

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, June 26, 2019  
7:00 P.M.**

**Agenda**

**Salute to the Flag  
Commencement Statement**

**General Rules**

Meeting will start at 7:00P.M.

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

All persons testifying before the board must be sworn in.

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes - *Wednesday*,

**RESOLUTIONS FOR MEMORIALIZATION**

**APPLICATIONS FOR REVIEW**

#172045DPMSFMS (ext) 1  
Lance's Tavern (Skeeter's)  
Zoned: NC

Extension of time  
Block: 8301 Lot: 7  
Location: 7 Coles Rd, Blackwood

Extension of times limits placed as condition for approval for a Use Variance & Prelim & Final Major Site Plan for expansion of parking lot; Bulk Variance for lot coverage; setbacks; waiver of irrigation granted on 6/27/18 & adopted by resolution on 7/25/18.

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#192024C  
Nicholas Palumbo  
Zoned: R4

Bulk C Variance  
Block: 1802 Lot: 4  
Location: 304 Lake Ave., Glendora

6' vinyl fence w/setbacks)

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Meeting Adjourned

# 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.: #172045D Pmsrms (ext.1) Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees \$ 50.00 Project # 11615  
<sup>1</sup> Upon receipt of all fees, documents, plans, etc. Escr. \$ 250.00 Escr. # 11615

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b>	<b>2. Owner(s) (List all Owners)</b>
Name: <u>Lance's Tavern, LLC</u>	Name(s): <u>same</u>
Address: <u>7 Coles Road</u>	Address: _____
City: <u>Blackwood</u>	City: _____
State, Zip: <u>NJ, 08012</u>	State, Zip: _____
Phone: <u>(856) 227-2314</u> Fax: <u>(856) _____</u>	Phone: <u>(856) _____</u> Fax: <u>(856) _____</u>
Email: _____	

### 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 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 checked="" type="checkbox"/> Extension of time conditions for approval of Variances & Site Plan |



<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	<u>CR</u>	BP	G-RD	LP-1
R1	RA	BWD	<u>NC</u>	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>Carly K. Ferro, Esquire</u>	Firm: <u>Brenda Lee Eutsler &amp; Associates, P.A.</u>
Address: <u>1702 Haddonfield-Berlin Road</u>	State, Zip: <u>New Jersey, 08003</u>
City: <u>Cherry Hill</u>	Phone: <u>( ) 428-2266</u> Fax: <u>( ) 428-7776</u>
	Email: <u>ckferro@ble-law.com</u>

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

Name: Steven Bach, P.E.  
Address: 304 White Horse Pike  
Profession: Professional Engineer  
City: Haddon Heights  
State, Zip: NJ, 08035  
Phone: (856) 546-8611 Fax: (856) -  
Email: bach@bachdesigngroup.com

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Profession: \_\_\_\_\_  
City: \_\_\_\_\_  
State, Zip: \_\_\_\_\_  
Phone: (856) - \_\_\_\_\_ Fax: (856) - \_\_\_\_\_  
Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 7 Coles Road Block(s): 8301  
Tract Area: 2.887 +/- acres Lot(s): 7

**8. Land Use:**

Existing Land Use: Restaurant, Liquor Store, Tavern with outside raised patio

Proposed Land Use (Describe Application): Extension of the time limits placed as a condition for approval for a Use Variance and Preliminary and Final Major Site Plan for a parking lot expansion to 177 spaces, and bulk variances for lot coverage of 72% instead of the required 50% and parking setbacks of 8' from the right of way instead of the required 25' and 10.2' from the rear property line instead of the required 15' and a waiver of the irrigation which was granted on 06/27/18 and adopted by resolution on 07/25/18

**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	22.2'	Setback from E.O.P.*1	N/A
Front setback 2	24.9'	Setback from E.O.P.*2	
Rear setback	192.6'	Fence type	
Side setback 1	124.9'	Fence height	6' on east border
Side setback 2	188.5'	*E.O.P. = Edge Of Pavement.	
Lot frontage		<b>Pool Requirements</b>	
Lot depth		Setback from R.O.W.1	N/A
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	N/A	Shed area	N/A
Garage height		Shed height	
Number of garages (Include attached garage if applicable)		Setback from R.O.W.1	
Number of stories		Setback from R.O.W.2	
		Setback from property line 1	
		Setback from property line 2	

**14. Parking and Loading Requirements:**

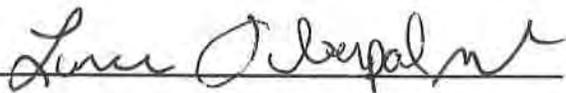
Number of parking spaces required: 86      Number of parking spaces provided: 177  
 Number of loading spaces required: \_\_\_\_\_      Number of loading spaces provided: \_\_\_\_\_

**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

5-29-19  
 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).

5-29-19  
Date

[Signature]  
Signature

Lance Oberpazleiter  
Print Name

Sworn and Subscribed to before me this

29<sup>th</sup> day of May,  
2019 (Year).

[Signature]  
Signature

**CARLY K. FERRO, ESQUIRE  
ATTORNEY AT LAW  
STATE OF NEW JERSEY**

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]  
Signature of Applicant

Lance Oberpazleiter  
Print Name

5-29-19  
Date

**19. Survey waiver certification:**

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

State of New Jersey,  
County of Camden:

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

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

\_\_\_\_\_  
Name of property owner or applicant

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

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**GLOUCESTER TOWNSHIP**  
JOIN THE EXCITEMENT

Township Of Gloucester  
1261 Chews Landing Road, Blackwood, NJ 08012  
(856) 228-4000  
Fax (856) 232-6229

*July 26, 2018*

*Dennis Riley, Esquire  
Law Offices of Dennis Riley  
200 Golfview Drive  
Blackwood, NJ 08012*

*RE: #172045DPMSFMS  
Block: 8301, Lot: 7  
Lance's Tavern LLC*

*Dear Mr. Riley,*

*Enclosed you will find a copy of the resolution(s) which was adopted by the Gloucester Township Zoning Board of Adjustments on July 25, 2018 and the June 27, 2018 Minutes on the above matter.*

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

*Very truly yours,*

*Kenneth D. Lechner  
Director of Community Development*

*KDL/dmb  
encl.*

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 172045DPMSFMS**

**Lance's Tavern, LLC**

**Block 8301, Lot 7**

**WHEREAS**, Lance's Tavern, LLC is the owner of the land and premises located at 7 Coles Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use Variance and Preliminary and Major Site Plan for a parking lot expansion to 177 spaces, and bulk variances for lot coverage of 72% instead of the required 50% and parking setbacks of 8' from the right of way instead of the required 25' and 10.2' from the rear property line instead of the required 15' and a waiver of the irrigation requirement for the property located upon Block 8301, Lot 7, as shown on the Official Map of the Township of Gloucester, located in a NC Zone, said application being represented by Dennis Riley, Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on June 27, 2018 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, Lance's Tavern is the owner of the land and premises located at 7 Coles Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 8301, Lot 7, on the Official Tax Map of the Township of Gloucester, located in an NC Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.
4. After being sworn, the applicant produced Steve Bach, a Professional Engineer, who explained the site plan and the reasons to expand the parking lot to 177 spaces and the incorporation of the former gas station. He stated they will be restriping the existing lot, adding landscaping, removing the stone driveway, reconfigure handicap parking, removal of asphalt in certain areas and will do some storm water mitigation and add river rock trenching. He said the lot is less than 1 acre therefore exempt from storm water management and lighting will not exceed 2' candles. He explained the reasons for the parking setback, lot coverage and number of parking variances.

