

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, June 12, 2019  
7:00 P.M.**

**Agenda**

**Salute to the Flag  
Commencement Statement**

**REVISED 5/30/2019**

**General Rules**

Meeting will start at 7:00P.M.

No applications will be heard after 09:30P.M.

All persons testifying before the board must be sworn in.

The Board Chairperson reserves the right to hear applications in any order.

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**MINUTES FOR ADOPTION**

Zoning Board Minutes - *Wednesday, May 8, 2019*

**RESOLUTIONS FOR MEMORIALIZATION**

#192018C  
Anthony Stagliano

Bulk C  
Block: 2905 Lot: 10

#192014CD  
Auto Images, LLC

Bulk C & Use D Variance  
Block: 12509 Lots: 1

**APPLICATIONS FOR REVIEW**

#192016CPMSFMS  
S J Dining, Inc  
Zoned: HC

Bulk C/Use D Variance; Prelim/Final Major Site Plan  
Block: 13303 Lot: 2  
Location: 1370 Blackwood-Clementon Rd., Clementon

Burger King w/drive thru (1,000 from another fast food)

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#192020C  
Diane Cimino  
Zoned: R4

Bulk C Variance  
Block: 902 Lot: 11  
Location: 1145 Oak Ave., Glendora

27' x 12' carport w/Side setbacks

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#192021C  
Kyle & Melissa Seidel  
Zoned: R3

Bulk C Variance  
Block: 15601 Lot: 30  
Location: 42 Whitall Dr, Sicklerville

19' x 14' roof extension over Patio 3' from existing pool

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#192022C  
David M. Lackner, MD  
Zoned: R3

Bulk C Variance  
Block: 7805 Lot: 4  
Location: 316 Hillcrest La, Blackwood

1508 sq. ft. SFD w/detached garage 24' x 30' & 8' x 12' Shed w/setbacks

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#192023C  
Stacey Jones  
Zoned: R3

Bulk C Variance  
Block: 20901 Lot: 52  
Location: 1 Cinnamon Ct., Sicklerville

In-Law Suite (additions on R Side) (Bedroom & Bathroom w/setbacks)

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, MAY 8, 2019**

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Present</b>
<b>Mr. Bucceroni</b>	<b>Present</b>
<b>Mr. Scarduzio</b>	<b>Absent</b>
<b>Mrs. Chimento</b>	<b>Present</b>
<b>Mr. Rosati</b>	<b>Present</b>
<b>Mr. Acevedo</b>	<b>Present</b>
<b>Mr. Treger</b>	<b>Present</b>
<b>Mr. Rosetti</b>	<b>Present</b>
<b>Mrs. Kelly</b>	<b>Present</b>
<b>Chairman McMullin</b>	<b>Absent</b>

**Chairman McMullin had the professionals sworn in:**

**Also, Present: Mr. Anthony Costa, Zoning Board Solicitor**

**Mr. James Mellett, P.E., Churchill Engineering**

**Mr. Ken Lechner, Township Planner**

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Mr. Rosetti will sit in for Mr. Scarduzio.

**MINUTES FOR ADOPTION**

Zoning Board Minutes – Wednesday, April 24, 2019

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#182030CDSPWMSP**

**Dr. Mem, LLC**

**Minor Site Plan**

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

**#182056CD**

**Empire Investment Ent. LLC**

**Bulk C & Use D Variance**

**Block: 10902 Lot: 12**

**#182044D**

**Maria Cruz**

**Use "D" Variance**

**Block: 19103 Lot: 1**

**A motion to approve the above-mentioned resolutions was made by  
Mr. Rosati and seconded by Mrs. Kelly.**

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes

<b>Mrs. Kelly</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Resolutions Approved.**

**APPLICATIONS FOR REVIEW**

**#192018C**

**Anthony Stagliano**

**Zoned: R3**

**Bulk C Variance**

**Block: 2905 Lot: 10**

**Location: 411 Plantation Dr., Glendora**

**10' x 19' open porch with an "A" frame; 28' setback.**

Mr. Costa swears in Mr. Stagliano.

Mr. Stagliano states the front porch is 26' from the front setback instead of 30' because he is extending it a little. It's just a landing right now. The landing will be extended too (19' x 10'). The "A" frame roof will not be enclosed.

Open to the Professionals:

No Comments:

Open to the Public:

No Comments:

**A motion to approve the above-mentioned application was made by Mr. Rosati and seconded by Mrs. Chiumento.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>

**Mrs. Kelly**  
**Chairman McMullin**

**Yes**  
**Yes**

**Application Approved.**

**#192014CD**

**Auto Images, LLC**

**Zoned: NC/R3**

**Bulk C & Use D Variance**

**Block: 12509 Lot: 1**

**Location: 401 S. Blackhorse Pike, Blackwood**

**Continued use as Auto Body repair; expansion of existing w/a60' x 50' (3,000 sq. ft.) addition.**

Mr. Costa swears in: Mr. Norman Rogers (PE), Mr. Jack Smith (architect), Ms. Tiffany Morrissey (Planner), Mr. Addison Bradley (Planner), Mr. Chad Milstein (owner).

Mr. Rinaldi (ESQ) introduces the application: A use variance D2, for an expansion of a previous non-conforming use in a R3 zone. There are several bulk variances: the application is just for those issues. They will come back with a full site plan if the application is approved.

Mr. Costa states suggests holding off on the bulk variances until the site plan.

Mr. Rinaldi states they will review them tonight but will deal with the details at site plan.

Mr. Milstein (owner since 2014):

- Auto repair business when he bought it,
- It's been used for auto body work but it's not up to date,
- The paint booth is from the 90's,
- He has 5 employees & will probably add 4 or 5 more with the expansion,
- Hours of Operation: M – F 8am to 5:30pm/Saturday 9am to noon,
- Mr. Milstein did clear the lot because it had 200 to 300 old tires, which were removed by Tire Corral, along with unkept brush. It was totally overgrown.

- Cars were moved over there after clearing,
- He will be an auto body repair not a junk yard,
- He does do some towing for GT police dept.; those cars are from DUI's and accidents. The cars are not there long, 2 to 3 months in the worse case scenario, if people don't pay,
- Impounded and accident cars will be stored; fluids will be maintained,
- A pinch line is used if they aren't dry. Most fluids are gone at the accident scene. They try to recycle the fluids during repair if possible.
- Recycle the paint with the new paint machine, it turns the paint into a hockey puck that you can throw away.
- They are regularly inspected by the state, they check fresh air masks, maintenance, disposables, & an annual inspection by the Fire Marshall.
- They will not be selling vehicles,
- Construct the addition and the sole reason is for the new paint booth. It will give them room to prep the car inside along with the new paint booth. There will be a separate bay to clean cars, down draft paint booth with a more controlled environment. The fumes are recycled and cleaned in the unit.
- Auto body and paint supplies are delivered by a work van or 18' box truck. The box truck comes about once a week. The daily trucks are small van trucks.
- He will re do the façade of the building along with expansion all at once.

Mr. Lechner asks how long he's been towing for the township.

Mr. Milstein states about 3 years.

Mr. Lechner asks if they have a zoning permit for township tow.

Mr. Milstein states he's not sure.

Mr. Lechner states that may be a 2<sup>nd</sup> Use Variance. The 2014 Certificate states: legal non-conforming auto repair shop.

Mr. Rinaldi states they will look into the zoning for the towing.

Requests addition to D2.

Mr. Milstein states he's been towing for the town since 2014.

Mr. Costa asks the applicant if he would like to amend the application to include the towing (Dual Use).

Mr. Mellett states towing for the township police department it isn't an ancillary use.

Mr. Rinaldi states 1 use couldn't exist w/o the other, it wouldn't be profitable enough.

Mr. Rogers (PE):

- A1- site exhibit: Blackhorse pike location with 285' frontage.
- Zoned neighborhood commercial,
- The remaining portion of the lot may be R3 zone,
- The building will be attached to the existing building and will be 3,000 sq. ft...
- There will be a new access drive; 10' wide/60' long. It won't be large enough for a large loading area. Asphalt and stone now and the stone will be replaced with aggregate.
- Parking is 1 space for every 250 sq. ft., 8 service bays, 5 spaces per bay = 40 spaces. 40 to 41 spaces required; there are 101 spaces available.
- All other vehicles are tows,
- Traffic arrow for a one-way direction in the front.

Various improvements:

- will install concrete sidewalks on Grand Ave. along with shade trees. Trash receptacles and a bench for pedestrians.
- Drexel to frontage: new sidewalks,
- 4 spaces along Drexel Ave. will be removed and concrete curbing to the east side of the exit. There is a significant species tree. Curbing and sidewalk on Drexel Ave.

Traffic:

- AM and PM peak and Saturday Peak:

Now AM = 9 New = 16      7 extra trips

Now PM = 21 New = 28      7 extra trips

Saturday Now: 13 New: 2      11 extra trips

Lighting: will use shoebox with a rear shield to eliminate illumination onto adjoining properties. Shade trees will be planted every 50' along Grand Ave. Evergreen shrubs will be planted along the vinyl fence along Black Horse Pike and Grand Ave. The fence will be equal to the fence on lot 2.

Storm water: bio swale infiltration trench.

Mr. Lechner:

- Review comments for the site plan
- Parking on Drexel and Black Horse Pike are not compliant,
- Concern loading area against the residential properties.

Mr. Rogers: lot 2 will have a new vinyl fence and the wooden fence extends to parallel the rear of the building. In addition, there is a green mesh fence.

Mr. Lechner: who is going to maintain the vegetation between the fences. The vinyl and wood fence are on residential properties. You should buffer them (residents) not vice versa. To park a wrecked vehicle with fluids next to a residential property isn't good.

Mr. Rogers: understands they have to deal with the ordinances and hope they can deal with that at site plan. The intent will be to request a variance for the 25' buffer, since they don't have 25'.

Mr. Lechner: lot depth variance is something you can't change and the Use variance. Lot depth: 171.47' vs. 300' required.

Mr. Mellett: use variance and site plan letter:

- 2 different uses,
- Not just auto body vs. junk yard,
- There is a great disparity in parking; 101 spaces,
- This plan doesn't meet needs of the proposed facility,
- More spaces for general public to pull in to.

Mr. Rogers: discusses the parking as a pre-existing issue.

Mr. Mellett states you are doubling the size of the business.

Mr. Rogers states they aren't doubling the size of the business with a one new paint booth. He is just trying to show what storage is available.

Mr. Rinaldi states Mr. Milstein said the expansion is not going to increase his customer base (volume).

Mr. Lechner asks if there is a floor plan yet?

Mr. Milstein states the paint booth will be  $\frac{1}{4}$  to  $\frac{1}{2}$  of the new area.

Mr. Lechner states a picture is worth a thousand words.

Mr. Costa ask if Mr. Milstein tows just for Gloucester Township?

Mr. Milstein states he tows for Washington Twp. Maybe once a month.

Mr. Costa states if the towing is approved it will be limited to Gloucester Twp. And Washington Twp.

Mr. Lechner discusses a separate area for "tow" vs. "repair" vehicles.

Mr. Milstein agrees with Mr. Lechner for a separate area for both.

Mr. Lechner states it will be a condition to know which are tow and which are repair vehicles. Mr. Lechner asks if Mr. Milstein will be stacking cars on top of one another.

Mr. Milstein states "no".

Mr. Lechner asks if the tow trucks are parked on site.

Mr. Milstein states No, they are parked at Bernie's in Blenheim.

Mr. Mellett: He is concerned the plan provided shows maximum spaces available on site. But not the needs to help this new business (auto body). Storing the vehicles in the rear next to the residential area doesn't have enough buffering. The storm water management should be a condition. Removing the vegetation, even though there were tires there, still provided some drainage. Need to see a storm water management that meets the existing conditions, and what are the existing conditions?

Mr. Rinaldi states removing the 200 to 300 tires was the only area cleared.

Mr. Mellett states: yes, but only that area had run off potential, now its going to be graveled.

Mr. Bucceroni asks if there will be a junk yard.

Mr. Milstein states: No junk yard.

Mr. Bucceroni states to cut the sidewalk back and don't cut that specimen tree. A buffer is existing by the resident and can be modified through compromise.

Vice Chairman Simiriglia states the auto body and auto repairs are the only pre-existing conditions. Towing doesn't fall into that category.

Mr. Lechner states he agrees with the non-conforming letter. But the buffering was there until it was cleared, even if there were old tires within that buffer. The board is supposed to look at all ordinances and buffers and figure out the best-case scenario for all involved.

Mr. Rinaldi states but if you buy the residence after the fact you know what you're getting.

Vice Chairman Simiriglia states the towing is causing the issues.

Mr. Milstein states he will designate the parking for tow vs. repair.

Mr. Smith (architect):

- A2 – elevation: The building is now updated and more aesthetically pleasing. The new building is better for the employees, mechanic shops, paint booth. Gray and red is the logo and has been worked into the design. 20' is elevation well under the 40' mark. The floor plans are coming.

Mr. Lechner asks if the stucco will be on the north and south side of the building too.

Mr. Smith states Yes, it will look uniform on the front and side.

Ms. Morrissey (planner):

- Expansion and secondary use for towing.

Pre-existing facility looking for improvement in a paint booth and the larger facility.

- Prepping cars inside now vs. outside out of the public eye.
- Updating the outside façade of the building,
- Enhanced landscaping,
- New sidewalks,
- Updated parking,
- The property is a split zone: NC and R3,
- The NC line follows the property line and goes all the way to the back.
- Permitted uses: auto facility, gas station or vehicle repair,
- Gas station can not enclose all uses like this use,
- Historically used for storage,
- Cleared area used for 200 to 300 tires, it was used for storage whether or not it was legal.
- Tow facilities to store accident vehicles is necessary,
- The owner will better screen and buffer.
- Expanded storage,
- Other Existing auto facilities in the area,
- Various commercial properties all around the area,
- Residence in rear of property,

Site Suited for storage and secondary use (tow):

- This car facility is already existing and you don't want to build another one.
- Will maintain the property well,
- Eliminate bad parking,
- Normal car facility functions, will screen the use including storage.

Negative Criteria:

- Zoning requirements,
- 200' lot depth not possible,
- Permitted use of auto facility,
- Create new jobs,
- Over 30 years auto use.

Public Good: overall good even with new tow spaces.

New sidewalks and paint booth.

Mr. Rosati: parking question about the body shop vs. towing.

Ms. Morrissey: parking for the auto shop is 40 spaces. Tow spaces will be contained and fenced in.

Mrs. Kelly: New paint machine in the new building what is going in the old building.

Mr. Milstein state it will be work space to detail the cars.

Mr. Lechner states the 171.47 lot depth is non-conforming to uses not permitted. Mr. Lechner asks if towing is part of the facility in auto repair in Galloway twp.

Ms. Morrissey states she has had auto repair facilities approved as tow facilities in Galloway Twp.

Mr. Rinaldi states it is better to approve the towing to this operation as an ancillary use. If the Auto Body ends so does the towing.

Mr. Costa states if it was an ancillary use any auto body shop could tow.

Mr. Costa states if towing is approved and the property is sold the towing would have been included. It isn't ancillary.

- Cap the number of parking spaces for towing so it can't turn into a tow garage solely.

Vice Chairman Simiriglia: The numbers have to be flexible with the site plan.

Mr. Lechner states the parking has to be separated:

- Customer parking
- Repair parking
- Auto parking
- Tow parking

Mr. Costa states if approved there will be a condition that the auto repair must be there for the tow part of the business.

**Conditions;**

- **Expansion of non-conforming**
- **Towing w/ auto body only**
- **Tow Gloucester Twp. And Washington Twp. Only**
- **Max a vehicle can be stored is 3 months**
- **No stacking cars,**
- **No selling auto parts,**
- **Floor plan**
- **Site plan**
- **Storm water management**

Open to the Professionals:

No Additional Comments:

Open to the Public:

No Comments:

**A motion to approve the above-mentioned application with the above-mentioned conditions was made by Mr. Rosafi and seconded by Mrs. Chiumento.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Rosafi</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

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

**Respectfully Submitted, Jean Gomez, Recording Secretary.**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 192014 CD**

**Auto Images, LLC**

**Block 12509, Lot 1**

**WHEREAS**, Auto Images LLC is the tenant of the land and premises located at 401 S. Black Horse Pike in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use Variance to allow towing of motor vehicles and an expansion of a non-conforming use to allow an auto body repair shop and a variance for lot depth for the property located upon Block 12509, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 and NC Zone, said application being represented by Mark A. Rinaldi Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on May 8, 2019 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Auto Images, LLC is the tenant of the land and premises located at 401 S. Black Horse Pike in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 12509, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 and NC Zone.

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

3. All property taxes were paid to date.

4. After being sworn, Chad Milstein, owner of the business, testified he has been at this location since 2014 and has been repairing vehicles and towing for Gloucester Township from that time until the present. He said the reason for the expansion was that he will be installing state of the art equipment and needs the additional 3000 square feet. The addition will enable him to repair and prep vehicles inside rather than outside. He stated he has 5 employees and will increase to 10. The hours of operation are 8A.M.to 5:30 P.M. Monday to Friday and 9 to 12 on Saturday. He testified this is not a junkyard and vehicles would stay on site no longer than 3 months. He said deliveries would be by van daily and a box truck once or twice a week. He also stated the previous owner buried tires on site and he cleared the property to remove the tires and poison ivy.

Norm Rodgers, a Professional Engineer, testified the applicant will be attaching the new 3000 square foot addition to the existing 3684 square feet. He said the site has 285 foot frontage on Black Horse Pike and they will improve the access drive to 25' on Grand Avenue and explained the drive aisle and access, parking buffering, sidewalk and fencing. He went on to say according to ITE there would only be a total of 16 A.M peak hour turns and 28 P.M. and this would have no impact on existing traffic. The Board had concerns about the number of parking spaces and buffering and storm water and Mr. Rogers said he will address those issues and any other at Site Plan. He introduced into evidence A-1, a site layout.

Jack Smith an Architect introduced A-2 into evidence, which shows the facade of the building and said it would be an improvement to the area.

Tiffany Morrissey, a Professional Planner, testified the work that was done outside will now be done inside and this is one justification for the variance. It will be an attractive facility and the applicant will be improving the curbing and sidewalks. She said the Zoning is split between R-3

and NC and was of the opinion it should all be NC because of the location of the boundary lines. She stated auto services are permitted in the NC Zone and there are other commercial uses in the area. She testified the site is particularly suited because there is already an auto facility there and towing is part of that business and the vehicles are in the rear of the property and screened from view and the applicant will be dressing up the property. She did not see any substantial detriment. She stated the lot depth is pre-existing.

