires proposed grades in sufficient numbers to illustrate the proposed grading scheme. *Our office has no objection to this waiver as no site improvements are proposed for either lot at this time. It shall be noted that the applicant shall provide a Grading Plan for review prior to any permits being issued for any improvements to either lot.*
3. Land Development Checklist Item No. 61 - The applicant is requesting a waiver from Land Development Checklist Item No. 61 which requires the Flood Plain limits as determined by the Master Plan and onsite evaluations by a professional engineer be indicated on the plan. *Our office does not recommend this waiver.*

**REVIEW COMMENTS:**

We have reviewed all information submitted for conformance with the Township's Land Development Ordinance and offer the following comments for your consideration:

1. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification needs to be shown on the minor subdivision map even though the subdivision will be filed by deed.
2. The plan shall indicate the date the survey field work was performed.
3. A Legal Description shall be provided for each new lot created by the proposed subdivision.

Yackle - Minor Subdivision  
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May 2, 2019  
Page 4 of 5

4. The Plan shall list a point of beginning for each legal description submitted.
5. Per §503.C(2), "For minor subdivisions, at least one concrete monument should be placed along the frontage to define the new lot line." The plan shall provide a concrete monument along Lakeview Avenue between proposed Lot s3 and 3.01.
6. A certification that the new lot numbers have been assigned by the tax assessor must be provided.
7. The plan must be revised to provide the classification as identified on the F.I.R.M., community panel number, and effective date.
8. Coordinates shall be provided for three (3) corners around the outbound of the proposed lots.
9. The applicant's Land Surveyor is responsible for ensuring that all lots, dedications and easements have proper closure and shall submit lot closure reports to our office for review.
10. A note shall be added to the plan that a Grading/Plot Plan shall be submitted for review and approval if and when any structures are proposed.
11. The Applicant shall obtain all required approvals from all other Local, State and Federal agencies having jurisdiction over this project.

Any approvals by the Board should be conditioned upon the applicant addressing the above outstanding items.

It shall be noted that any requirements noted above as "waived for completeness only" have been waived to allow the application to be deemed complete. These requirements shall be provided as part of the revised application materials unless waived by the Board at the scheduled meeting.

When plans are resubmitted for review they shall be accompanied by a point by point response letter keyed to the comments contained in this letter.

We reserve the option to make additional comments as more information becomes available.

Yackle - Minor Subdivision  
100 Lakeview Avenue  
Block 13003, Lot 3  
Review No. 1  
Bach Project No. GTPB-2019-5  
GTPB Application No. 191017CM  
May 2, 2019  
Page 5 of 5

If there are any questions or if any additional information is required please contact this office.

Very truly yours,  
BACH ASSOCIATES, PC



Steven M. Bach, PE, RA, PP, CME  
President



Anthony F. DiRosa, PE, PLS  
Associate

Cc: Steven Boraske, Esq. PB Solicitor  
Lydia Pendino, Gloucester Township  
William and Nadine Yackle, Applicant/Owners  
Charles D. Petrone, Esq., Applicant's Professional  
Bruce E. Ewing, PLS, Applicant's Professional

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Department of Public Works

Louis Cappelli, Jr.  
Freeholder Director  
Susan Shin Angulo  
Freeholder  
John Wolick  
Director



Making It Better, Together.

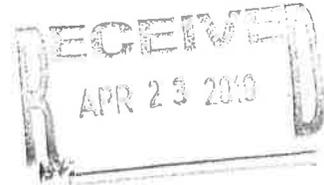
CAMDEN COUNTY PLANNING BOARD  
CHARLES J. DEPALMA COMPLEX  
2911 EGG HARBOR ROAD  
LINDENWOLD, NJ 08021

Board Members  
Freeholder Carmen G. Rodriguez - Alternate  
George W. Jones - Chairman  
Daniel P. Cosner - Vice Chairman  
Thomas Schina - Secretary  
Thomas Bock Jr.  
Ryan Doran  
Joseph Pillo  
Alexis M. Williams  
Kevin Becica - County Engineer

April 12, 2019

Charles D. Petrone  
325 New Albany Road  
Moorestown, NJ 08057

RE: **Yackle - 100 Lakeview Ave**  
Plan Type: Minor Subdivision  
Block(s): 13003  
Lot(s): 3



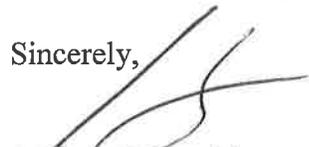
Dear Applicant/Agent:

Due to the nature of this specific application, a staff review concluded that the proposed activity will have no effect on any County facility and therefore will not need a Camden County Planning Board vote.