Admitted into Evidence were A-1, 2007 Site Plan waiver, A-2, Site Plan, A-3, Drainage improvement, A-4, New drainage plan and A-5, Landscape plan.

The applicant agreed with Mr. Lechner's letter except for the irrigation waiver. The applicant also agreed with the conditions of Mr. Mellett's letter and agreed to provide all review requests, contours and letter stripping directing traffic. The applicant also agreed that if the conditions cannot be worked out with Mr. Mellett they must come back to the Board. The applicant also agreed to provide to Mr. Mellett's a dewatering analysis within footprint of the storm management system. Mr. Bach stated they will irrigate landscape alongside the building. Finally as a condition of approval the applicant agreed to fully bond the project by the end of the year, improve the site in Spring of 2019 and have all improvements completed by June 27, 2019 and will do immediate stripping as per Mr. Mellett's approval and all of the conditions imposed will go with the property.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a Use variance Preliminary and Final Site Plan, the aforesaid variances and waiver of the irrigation system, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 27th day of June, 2018, the applicant Lance's Tavern, LLC is hereby granted the aforesaid variances, site plan and waivers for the property located upon Block 8301, Lot 7 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein subject to the applicant complying with all of the aforesaid conditions.

**ROLL CALL:**

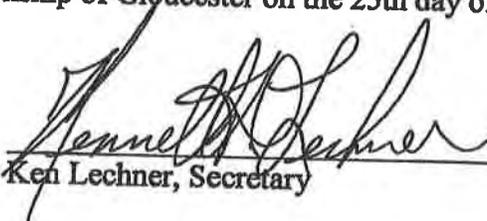
**LIST NAMES**

Andy Rosati	Yes
Rich Rosetti	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

  
Jay McMullin                      Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 25th day of July, 2018.

  
Ken Lechner, Secretary

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

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Open to Professionals:  
No Additional Comments.

Open to The Public:  
No Comments.

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Scarduzio</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Rosetti</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#182021C  
John Hesington  
Zoned: R3  
Bulk C Variance  
Block: 4704 Lot: 5 & 4  
Location: 1654 Charter Oak Ave., Blackwood  
6' vinyl fence with setbacks**

**Mr. Costa states: The above application has been postponed to the July 25, 2018 meeting. No re-advertisement is needed and this is your notice.**

**#172045DPMSFMS  
Lance's Tavern, LLC  
Zoned: NC  
Use D Variance, Prelim & Final Major Site  
Block: 8301 Lot: 7  
Location: 7 Coles Rd., Blackwood  
Overlay of existing parking lot & expansion of non-conforming use parking lot to provide 177 parking spots & curbing for restaurant, liquor store, tavern w/outside raised patio; replacement of 6' fence.**

Mr. Costa swears in Mr. Steve Bach (PE), Mr. Anthony DeRosa (surveyor) and Mr. Lance Oberparleitmer (owner).

Mr. Bach discusses the existing non-conforming use.  
A1- 2007 site plan waiver granted for site improvements

2007 aerial is the same as 2004 for Coles Rd. and Black Horse Pike Lots 5,6,7,8; Lot 5 being the gas station, it is one consolidated lot in the tax map.

- Prelim and final site plan approval

A2- improvement – site plan

- Restripe lot
- Landscape island
- Remove stone cut through drive
- Add set back along Black Horse Pike
- Re-configure handicap parking
- Removal of asphalt in certain areas

A3 – some drainage improvement

A4 – overall land disturbance is less than 1 acre

- Will do some storm water mitigation and will add river rock trenching along lots 4, 3 & and tie into system along lot 9. They will try to intercept as much water as possible.

A5 – add color rendition of landscaping

- Not LED lighting
- Will match existing lighting as close as possible
- Tractor trailer delivery along Coles Rd. Delivery will be during off peak hours

Requested Variances:

- Use
- Lot coverage 72% (50% allowed)
- Decrease overall lot coverage by 4%
- 2 parking setbacks
- Rear property 10.2

Mr. Lechner's report:

- Site plan pg. 6
- Waiver of street lights
- #1 comply
- #2 will provide shade trees
- #4 add landscape
- #7 not exceed 2' candles; illumination – lights will work in an appropriate manner.
- #9 loading area the same
- #11 curbing around island; sidewalks along Coles Rd A1
- 5-point intersection – the 5<sup>th</sup> leg is where you don't want to cross; therefore, no sidewalks along Coles Rd.

Mr. Mellett's letter:

- Will provide all review requests, contours, traffic circle, let striping direct traffic
- 280 occupants = 94 spaces required: Requests 175 spaces

Mr. Mellett asks if the general need for parking is so large? The original parking including handicap was 103 spaces.

Mr. Bach states there is no maximum in the town ordinance.

Mr. Oberparleitmer states when he visits his restaurant and sees the parking lot full, he is always surprised it's not packed. Everyone drives their own car, so the lot gets full quickly.

Mr. Mellett states grade details will be reviewed together

- Storm water management effect will be mitigated and has been discussed to alleviate storm water.
- Add areas to help with the storm water.
- They are adding a pipe system but there are unknowns at present.
- If they can't agree with the storm water system the applicant will come back to the zoning board.

\*\* COA – soil analysis:

- A condition of approval for de-watering/within footprint of the storm water management system. 72-hour de-watering satisfactory to Mr., Mellett.

Mr. Bach .91 acres less than 1 acre overall impervious acre increase = .1 acre/going back to 2004.

Mr. Mellett discusses irrigation.

Mr. Bach states they will irrigate landscape adjacent to the building. No additional irrigation but will bond.

\*\* waiver for irrigation

Mr. Lechner asks why they can't irrigate along the Black Horse Pike.  
Mr. Bach states they would have to dig up the new pavement.

Mr. Bucceroni states the county and state want to take away that 5-point intersection and redo it. They will do away with that island eventually.

Mr. Oberparleitmer states everyone want to drive separately and he has 25 to 30 employees that have to park too.

Mr. Bach:

- Use and C2 variance
- Positive and negative criteria
- Why appropriate and special reasons

Mr. Oberparleitmer states the changes were necessary in the parking lot was awkward and people were cutting through the parking lot.

Mr. Lechner states if the board approves this application it should approve it with a schedule.

Mr. Bach suggests allowing the site plan with islands that are illustrated; with bonding the bonding done by the end of the year, Islands will be built in the spring of 2019.

\*Request completion date in one year: June 27,2019.

Mr. Lechner asks why the project couldn't be done by the Fall of 2018.  
Mr. Bach states he doesn't believe they'll get all the approvals and bonds by the Fall of 2018 or the Winter. They need County and State approvals.  
Mr. Lechner asks if the approvals would transfer to a new owner.  
Mr. Costa states any conditions follow a subsequent owner.  
Mr. Bach states the applicant will disclose this approval.  
Vice Chairman Simiriglia discusses irrigation waiver: states he understands the difficulty in reaching these areas and has confidence in the applicant. In the past Mr. Oberparleitmer has done a nice job and has a plan in place to maintain it.  
Mr. Mellett suggests drought tolerant plantings.