The applicant agreed to address at Site Plan both Mr. Lechner and Mr. Mellet's letters.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant the Use Variance for towing vehicles and an expansion of the non-conforming use of an auto body repair facility and a variance for lot depth of 171.47', the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested upon the following conditions: Towing will be limited to vehicles from Gloucester and Washington Township only, vehicles will be stored no longer than 3 months, no stacking of vehicles, no selling of auto parts, a floor plan will be submitted to the Board, Site Plan approval, Storm Water Management Plan to be submitted and the towing business is only allowed as long as there is an auto body repair business on site ; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of May, 2019, the applicant Auto Images, LLC is hereby granted the Use Variance, expansion of the non-conforming use and Bulk Variance for the property located upon Block 12509 Lots 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Arlene Chiumento	Yes
Mike Acevedo	Yes
Kevin Bucceroni	Yes
Frank Simiriglia	Yes
Andy Rosati	Yes
Rich Rosetti	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin                      **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 12th day of June, 2019.

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Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 192018C**

**Anthony Stagliano**

**Block 2905, Lot 10**

WHEREAS, Anthony Stagliano is the owner of the land and premises located at 411 Plantation Drive in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 10'x 19' porch with a front yard setback of 28' instead of the required 30' for the property located upon Block 2905, Lot 10, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 8, 2019 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Anthony Stagliano is the owner of the land and premises located at 411 Plantation Drive in the Glendora section of Gloucester Township, New Jersey, as shown on Block 2905, Lot 10, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he is extending the current landing 2' and adding an A framed roof and this conforms to others in the area.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant the aforesaid variances to construct a 10' x 19' porch with a setback of 28', the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of May, 2019, the applicant Antony Stagliano is hereby granted the aforesaid variance for the property located upon Block 2905, Lot 10 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Kevin Bucceroni	Yes
Rich Rosetti	Yes
Arlene Chiumento	Yes
Mike Acevedo	Yes
Andy Rosati	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin                      **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 12th day of June, 2019.

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Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**



Churchill Consulting Engineers  
344 North Route 73, Suite A, Berlin, NJ 08009  
Phone 856-809-4250 Fax 856-767-0272  
E-mail [jmcllett@churchillengineers.com](mailto:jmcllett@churchillengineers.com)

May 21, 2019

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

Re: S.J. Dining, Inc., (Burger King)  
Preliminary & Final Major Site Plan  
Use "D" Variance and Bulk "C" Variance  
1370 Blackwood-Clementon Road  
Block 13303, Lot 2  
Clementon, NJ  
Application No. 192016CDPMSFMS  
Our File No.: GX19004-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Zoning Board Transmittal dated March 28, 2019;
- B. Township of Gloucester Land Development Application;
- C. Summary of Application letter;
- D. The Township of Gloucester Township Land Development Ordinance Submission Checklist;
- E. The Township of Gloucester Tax Map Sheet 133;
- F. A Traffic Impact Analysis for S.J. Dining, Inc. prepared by Atlantic Traffic & Design., dated March 13, 2019;
- G. A Stormwater Management Report for Family Dining, Inc. prepared by Bohler Engineering, dated March 2019;
- H. A plan entitled "Boundary & Topographic Survey" for Family Dining, prepared by Control Point Associates, Inc., dated November 26, 2018;

- I. A set of plans entitled "Burger King Restaurant # 2808" prepared by SCF Architects, dated March 6, 2019, including:
  - a) Floor Plan A2.1;
  - b) Exterior Elevations A3.1;
  - c) Exterior Elevations A3.2;
  - d) Exterior Elevations A3.1 (color);
  - e) Exterior Elevations A3.2 (color);
  
- J. A set of plans entitled "Preliminary & Final Site Plan for family Dining, Inc. prepared by Bohler Engineering, Inc. dated February 12, 2019, including:
  - a) C-01 of 14, Cover Sheet & Index of Drawings;
  - b) C-02 of 14, Demolition Plan;
  - c) C-03 of 14, Site layout Plan;
  - d) C-04 of 14, Grading Plan;
  - e) C-05 of 14, Drainage & Utilities Plan;
  - f) C-06 of 14, Lighting Plan;
  - g) C-07 of 14, Landscaping Plan;
  - h) C-08 of 14, Landscape Notes & Details;
  - i) C-09 of 14, Soil Erosion & Sediment Control Plan;
  - j) C-10 of 14, SESC Notes & Details;
  - k) C-11 of 14, Details;
  - l) C-12 of 14, Details;
  - m) C-13 of 14, Details;
  - n) C-14 of 14, Profiles;

We offer the following comments with regard to the above information:

**I. Project Description**

1. The applicant is seeking a variance of a Conditional Use, with preliminary and final major site plan approval to construct a 4,228 sq. ft. Burger King restaurant with two drive thru lanes and associated site improvements.
2. The project site is located on the southerly side of Blackwood-Clementon Road (CR 534), the westerly side of Columbia Drive and the northerly side of Plaza Drive.
3. The project is located on Block 13303, Lot 2 as shown on the Township of Gloucester Tax Map.
4. Block 13303, lot 2 is the former site of "East Side Mario's Restaurant" and is 1.3 ± acres in size.
5. The existing site has the parking and driveways remaining from the former use; however, the building has been removed.
6. The plan set includes a demolition plan of the remaining site improvements.
7. The subject property is located within the HC – Highway Commercial Zoning District.

**II. Land Use / Zoning**

1. The property is located within Highway Commercial (HC) District.
2. The purpose of the HC District is to provide for the development of commercial activities which are oriented for automotive use and traffic, and which constitute the main shopping and service areas within the municipality.
3. Fast food restaurants with drive thru facilities are a conditional use in the HC zoning district. Section 416(D)(8) of the Gloucester Township Land Development Ordinance (Ordinance) lists the following conditions:
  - a. No closer than one thousand (1,000) feet to any other similar establishment, residential use district, school or house of worship.
4. The proposed Burger King is approximately 200 ± feet from a "Wendy's" restaurant and 50 feet from the Senior Citizen Residential zoning district; therefore, the applicant is seeking Use "D" Variances and several Bulk "C" Variances.
5. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.

6. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.
7. The applicant should provide a description of the proposed uses and operations of the proposed building and structures.

### **III. Waivers and Variances**

1. The applicant is requesting several Submission Waivers, Design Waivers & Variances.
2. The requested waivers and variances are listed on plan sheet C-03 of 14.
3. We support the checklist submission waivers, with the exception of the following:
  - a. Checklist item #5, providing an environmental report. The potential impacts of the project should be addressed through testimony.
4. Our office defers review of all variances as well as conformance with the area, yard and bulk requirements of the Ordinance to your office.

### **IV. Traffic and Parking**

1. The applicant is proposing to demolish the existing driveway access areas to the site as well as the existing pavement remaining from the former parking area.
2. The applicant is proposing ingress/egress driveways to the site from Blackwood Clementon Road, Columbia Drive and Plaza Drive. These driveways are in the same location as the existing driveways being demolished.
3. The applicant is proposing a new "right in/right out only" driveway configuration along Blackwood-Clementon Road. This would need to be reviewed and approved by the Camden County Engineering Department as Blackwood-Clementon Road is a County roadway.

4. The applicant has provided a schedule of the proposed parking requirements. In accordance with Section 510 of the Ordinance, the required parking for a restaurant is one space for every three seats, plus one space for every two employees. The proposed Burger King has 105 seats and 10 employees. Therefore, the project requires 40 spaces, detailed below:
  - a.  $105 \text{ seats} / 3 = 35$  parking spaces required;
  - b.  $10 \text{ employees} / 2 = 5$  parking spaces required;
  - c.  $35 + 5 = 40$  total parking spaces required;
  - d. The submitted plans propose a total of 43 parking spaces.  
(Reference, the prior use had a total of 87 parking spaces)
5. The applicant is proposing two drive thru lanes that merge into one lane at the drive-up windows.
6. A counter clockwise, one way traffic pattern with angled parking is being proposed. The applicant is proposing the appropriate signage, islands and striping to direct traffic.
7. The applicant should consider a curbed "pork chop" island at the Columbia drive entrance to encourage one way traffic to the right.
8. The applicant should consider reconfiguring the driveway and expanding the curbed "pork-chop" island at the Plaza Drive entrance. This would discourage customers from accessing the drive thru windows from Plaza Drive without driving around the building.
9. Ordinance Section 416.F requires a parking area setback of ten feet minimum from property lines and 25 feet from right of way lines. The applicant is requesting a waiver of this requirement.
10. Ordinance Section 510.K.3 indicates that no driveway shall be located less than ten feet from the side property line or within 30 feet of an existing drive, whichever is greater. The applicant is requesting a waiver of this requirement.
11. Ordinance Section 510.C.2 indicates that restaurants or similar establishments provide four minimum and six maximum stacking spaces. The applicant is requesting a waiver of this requirement. The applicant should indicate how many stacking spaces are being proposed.
12. The submitted traffic impact analysis was prepared to investigate the potential traffic impacts of the proposed Burger King Restaurant with drive-thru on the adjacent roadway network. The study concludes, based on state and national guidelines, the proposed redevelopment will not have a significant effect on traffic conditions in the site vicinity.

# TOWNSHIP OF GLOUCESTER

## Interoffice Correspondence

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**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #192016CDPMSFMS**      **Escrow #13008**  
**S.J. Dining, Inc.**  
**BLOCK 13303, Lot 2**  
**1370 Blackwood-Clementon Road**

**DATE:** April 23, 2019

The Applicant requests use variance of a conditional use and preliminary and final major site plan approval to "construct a new 4,228 sf Burger King restaurant with two drive thru lanes and associated improvements" within the HC – Highway Commercial District. The project is located on the southwest corner of Blackwood-Clementon Road and Columbia Drive.

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

- Applicant: S.J. Dining, Inc., 1780 Swede Road, Blue Bell, PA 19422.
- Owner: ESM/Gloucester, Inc., 1780 Swede Road, Blue Bell, PA 19422.
- Engineer: A. Tamous, PE, Bohler Engineering, Inc., 10000 Midlantic Drive, Suite 410W, Mount Laurel, NJ 08054 (telephone #856-930-4000).
- Traffic Engineer: John R. Harter, PE and Rianna Kirchhof, PE, Atlantic Traffic + Design, 35 Technology Drive, Warren, NJ 07059 (telephone #908-769-4588).
- Surveyor: James A. Conway Jr., PLS, Control Point Associates, Inc., 305 Fellowship Road, Suite 210, Mt. Laurel, NJ 08054 (telephone #609-857-2099).
- Architect: SCF Architecture, 3515 Sunnyside Road, Center Valley, PA 18034 (telephone #610-297-0140).
- Attorney: Damien O. Del Duca, Esq., Del Duca Lewis, LLC, 21 E. Euclid Avenue, Suite 100, Haddonfield, NJ (telephone #856-427-4200).

### **I. INFORMATION SUBMITTED**

1. Del Duca Lewis, LLC Check Letter dated 3/27/19.
2. Del Duca Lewis, LLC Transmittal Letter dated 3/21/19.
3. Land Development Application Form and checklist dated 3/28/19.
  - a. ESM/Gloucester, Inc., Chief Operating Officer Owners Consent certificate dated 3/13/19.
  - b. Ownership disclosure statement dated 3/13/19.
  - c. Summary of Application.
4. Traffic Impact Study, as prepared by Atlantic Traffic + Design dated 3/13/19.

5. Architectural plans, as prepared by SCF Architecture consisting of the following:
- | <u>Sheet</u> | <u>Plan Description</u>     | <u>Date / Latest Revision</u> |
|--------------|-----------------------------|-------------------------------|
| A2.1         | Floor Plan                  | 3-06-19                       |
| A3.1         | Exterior Elevations         | 3-06-19                       |
| A3.2         | Exterior Elevations         | 3-06-19                       |
| A3.1         | Exterior Elevations (color) | 01-25-19                      |
| A3.2         | Exterior Elevations (color) | 01-25-19                      |
6. Boundary & Topographic Survey, as prepared by Control Point Associates, Inc., consisting of one (1) sheet dated 11/26/18.
7. Stormwater management Report, as prepared by Bohler Engineering, Inc. dated March 2019.
8. Engineering plans, as prepared by Bohler Engineering, Inc. consisting of the following:
- | <u>Sheet</u> | <u>Plan Description</u>                   | <u>Date / Latest Revision</u> |
|--------------|---|-------------------------------|
| C-01         | Cover Shee                                | 02-12-19                      |
| C-02         | Demolition Plan                           | 02-12-19                      |
| C-03         | Site Layout Plan                          | 02-12-19                      |
| C-04         | Grading Plan                              | 02-12-19                      |
| C-05         | Drainage & Utilities Plan                 | 02-12-19                      |
| C-06         | Lighting Plan                             | 02-12-19                      |
| C-07         | Landscape Plan                            | 02-12-19                      |
| C-08         | Landscape Notes & Details                 | 02-12-19                      |
| C-09         | Soil Erosion & Sedimentation Control Plan | 02-12-19                      |
| C-10         | SESC Notes and Details                    | 02-12-19                      |
| C-11         | Detail Sheet                              | 02-12-19                      |
| C-12         | Detail Sheet                              | 02-12-19                      |
| C-13         | Detail Sheet                              | 02-12-19                      |
| C-14         | Profiles                                  | 02-12-19                      |
|              | Truck Turning Exhibit                     | 02-12-19                      |

## II. ZONING REVIEW

1. Fast-Food Restaurants with associated drive-thru facilities is permitted as a conditional use as [§416.D(8)].

### **§416.D(8) – HC – Highway Commercial District (Burger King).**

<b>Description</b>	<b>Required</b>	<b>Proposed</b>	<b>Conforms</b>
Lot size (min.)	20,000 sf	57,119 sf	yes
Lot frontage (min.)			
Blackwood-Clementon Road	80 ft.	200 ft.	yes
Columbia Drive	80 ft.	271.20 ft.	yes
Plaza Drive	80 ft.	202.06 ft.	yes
Lot depth (min.)	200 ft.	200 ft.	yes
Building Coverage (max.)	20%	7.4%	yes
Lot coverage (max.)	75%	69.3%	yes

Description	Required	Proposed	Conforms
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (min.)			
Blackwood-Clementon Road	20 ft.	68.2 ft.	yes
Columbia Drive	20 ft.	62.8 ft.	yes
Plaza Drive	20 ft.	105.2 ft.	yes
Side yard (min.)	10 ft.	87.8 ft.	yes
Rear yard (min.)	25 ft.	n/a	n/a
Building Height (max.)	40 ft.	24 ft.	yes
Floor Area Ratio (max.)	0.25	0.074	yes
<b>PARKING AREA SETBACK</b>			
Parking (min.)	40 spaces	43 spaces	yes
<b>From any right-of-way (min.)</b>			
<b>Blackwood-Clementon Road</b>	<b>25 ft.</b>	<b>19.3 ft.</b>	<b>no*</b>
<b>Columbia Drive</b>	<b>25 ft.</b>	<b>9.8 ft.</b>	<b>no*</b>
<b>Plaza Drive</b>	<b>25 ft.</b>	<b>±21 ft.<sup>1</sup></b>	<b>no*</b>
<b>From Side Property Line (min.)</b>	<b>10 ft.</b>	<b>9.6 ft.</b>	<b>no*</b>
From Rear Property Line (min.)	10 ft.	n/a	n/a

<sup>1</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.

<b>CONDITIONAL USE REQUIREMENTS</b>			
Description	Required	Proposed	Conforms
<b>Distance from similar establishment (min.)</b>	<b>1,000 ft.</b>	<b>±200 ft.</b>	<b>no*</b>
<b>Distance from residential district</b>	<b>1,000 ft.</b>	<b>50 ft.</b>	<b>no*</b>

\* = 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.

2. FREE-STANDING SIGNS

SIGN STANDARDS (FREE-STANDING)			
Description	Required	Proposed	Conforms
Number (max.) - §426.AA(2)	2	1	yes
<b>Area (max.) - §426.R(1) – 4 travel lanes.</b>	<b>50 sf</b>	<b>61 sf</b>	<b>no*</b>
<b>Height (max.) - §426.AA(2)</b>	<b>8 ft.</b>	<b>23 ft.</b>	<b>no*</b>
<b>Pylon skirting required - §426.R(7)</b>	<b>Yes</b>	<b>No</b>	<b>no*</b>
Property line setback - §426.AA(3)	10 ft.	15 ft.	yes

\* = 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.

3. PROPOSED FACADE SIGNS

SIGN STANDARDS (FACADE)			
Description	Required	Proposed	Complies
<b>Number (max.) - §426.Q(2)</b>	<b>2</b>	<b>3</b>	<b>no*</b>
Area (max.) - §426.Q(4) - Logo Sign 1 – Blackwood-Clementon Road elevation <sup>1</sup>	46.5 sf	19.6 sf	yes
Sign 2 – Columbia Drive elevation	80 sf	19.6 sf	yes
Sign 3 – West elevation <sup>1</sup>	98.77 sf	47.22 sf	yes

<sup>1</sup> = This includes the "logo" + "Home of the Whopper."

\* = **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.

4. PROPOSED MENU SIGNS

SIGN STANDARDS (MENU)			
Description	Required	Proposed	Conforms
<b>Number (max.) - §426.AA(14)</b>	<b>1</b>	<b>2</b>	<b>no*</b>
Area (max.) - §426. AA(14)	64 sf	24.29 sf	yes
Height - §426. AA(14)	7 ft.	5.33 ft.	yes
Not legible from public R.O.W. - §426. AA(14)	no	no	yes

\* = **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.

SIGN STANDARDS (ORDER STATON)			
Description	Required	Proposed	Conforms
"FLAME GRILLING Since 1954" – (2 at 9 sf)	N.P	yes	no*

N.P. = Not permitted.

\* = 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 Applicant has provided the checklist items in accordance with §817, Submission Checklist for a minor subdivision, preliminary, and final major site plan.

The Applicant is required to provide the following checklist items or request a waiver.