All fees regarding this matter have been paid in full. This letter may be considered a waiver of further review.

Thank you for the opportunity to be of service regarding this matter.

Sincerely,

  
Andrew Levecchia, PP/AICP  
Planning Director

Al/cs

*The Camden County Planning Board and/or Camden County Engineering Department retains the right to re-evaluate this determination if the approved plan submitted to such Department was modified or revised in any such way that would impact the project referenced above. If any revisions are made to said project after approval granted, said applicant must resubmit to Board for approval.*

M-15-3-19

### TOWNSHIP OF GLOUCESTER PLANNING TRANSMITTAL

April 4, 2019

**Applicant: William & Nadine Yackle**

**Escrow: #13017  
Application : # 191017CM  
Block: 13003 Lot: 3  
Zoned: R2**

**LOCATION: 100 Lakeview Avenue, Blackwood, NJ**

**TRANSMITTAL TO:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Camden County Planning      | <input type="checkbox"/> Tax Assessor                         | <input type="checkbox"/> MUA            |
| <input type="checkbox"/> Steven Boraske , Esq.       | <input type="checkbox"/> Aqua Water Co.                       | <input type="checkbox"/> Construction   |
| <input type="checkbox"/> Steven Bach, Bach, Engineer | <input type="checkbox"/> New Jersey America                   | <input type="checkbox"/> Traffic/Police |
| <input type="checkbox"/> Kenneth Lechner, Planner    | <input checked="" type="checkbox"/> Fire District 1 2 3 4 5 6 |   |

**STATUS OF APPLICATION – Minor Subdivision to create one new lot, proposed Lot: 3.01 and remainder Lot 3. Existing dwelling to be located on remainder lot and new dwelling to be constructed on Lot: 3.01.  
Variances for Minimum Lot depth for both lots.**

- 1 Copy      Minor Subdivision/Application/checklist
- 1 Copy -    Department of Environmental Protection
- 1 Copy -    County Application
- 1 Copy -    Environmental Impact Statement
- 1 Copy -    Recycling Report
- 1 Copy      Stormwater Management Report
- 1 Copy -    Proposed Erosion Control Plan
- 1 Copy -    Environmental Impact Statement

<b>REVIEWED</b>
DATE: <u>4/14/19</u>
BY: <u>Pete Vizzo</u> <u>Fire Marshal</u>
WITH COMMENT <input type="checkbox"/>
WITHOUT COMMENT <input checked="" type="checkbox"/>
BUREAU OF FIRE PREVENTION
FIRE DISTRICT No. 4
BLACKWOOD FIRE COMPANY
P. Box 541
BLACKWOOD, N.J. 08012