**Variances:**

- Use
- Prelim Final Site
- Add parking spaces

**Condition: COA contingent on soil analysis**

**Open to Professionals:**  
**No Additional Comments.**

**Open to The Public:**  
**No Comments.**

**A motion to approve the above-mentioned application with condition: COA , contingent on soil analysis was made by Mr. Rosati and seconded by Mr. Scarduzio.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Scarduzio</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Rosetti</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

# 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 #192024C**  
**Nicholas Palumbo**  
**304 Lake Avenue**  
**BLOCK 1802 LOT 4**

**DATE:** June 11, 2019

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

### I. ZONING INFORMATION

#### R-4 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	6,250 sf	6,250 sf	yes
Minimum lot frontage			
Lake Avenue	50 ft.	50 ft.	yes
Price Avenue	50 ft.	125 ft.	yes
Minimum lot depth	100 ft.	125 ft.	yes
Maximum building coverage	35%	±22%	yes
Maximum lot coverage	65%	±27%	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard			
Lake Avenue	20 ft.	±20 ft.	yes
Price Avenue	20 ft.	10 ft.	enc <sup>2</sup>
Side yard	10 ft.	10.16 ft.	yes
Rear yard	20 ft.	±53 ft. <sup>1</sup>	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

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

<sup>2</sup> = Approved Zoning Board of Adjustment Resolution #172059C adopted January 10, 2018.

n/a = Not applicable.

\* = Variance required.

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

## II. VARIANCE COMMENTS

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

### **§425.C(3), Fences**

1. To install a six (6) foot high vinyl fence approximately two (2) feet from the property line along Price Avenue (15 ft. minimum required).

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

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

### NEGATIVE CRITERIA

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

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

**From Section 425.C(3) to construct six (6) foot high vinyl fence approximately two (2) feet from the front property line along Price Avenue (15 ft. minimum required).**

## IV. RECOMMENDATIONS

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

cc: Nicholas Palumbo  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

Update Permit # 13168

# 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

RECEIVED  
JUN 3, 2019

### For Office Use Only

Submission Date: June 3, 2019

Application No.: #192024C

Taxes Paid Yes/No Yes (Initial)

Fees 1600.00 Project # 13183

Planning Board

Zoning Board of Adjustment

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

Escr. 150.00

Escr.# 13183

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

Name: Nicholas Palumbo

Address: 304 Lake Ave.

City: Glendora

State, Zip: NJ 08029

Phone: (201) 902-6376 Fax: ( ) -

Email: nicholasjpalumbo@yahoo.com

### 2. Owner(s) (List all Owners)

Name(s): Nicholas Palumbo

Address: 304 Lake Ave.

City: Glendora

State, Zip: NJ 08029

Phone: (201) 902-6376 Fax: ( ) -

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

Informal Review <sup>2</sup>

Minor Subdivision

Preliminary Major Subdivision <sup>2</sup>

Final Major Subdivision

Minor Site Plan

Preliminary Major Site Plan <sup>2</sup>

Final Major Site Plan

Conditional Use Approval <sup>2</sup>

General Development Plan <sup>2</sup>

Planned Development <sup>2</sup>

Interpretation <sup>2</sup>

Appeal of Administrative Officer's Decision

Bulk "C" Variance <sup>2</sup>

Use "D" Variance <sup>2</sup>

Site Plan Waiver

Rezoning Request

Redevelopment Agreement

\_\_\_\_\_

<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	<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: \_\_\_\_\_

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

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

Firm: \_\_\_\_\_

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

Phone: ( ) - - Fax: ( ) - -

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

6. Name of Persons Preparing Plans and Reports:

Name: Nicholas Palumbo  
Address: 304 Lake Ave  
Profession: \_\_\_\_\_  
City: Glendora  
State, Zip: NJ 08029  
Phone: (267) 902-6376 Fax: ( ) - \_\_\_\_ - \_\_\_\_  
Email: Nicholasjpalumbo@yahoo.com

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

7. Location of Property:

Street Address: 304 Lake Ave. Glendora Block(s): 1802  
Tract Area: \_\_\_\_\_ Lot(s): 4

8. Land Use:

Existing Land Use: Backyard  
Proposed Land Use (Describe Application): 6' Vinyl fence  
\* Left = 8ft off house, 75ft back, 48 ft across back of lot  
right = 10ft off house, 85 ft back, ...

9. Property:

Number of Existing Lots: 4  
Number of Proposed Lots: \_\_\_\_\_  
Proposed Form of Ownership:  
 Fee Simple  Cooperative  
 Condominium  Rental  
Are there existing deed restrictions?  No  Yes (If yes, attach copies)  
Are there proposed deed restrictions?  No  Yes

10. Utilities: (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	*Setback from E.O.P.*1	50 ft
Front setback 2	_____	*Setback from E.O.P.*2	2 ft
Rear setback	_____	Fence type	Vinyl
Side setback 1	_____	Fence height	0'
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	_____	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: 0      Number of parking spaces provided: 0  
 Number of loading spaces required: 0      Number of loading spaces provided: 0

**15. Relief Requested:**

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

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

**16. Signature of Applicant**

\_\_\_\_\_  
 Signature of Applicant

5/29/19  
 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).

5/29/19  
Date

*Nicholas Palumbo*  
Signature  
Nicholas Palumbo  
Print Name

Sworn and Subscribed to before me this

30 day of MAY

2019 (Year).

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

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

*Nicholas Palumbo*  
Signature of Applicant

5/29/19  
Date

Nicholas Palumbo  
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 11/9/2018, shows and discloses the premises in its entirety, described as Block 1802 Lot 4, 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 30 day of MAY  
2019 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.

Nicholas Palumbo  
Name of property owner or applicant

Michele Lyn Treger  
Notary Public  
New Jersey  
Signature  
Michele Lyn Treger  
Notary public

My Commission Expires 10-1-2023  
No. 2439109

# ZONING PERMIT DENIED

304 LAKE AVE  
Block/Lot 1802/4

Applicant  
PALUMBO, NICHOLAS  
304 LAKE AVE.  
GLENDDORA, NJ 08029

Real Estate Owner  
PALUMBO, NICHOLAS  
304 LAKE AVE.  
GLENDDORA, NJ 08029

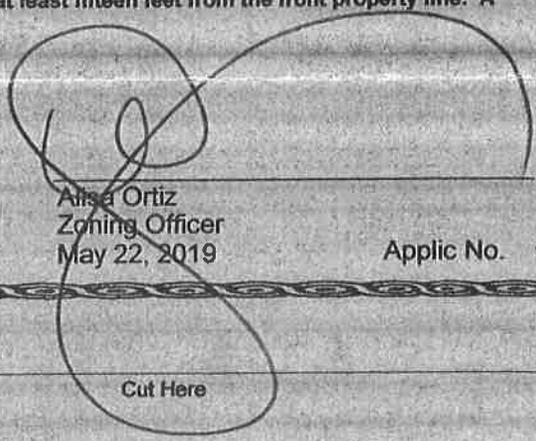
*This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 6' vinyl fence.. This application for approval is hereby denied*