1. Four (4) copies of the Recycling Report. [Checklist #8].
2. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations [Checklist #9].
3. Expansion plans incorporated into the building design. [Checklist 41].
4. The site in relation to all remaining lands in the applicant's or owner's ownership [Checklist #54].
5. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
6. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
7. The total upstream acreage in the drainage basin of any water course running through or adjacent to development including the distance and average slope upstream to the basin ridge line, where applicable. [Checklist #63].
8. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].
9. Acceleration/deceleration lanes. [Checklist #75].
10. Traffic channelization [Checklist #76].
11. Sidewalks and bike routes [Checklist #83].
  - a. The plans should be revised to provide concrete sidewalks along the frontage of Columbia Drive and plaza Drive as per §516, Sidewalks, Curbs, Gutters, & Pedestrian Ways.
12. Any related facility for the movements and storage of goods, vehicles and persons [Checklist #84].
13. Streetlights. [Checklist#90].
14. Cross Sections. [Checklist #94].
15. Fire hydrants. [Checklist #101].

### IV. WAIVER COMMENTS

The Applicant is requesting a waiver from the following checklist requirements.

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
2. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
  - a. The plans should be revised to provide the certified property list of owners within 200'.
3. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].

4. Loading areas and number thereof [Checklist #80].
  - a. The Applicant shall provide testimony to address the absence of loading areas.
5. Center line profiles at horizontal scale not less than 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
6. Environmental Constraints Map (See §519). [Checklist #108].

The Applicant is requesting a waiver from the following Performance and Design Standards.

7. From the requirement to not allow a diversion of stormwater across property lines not unless within an existing drainage system as per §502.C, Drainage.
8. From the requirement to not grade within 5 feet of an adjacent property as per §506.A.7, Grading specifications.
9. From the requirement to provide a loading space as per §509.B(1), Required Number.
10. To exceed the maximum six (6) stacking spaces in the drive-thru as per §510.C(2), Drive Through Lanes.
11. From the requirement to provide at least a 10-foot driveway setback from the side property line as per §510.K(3), Entrance/Exit Drives.
12. From the requirement to provide at least a 10-foot between pipelines and existing and proposed trees as per §517.C(5), Pipelines.

## V. VARIANCE COMMENTS

The application as submitted requires the following variances:

### **§416.D(8), Permitted Uses ("D3" – conditional use variance)**

1. To allow a fast food restaurant with drive-thru closer than the minimum one thousand (1,000) foot requirement from another similar use or residential use district.
  - a. The proposed restaurant is ±200 feet across from Wendy's.
2. To allow a fast food restaurant with drive-thru closer than the minimum one thousand (1,000) foot requirement from residential use district.
  - a. The proposed restaurant is 50 feet across from the SCR – Senior Citizen Residential District.

### **§416.F, Area, Yard, Height and Building Coverage – Parking Setback**

3. Blackwood-Clementon Road: (19.3 ft. provided v. 25 ft. minimum required).
4. Columbia Drive: (9.8 ft. provided v. 25 ft. minimum required).
5. Plaza Drive: (±21 ft. provided v. 10 ft. minimum required).
6. Side Property Line: (9.6 ft. provided v. 10 ft. minimum required).

### **§426, Signs**

#### **Free-Standing Sign**

7. Area: (61 sf provided v. 50 sf maximum allowed).
8. Height: (23 ft. provided v. 8 ft. maximum allowed).
9. Pylon skirting: (Not provided v. required).

#### **Facade Signs**

10. Number: (3 provided v. 2 maximum allowed).

#### **Menu**

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

#### **Order Station**

12. "Flame Grilling since 1954" sign: (2 provided v. not permitted).

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

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

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

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

POSITIVE CRITERIA ("D3")

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested "D3" variance:

14. The Board has the power to grant a variance for a deviation from a specification or standard pertaining solely to a conditional use (basis N.J.S.A. 40:55-70d(3)).
  - a. The Applicant must prove the site will accommodate the proposed use even though the application does not comply with the conditions of the ordinance.

NEGATIVE CRITERIA

15. 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. SITE PLAN DESIGN REVIEW COMMENTS**

1. The plans must be revised to provide two permanent benchmarks and symbol in the legend as per §506.A(4), Grading.
2. It's recommended the plans be revised to provide a row of Leyland Cypress evergreen trees ten (10) feet on-center or the functional equivalent within the rear westerly side parking area to buffer the proposed drive-thru lanes to enhance scenic vistas of the development and Township as per §507.A, Landscaping.
3. Plant evergreen trees along the and south and east sides of the trash enclosure to enhance the aesthetics of the development and the Township as per §507.A, landscaping.
4. The plan must be revised to indicate underground irrigation for the proposed non-residential use as per §507.A(4)(b).
5. The plans must be revised to correct Landscape Specifications, Guarantee, #12 notation to provide for a guarantee of two (2) years as per §507.F, Guarantee.

6. It's recommended consideration be given to revising the plans to provide the following light poles and luminaires that are consistent with existing and planned lighting along Blackwood-Clementon Road as per the Blackwood Clementon Road Redevelopment Plan and as per §508, Lighting.
  - a. The HADCO, PSE&G Signature Series Light Fixture and Pole for Luminaire A including the "GT" brand, banner posts, and an electrical outlet at the following locations as per §508.D, Lighting:
    - i. Blackwood-Clementon Road Entrance/Exit (2 lights).
    - ii. Intersection of Blackwood –Clementon Road and Columbia Drive (1 light).
7. The plans shall be revised to provide sight triangles for the entrances on Columbia Drive and Plaza Drive as per §515.N, Street Design.
8. The plans must be revised to provided concrete sidewalks along Columbia Drive and Plaza Drive as per §516, Sidewalks, Curbs, Gutters, & Pedestrian Ways.
9. The plans must be revised to provide a concrete sidewalk access link and a "piano key" striping pattern cross walk from Blackwood-Clementon Road to the proposed restaurant as per §516, Sidewalks, curbs Gutters & Pedestrian ways.

## **VI. TRAFFIC IMPACT STATEMENT COMMENTS**

The applicant must provide professional testimony and/or revise the Traffic Impact Statement to address the following omitted items as per §815, Traffic Impact Report.

1. The location of transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).
2. The location of school bus routes and stops as per §815.A(2)(d).
3. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).
4. Recommendations for automobile reduction techniques as per §815.A(4)(c).
5. Schematic plan for any recommended improvements as per §815.A(4)(d).

## **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 underlined items listed above on the site plan.

I have no further comments regarding the application at this time; however, reserve the right to provide additional comments during the Planning Board meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review the concerns, please contact my office at (856) 374-3511.

cc: Damien O. Del Duca, Esq.  
A. Tamous, PE  
Anthony Costa, Esq.  
James Mellett, PE

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

## For Office Use Only

Submission Date<sup>1</sup>: \_\_\_\_\_ Application No. # 192016 CBPMSMS

Taxes Paid Yes/No (DMB) (Initial)

Fees 1350.00 Project # 13008

Planning Board  Zoning Board of Adjustment

Escr. 6735.00 Escr.# 13008

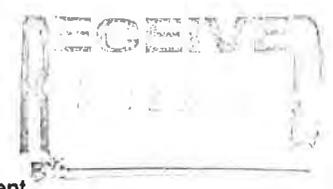
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>S.J. Dining, Inc.</u> Address: <u>1780 Swede Road</u> City: <u>Blue Bell</u> State, Zip: <u>PA 19422</u> Phone: ( ) - - Fax: ( ) - - Email: <u>Greg@usrinc.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>ESM/Gloucester, Inc.</u> Address: <u>1780 Swede Road</u> City: <u>Blue Bell</u> State, Zip: <u>PA 19422</u> Phone: ( ) - - Fax: ( ) - -
---	---

### 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 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 checked="" type="checkbox"/> Use "D" Variance <sup>2</sup>    |
| <input checked="" type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> | <input type="checkbox"/> Site Plan Waiver                            |
| <input checked="" 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 checked="" type="checkbox"/> d(3) Conditional Use Variance    |



<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
R2	APT	OR	<b>HC</b>	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

Name of Attorney: <u>Damien O. Del Duca</u> Address: <u>21. E. Euclid Ave., Suite 100</u> City: <u>Haddonfield</u>	Firm: <u>Del Duca Lewis, LLC</u> State, Zip: <u>NJ, 08033</u> Phone: ( ) <u>427-4200</u> Fax: ( ) <u>427-4241</u> Email: <u>dod@delducalewis.com</u>
--	---

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

Name: Ahmad Tamous, PE  
Address: 10000 Midatlantic Dr. Suite 410W  
Profession: Engineer  
City: Mt. Laurel  
State, Zip: NJ, 08054  
Phone: ( ) 930\_4000 Fax: ( ) 930\_4001  
Email: atamous@bohlereng.com

Name: John Harter, PE  
Address: 35 Technology Drive  
Profession: Traffic Engineer  
City: Warren  
State, Zip: NJ, 07059  
Phone: ( ) - - Fax: ( ) - -  
Email: jharter@atlantictraffic.com

**7. Location of Property:**

Street Address: 1370 Blackwood-Clementon Road Block(s): 13303  
Tract Area: 1.3 acres Lot(s): 2

**8. Land Use:**

Existing Land Use: Vacant  
Proposed Land Use (Describe Application): Burger King restaurant with drive thru facilities  
See enclosed Summary of Application.

**9. Property:**

Number of Existing Lots: 1  
Number of Proposed Lots: 1

**Proposed Form of Ownership:**

Fee Simple       Cooperative  
 Condominium       Rental

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

**10. Utilities: (Check those that apply.)**

Public Water       Public Sewer       Private Well       Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>68.2'</u>	Setback from E.O.P.*1	_____
Front setback 2	<u>52.5'</u>	Setback from E.O.P.*2	_____
Rear setback	<u>105.2'</u>	Fence type	_____
Side setback 1	<u>87.6'</u>	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	<u>200'</u>	<b>Pool Requirements</b>	
Lot depth	<u>271.2'</u>	Setback from R.O.W.1	_____
Lot area	<u>57,119 SF</u>	Setback from R.O.W.2	_____
Building height	<u>1 Story</u>	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: 40      Number of parking spaces provided: 43  
 Number of loading spaces required: 1      Number of loading spaces provided: 0

**15. Relief Requested:**

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

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

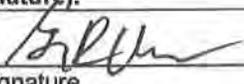
**16. Signature of Applicant**

 _____ Signature of Applicant Gregory R. Winans, COO	<u>3/17/2019</u> _____ Date
_____ Signature of Co-applicant	_____ Date

**17. Consent of Owner(s):**

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

3/13/2019  
 Date

  
 Signature

ESM/Gloucester, Inc. Gregory R. Winans, COO  
 Print Name

Sworn and Subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (Year).  
please see attached

\_\_\_\_\_  
 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

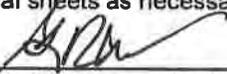
**IF YES TO ANY OF THE ABOVE:**

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

  
 Signature of Applicant

Gregory R. Winans, COO  
 Print Name

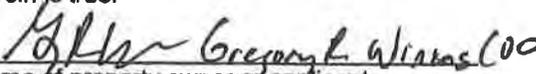
3/13/2019  
 Date

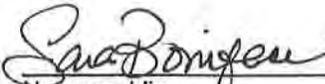
**19. Survey waiver certification:**

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

State of ~~New Jersey~~ Pennsylvania  
 County of ~~Camden~~ Montgomery  
Gregory R. Winans 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 13<sup>th</sup> day of March,  
 20 19 before the following authority.

  
 Name of property owner or applicant

  
 Notary public

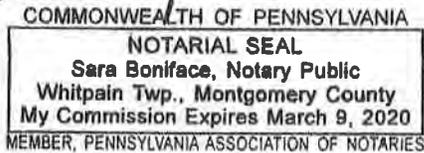
COMMONWEALTH OF PENNSYLVANIA  
 NOTARIAL SEAL  
 Sara Boniface, Notary Public  
 Whitpain Twp., Montgomery County  
 My Commission Expires March 9, 2020  
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

State of Pennsylvania  
County of Montgomery

This record was acknowledged before me on March 13, 2019 (date)  
by Gregory R. Winans (name(s) of individual(s))  
as Chief Operating Officer (type of authority, such as officer or trustee)

who represent that (he, she or they) are authorized to act on behalf of  
ESM/ Gloucester Inc. (name of party on behalf of whom record was executed).

Sara Bonface



This certificate is attached to the document dated 3/13/2019 for S.J. Dining, Inc.

OWNERSHIP DISCLOSURE STATEMENT

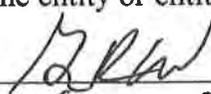
S.J. Dining, Inc.  
1780 Swede Road  
Blue Bell, PA 19422



Listed below are the names and addresses of all owners of 10% or more of the stock/interest\* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

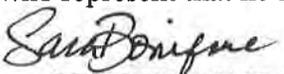
	NAME	ADDRESS
1	Vernon W. Hill	1780 Swede Road Blue Bell PA 19422
2	Steven M. Lewis	1780 Swede Road Blue Bell PA 19422
3		
4		
5		
6		
7		
8		
9		
10		

\*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

  
Name: Gregory R. Winans  
Title: COO  
3/13/2019

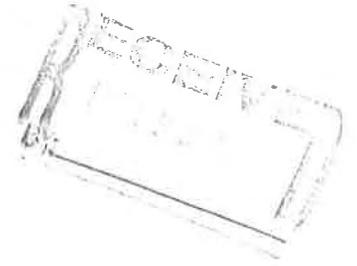
State of Pennsylvania  
County of Montgomery

This record was acknowledged before me on March 13, 2019 by Gregory R. Winans as Chief Operating Officer who represent that he is authorized to act on behalf of SJ Dining, Inc.



COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Sara Boniface, Notary Public  
Whitpain Twp., Montgomery County  
My Commission Expires March 9, 2020  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**Proposed Burger King  
Summary of Application  
Gloucester Township Zoning Board of Adjustment  
S.J. Dining, Inc.  
Block 13303, Lot 2  
1370 Blackwood-Clementon Road**



The applicant, S.J. Dining, Inc., leases real property located at 1370 Blackwood-Clementon Road, designated as Block 13303, Lot 2 on the municipal tax map. The property is approximately 1.3 acres and is currently vacant. It is located at the corner of Blackwood-Clementon Road and Columbia Drive. The property was the former location of East Side Marios Restaurant. The applicant seeks a conditional use variance and preliminary and final major site plan approval to construct a new 4,228 sf Burger King restaurant with two drive thru lanes and associated improvements. A Burger King restaurant currently exists along westbound Blackwood-Clementon Road approximately 2,000 feet west of the site, and is proposed to relocate to this property. The property is located in the Highway Commercial zoning district.

Fast food restaurants with drive thru facilities are a conditional use in the Highway Commercial zoning district under Section 416.D.8 of the ordinance.

Section 416.D.8 lists the following condition required for fast food restaurants with drive thru facilities:

1. No closer than one thousand (1,000 ft.) to any other similar establishment, residential use district, school or house of worship.

The proposed Burger King is approximately 230 feet from a Wendy's restaurant across the street and 50 feet from the Senior Citizen Residential zoning district, which is to the south of the property. The applicant seeks a d(3) conditional use variance from the Gloucester Zoning Board along with preliminary and final site plan approval.

The applicant also seeks approval of the following variances:

1. Section 416.F – Minimum ROW Parking Setback – 25 feet required; 25.2 feet existing along Blackwood-Clementon Road and 9.1 feet existing along Columbia Drive; 19.3 feet along Blackwood-Clementon Road and 9.8 feet along Columbia Drive proposed;
2. Section 416.F – Minimum Side Yard Parking Setback – 10 feet required; 5.4 feet existing; 9.6 feet proposed;
3. Section 426.AA.2 – Maximum Number of Freestanding Signs – 1 freestanding and 1 menu board permitted; 7 signs proposed (1 pylon, 2 digital menu boards; 2 clearance bars and 2 order station canopies);
4. Section 426.R.1 – Maximum Sign Area – freestanding sign, 50 sf permitted and menu board, 64 sf permitted; 131.6 sf total for site proposed (pylon sign, 61sf; digital menu board, 22.3 sf each; clearance bars, 4 sf each; order station canopies, 9 sf each);
5. Section 426.R.1 – Minimum Lettering Height – 10” minimum permitted; less than 10” proposed;
6. Section 426.R7 & 426.AA.14 – Maximum Height Above Grade – freestanding sign, 8’ permitted; menu board sign, 7’ permitted; pylon sign, 23’ proposed; clearance bars, 9’ proposed; and order station canopies, 9’8” proposed;
7. Section 426.Q.2 – Maximum number of Façade Signs – 2 façade signs permitted; 4 proposed;
8. Section 426.AA.4 – Maximum Area of Façade Signs – 100 sf permitted; total of 102.9 sf proposed.

The d(3) standard of review set forth in the Coventry Square v. Westwood Zoning Bd. of Adjustment case reflects that conditional uses, even when they do not comport with the requisite conditions, are nonetheless essentially compatible uses in the zone. Therefore, the focus in considering the d(3) variance application must be on the deviation from the required conditions in the context of the total proposed development and that the site will accommodate any problems typically associated with the use even though the proposal does not comply with the conditions. This site is an appropriate site for this conditional use notwithstanding the deviation from the one condition, the required 1000-foot setback from any other similar establishment and residential use district

The bulk (c) variances can be granted under both N.J.S.A. 40:55D-70(c)(1) (hardship) and (c)(2) (where a deviation from the zoning ordinance advances a purpose of zoning the benefits of the deviation substantially outweigh the detriments). This corner lot is uniquely situated at the corner of multiple streets, including Blackwood-Clementon Road. Strict application of the ordinance requirements would result in an undue hardship upon the applicant. In addition, deviations from the ordinance requirements will advance purposes of zoning such as the safe and free flow of traffic, and promotion of a desirable visual environment through creative development techniques, good civic design and arrangement. The benefits of granting the variances substantially outweigh any detriments.

Granting the variance relief will not change the nature and character of this neighborhood nor result in any material adverse impact on any neighbors. The Burger King and proposed signage is consistent with development along Blackwood-Clementon Road. The variances will not substantially impair the intent and the purpose of the zone plan or zoning ordinance.

The applicant also seeks any other variances, waivers and approvals that may be required.



## TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane  
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000 • FAX: (856) 374-3527 (Clerk)  
FAX: (856) 374-3528 (Finance)

To whom it may concern:

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

Name ESM / Gloucester Inc.

Address 1370 Blackwood-Clementon Rd.