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SIGNATURE-----



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW



Application #191017CM

Block: 13003

Lot: 3

- 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

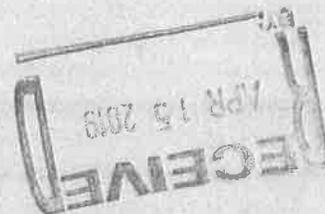
APR 16 2019  
BY: \_\_\_\_\_

Reviewed By: ■ Lt. T. Kohlmyer #206 Signature: \_\_\_\_\_

Date: 4/16/19



TOWNSHIP OF GLOUCESTER  
PLANNING TRANSMITTAL



April 4, 2019

**Applicant: William & Nadine Yackle**

**Escrow: #13017**  
**Application : # 191017CM**  
**Block: 13003 Lot: 3**  
**Zoned: R2**

**LOCATION: 100 Lakeview Avenue, Blackwood, NJ**

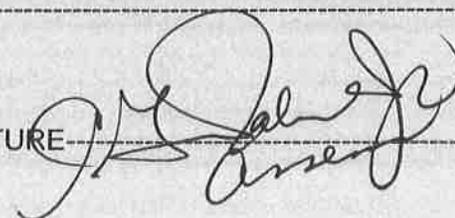
**TRANSMITTAL TO:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Camden County Planning     | <input checked="" type="checkbox"/> Tax Assessor   | <input type="checkbox"/> MUA            |
| <input type="checkbox"/> Steven Boraske , Esq.      | <input type="checkbox"/> Aqua Water Co.            | <input type="checkbox"/> Construction   |
| <input type="checkbox"/> Steven Bach, Bach,Engineer | <input type="checkbox"/> New Jersey America        | <input type="checkbox"/> Traffic/Police |
| <input type="checkbox"/> Kenneth Lechner, Planner   | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |   |

**STATUS OF APPLICATION – Minor Subdivision to create one new lot, proposed Lot: 3.01 and remainder Lot 3. Existing dwelling to be located on remainder lot and new dwelling to be constructed on Lot: 3.01. Variances for Minimum Lot depth for both lots.**

- 1 Copy Minor Subdivision/Application/checklist
- 1 Copy - Department of Environmental Protection
- 1 Copy - County Application
- 1 Copy – Environmental Impact Statement
- 1 Copy - Recycling Report
- 1 Copy Stormwater Management Report
- 1 Copy - Proposed Erosion Control Plan
- 1 Copy - Environmental Impact Statement

*No Issues. Correct New Lot #3.01  
ADDRESS # 104 LAKEVIEW  
ORIG LOT W/HOUSE STAYS LOT 3 #100*

SIGNATURE  4/10/19

Bunt 61

~~B~~

TOWNSHIP OF GLOUCESTER  
PLANNING TRANSMITTAL

April 4, 2019

Applicant: William & Nadine Yackle

Escrow: #13017  
Application : # 191017CM  
Block: 13003 Lot: 3  
Zoned: R2

LOCATION: 100 Lakeview Avenue, Blackwood, NJ

TRANSMITTAL TO:

- |                          |                            |                          |                           |                                     |                |
|--------------------------|----------------------------|--------------------------|---------------------------|-------------------------------------|----------------|
| <input type="checkbox"/> | Camden County Planning     | <input type="checkbox"/> | Tax Assessor              | <input type="checkbox"/>            | MUA            |
| <input type="checkbox"/> | Steven Boraske , Esq.      | <input type="checkbox"/> | Aqua Water Co.            | <input checked="" type="checkbox"/> | Construction   |
| <input type="checkbox"/> | Steven Bach, Bach,Engineer | <input type="checkbox"/> | New Jersey America        | <input type="checkbox"/>            | Traffic/Police |
| <input type="checkbox"/> | Kenneth Lechner, Planner   | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |                                     |                |

**STATUS OF APPLICATION – Minor Subdivision to create one new lot, proposed Lot: 3.01 and remainder Lot 3. Existing dwelling to be located on remainder lot and new dwelling to be constructed on Lot: 3.01. Variances for Minimum Lot depth for both lots.**

- 1 Copy Minor Subdivision/Application/checklist
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- 1 Copy - County Application
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- 1 Copy Stormwater Management Report
- 1 Copy - Proposed Erosion Control Plan
- 1 Copy - Environmental Impact Statement

OK 4-8-19 JUK Bldg

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SIGNATURE-----

Commissioners  
Richard P. Calabrese  
Chairman  
Joseph Pillo  
Vice Chairman

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



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

## THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

April 5, 2019

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

Re: Application #191017CM  
William & Nadine Yackle  
100 Lakeview Avenue, Blackwood, NJ 08012  
Block 13003, Lot 3



Gentlemen:

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

***New construction will require a sewer permit.***

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "RJC".

Raymond J. Carr  
Executive Director

RJC:mh



ORLANDO MERCADO  
Council President

TRACEY L. TROTTO  
Council Vice President

Council Members  
DAN HUTCHISON  
MICHAEL D. MIGNONE  
FRANKLINT 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: William J & Nadine Yackle  
Address: 100 Lakeview Avenue  
Block: 13003 Lot: 3

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

Sandra L. Ferguson  
Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County



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