Zone  
R4  
Application is  
**Denied**

**Comments on Decision:**

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

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

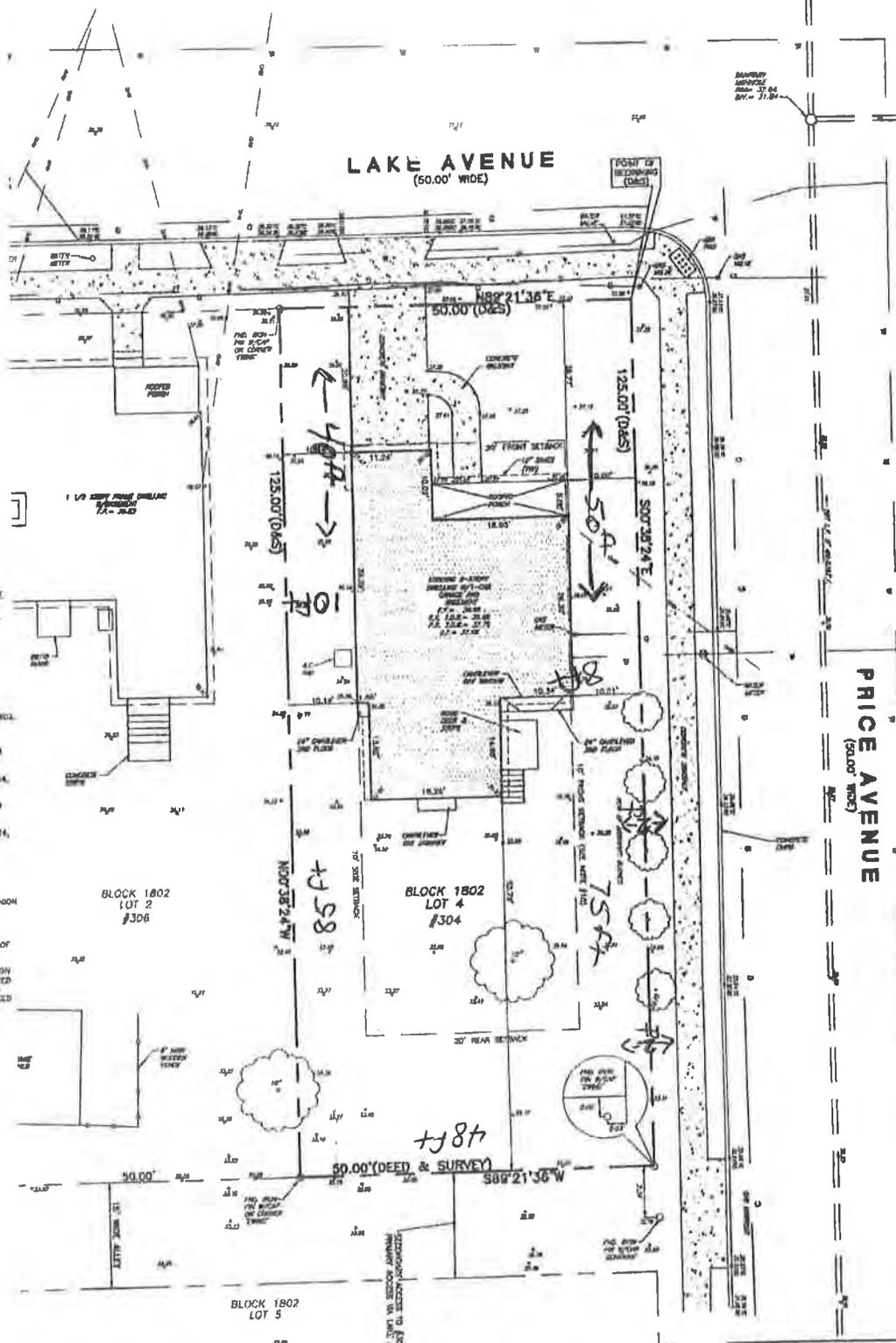
  
Aisa Ortiz  
Zoning Officer  
May 22, 2019

Applic No. 13168

Cut Here

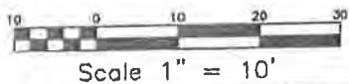
**Deliver to...**

PALUMBO, NICHOLAS  
304 LAKE AVE.  
GLENDDORA, NJ 08029



**GENERAL NOTES:**

1. OUTRANGES HEREON IS PER PLAN OF SURVEY ENTITLED "PLAN OF SURVEY & TOPOGRAPHY FOR #304 & #306 LAKE AVENUE, SITUATE IN BLOCK 1802, LOTS 3 AND 4, TOWNSHIP OF GLoucester, CAMDEN COUNTY, NEW JERSEY," PREPARED BY CHALIER ENGINEERING & SURVEYING, INC. OF MENDHAM, NEW JERSEY DATED JANUARY 11, 2018.
2. AS BUILT CONDITIONS AND TOPOGRAPHY SHOWN HEREON BASED ON FIELD WORK PERFORMED BY THIS OFFICE ON OCTOBER 11, 2018.
3. BLOCK AND LOT NUMBERS SHOWN AS PER THE CURRENT OFFICIAL TAX MAPS OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY.
4. SUBJECT PROPERTY BEING KNOWN AS PLAT 18, BLOCK 1802, LOT 4 AND CONTAINING AN AREA OF 8,550.5000 S.F. OR 0.19336 ACRES.
5. HORIZONTAL DATUM SHOWN IS BASED ON THE 1983 DATUM ESTABLISHED BY GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON 12/19/2017 UTILIZING LEICA 1200 GPS EQUIPMENT AND CORS REFERENCE STATION ID# REF\_0334, N=345,089.405E, E=317,546.4423, GROUND HT = 93.2154.
6. VERTICAL DATUM IS BASED ON NAVD83 ELEVATION DATUM ESTABLISHED BY GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON 12/19/2017 UTILIZING LEICA 1200 GPS EQUIPMENT AND CORS REFERENCE STATION ID# REF\_0334, N=345,089.405E, E=317,546.4423, GROUND HT = 93.2154.
7. THIS SURVEY IS NOT INTENDED TO GUARANTEE OWNERSHIP.
8. DRAINAGE RETAINERS, IF ANY, NOT INTENDED TO BE LOCATED OR DEPICTED ON THIS PLAN.
9. THIS OFFICE IS NOT INTENDING TO IMPLY ANY EXPERT OPINION AS TO THE ABSENCE OR PRESENCE OF POTENTIALLY HAZARDOUS SOILS OR SUBSTANCES OR THE LOCATION OF SAME.
10. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
11. PER RESOLUTION OF FINDINGS AND CONCLUSION APPLICATION #177000 APPROVED ON DECEMBER 13, 2017 AND ADOPTED ON JANUARY 10, 2018 THE PROPOSED FRONT SETBACK ON PRICE AVENUE FOR BLOCK 1802, LOT 4 HAS BEEN REDUCED FROM TWENTY (20) FEET TO TEN (10) FEET.
12. BUILDINGS ARE SHOWN AS TO FINISHED FOUNDATION WALL.



WE HEREBY REPRESENT TO:  
MICHIGAN FIDELITY, TITLE AMERICA AGENCY CORP., FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTIZED RATE, INC., and any insurer of this policy herein "in consideration of the fee paid for making this survey, I hereby represent and warrant to the accuracy (except such exceptions, if any, that may be located below the surface of the land or on the surface of the same and noted) for my location of title to insure the title to the lands and premises shown thereon. This responsibility extends to the current matter as of the date of this report."  
12-16-18

PLN No	517-1130
Date	11/09/18
Scale	1" = 10'
Drawn by	JP
Checked by	JRC

PLAN OF SURVEY  
FOR  
**#304 LAKE AVENUE**  
SITUATE  
BLOCK 1802, LOT 4  
TOWNSHIP OF TRANSECTON, CAMDEN COUNTY, NEW JERSEY

REVISED CORPORATION	12/14/18	JP
---------------------	----------	----

**Civalier Engineering & Surveying, Inc.**  
(CORPORATE & AUTHORITY STATEMENTS)  
#12 WEST MANTLA AVENUE  
MENDHAM, NEW JERSEY 08850  
(908) 484-0324 FAX (908) 484-0108

**GARY R. CIVALIER**  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
N.J. LICENSE No. 08229116

# FIRST AMERICAN TITLE INSURANCE COMPANY

## SURVEY ENDORSEMENT

Issuing Office: Title America Agency Corp.  
185 W. White Horse Pike  
Berlin, NJ 08009-2021