Block 13303 Lot 2

3-25-19  
Date

Maryann Bussa  
Asst. Gloucester Township Tax Collector

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

<b>Block/Lot/Qual:</b>	13303. 2.	<b>Tax Account Id:</b>	11841
<b>Property Location:</b>	1370 BLACKWOOD-CLEM ROAD	<b>Property Class:</b>	4A - Commercial
<b>Owner Name/Address:</b>	ESM/GLOUCESTER INC. 1780 SWEDE ROAD BLUE BELL, PA 19422	<b>Land Value:</b>	531,000
		<b>Improvement Value:</b>	10,600
		<b>Exempt Value:</b>	0
		<b>Total Assessed Value:</b>	541,600
		<b>Additional Lots:</b>	None
<b>Special Taxing Districts:</b>	FIRE DISTRICT=F04	<b>Deductions:</b>	

Balance Includes any Adjustments to Your Account

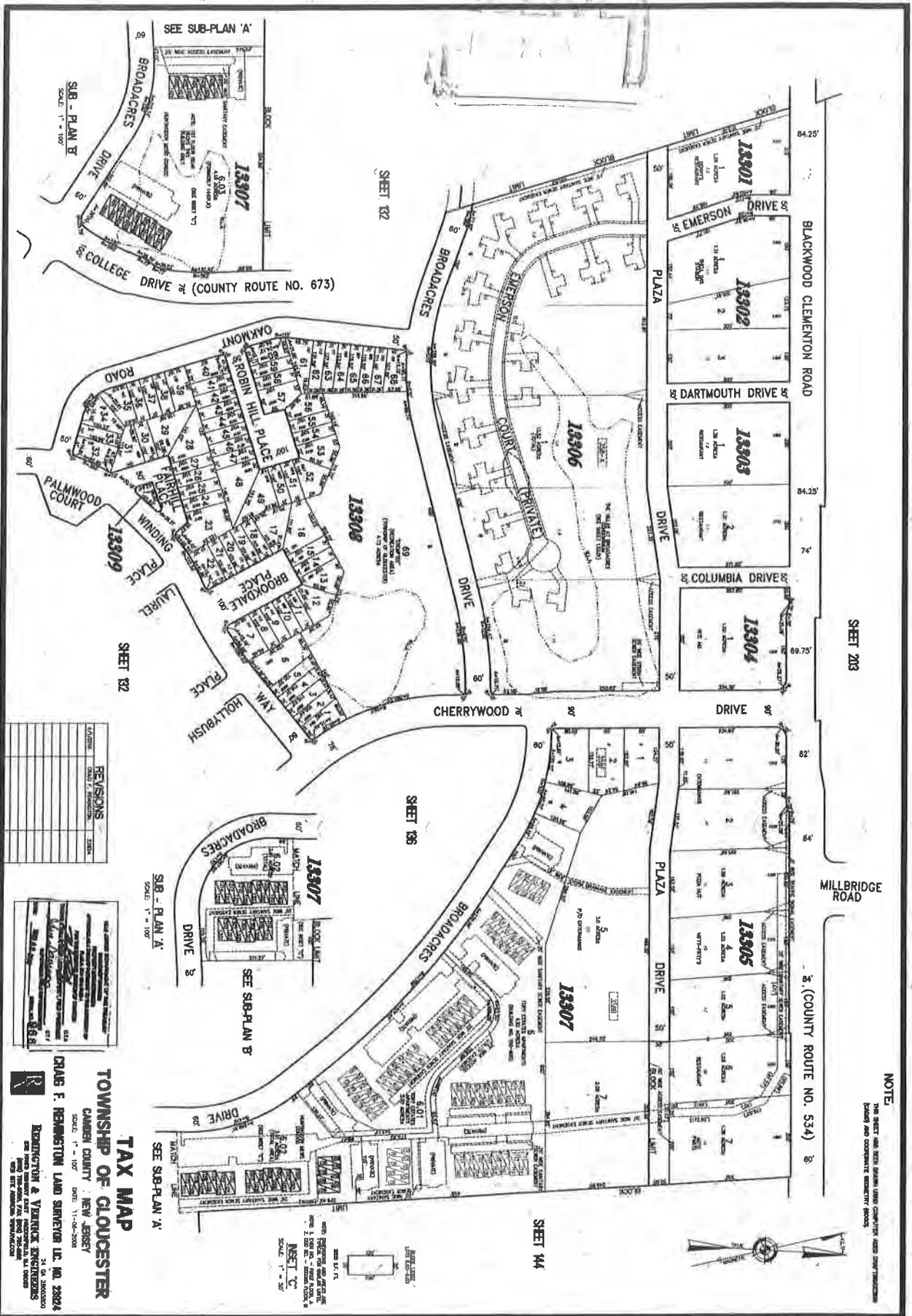
**Taxes**

[Make a Payment](#)
[View Tax Rates](#)
[View Current Bill](#)
[Project Interest](#)

Year	Due Date	Type	Orig Billed	Adj Billed	Balance	Interest	Total Due	Status
2019	02/01/2019	Tax	5,457.98	0.00	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	5,457.97	0.00	5,457.97	0.00	5,457.97	OPEN
<b>Total 2019</b>			<b>10,915.95</b>	<b>0.00</b>	<b>5,457.97</b>	<b>0.00</b>	<b>5,457.97</b>	
2018	02/01/2018	Tax	5,253.52	0.00	0.00	0.00	0.00	PAID
2018	05/01/2018	Tax	5,253.52	0.00	0.00	0.00	0.00	PAID
2018	08/01/2018	Tax	5,662.43	0.00	0.00	0.00	0.00	PAID
2018	11/01/2018	Tax	5,662.42	0.00	0.00	0.00	0.00	PAID
<b>Total 2018</b>			<b>21,831.89</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2017	02/01/2017	Tax	5,128.96	0.00	0.00	0.00	0.00	PAID
2017	05/01/2017	Tax	5,128.95	0.00	0.00	0.00	0.00	PAID
2017	08/01/2017	Tax	5,378.09	25.00	0.00	0.00	0.00	PAID
2017	11/01/2017	Tax	5,378.08	0.00	0.00	0.00	0.00	PAID
<b>Total 2017</b>			<b>21,014.08</b>	<b>25.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

Last Payment: 01/24/19

[Return to Home](#)



REVISIONS	DATE	BY

CRAB F. RENNINGTON LAND SURVEYOR L.C. NO. 28824  
 DEDINGTON & VERRICK ENGINEERS  
 24 S. JOHNSON  
 NEW JERSEY  
 SCALE: 1" = 100'  
 DATE: 11-04-2008

**TOWNSHIP OF GLOUCESTER**  
**TAX MAP**  
 CRAB F. RENNINGTON LAND SURVEYOR L.C. NO. 28824  
 DEDINGTON & VERRICK ENGINEERS  
 24 S. JOHNSON  
 NEW JERSEY  
 SCALE: 1" = 100'  
 DATE: 11-04-2008

**NOTE:**  
 THIS SHEET HAS BEEN APPROVED FOR RECORDATION  
 RECORDING AND OCCUPANCY TAXES.

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 28, 2019

APPLICATION No. #192016CDPMSFMS

APPLICANT: S.J. DINING, INC.

PROJECT No. 13008

BLOCK(S): 13303 Lot(S): 2

LOCATION: <sup>1370</sup>1340-1320 BLACKWOOD-CLEMENTON RD., CLEMENTON, NJ 08021

**TRANSMITTAL TO:**

- |                          |                              |                          |                      |                                     |                           |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/> | Zoning Board Planner | <input checked="" type="checkbox"/> | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer      | <input type="checkbox"/>            | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/> | Aqua N.J. Water Co.  | <input type="checkbox"/>            | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input type="checkbox"/> | Construction         | <input type="checkbox"/>            | GT EMS                    |



**STATUS OF APPLICATION:**

- New Application - Bulk C / Use "D" Variance / Prelim Major Site Plan / Final Major Site Plan
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

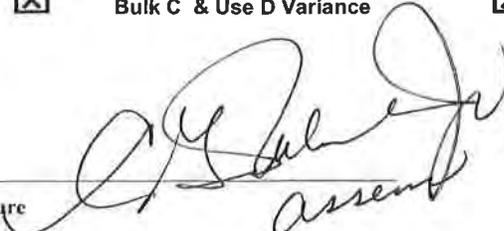
- For Your Review. **Please Forward Report by April 22, 2019**
- For Your Files.

**ENCLOSED: VARIANCE PLAN ENCLOSED**

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

*Boundary + Topography Survey  
+ Floor Plans*

- Bulk C & Use D Variance       Prelim Major Site Plan       Final Major Site Plan

Signature  4/1/19

**NO MAJOR ISSUES -**  
except closing other BK for relocation ... will that building be DEMO?  
Old site has BK + other Bldg (eye doctor). WHAT WILL HAPPEN TO THAT SITE? Same OWNER.



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 3, 2019

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

Re: Application #192016CDPMSFMS  
S.J. Dining, Inc.  
1340-1320 Blackwood-Clementon Road, Clementon, NJ 08021  
Block 13303, Lot 2

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "RJC", is written over the typed name of Raymond J. Carr.

Raymond J. Carr  
Executive Director



RJC:mh





# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW



Application #192016CDPMSFMS

Block: 13303

Lot: 2

- 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. T. Kohlmyer #206 Signature:

*[Handwritten Signature]* 206

Date: 4/16/19



# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: March 28, 2019

APPLICATION No. #192016CDPMSFMS

APPLICANT: S.J. DINING, INC.

PROJECT No. 13008

BLOCK(S): 13303 Lot(S): 2

LOCATION: 1340-1320 BLACKWOOD-CLEMENTON RD., CLEMENTON, NJ 08021

### TRANSMITTAL TO:

- |                          |                              |                          |                      |                                     |                      |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|----------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/> | Zoning Board Planner | <input type="checkbox"/>            | Tax Assessor         |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer      | <input type="checkbox"/>            | G.T.M.U.A.           |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/> | Aqua N.J. Water Co.  | <input checked="" type="checkbox"/> | Fire District 123456 |
| <input type="checkbox"/> | Taxes                        | <input type="checkbox"/> | Construction         | <input type="checkbox"/>            | GT EMS               |

### STATUS OF APPLICATION:

- New Application - Bulk C / Use "D" Variance / Prelim Major Site Plan / Final Major Site Plan
- Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by April 22, 2019**
- For Your Files.

### ENCLOSED: VARIANCE PLAN ENCLOSED

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

*Boundary & Topography Survey  
# Floor Plans*

- Bulk C & Use D Variance
- Prelim Major Site Plan
- 

REVIEWED

DATE: 4/23/19

BY: Pete Vaso  
Fire Marshal

WITH COMMENT

WITHOUT COMMENT

BUREAU OF FIRE PREVENTION  
FIRE DISTRICT NO. 4  
BLACKWOOD FIRE COMPANY  
P.O. BOX 541  
BLACKWOOD, N.J. 08012

Signature

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #192020C**  
**Diane Cimino**  
**1145 Oak Avenue**  
**BLOCK 902, LOT 11**

**DATE:** May 14, 2019

The application is to permit a 12' x 27' carport addition (attached private garage) within the R-4 Residential district as per the attached sketch.

### I. ZONING INFORMATION

1. Zone: R-4 ~ Residential District [§405].

#### R-4 Zone Requirements (§406.F):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Lot size (min.)	6,250 sf	5,625 sf <sup>1</sup>	enc
Lot frontage (min.)	50 ft.	50 ft.	yes
Lot depth (min.)	100 ft.	100 ft.	yes
Building coverage (max.)	35%	±27.1% <sup>1</sup>	yes
Lot coverage (max.)	65%	±46.8% <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (min.) – Carport	20 ft.	26.4 ft.	yes
Side yard (min.) - Dwelling	10 ft.	5 ft.	enc
<b>Side yard (min.) - Carport</b>	<b>10 ft.</b>	<b>3 ft. and 4 in.</b>	<b>no*</b>
Rear yard (min.) - Carport	20 ft.	±46 ft. <sup>1</sup>	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	≤ 35 ft.	yes
<b>§422.H, PRIVATE GARAGES</b>			
Area (Max.)	800 sf	324 sf	yes
Less than area of principal building	< ±896 sf <sup>1</sup>	324 sf	yes
Stories (max.)	1	1	yes
Number of garages (max.)	1	1	yes
Side wall height (max.)	9 ft.	8 ft.	yes
Garage height (max.)	14 ft.	n/a	n/a

<sup>1</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.

**II. VARIANCE COMMENTS**

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage in the R-4, Residential District standards:

**§406.F, R-4, Residential - Area, Yard, Height and Building Coverage**

1. Side yard: (3 ft. and 4 in. 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 required variances:

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

NEGATIVE CRITERIA

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

**III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 406.F, Area, Yard, Height and Building Coverage to permit an attached carport addition three (3) feet and four (4) inches from side property line (10 ft. minimum required).**

cc: Diane Cimino  
Anthony Costa, Esq.  
James Mellett, PE

# TOWNSHIP OF GLOUCESTER

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

## For Office Use Only

Submission Date<sup>1</sup>: \_\_\_\_\_ Application No.: #192020c

Taxes Paid Yes/No (DWB) (Initial)

Planning Board  Zoning Board of Adjustment

Fees 160<sup>00</sup> Project # 13090

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

Escr. 150<sup>00</sup> Escr.# 13090

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>DIANE CIMINO</u> Address: <u>1145 OAK AVE</u> City: <u>GLENDORA</u> State, Zip: <u>NJ 08029</u> Phone: <u>(856) 824-3128</u> Fax: <u>(856) 824-3070</u> Email: <u>dijames1145@gmail.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>DIANE CIMINO</u> Address: <u>1145 OAK AVE</u> City: <u>GLENDORA</u> (Jole) State, Zip: <u>NJ 08029</u> (c) 215-651-2841 Phone: <u>(856) 824-3128</u> Fax: <u>(856) 824-3070</u>
--	---

**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 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.



call to PLU PKG.

**4. Zoning Districts (Circle all Zones that apply)**

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

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

Name of Attorney: <u>N/A</u>	Firm: _____
Address: _____	State, Zip: _____
City: _____	Phone: ( ) - - Fax: ( ) - -
	Email: _____

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

Name: John Donovan

Address: 11 Hillcrest Rd

Profession: Surveyor

City: Stratford

State, Zip: N.J. 08084

Phone: (856) 627-3550 Fax: (856) 627-0330

Email: Donovan Surveyors @ Comcast.NET

Name: Deborah V. Anderson

Address: 313 Downing Rd

Profession: Architect

City: Somerdale

State, Zip: NJ 08083-2617

Phone: (856) 346-3352 Fax: (856) 346-3657

Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 1145 OAK Ave

Block(s): 902

Tract Area: \_\_\_\_\_

Lot(s): 11

**8. Land Use:**

Existing Land Use: SFD

Proposed Land Use (Describe Application): CARPORT - 27 FT x 12 FT  
Proposed Setback 3 FT

NEED TO KNOW WHATS BEING DONE SIZE / setback

**9. Property:**

Number of Existing Lots: 1

**Proposed Form of Ownership:**

Number of Proposed Lots: 1

- Fee Simple
- Condominium
- Cooperative
- Rental

Are there *existing* deed restrictions?

No  Yes

(If yes, attach copies)

Are there *proposed* deed restrictions?

No  Yes

**10. Utilities:** (Check those that apply.)

- Public Water
- Public Sewer
- Private Well
- Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet. Survey & Architectural Drawing

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

List all applications on a separate sheet. N/A

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	3 feet 4 inches <u>3 4</u>	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	<u>27 x 12</u>	Shed area	_____
Garage height	<u>11 feet</u>	Shed height	_____
Number of garages	<u>1</u>	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	<u>1</u>	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**

<p><u>Deane Cimino</u></p> <p>Signature of Applicant</p>	<p><u>4/10/19</u></p> <p>Date</p>
<p>_____</p> <p>Signature of Co-applicant</p>	<p>_____</p> <p>Date</p>

**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).

4/28/19  
Date

[Signature]  
Signature

Diane Cimino  
Print Name

Sworn and Subscribed to before me this

25<sup>th</sup> day of April

2019 (Year).

[Signature]  
Signature

Kashif Rana  
Print Name

KASHIF M RANA  
Notary Public - State of New Jersey  
My Commission Expires Feb 27, 2022

**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

[Signature]

Signature of Applicant

Diane Cimino

Print Name

4/10/19  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 2/27/19, shows and discloses the premises in its entirety, described as Block 902 Lot 11; 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:

Diane Cimino 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 25<sup>th</sup> day of April, 2019 before the following authority.

[Signature]

Name of property owner or applicant

[Signature]

Notary public

KASHIF M RANA  
Notary Public - State of New Jersey  
My Commission Expires Feb 27, 2022

**DIVISION 1 - GENERAL REQUIREMENTS**

**GENERAL NOTES:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE COMPLIANCE AND THE 2009 INTERNATIONAL ENERGY EFFICIENCY CODE AS AMENDED BY UNIFORM CONSTRUCTION CODE OF NEW JERSEY.  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE COMPLIANCE AND THE 2009 INTERNATIONAL ENERGY EFFICIENCY CODE AS AMENDED BY UNIFORM CONSTRUCTION CODE OF NEW JERSEY.  
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 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE COMPLIANCE AND THE 2009 INTERNATIONAL ENERGY EFFICIENCY CODE AS AMENDED BY UNIFORM CONSTRUCTION CODE OF NEW JERSEY.  
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE COMPLIANCE AND THE 2009 INTERNATIONAL ENERGY EFFICIENCY CODE AS AMENDED BY UNIFORM CONSTRUCTION CODE OF NEW JERSEY.

- EXHIBIT A - MATERIALS**
- 1. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
  - 2. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE COMPLIANCE AND THE 2009 INTERNATIONAL ENERGY EFFICIENCY CODE AS AMENDED BY UNIFORM CONSTRUCTION CODE OF NEW JERSEY.
  - 3. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE COMPLIANCE AND THE 2009 INTERNATIONAL ENERGY EFFICIENCY CODE AS AMENDED BY UNIFORM CONSTRUCTION CODE OF NEW JERSEY.
  - 4. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE COMPLIANCE AND THE 2009 INTERNATIONAL ENERGY EFFICIENCY CODE AS AMENDED BY UNIFORM CONSTRUCTION CODE OF NEW JERSEY.
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  - 10. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE COMPLIANCE AND THE 2009 INTERNATIONAL ENERGY EFFICIENCY CODE AS AMENDED BY UNIFORM CONSTRUCTION CODE OF NEW JERSEY.