**Agent File No. TA-52503**

Exception No. 1 is removed. Notwithstanding any provision in the policy to the contrary, unless an exception is taken in Schedule B, the policy insures against loss arising from any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title. The following matters shown on a survey made by Gary R. Civalier, PLS, License No. GB29915 of Civalier Engineering & Surveying, Inc., dated December 18, 2018 are added to Schedule B:

- (1) An amended description is attached.
- (2) Schedule B – Section 2, the following exceptions have been amended and/or added:
  - (A) 11. (A) 20 foot setback line as shown on survey, complied with
  - (B) 10 foot setback line as shown on survey, setback lines have been complied with; future violations will not cause a forfeiture or reversion of title. (as to loan policy only)

This policy does not insure against errors or inaccuracies in the survey with respect to matters which do not affect title.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

**Dated: December 20, 2018**

**FIRST AMERICAN TITLE INSURANCE COMPANY**

Ruthann Arnold

By \_\_\_\_\_  
Ruthann Arnold Authorized Signature

# FIRST AMERICAN TITLE INSURANCE COMPANY

## SCHEDULE A Legal Description, 1<sup>st</sup> Revision

ALL that certain tract or parcel of land, situated, lying and being in the Township of Gloucester, County of Camden, State of New Jersey, more particularly described according to a survey made by Gary R. Civalier, PLS, License No. GB29915 of Civalier Engineering & Surveying, Inc., dated December 18, 2018 as follows:

Tract 2 (Block 1802, Lot 4)

BEGINNING at a point of intersection of the Southerly Right-of-Way line of Lake Avenue (50.00 feet wide) and the Westerly Right-of-Way line of Price Avenue (50.00 feet wide) as shown on Tax Maps hereinafter referenced; and continuing

- (1) Along said Westerly Right-of-Way of Price Avenue South 00 Degrees 38 minutes 24 Seconds East a distance of 125.00 feet to a point for corner of Lot 4, Block 1802 in the Northerly Right-of-Way line of a Fifteen (15.00) foot wide alley as shown on Tax Maps hereinafter referenced; thence
- (2) Along said Northerly Right-of-Way line of the Fifteen (15.00) foot wide alley South 89 Degrees 21 Minutes 36 Seconds West a distance of 50.00 feet to an iron pin with cap marking the point for corner in the division line between Lots 2 and 4, Block 1802, as shown on Tax Maps hereinafter referenced; thence
- (3) Along said division line between Lots 2 and 4, Block 1802 North 00 Degrees 38 Minutes 24 Seconds West parallel to Course #1 above described a distance of 125.00 feet to an iron pin with cap marking the point for corner in said division line between Lots 2 and 4, Block 1802; said point also being in the Southerly Right-of-Way line of Lake Avenue (50.00 feet wide) as shown on Tax Maps hereinafter referenced; thence
- (4) Along said Southerly Right-of-Way line of Lake Avenue parallel to Course #2 above described North 89 Degrees 21 Minutes 26 Seconds East a distance of 50.00 feet to a point of intersection of said Southerly Right-of-Way line and the Westerly Right-of-Way line of Price Avenue (50.00 feet wide); said point being point and place of beginning.

**For Information Purposes Only:** Being Block 1802, Lot 4, on the Tax Map of the Township of Gloucester, County of Camden, State of New Jersey, and more commonly known as 304 Lake Avenue, Glendora, NJ 08029.



ORLANDO MERCADO  
Council President

TRACEY L. TROTTO  
Council Vice President

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

# GLOUCESTER TOWNSHIP

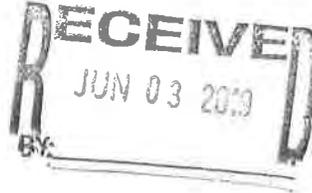
JOIN THE EXCITEMENT

DAVID R. MAYER  
Mayor

THOMAS C. CARDIS  
Business Administrator

DAVID F. CARLAMERE, ESQ.  
Solicitor

ROSEMARY DIJOSIE  
Township Clerk



To Whom It May Concern:

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

Name: Nicholas Palumbo

Address: 304 Lake Ave, Glendora, NJ 08029

Block: 1802 Lot: 4

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

Sandra L. Ferguson  
Gloucester Township Tax Collector

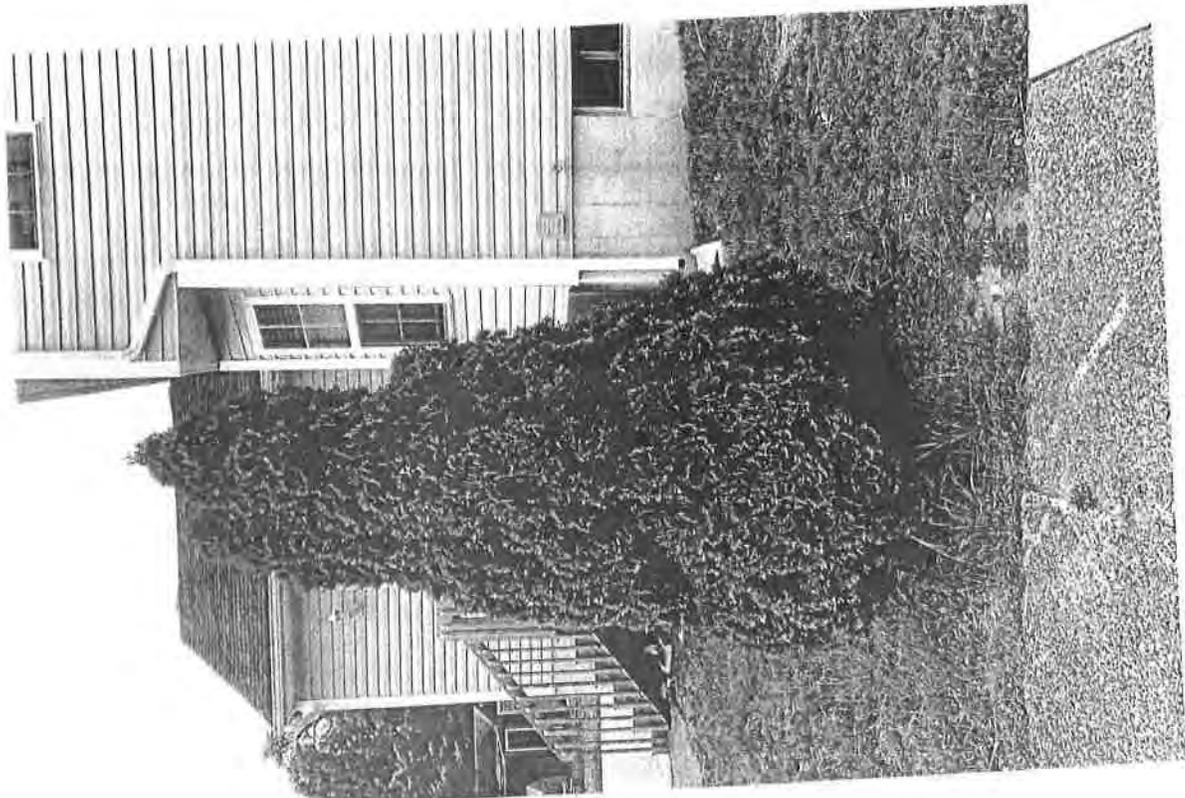
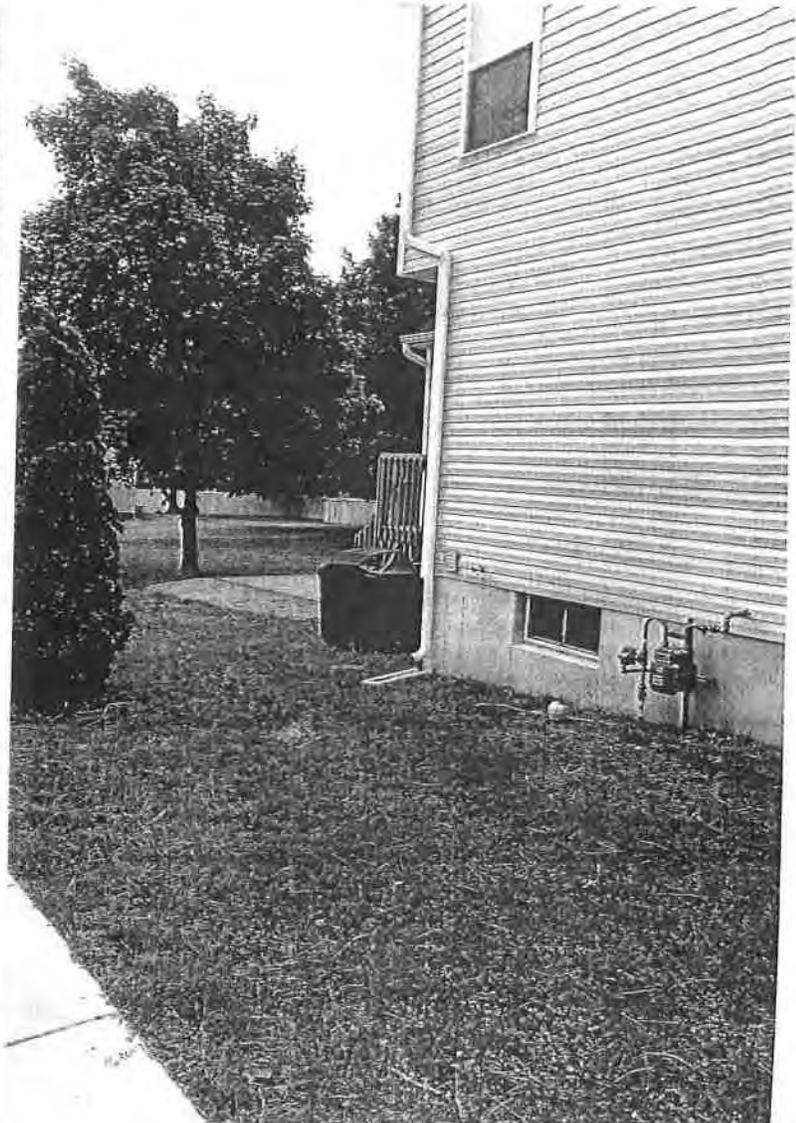
OFFICIAL VERIFICATION

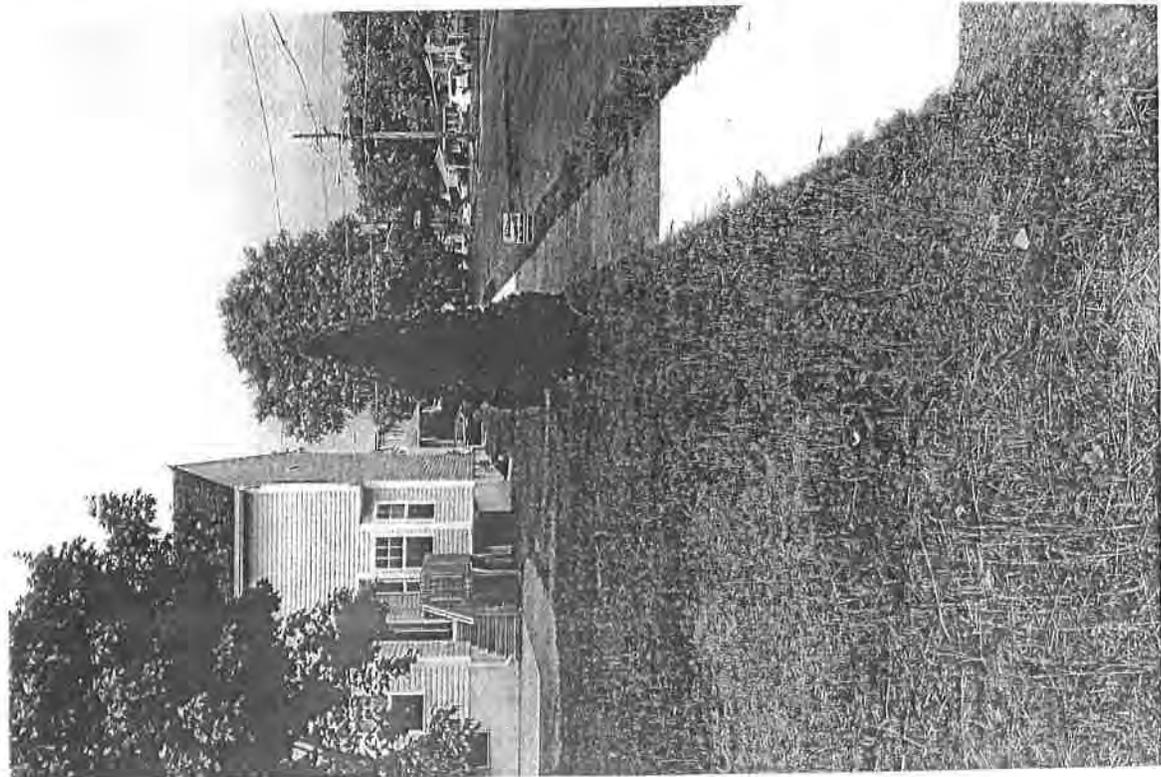


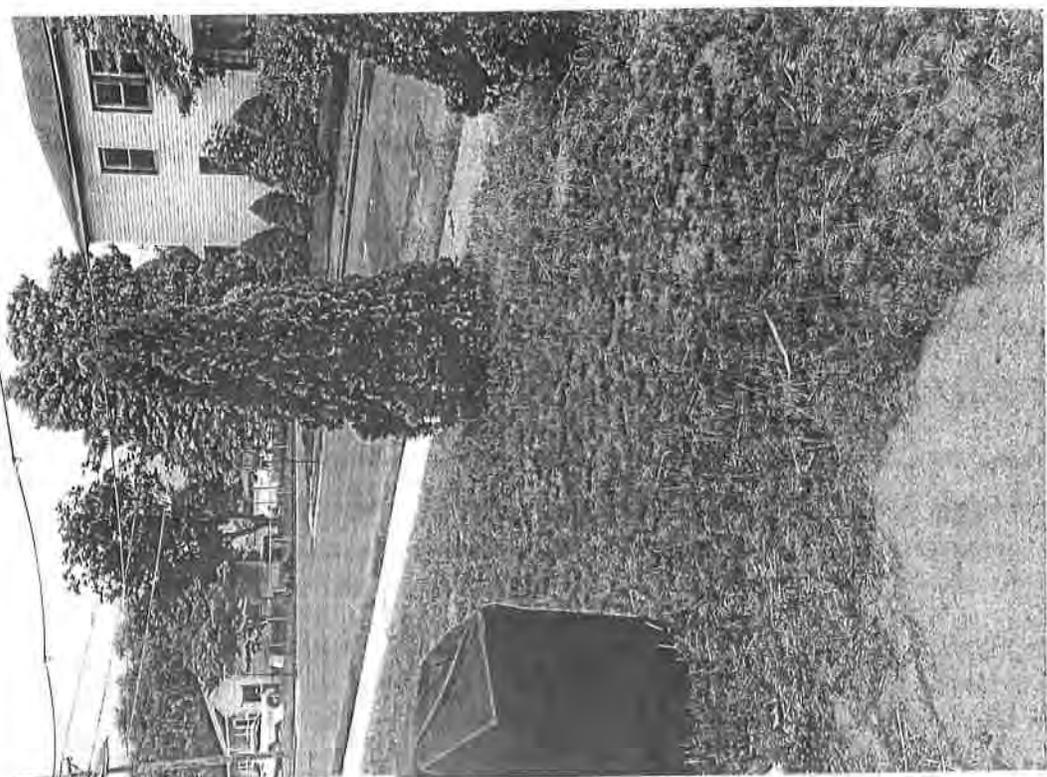
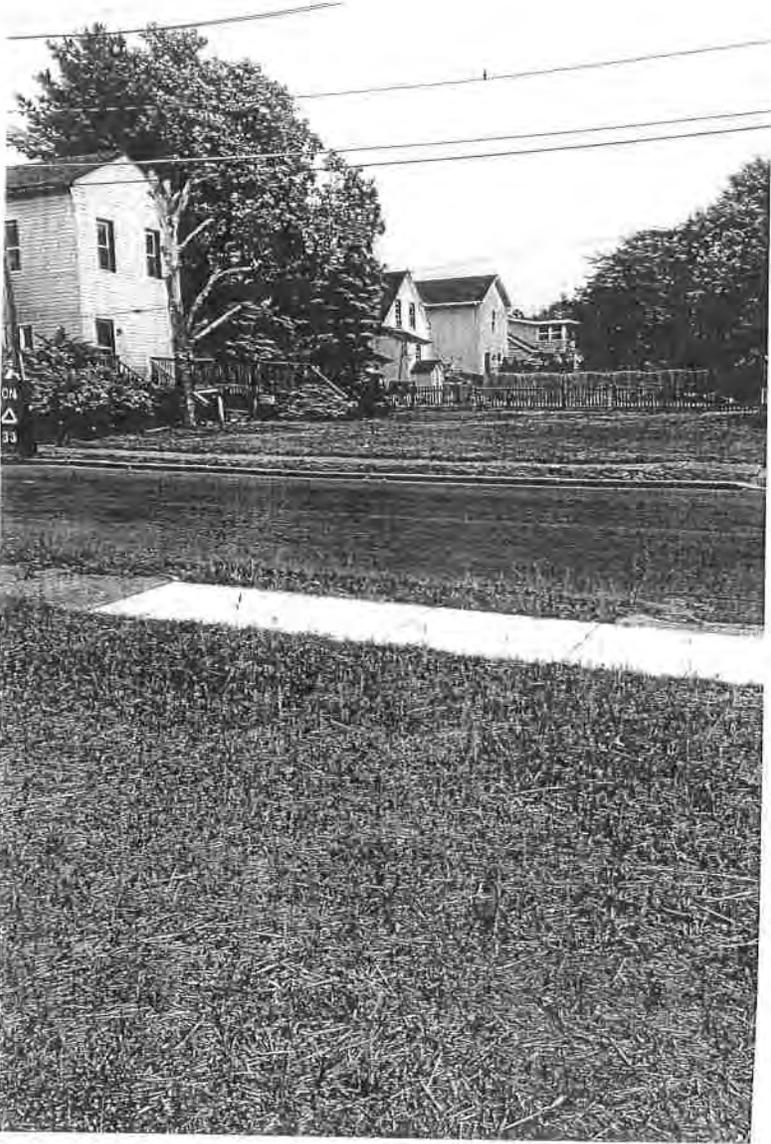