**DIVISION 3 - CONCRETE AND FOUNDATIONS**

1. ALL CONCRETE SHALL BE CAST IN PLACE AND COMPACTED TO A MINIMUM OF 2000 PSI.
2. ALL CONCRETE SHALL BE CAST IN PLACE AND COMPACTED TO A MINIMUM OF 2000 PSI.
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9. ALL CONCRETE SHALL BE CAST IN PLACE AND COMPACTED TO A MINIMUM OF 2000 PSI.
10. ALL CONCRETE SHALL BE CAST IN PLACE AND COMPACTED TO A MINIMUM OF 2000 PSI.

**CABINETRY AND FRAMING**

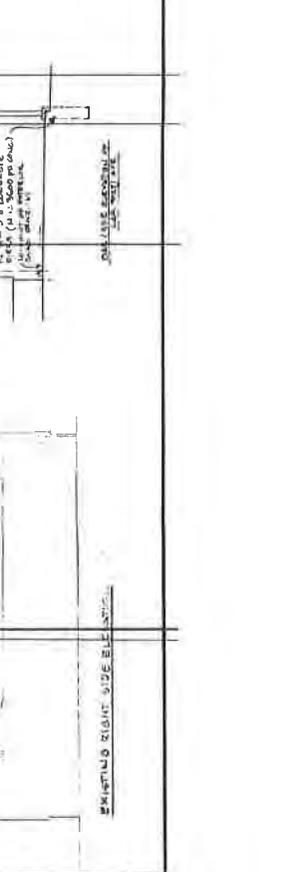
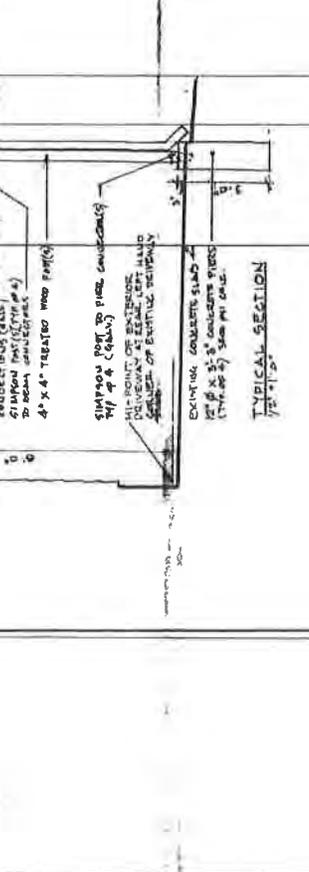
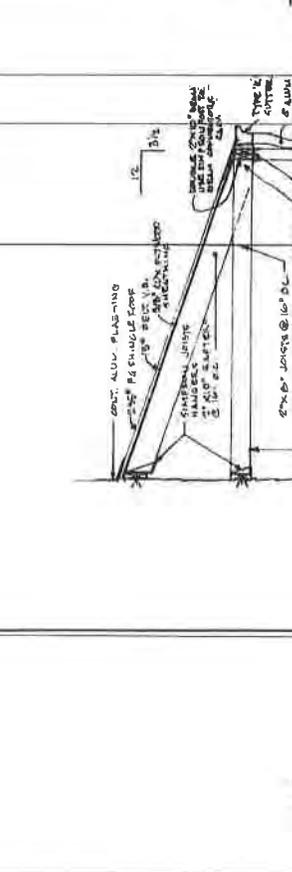
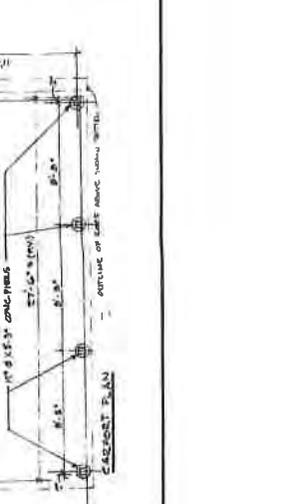
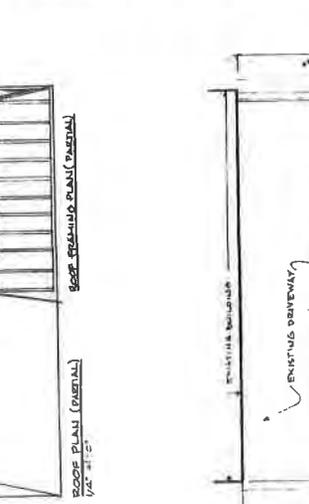
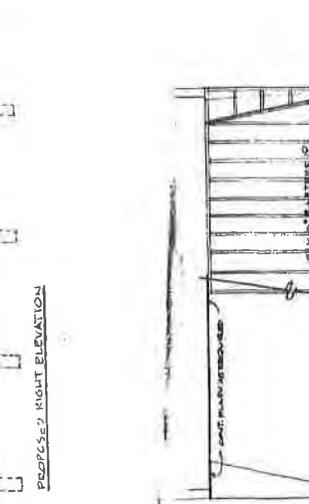
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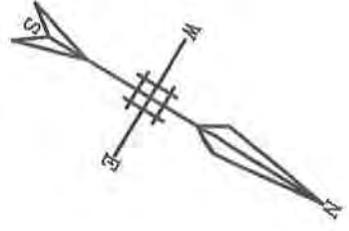
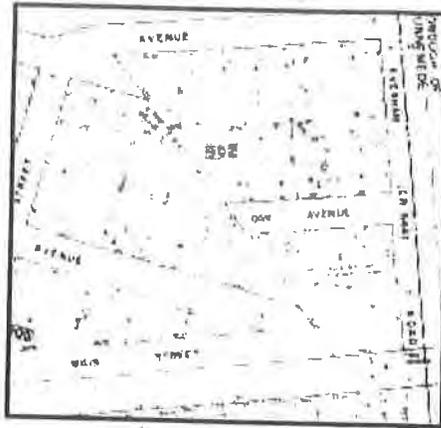
**HOLD HARMLESS CLAUSE**

THE PROVIDER OF ARCHITECTURE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE PROVIDER OF ARCHITECTURE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE PROVIDER OF ARCHITECTURE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

**RECEIVED**

MAY 01 2009  
 419200C





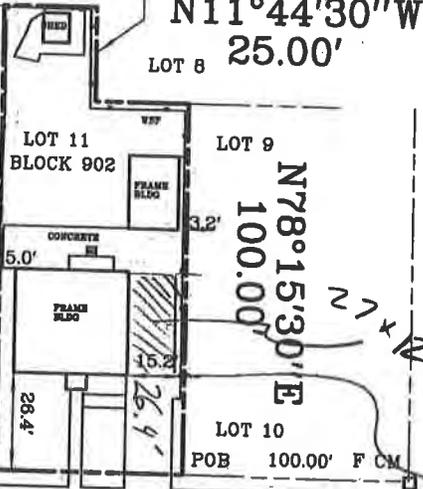
N11°44'30"W  
25.00'

N78°15'30"E  
25.00'

N11°44'30"W  
25.00'

LOT 12

S78°15'30"W  
125.00'



EVESHAM ROAD  
CR 544

RECEIVED  
MAY 01 2019  
BY: #192020C

S11°44'30"E  
50.00'

OAK AVE 50' WIDE

*Set off will  
be 34  
(40")*

SURVEY NOT INTENDED TO GAURNTEE OWNERSHIP LOT AREA 5,625 SF  
CORNER MARKERS NOT SET AS PER CONTRACT REF PLAN OF RUNNEMEDE GARDENS



**DONOVAN**  
LAND SURVEYING & PLANNING  
**Surveyors**

19 Hillcrest Road  
Stratford, NJ 08084  
(856) 627-3550  
Fax: (856) 627-0330

DonovanSurveyors@comcast.net

DATE: 2/27/19  
SCALE: 1"=40'  
DWN. BY: JACK

SURVEY NO.  
1903001

SURVEY OF PREMISES

1145 OAK AVENUE

SITUATE IN

GLOUCESTER TWP  
CAMDEN COUNTY  
NEW JERSEY

TO: DIANE CIMINO

I, John Donovan, a New Jersey Licensed Land Surveyor, have prepared a land survey on the above mentioned site, and have found the conditions as shown, that can be seen, except such easement that are not visible and in accordance with a description that has been furnished. This statement runs to the above-mentioned client and companies and this transaction only. All others relying on this survey must have express written permission from this surveyor

**JOHN DONOVAN**

NJ Prof. Land Surveyor # GS 30738  
Prof. Planner #LI 04198





ORLANDO MERCADO  
Council President

TRACEY L. TROTTO  
Council Vice President

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

# GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER  
Mayor

THOMAS C. CARDIS  
Business Administrator

DAVID F. CARLAMERE, ESQ.  
Solicitor

ROSEMARY DIJOSIE  
Township Clerk

To Whom It May Concern:

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

Name: Diave Cimino  
Address: 1145 OAK AVE CLENDORA NJ 08029  
Block: 902 Lot: 11

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



Printed on recycled paper

Commissioners  
Richard P. Calabrese  
Chairman  
Joseph Pillo  
Vice Chairman

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



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

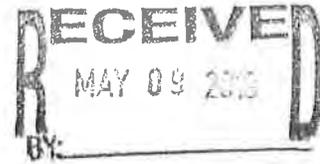
**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

May 7, 2019

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

Re: Application #192020C  
Diane Cimino  
1145 Oak Avenue, Glendora, NJ 08029  
Block 902, Lot 11



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", written over a horizontal line.

Raymond J. Carr  
Executive Director

RJC:mh

Bmt# 62

~~B~~

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 1, 2019

APPLICATION No. #192020C

APPLICANT: DIANE CIMINO

PROJECT No. 13090

BLOCK(S): 902 LOT(S): 11

LOCATION: 1145 OAK AVE., GLENDORA

### TRANSMITTAL TO:

- |                          |                              |                                     |                      |                          |                           |
|--------------------------|------------------------------|-------------------------------------|----------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/>            | Zoning Board Planner | <input type="checkbox"/> | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/>            | Traffic Officer      | <input type="checkbox"/> | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/>            | Aqua N.J. Water Co.  | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input checked="" type="checkbox"/> | Construction         |                          |                           |

### STATUS OF APPLICATION:

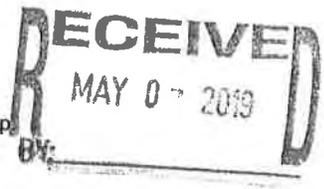
- New Application - Bulk C                       Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review.                      **Please Forward Report by MAY 13, 2019**  
 For Your Files.

### ENCLOSED:

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



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

OK 5-6-19 JTG Bldg

Signature

**DIVISION 1 - GENERAL REQUIREMENTS**

**GENERAL NOTES**  
 1. THE PLANS SHOWN ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE KEPT IN THE ARCHITECT'S OFFICE FOR THE PROJECT.  
 2. THE ARCHITECT'S OFFICE SHALL BE NOTIFIED IMMEDIATELY BY TELEPHONE OR IN WRITING OF ANY CHANGES TO THE PLANS.  
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**DIVISION 3 - CONCRETE AND FOUNDATIONS**

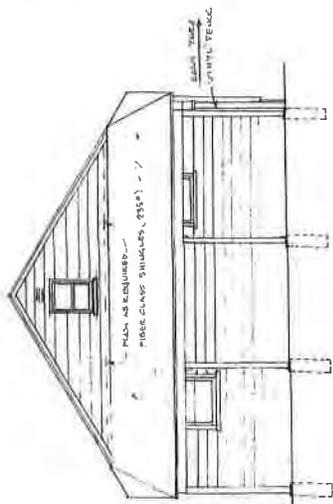
1. ALL CONCRETE SHALL BE PLACED IN PLACE AND COMPACTED TO THE REQUIRED STRENGTH OF 3000 PSI.  
 2. ALL CONCRETE SHALL BE PLACED IN PLACE AND COMPACTED TO THE REQUIRED STRENGTH OF 3000 PSI.  
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**CARPENTRY AND FRAMING**

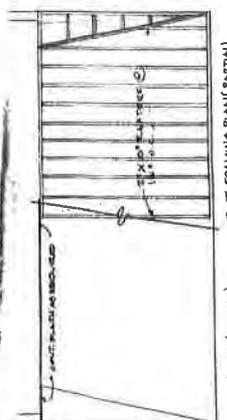
1. ALL CARPENTRY SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 263, STANDARD FOR THE CONSTRUCTION AND FINISHES OF WOOD-BURNING APPLIANCES.  
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**HOLD HARMLESS CLAUSE**

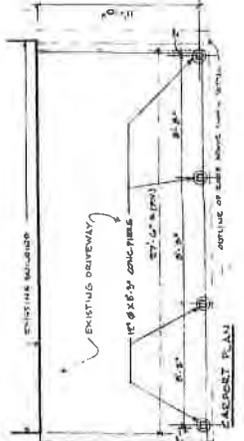
THE ARCHITECT SHALL BE NOT RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES CAUSED BY THE CONSTRUCTION OF THIS PROJECT. THE ARCHITECT SHALL BE NOT RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES CAUSED BY THE CONSTRUCTION OF THIS PROJECT. THE ARCHITECT SHALL BE NOT RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES CAUSED BY THE CONSTRUCTION OF THIS PROJECT. THE ARCHITECT SHALL BE NOT RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES CAUSED BY THE CONSTRUCTION OF THIS PROJECT. THE ARCHITECT SHALL BE NOT RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES CAUSED BY THE CONSTRUCTION OF THIS PROJECT. THE ARCHITECT SHALL BE NOT RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES CAUSED BY THE CONSTRUCTION OF THIS PROJECT. THE ARCHITECT SHALL BE NOT RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES CAUSED BY THE CONSTRUCTION OF THIS PROJECT. THE ARCHITECT SHALL BE NOT RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES CAUSED BY THE CONSTRUCTION OF THIS PROJECT. THE ARCHITECT SHALL BE NOT RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES CAUSED BY THE CONSTRUCTION OF THIS PROJECT. THE ARCHITECT SHALL BE NOT RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES CAUSED BY THE CONSTRUCTION OF THIS PROJECT.



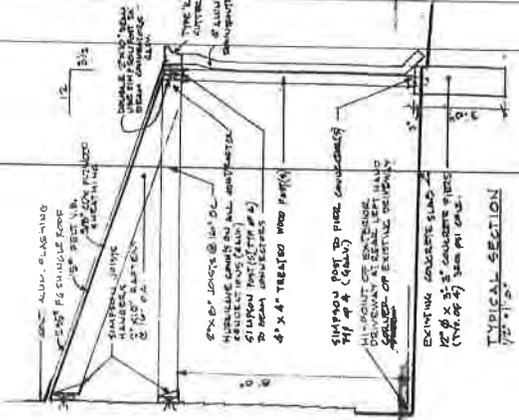
PROPOSED RIGHT ELEVATION



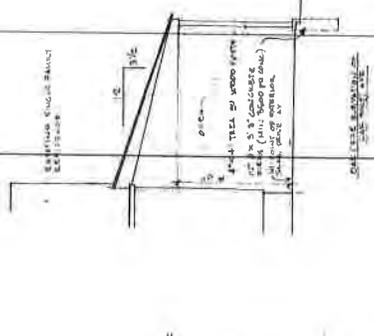
ROOF PLAN (PARTIAL)



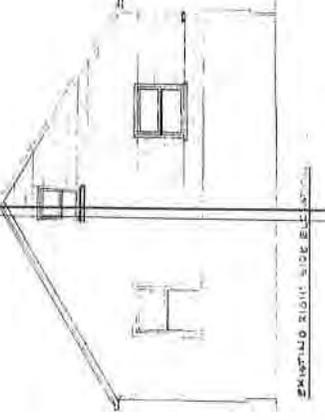
CROSS SECTION



TYPICAL SECTION



CROSS SECTION



EXISTING RIGHT SIDE ELEVATION

PROJECT TITLE:  
 DANE CIMINO  
 1145 OAK AVENUE  
 GLOUCESTER TOWNSHIP  
 CAMDEN COUNTY, NJ

DATE: 05/01/08  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 PROJECT NO: 08-001

DEBRAH V. ANDERSON, R.A., P.P., P.W.S.  
 142 MONROE LANE, SUITE 100  
 BRIDGE PLAZA  
 TELEPHONE: (956) 346-1352  
 FAX: (956) 346-3651

DRAWING TITLE:  
 CARPORT

DATE: 05/01/08  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 PROJECT NO: 08-001

**TOWNSHIP OF GLOUCESTER**  
**INTER-OFFICE CORRESPONDENCE**



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #192021C**  
**Kyle & Melissa Seidel**  
**42 Whitall Drive**  
**BLOCK 15601, LOT 30**  
**DATE:** May 14, 2019

The Applicant requests approval for a 15' x 20' roof overhang addition, which is approximately three (3) feet from an existing in-ground swimming pool surface within the R-3 Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-3 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	9,375 sf	yes
Minimum lot frontage	75 ft.	75 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
<b>Maximum building coverage</b>	<b>20%</b>	<b>±24.6%<sup>1</sup></b>	<b>no*</b>
Maximum lot coverage	40%	±50.5% <sup>1</sup>	enc
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (dwelling)	30 ft.	30.90 ft.	yes
Side yard (Addition)	10 ft.	44.88 ft. / 10.12 ft.	yes / yes
Rear yard	30 ft.	±46 ft.	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a
<b>RESIDENTIAL SWIMMING POOL REQUIREMENTS</b>			
Front yard	30 ft.	n/a	n/a
Side yard	10 ft.	20 ft. / 9 ft.	yes / enc
Rear yard	10 ft.	15 ft.	yes
<b>Distance from dwelling (roof)</b>	<b>10 ft.</b>	<b>3 ft.</b>	<b>no*</b>

<sup>1</sup> = Scaled data.

enc = Existing nonconformance.

n/a = Not applicable.

\* = Variance required.