Tax Collector  
Gloucester Township  
Camden County

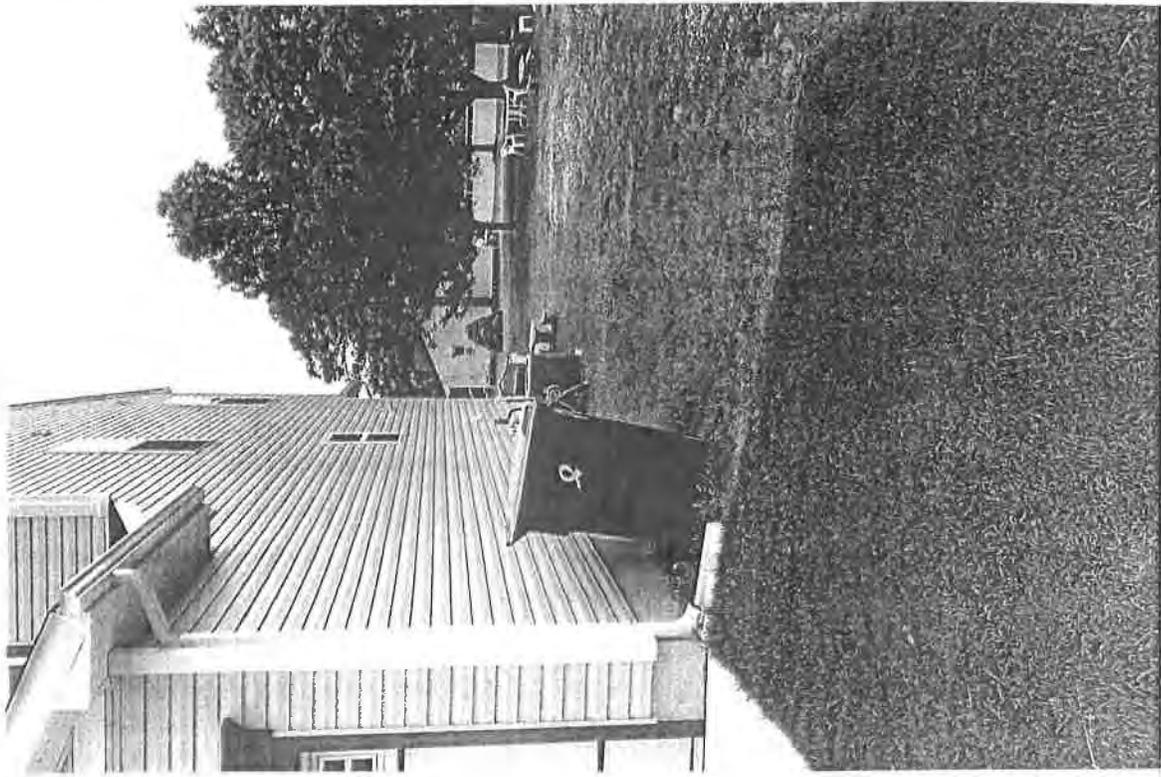
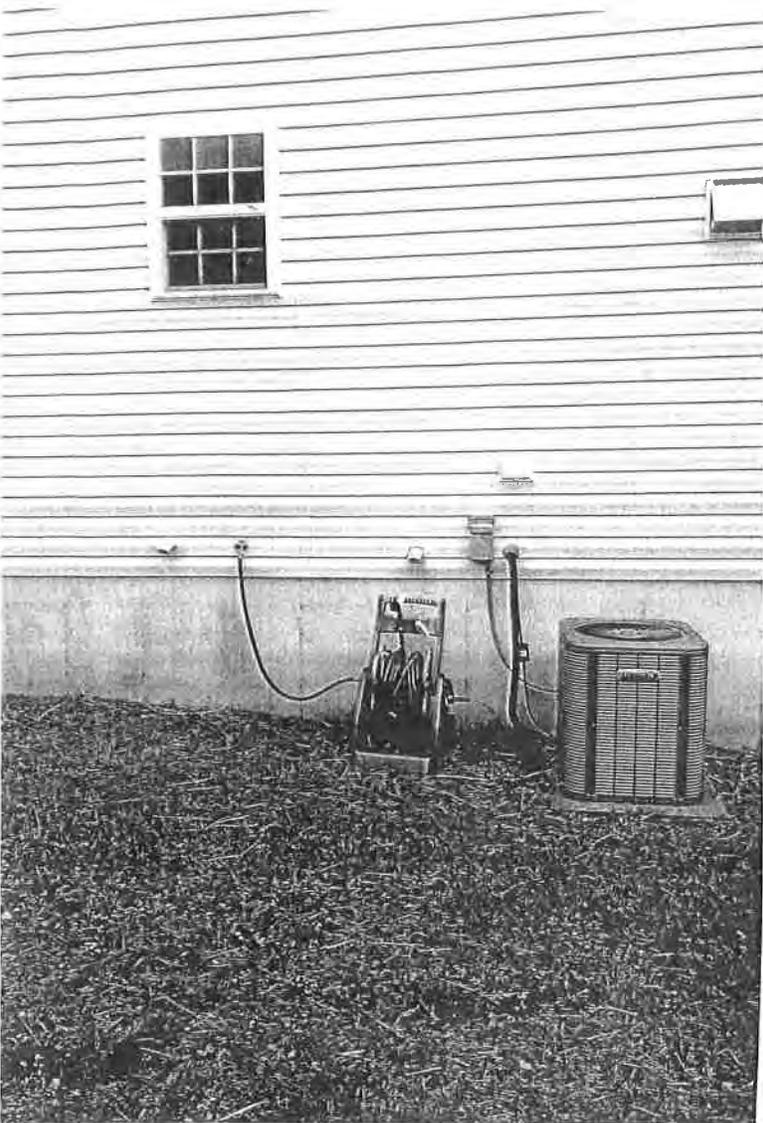


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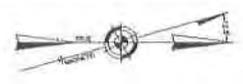




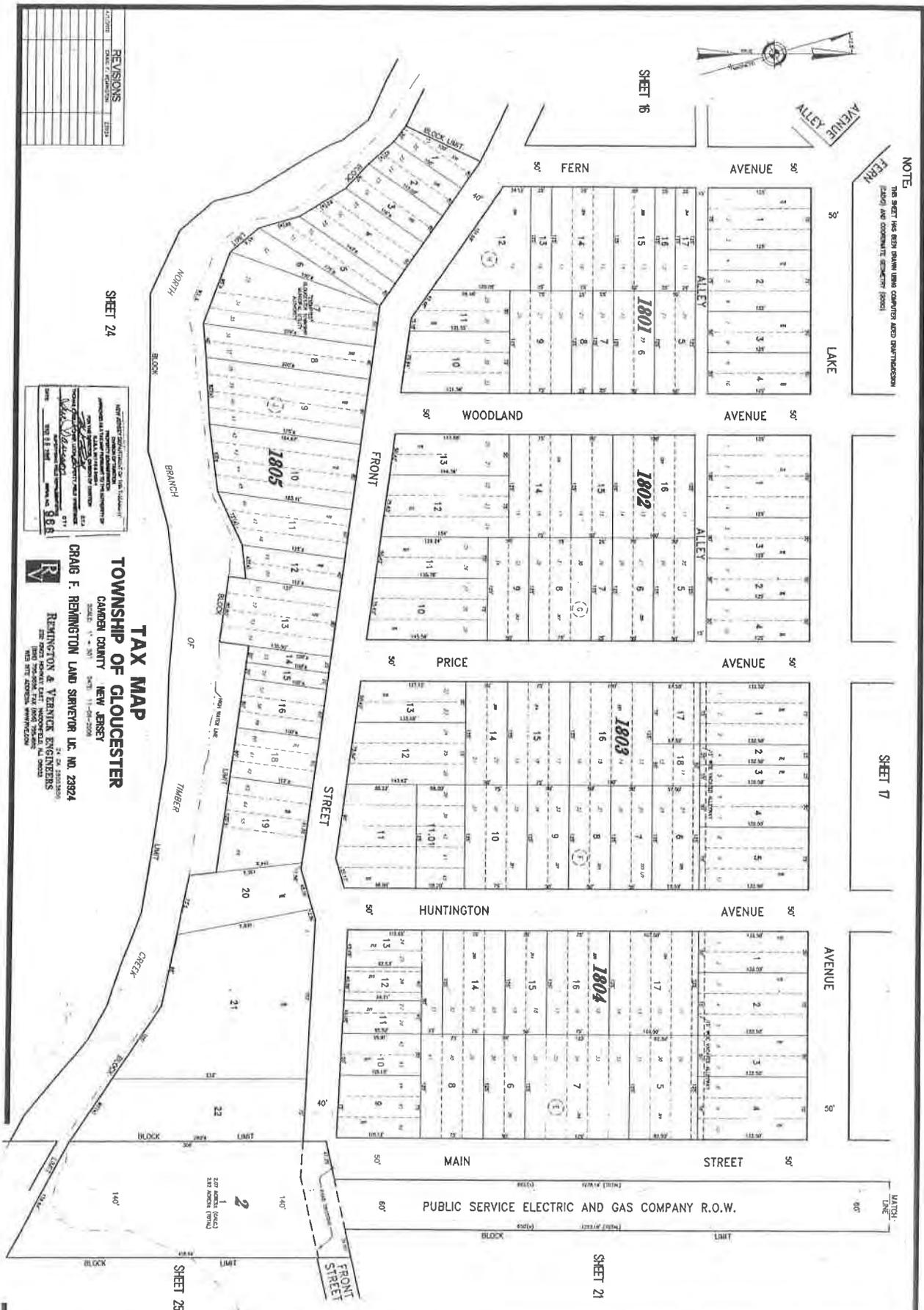




NOTE:  
THIS SHEET HAS BEEN DRAWN USING COMPUTERS AND DATA PROCESSING  
(PLOT) AND COORDINATE SYSTEMS (SHEET)



SHEET 16



NO.	DATE	DESCRIPTION
1	11-29-2008	AS SHOWN

SHEET 24

**CRAIG F. REMINGTON**  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NEW JERSEY  
 NO. 3668

**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY NEW JERSEY  
**CRAIG F. REMINGTON LAND SURVEYOR L.C. NO. 23924**  
 REMINGTON & VIZANICK ENGINEERS  
 2401 S. 10TH STREET, SUITE 200  
 PHILADELPHIA, PA 19104  
 TEL: 215-381-1100 FAX: 215-381-1101  
 WWW.REMINGTONLANDSURVEYORS.COM

SHEET 25

SHEET 21

SHEET 17



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

June 6, 2019

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



Re: Application #192024C  
Nicholas Palumbo  
304 Lake Avenue, Glendora, NJ 08029  
Block 1802, Lot 4

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

Buy #61

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 3, 2019

APPLICATION No. #192024C

APPLICANT: NICHOLAS PALUMBO

PROJECT No. 13183

BLOCK(S): 1802 LOT(S): 4

LOCATION: 304 LAKE 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 JUNE 17, 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 6-5-19 JVG Bldg

Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 3, 2019

APPLICATION No. #192024C

APPLICANT: NICHOLAS PALUMBO

PROJECT No. 13183

BLOCK(S): 1802 LOT(S): 4

LOCATION: 304 LAKE AVE., GLENDORA



**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 JUNE 17, 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

Signature

[Handwritten Signature]

Assessor  
6/4/19  
(no relation)

This is a new house/property given variance to build. Sadly there is little room for fencing on side of house - should only be in rear. This would be the negative issue with this new house (caveat).