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

## II. VARIANCE COMMENTS

The application requires the following variances from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

### **§405.F - R-3, Residential – Area, Yard, Height & Building Coverage**

1. Building Coverage: (±24.6% provided v. 20% maximum allowed).

### **§422.K, Residential Swimming Pools and Cabana**

2. Distance from dwelling: (3 ft. provided v. 10 ft. min. required).

#### POSITIVE CRITERIA (“C1” and “C2” variances)

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

#### NEGATIVE CRITERIA

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

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

**From Section 405.F - R-3, Residential – Area, Yard, Height & Building Coverage to permit a building coverage approximately twenty four and six tenths (24.6) percent (20% maximum allowed) and from Section 422.K, Residential Swimming Pools and Cabana to permit a roof overhang addition three (3) feet from in-ground swimming pool surface (10 ft. minimum required).**

## IV. RECOMMENDATIONS

1. The Applicant must address the underlined comments.

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

cc: Kyle & Melissa Seidel  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

Update Permit # 13094

# 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: \_\_\_\_\_ Application No.: # 192021C

Taxes Paid Yes/No (Yes) (Initial)

Planning Board  Zoning Board of Adjustment

Fees 160<sup>00</sup> Project # 13116

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

Escr. 150<sup>00</sup> Escr.# 13116

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Melissa Seidel</u> Address: <u>42 Whitall Dr</u> City: <u>Sicklerville</u> State, Zip: <u>NJ 08081</u> Phone: <u>609 790 3204</u> Fax: <u>(856) 275-4639</u> Email: <u>kseidlers@hotmail.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Kyle Seidel</u> Address: <u>42 Whitall Dr</u> City: <u>Sicklerville</u> State, Zip: <u>NJ 08081</u> Phone: <u>609 790 3204</u> Fax: ( ) - ( )
---	---

**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 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
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

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

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

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

**7. Location of Property:**

Street Address: 42 Whitall Dr Block(s): 15601  
Tract Area: \_\_\_\_\_ Lot(s): 30

**8. Land Use:**

Existing Land Use: Patio only  
Proposed Land Use (Describe Application): Extend roof to within 3-4 feet of edge of inground pool

**9. Property:**

Number of Existing Lots: 1 Proposed Form of Ownership:  
Number of Proposed Lots: 1  Fee Simple  Cooperative  
 Condominium  Rental  
Are there *existing* deed restrictions?  No  Yes (If yes, attach copies)  
Are there *proposed* deed restrictions?  No  Yes

**10. Utilities:** (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	10.12	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
roof from pool -	3-4 feet	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**

Nelson Seidel  
Signature of Applicant

5/6/19  
Date

\_\_\_\_\_  
Signature of Co-applicant

\_\_\_\_\_  
Date

**17. Consent of Owner(s):**

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

5/6/19  
Date

Melissa Seidel  
Signature

Melissa Seidel  
Print Name

Sworn and Subscribed to before me this

6 day of May  
2019 (Year).

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots?
- 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

Melissa Seidel  
Signature of Applicant

Melissa Seidel  
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 \_\_\_\_\_, 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:

Melissa Seidel 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 6 day of MAY  
20 19 before the following authority.

MS  
Name of property owner or applicant

Michele Lyn Tregar  
Notary Public  
New Jersey Notary public

My Commission Expires 10-1-2023  
No. 2439109

# ZONING PERMIT DENIED

42 WHITALL DR  
Block/Lot 15601/30

Applicant  
SEIDEL KYLE & MELISSA  
42 WHITALL DRIVE  
SICKLERVILLE NJ 08081

Real Estate Owner  
SEIDEL KYLE & MELISSA  
42 WHITALL DRIVE  
SICKLERVILLE NJ 08081

*This is to certify that the above-named applied for a permit to/authorization for a proposed 19'X14' roof extension over patio.. This application for approval is hereby denied*

**Zone  
R3  
Application is  
Denied**

**Comments on Decision:**

Roof extension is to be located a minimum of 10' from existing pool. A Variance approval from the Zoning Board is required prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

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

Alisa Ortiz  
Zoning Officer  
May 2, 2019

Applic No. 13094

Cut Here



**Deliver to...**

SEIDEL KYLE & MELISSA  
42 WHITALL DRIVE  
SICKLERVILLE NJ 08081



ORLANDO MERCADO  
Council President

TRACEY L. TROTTO  
Council Vice President

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

# GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER  
Mayor

THOMAS C. CARDIS  
Business Administrator

DAVID F. CARLAMERE, ESQ.  
Solicitor

ROSEMARY DIJOSIE  
Township Clerk

To Whom It May Concern:

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

Name: Kyle & Melissa Seidel  
Address: 42 Whitall Dr  
Block: 15601 Lot: 30

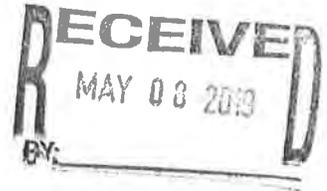
If you have any questions, please feel free to contact the tax office at 856-228-4000.

Sandra L. Ferguson  
Gloucester Township Tax Collector

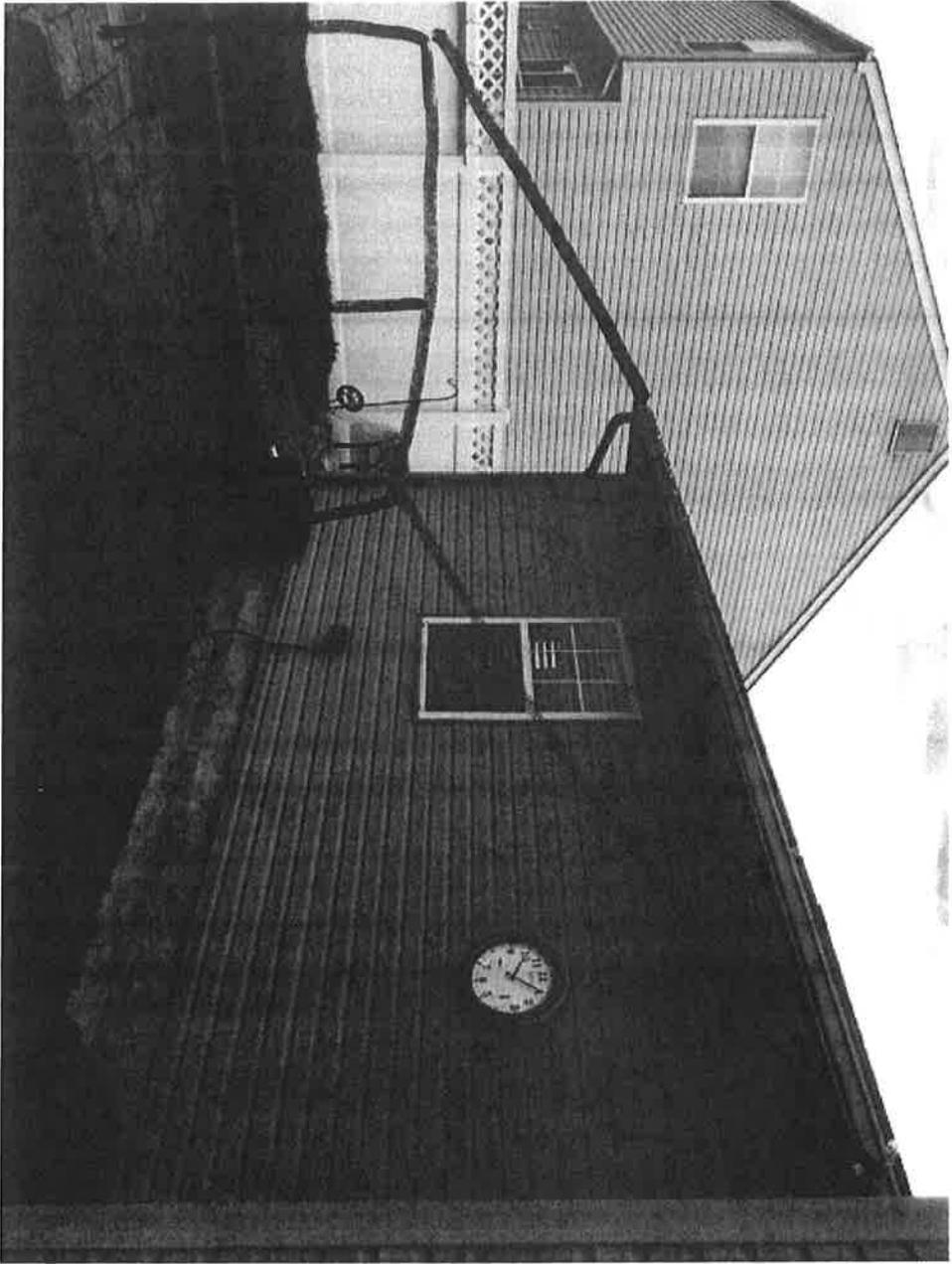
OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County



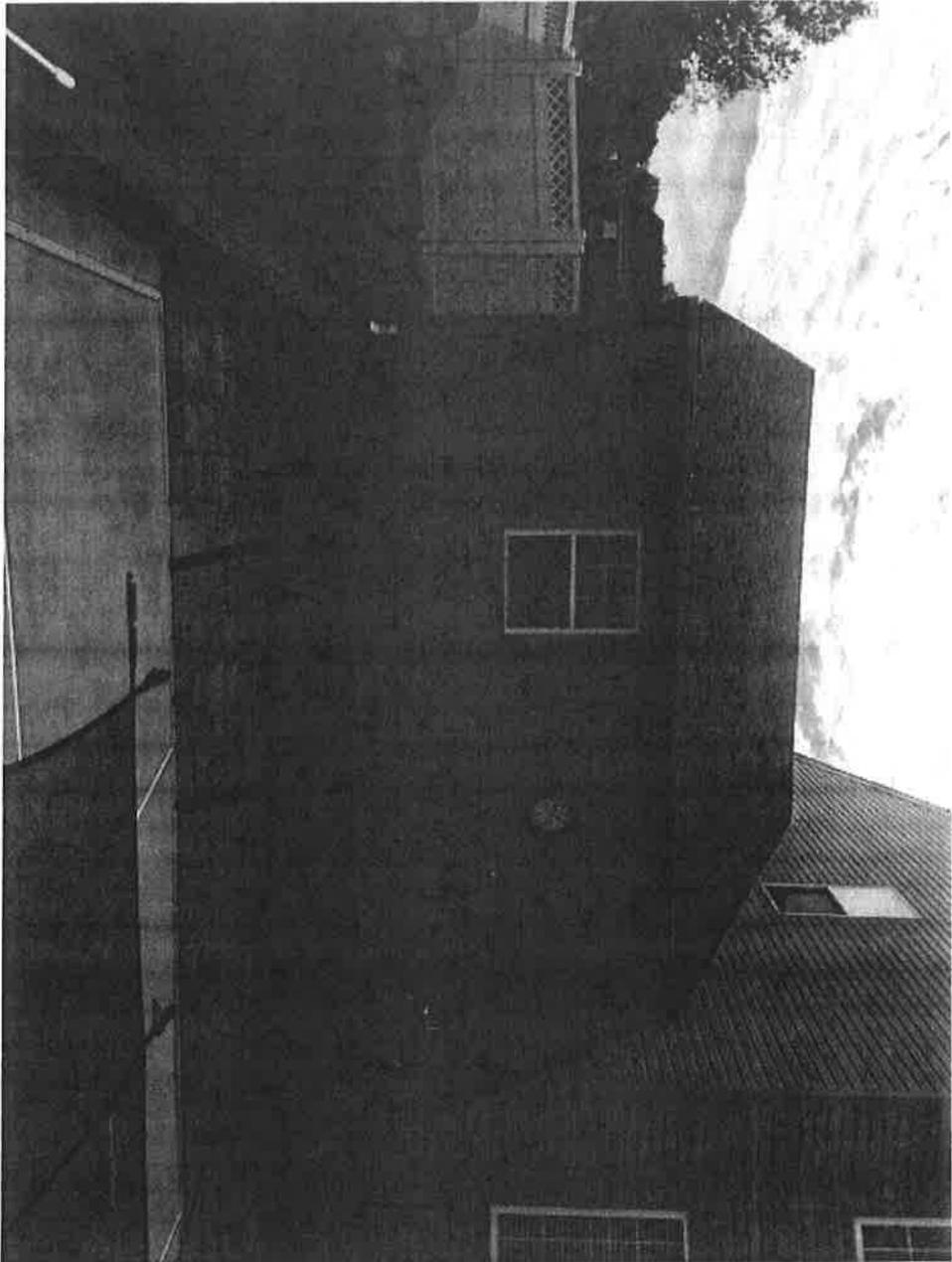
Printed on recycled paper



RECEIVED  
MAY 03 2009



**RECEIVED**  
MAY 03 2013



RECEIVED  
MAY 03 2010

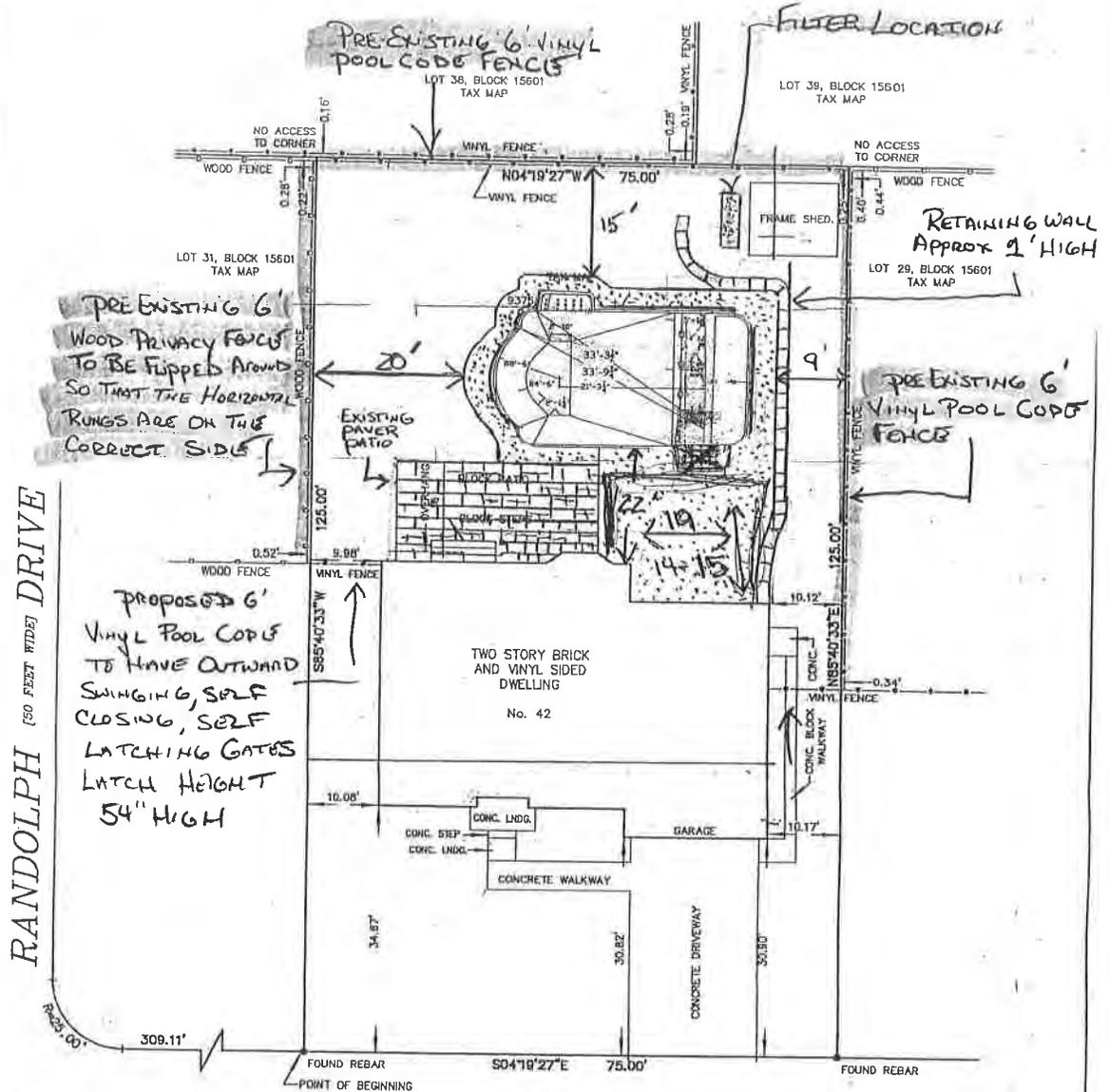
sealer  
for unitall

✓

KNOWN AS LOT 30, BLOCK 15601 AS SHOWN ON THE PLAN OF "STONE BRIDGE RUN, SECTION ONE - B-2; PHASE 1" FILED OCTOBER 13, 1994 IN THE CAMDEN COUNTY REGISTER OF DEEDS OFFICE AS MAP No. 816-9.

ALSO KNOWN AS LOT 30, BLOCK 15601, PLATE 156 AS SHOWN ON THE TOWNSHIP OF GLOUCESTER TAX MAP

(SCHEDULE C)



WHITALL [50 FEET WIDE] DRIVE

RECEIVED  
MAY 8 2011  
BY: 192021C

LINCOLN MORTGAGE  
AFFILIATED TITLE OF SOUTH JERSEY

To: KYLE SEIDEL AND MELISSA SEIDEL  
Any insurer of title relying hereon and any other party in interest: In Consideration of the fee paid for making this survey, I hereby declare to the best of my knowledge, information and belief, and in my professional opinion, this survey is accurate (except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon. Responsibility limited to current transaction.

*[Signature]*  
16 AUGUST 2011  
**John Leon**  
N.J. PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER 42466

**Leon Land Surveying, LLC**  
Certificate of Authorization No. 24GA28094800  
3 Sprague Landing, Turnersville, NJ 08012  
856-232-8800

Survey of Premises

No. 42 WHITALL DRIVE  
TOWNSHIP OF GLOUCESTER

CAMDEN County, New Jersey

DATE: 03 AUGUST 2011

SCALE: 1" = 20'

JOB No. 76 - 09



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

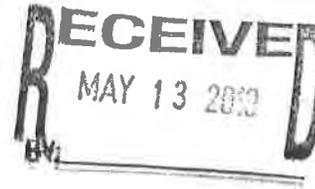
**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

May 10, 2019

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

Re: Application #192021C  
Kyle & Melissa Seidel  
42 WHITALL DR, SICKLERVILLE  
Block 15601, Lot 30



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 be "RJC".

Raymond J. Carr  
Executive Director

RJC:mh

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #192022C**  
**David M. Lackner, MD**  
**BLOCK 7805, LOT 4**  
**DATE:** May 14, 2019

The above application is to permit a proposed single-family detached dwelling, detached private garage, and storage shed as per the submitted sketch within the R-3 - Residential District. The property is located on the southwest side of Hillcrest Lane southeast of Princess Street.

### I. ZONING INFORMATION

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

#### R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
<b>Minimum lot size</b>	<b>9,375 sf</b>	<b>9,000 sf</b>	<b>no</b>
Minimum lot frontage	75 ft.	75 ft.	yes
<b>Minimum lot depth</b>	<b>125 ft.</b>	<b>120 ft.</b>	<b>no</b>
<b>Maximum building coverage</b>	<b>20%</b>	<b>26.3%<sup>1</sup></b>	<b>no</b>
Maximum lot coverage	40%	n/p	---
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
<b>Front yard</b>	<b>30 ft.</b>	<b>25 ft.</b>	<b>no</b>
<b>Side yard</b>	<b>10 ft.</b>	<b>7 ft.</b>	<b>no</b>
Side yard	10 ft.	10 ft.	yes
Rear yard	30 ft.	69 ft.	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	15 ft.	yes

<sup>1</sup> = Scaled data.

n/p = not provided.

= Variance required.

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

§422.H, PRIVATE GARAGES			
Area (Max.)	800 sf	768 sf	yes
Less than area of principal building	±1,508 sf <sup>1</sup>	768 sf	yes
Stories (max.)	1	1	yes
Number of garages (max.)	1	1	yes
Front yard (min.)	N.P.	74 ft.	yes
Side yard (min.)	10 ft.	41 ft. / 10 ft.	yes / yes
Rear yard (min.)	10 ft.	14 ft.	yes
Side wall height (max.)	9 ft.	n/p	---
Garage height (max.)	14 ft.	12 ft. <sup>1</sup>	yes

n/p = not provided.

§422.L, RESIDENTIAL STORAGE SHED			
<b>Area (max.)</b>	<b>168 sf</b>	<b>216 sf</b>	<b>no*</b>
Height (max.)	12 ft.	10 ft.	yes
Side wall height (max.)	9 ft.	n/p	---
Number of sheds (max.)	1	1	yes
Front yard (min.)	N.P.	88 ft.	yes
Side yard (min.)	5 ft.	14 ft. / 49 ft.	yes / yes
Rear yard (min.)	5 ft.	14 ft.	yes

n/p = not provided.

## II. VARIANCE COMMENTS

The application as submitted requires the following variances:

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

1. Lot size: (9,000 sf provided v. 9,375 sf minimum required).
2. Lot depth: (120 ft. provided v. 125 ft. minimum required).
3. Building coverage: (26.3% provided v. 20% maximum allowed).
4. Front yard: (25 ft. provided v. 30 ft. minimum required).
5. Side yard: (7 ft. provided v. 10 ft. minimum required).

### **§422.L, Residential Storage Shed**

6. Area: (216 sf provided v. 168 sf maximum allowed).

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

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

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

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

NEGATIVE CRITERIA

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

**III. GENERAL REVIEW COMMENTS**

1. The applicant should provide testimony to address the items identified as "n/p not provided within the zoning tables.
  - a. Lot coverage.
  - b. Private garage side wall height.
  - c. Storage shed side wall height.
2. The Applicant should note a grading plan shall be required in accordance with the requirements of §814, grading Approval.
3. The Applicant should address vehicle access to the proposed detached private garage, if any.

**IV. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 405.F – R-3 – Residential District, Area, Yard, Height and Building Coverage to permit a single family detached on a nine thousand (9,000) square foot lot (9,375 sf minimum required), lot depth of one hundred twenty (120) feet (125 ft. minimum required), building coverage of twenty six and three tenths (26.3) percent (20% maximum allowed), front yard setback twenty five (25) feet (30 ft. minimum required), side yard setback of seven (7) feet (10 ft. minimum required) and from Section 422.L, Residential Storage Shed to permit a shed two hundred sixteen (216) square feet (168 sf maximum allowed).**

**IV. RECOMMENDATIONS**

1. The Applicant must address the underlined comments.

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

cc: David M. Lackner, MD  
Anthony Costa, Esq.  
James Mellett, PE

update Permit # 13117

RECEIVED  
MAY 08 2019  
BY: \_\_\_\_\_

# 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: \_\_\_\_\_ Application No. #192022C

Taxes Paid Yes/No Yes (Initial)

Fees 160<sup>00</sup> Project # 13118

Planning Board  Zoning Board of Adjustment

Escr. 150<sup>00</sup> Escr.# 13118

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

### LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b>	<b>2. Owner(s) (List all Owners)</b>
Name: <u>DAVID M LACKNER MD</u>	Name(s): <u>Henry Danisi - ESTIME OF BY</u>
Address: <u>347 Cherry Hill Blvd</u>	<u>EXECUTRIX MARY J. HARVEY</u>
City: <u>Cherry Hill</u>	Address: <u>69 Carranza Road</u>
State, Zip: <u>NJ 08002</u>	City: <u>Tabernacle</u>
Phone: <u>856 816-2008</u> Fax: <u>(215) 754-4440</u>	State, Zip: <u>NJ 08088</u>
Email: <u>DLACKNERMD@yahoo.com</u>	Phone: <u>(609) 680-4262</u> Fax: <u>(856) 235-3902</u>

### 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 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"/> _____                                       |

RECEIVED  
MAY 08 2019  
BY: \_\_\_\_\_

<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
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

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

Name: DAVID LACKNER MD

Address: 347 Cherry Hill Blvd.

Profession: Physician

City: Cherry Hill

State, Zip: NJ 08002

Phone: 856 816-2008 Fax: 215 754-4440

Email: DLACKNERMD@yahoo.com

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Profession: \_\_\_\_\_

City: \_\_\_\_\_

State, Zip: \_\_\_\_\_

Phone: (\_\_\_\_)\_\_\_\_-\_\_\_\_ Fax: (\_\_\_\_)\_\_\_\_-\_\_\_\_

Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 316 Hillcrest Lane, Blackwood Block(s): 7805

Tract Area: \_\_\_\_\_ Lot(s): 0004

**8. Land Use:**

Existing Land Use: VACANT LOT (24x30)

Proposed Land Use (Describe Application): 1508 SFD w/ detached garage & storage shed (8x12) w/ setbacks

**9. Property:**

Number of Existing Lots: 1

Number of Proposed Lots: 1

**Proposed Form of Ownership:**

- Fee Simple
- Condominium
- Cooperative
- Rental

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

Are there *proposed* deed restrictions?  No  Yes

**10. Utilities:** (Check those that apply.)

- Public Water
- Public Sewer
- Private Well
- Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

### 13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>25'</u>	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	<u>69'</u>	Fence type	_____
Side setback 1	<u>10'</u>	Fence height	_____
Side setback 2	<u>7'</u>	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	<u>75'</u>	<b>Pool Requirements</b>	
Lot depth	<u>120</u>	Setback from R.O.W.1	_____
Lot area	<u>9000 ft<sup>2</sup></u>	Setback from R.O.W.2	_____
Building height	<u>26'</u>	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	

Garage Application	Proposed	Shed Requirements	Proposed
Garage Area	<u>720' (24x30)</u>	Shed area	<u>96 ft<sup>2</sup></u>
Garage height	<u>12'</u>	Shed height	<u>10'</u>
Number of garages	<u>1</u>	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	<u>1</u>	Setback from property line 1	_____
		Setback from property line 2	_____

### 14. Parking and Loading Requirements:

Number of parking spaces required: <u>2</u>	Number of parking spaces provided: _____
Number of loading spaces required: _____	Number of loading spaces provided: _____

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

 _____ Signature of Applicant	<u>4/3/2019</u> _____ Date
_____ Signature of Co-applicant	_____ Date

**17. Consent of Owner(s):**

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

4/10/19  
Date

Mary L Harvey Esq  
Signature EXECUTRIX  
ESTATE OF HENRY DONISI BY MARY L HARVEY  
Print Name

Sworn and Subscribed to before me this

10 day of April,  
2019 (Year).

Signature

Print Name

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

Complete each of the following sections.

- A. Is this application to subdivide a parcel of land into six or more lots?
- 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

David Lackner MD

Signature of Applicant

DAVID M. LACKNER MD

Print Name

4/3/2019  
Date

**19. Survey waiver certification:**

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

State of New Jersey,  
County of ~~Camden~~ BURLINGTON  
MARY L HARVEY 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 10 day of April,  
20 19 before the following authority.

Mary L Harvey Esq  
Name of property owner or applicant

Sharon D Anderson

**SHARON D ANDERSON**  
Notary Public  
State of New Jersey  
My Commission Expires May 13, 2021  
I.D.# 2105704

**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).

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

Sworn and Subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (Year).

\_\_\_\_\_  
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?  No  Yes
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?  No  Yes
- C. Is this application for approval on a site or sites for commercial purposes?  No  Yes
- D. Is the applicant a corporation?  No  Yes
- E. Is the applicant a limited liability corporation?  No  Yes
- F. Is the applicant a partnership?  No  Yes

**IF YES TO ANY OF THE ABOVE:**

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

**IF YES:**

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

No  Yes

\_\_\_\_\_  
Date

David M. Lackner MD  
Signature of Applicant

DAVID M. LACKNER MD  
Print Name

**19. Survey waiver certification:**

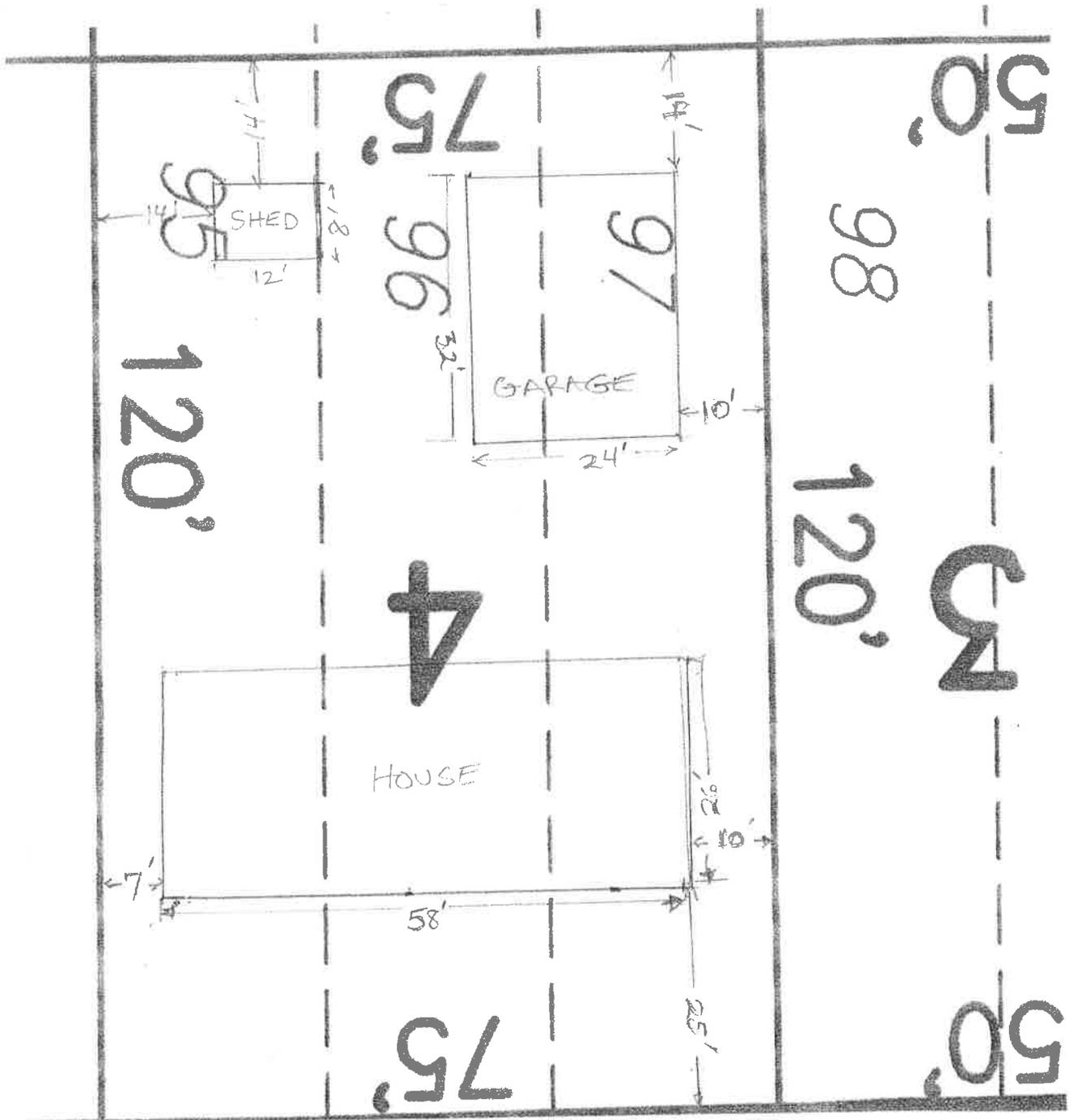
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of \_\_\_\_\_, shows and discloses the premises in its entirety, described as Block 7805 Lot 0004; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey, Sworn and subscribed to  
County of Camden: On this 15 day of April  
Michele Lynn Treger of full age, being duly sworn to 20 19 before the following authority.  
law, on oath and says that all of the above statement  
herein is true.

David M. Lackner MD  
Name of property owner or applicant

Michele Lynn Treger  
Notary Public  
New Jersey

My Commission Expires 10-1-2023  
No. 2439109



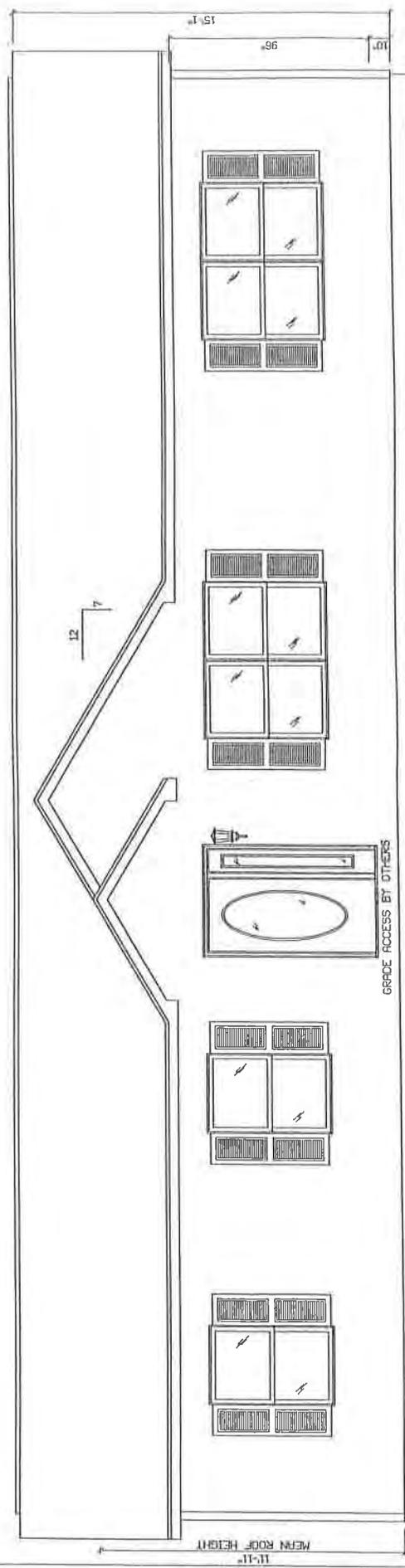
RECEIVED  
MAY 08 2019  
BY: \_\_\_\_\_

Hillcrest Ln.

1 cm = 7.058'



**PFS** REVIEW ONLY  
 Date: 10/2/18  
**PFS CORPORATION**  
 Bloomsburg, PA

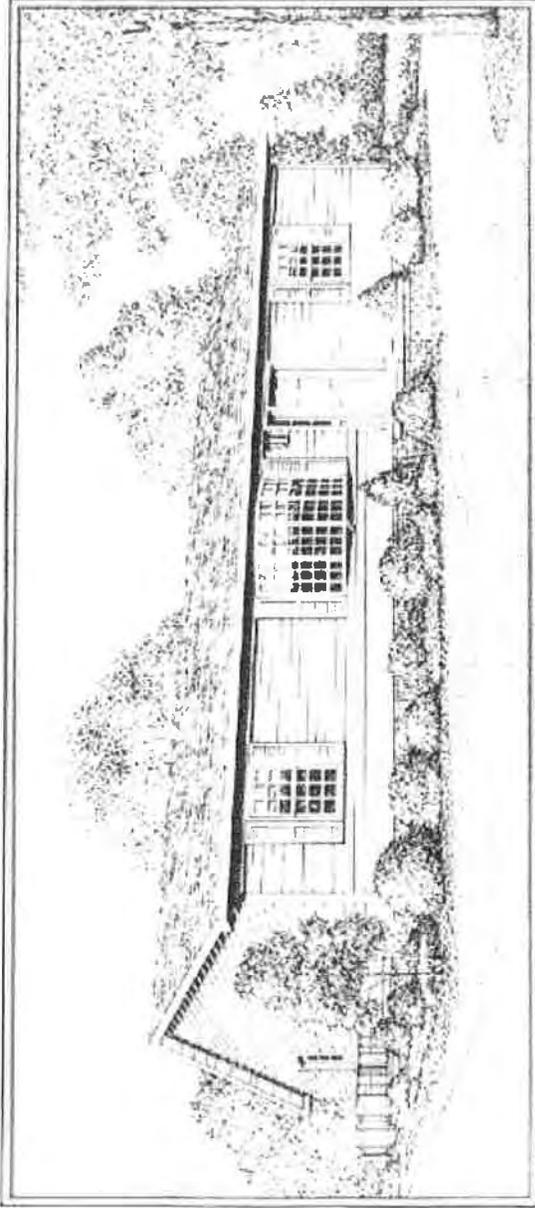


FRONT

RECEIVED  
 10/13/18  
 1420226

TELEPHONE: 717-339-2121 FAX: 717-339-2122		WWW.PFS-CORP.COM	
<b>SUPERIOR BUILDERS</b>		REV: 1	
A. S. S. INC. OF BLANTZ BROS. INC. 557 PA. ROAD, MURRY, PA 17756 • 610-666-2264 www.superiorbuilders.com		DATE: 10-02-18 BY: PFS DRAWN: 10-02-18 BY: PFS	
M-HAP / SPEC		SHEET NO.: 930	
FRONT		JOB NO.: 23278.000	
DATE: 1-29-18 PFS		SCALE: 1/4"=1'-0"	

NOTE: ELEVATIONS SHOWN MAY CONTAIN OPTIONAL OR SUGGESTED FEATURES



RECEIVED  
 NOV 08 2003  
 #192022C



THE CAESAR MODEL 930 26' x 58' 1508 sq. ft.

NOTE:  
 THIS MAP HAS BEEN PREPARED AND DRAWN BY THE  
 ENGINEER AND SURVEYOR (E.S.) AND REGISTERED PROFESSIONAL ENGINEER (P.E.)



THIS TAX MAP HAS BEEN PREPARED BY THE  
 ENGINEER AND SURVEYOR (E.S.) AND REGISTERED PROFESSIONAL ENGINEER (P.E.)  
 BASED ON THE OFFICIAL TAX MAP FOR THE TOWNSHIP OF  
 CAMDEN COUNTY, NEW JERSEY, DATED 11-06-2008.  
 THE TAX MAP IS A REPRESENTATIVE COPY OF THE  
 ORIGINAL TAX MAP. THE ORIGINAL TAX MAP IS  
 KEPT IN THE OFFICE OF THE ENGINEER AND SURVEYOR  
 AND IS AVAILABLE FOR INSPECTION AT ANY TIME.  
 THE TAX MAP IS A REPRESENTATIVE COPY OF THE  
 ORIGINAL TAX MAP. THE ORIGINAL TAX MAP IS  
 KEPT IN THE OFFICE OF THE ENGINEER AND SURVEYOR  
 AND IS AVAILABLE FOR INSPECTION AT ANY TIME.

**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY NEW JERSEY  
 SCALE 1" = 100' DATE: 11-06-2008  
 CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23824  
 7101 2800000  
 REMINGTON & VERNICK ENGINEERS  
 2800 PRINCIPLES WAY (SUITE 700)  
 WEST JERSEY, NEW JERSEY 07093

NO.	DATE	DESCRIPTION



SHEET 80

SHEET 77

SHEET 53

SHEET 80

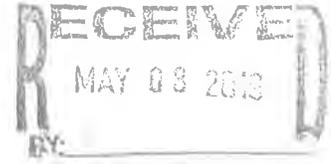
SHEET 86

SHEET 65

SHEET 79

NEW JERSEY ROUTE NO. 42 NORTH - SOUTH FREEWAY

SHEET 79



## TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane  
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000 • FAX: (856) 374-3527 (Clerk)  
FAX: (856) 374-3528 (Finance)

To whom it may concern:

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

Name Henry Donisi

Address 316 Hillcrest Lane Blackwood, NJ 08012

Block 7805 Lot 4

5-8-19  
Date

Maryann Bussa  
Asst. Gloucester Township Tax Collector



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

May 13, 2019

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



Re: Application #192022C  
David M. Lackner, MD  
316 Hillcrest Lane, Blackwood, NJ 08012  
Block 7805, Lot 4

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**

Raymond J. Carr  
Executive Director

RJC:mh

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence



TO: Zoning Board of Adjustment  
 FROM: Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
 RE: **APPLICATION #192023C**  
**Stacey Jones**  
**1 Cinnamon Court**  
**BLOCK 20901 LOT 52**  
 DATE: May 30, 2019

The above application is to permit a 16' x 25' and 9' x 7' "Bedroom and bath inlaws suite addition" within the R-3 Residential district as per the submitted sketch.

### I. ZONING INFORMATION

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

#### R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±12,553 sf	yes
Minimum lot frontage – cul-de-sac	56.25 ft.	50 ft.	enc
Minimum lot depth	125 ft.	106.91 ft.	enc
Maximum building coverage	20%	±17% <sup>1</sup>	yes
Maximum lot coverage	40%	±24% <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (dwelling)	30 ft.	33.10 ft.	yes
Side yard (dwelling)	10 ft.	15.90 ft.	yes
<b>Side yard (addition)</b>	<b>10 ft.</b>	<b>±8 ft.</b>	<b>no*</b>
<b>Rear yard (addition)</b>	<b>30 ft.</b>	<b>±25 ft.</b>	<b>no*</b>
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤35 ft.	yes

<sup>1</sup> = Scaled data.

enc = Existing nonconformance.

= Variance required.

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

### II. VARIANCE COMMENTS

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage and Additional Uses and Structures Permitted in the Residential District standards:

#### §405.F, Area, Yard, Height, and Building Coverage

- Side yard: (±8 ft. provided v. 10 ft. minimum required).
- Rear yard: (±25 ft. provided v. 30 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 variances:

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

NEGATIVE CRITERIA

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

**III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 405.F, Area, Yard, Height, and Building Coverage to permit a bedroom and bath inlaws suite addition approximately eight (8) feet from the side property line (10 ft. minimum required) and approximately twenty five (25) feet from the rear property line (30 ft. minimum required).**

**VI. RECOMMENDATIONS**

1. The Applicant must address the above underlined comments.

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

cc: Stacey Jones  
Anthony Costa, Esq.  
James Mellett, PE

*Updated Permit*  
# 13018

# 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<sup>1</sup>: \_\_\_\_\_ Application No.: #1920230

Taxes Paid Yes/No Yes (Initial)

Fees 160<sup>00</sup> Project # 13139

Planning Board  Zoning Board of Adjustment

Escr. 150<sup>00</sup> Escr.# \_\_\_\_\_

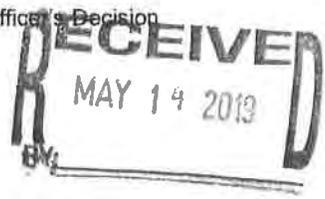
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

### LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>STACEY JONES</u> Address: <u>1 CINNAMON COURT</u> City: <u>SICKLERVILLE</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 629-8978</u> Fax: ( ) - Email: _____	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>STACEY JONES</u> Address: <u>1 CINNAMON COURT</u> City: <u>SICKLERVILLE</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 629-8978</u> Fax: ( ) -
---	---

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

- |   |   |
|---|---|
| <input type="checkbox"/> Informal Review <sup>2</sup><br><input type="checkbox"/> Minor Subdivision<br><input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup><br><input type="checkbox"/> Final Major Subdivision<br><input type="checkbox"/> Minor Site Plan<br><input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup><br><input type="checkbox"/> Final Major Site Plan<br><input type="checkbox"/> Conditional Use Approval <sup>2</sup><br><input type="checkbox"/> General Development Plan <sup>2</sup> | <input type="checkbox"/> Planned Development <sup>2</sup><br><input type="checkbox"/> Interpretation <sup>2</sup><br><input type="checkbox"/> Appeal of Administrative Officer's Decision<br><input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup><br><input type="checkbox"/> Use "D" Variance <sup>2</sup><br><input type="checkbox"/> Site Plan Waiver<br><input type="checkbox"/> Rezoning Request<br><input type="checkbox"/> Redevelopment Agreement<br><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
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

Call to PIO Van PK5.

6. Name of Persons Preparing Plans and Reports:

Name: ROBBIE CONLEY

Address: 596 GLASSBORO RD.

Profession: ARCHITECT

City: WOODBURY HEIGHTS

State, Zip: NJ 08097

Phone: 856 895-7500 Fax: 856 853-0528

Email: JOESCANO@ROBBIECONLEY  
ARCHITECT.COM

Name: DON SNOWDEN

Address: CIPRIANI BLDGS

Profession: \_\_\_\_\_

City: \_\_\_\_\_

State, Zip: \_\_\_\_\_

Phone: 856 854-0503 Fax: ( ) - \_\_\_\_\_

Email: \_\_\_\_\_

7. Location of Property:

Street Address: 1 CINNAMON COURT Block(s): 20901

Tract Area: MEADOW RUN, SECTION 2 Lot(s): 52

8. Land Use:

Existing Land Use: SINGLE FAMILY DWELLING

Proposed Land Use (Describe Application): \_\_\_\_\_

BED ROOM + BATH INCLAS SUITE ADDITION  
ON RIGHT SIDE OF HOUSE. 16' X 25' +  
9' X 7'

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

- Fee Simple
- Condominium
- Cooperative
- 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.

NONE

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>33</u>	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	<u>26'</u>	Fence type	_____
Side setback 1	<u>15-90</u>	Fence height	_____
Side setback 2	<u>8'</u>	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<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: 6

Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: 6

**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**

Stacey Jones  
Signature of Applicant

5/3/19  
Date

\_\_\_\_\_  
Signature of Co-applicant

\_\_\_\_\_  
Date

**17. Consent of Owner(s):**

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

5/3/19  
Date

Stacey Jones  
Signature

Stacey Jones  
Print Name

Sworn and Subscribed to before me this

\_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Signature

\_\_\_\_\_ (Year).

\_\_\_\_\_  
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

Stacey Jones  
Signature of Applicant

\_\_\_\_\_  
Date

Stacey Jones  
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 5/20/2019 shows and discloses the premises in its entirety, described as Block 20901 Lot 52; 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 3 day of MAY  
20 19 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.

Stacey Jones  
Name of property owner or applicant

Connie M. Armstrong  
Notary public

CONNIE M. ARMSTRONG  
Notary Public, State of New Jersey  
My Commission Expires  
June 19, 2023

**ZONING PERMIT DENIED**

1 CINNAMON CT  
Block/Lot 20901/52

Applicant  
JONES HAROLD D & STACEY S  
1 CINNAMON COURT  
SICKLERVILLE NJ 08081

Real Estate Owner  
JONES HAROLD D & STACEY S  
1 CINNAMON COURT  
SICKLERVILLE NJ 08081

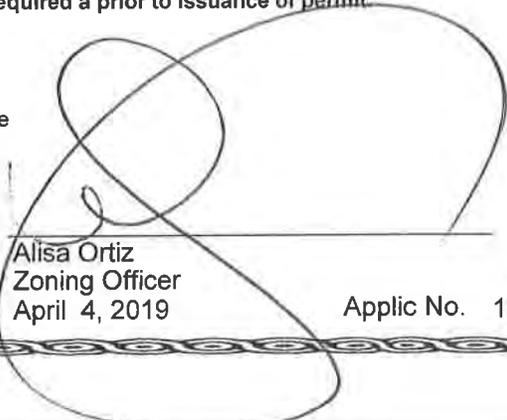
*This is to certify that the above-named applied for a permit to/authorization for a proposed side yard 32'X16' addition located 7' from the side property line.. This application for approval is hereby denied*

**Zone**  
**R3**  
**Application is**  
**Denied**

**Comments on Decision:**  
Side property setback must be 10'. A Variance approval is required a prior to issuance of permit.

Additional permits must be obtained through the Construction Office

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

  
Alisa Ortiz  
Zoning Officer  
April 4, 2019

Applic No. 13018  
7515

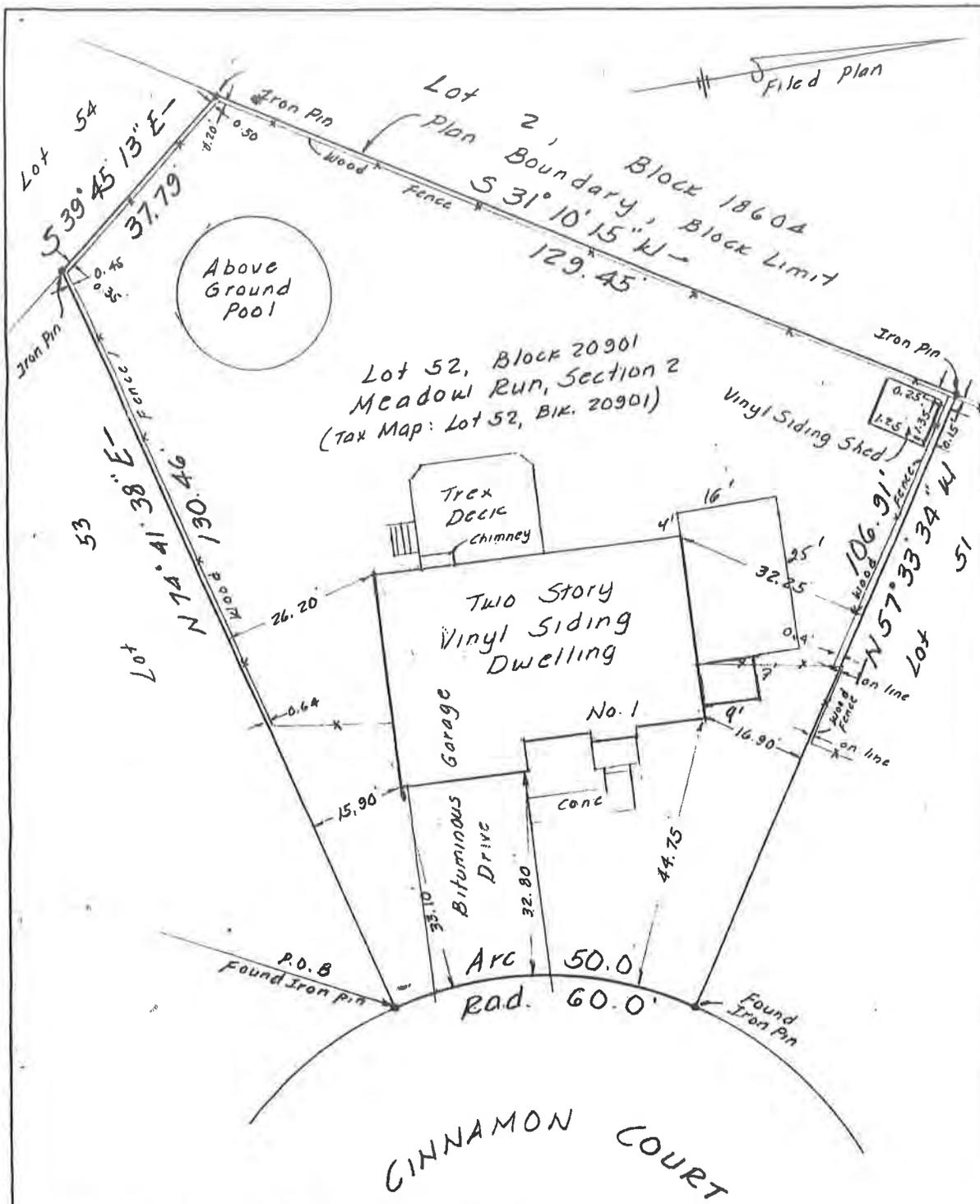
Cut Here

**Deliver to...**

JONES HAROLD D & STACEY S  
1 CINNAMON COURT  
SICKLERVILLE NJ 08081







To: Congress Title Division  
 Gateway Funding Diversified Mortgage Services,  
 its successors and/or assigns as their interest may appear.

Harold Douglas Jones &  
 Stacy Jones  
 TO any insurer of Title relying hereon and any other party in interest:  
 In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon. Responsibility limited to current transaction.  
*[Signature]*  
**R.W. HUMPHRIES, P.L.S.**  
 N.J. Lic. 12677  
 Date of Survey *May 20, 2004*

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

**Survey of Premises**  
 No. 1 CINNAMON COURT  
 TOWNSHIP OF GLOUCESTER  
 CAMDEN Co. New Jersey  
 Scale - 1" = 20'  
 476-46

856-854-5229



ORLANDO MERCADO  
Council President

TRACEY L. TROTTO  
Council Vice President

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

# GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER  
Mayor

THOMAS C. CARDIS  
Business Administrator

DAVID F. CARLAMERE, ESQ.  
Solicitor

ROSEMARY DIJOSIE  
Township Clerk

To Whom It May Concern:

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

Name: Harold & Stacey Jones

Address: 1 Cinnamon Ct, Sicklerville, NJ 08081

Block: 20901 Lot: 52

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



Printed on recycled paper

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 15, 2019

APPLICATION No. #192023C

APPLICANT: STACEY JONES

PROJECT No. 13139

BLOCK(S): 20901 LOT(S): 52

LOCATION: 1 CINNAMON COURT, SICKLERVILLE

**TRANSMITTAL TO:**

- |                          |                              |                          |                      |                                     |                           |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/> | Zoning Board Planner | <input checked="" type="checkbox"/> | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer      | <input type="checkbox"/>            | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/> | Aqua N.J. Water Co.  | <input type="checkbox"/>            | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input type="checkbox"/> | Construction         |                                     |                           |

**STATUS OF APPLICATION:**

- New Application - Bulk C                       Revision to Prior Application

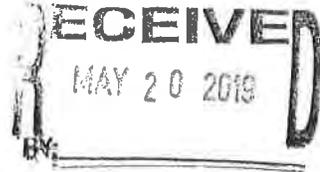
**PURPOSE OF TRANSMITTAL:**

- For Your Review.                      ***Please Forward Report by MAY 26, 2019***  
 For Your Files.

**ENCLOSED:**

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

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



*IN LAW SUITE  
ADDITION*

Signature

*Stacey Jones*  
*Assessor 5/16/19*

*Needs a deed restriction  
for the in-law suite  
Family use only.*

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

May 21, 2019

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



Re: Application #192023C  
Stacey Jones  
1 Cinnamon Court, Sicklerville, NJ 08081  
Block 20901, Lot 52

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 be "RJC", written over a horizontal line.

Raymond J. Carr  
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL

Binn 64

DATE: May 15, 2019

APPLICATION No. #192023C

APPLICANT: STACEY JONES

PROJECT No. 13139

BLOCK(S): 20901 LOT(S): 52

LOCATION: 1 CINNAMON COURT, SICKLERVILLE

TRANSMITTAL TO:

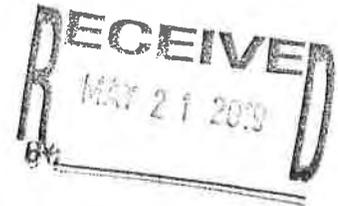
- |                          |                              |                                     |                      |                          |                           |
|--------------------------|------------------------------|-------------------------------------|----------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/>            | Zoning Board Planner | <input type="checkbox"/> | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/>            | Traffic Officer      | <input type="checkbox"/> | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input checked="" type="checkbox"/> | Aqua N.J. Water Co.  | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input checked="" type="checkbox"/> | Construction         |                          |                           |

STATUS OF APPLICATION:

- New Application - Bulk C       Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review.      **Please Forward Report by MAY 26, 2019**  
 For Your Files.



ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
  - 1 Copy - Minor Site Plan
  - 1 Copy - Minor Subdivision Plat
  - 3 Copies - Preliminary. Site Plan, 2 County Apps and 1 Twp. App.
  - 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
  - 1 Copy - Major Subdivision - Preliminary. Plat
  - 1 Copy - Preliminary Site Plan
  - 1 Copy - Major Subdivision - Final Plat
  - 1 Copy - Final Site Plan
  - 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
  - 1 Copy - Amended Site Plan
  - 1 Copy - Major Subdivision - Amended Plat
  - 1 Copy - Traffic Report
  - 1 Copy - Development Plan
  - 1 Copy - Drainage Calculations
  - 1 Copy - E.I.S.
  - Recycling Report
- Variance Plan       Bulk (C) Variance       Use (D) Variance

OK 5-21-19 JTG BJS

Signature