

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, July 24, 2019  
7:00 P.M.**

**Agenda**

**Salute to the Flag  
Commencement Statement**

**General Rules**

Meeting will start at 7:00P.M.

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

All persons testifying before the board must be sworn in.

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes - *Wednesday, June 12, 2019*  
*Wednesday, June 26, 2019*

**RESOLUTIONS FOR MEMORIALIZATION**

|  |  |
|--|--|
| #192016CPMSFMS<br>S J Dining, Inc.                   | Bulk C/Use D Variance; Prelim/Final Major Site Plan<br>Block: 13303 Lot: 2 |
| #192020C<br>Diane Cimino                             | Bulk C Variance<br>Block: 902 Lot: 11                                      |
| #192021C<br>Kyle & Melissa Seidel                    | Bulk C Variance<br>Block: 15601 Lot: 30                                    |
| #192022C<br>David M. Lackner, MD                     | Bulk C Variance<br>Block: 7805 Lot: 4                                      |
| #192023C<br>Stacey Jones                             | Bulk C Variance<br>Block: 20901 Lot: 52                                    |
| #172045DPMSFMS (ext) 1<br>Lance's Tavern (Skeeter's) | Extension of time<br>Block: 8301 Lot: 7                                    |
| #192024C<br>Nicholas Palumbo                         | Bulk C Variance<br>Block: 1802 Lot: 4                                      |

## APPLICATIONS FOR REVIEW

#192025C  
Salvatore Matarazzo  
Zoned: R3

Bulk C Variance  
Block: 13103 Lot: 16  
Location: 806 Davistown Rd, Blackwood

6' vinyl fence with setbacks

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#192026C  
Bernice Grundy  
Zoned: RA

Bulk C Variance  
Block: 15703 Lot: 1.41  
Location: 16 Thornhill Ct., Sicklerville

12' x 24' deck with setbacks

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JUNE 12, 2019**

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

**Roll Call:**

|                                 |                |
|---------------------------------|----------------|
| <b>Vice Chairman Simiriglia</b> | <b>Present</b> |
| <b>Mr. Bucceroni</b>            | <b>Absent</b>  |
| <b>Mr. Scarduzio</b>            | <b>Present</b> |
| <b>Mrs. Chiumento</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>Present</b> |

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

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

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

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Mr. Rosetti will sit in for Mr. Bucceroni.

**MINUTES FOR ADOPTION**

Zoning Board Minutes – Wednesday, May 8, 2019

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

**Roll Call:**

|                          |     |
|--------------------------|-----|
| Vice Chairman Simiriglia | Yes |
| Mrs. Chimento            | Yes |
| Mr. Rosati               | Yes |
| Mr. Acevedo              | Yes |
| Mr. Rosetti              | Yes |
| Mr. Treger               | Yes |
| Mrs. Kelly               | Yes |
| Chairman McMullin        | Yes |

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#192018C**

**Anthony Stagliano**

**Bulk C**

**Block: 2905 Lot: 10**

**#192014CD**

**Auto Images**

**Bulk C & Use D Variance**

**Block: 12509 Lot: 1**

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

**Roll Call:**

|                          |     |
|--------------------------|-----|
| Vice Chairman Simiriglia | Yes |
| Mrs. Chimento            | Yes |
| Mr. Rosati               | Yes |
| Mr. Acevedo              | Yes |
| Mr. Rosetti              | Yes |
| Mr. Treger               | Yes |
| Mrs. Kelly               | Yes |
| Chairman McMullin        | Yes |

**Resolutions Approved.**

## APPLICATIONS FOR REVIEW

**#192020C**

**Diane Cimino**

**Zoned: R4**

**Bulk C Variance**

**Block: 902 Lot: 11**

**Location: 1145 Oak Ave., Glendora**

**27' x 12' carport**

Mr. Costa swears in Ms. Diane Cimino.

Ms. Cimino states they own a wide old Oldsmobile and they want to make sure it fits.

Mr. Sam Mellett, general contractor, is sworn in by Mr. Costa.

Mr. S Mellett states the carport will be 12' x 25' and will be even with the back and front of the home. The siding will match the home and will be used on the covered corners.

Mr. James Mellett, PE states roof gutters must drain towards the street.

Mr. Sam Mellett states he was going to direct the water towards the grass on the owner's side.

Mr. Mellett, PE states keep the water away from the neighbor's property.

Mr. Sam Mellett states the carport will be 27' eve to eve and 25' pier to pier.

Vice Chairman Simiriglia states we will make it 27' for the whole thing just in case.

Open to the Professionals:

No Comments:

Open to the Public:

No Comments:

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

**Roll Call:**

|                                 |            |
|---------------------------------|------------|
| <b>Vice Chairman Simiriglia</b> | <b>Yes</b> |
| <b>Mr. Scarduzio</b>            | <b>Yes</b> |
| <b>Mrs. Chiumento</b>           | <b>Yes</b> |
| <b>Mr. Rosati</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.**

**#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**

Mr. Costa swears in Mr. Seidel.

Mr. Seidel states they wanted to make the space more usable for entertainment. Where the sun sets it makes it hard, they've tried all umbrella locations and nothing seems to help.

Vice Chairman Simiriglia asks what material will be used for the roof.

Mr. Seidel states: a wood roof with synthetic covering and Owens Corning shingles. The posts will be covered in vinyl.

Vice Chairman Simiriglia asks if there is any access to the roof for children.

Mr. Seidel states "no, there is no access for children to the roof".

Open to the Professionals:

No Comments:

Open to the Public:  
No Comments:

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

**Roll Call:**

|                                 |            |
|---------------------------------|------------|
| <b>Vice Chairman Simiriglia</b> | <b>Yes</b> |
| <b>Mr. Scarduzio</b>            | <b>Yes</b> |
| <b>Mrs. Chiumento</b>           | <b>Yes</b> |
| <b>Mr. Rosati</b>               | <b>Yes</b> |
| <b>Mr. Acevedo</b>              | <b>Yes</b> |
| <b>Mr. Roseffi</b>              | <b>Yes</b> |
| <b>Chairman McMullin</b>        | <b>Yes</b> |

**Application Approved.**

**#192022C**

**David M. Lackner, MD**

**Zoned: R3**

**Bulk C Variance**

**Block: 7805 Lot: 4**

**Location: 316 Hillcrest La., Blackwood**

**1508 sq. SFD w/detached garage 24'x30' & 8'x12' shed w/setbacks**

Mr. Costa swears in Dr. Lackner.

Dr. Lackner wasn't aware he was so far over on lot coverage. He is buying a modular home that is 26' x 58' and it trying to fit it on the property. He does own the property next door too. The shed was just in case he wanted one. Dr. Lackner is selling the property and thought the shed would be a nice add on to store a lawnmower, bikes etc.

Mr. Mellett states a new home will have gutters and they must be directed away from homes next door.

Public Portion:

Mr. Costa swears in Mr. Wilmer Cornel who lives next door.

The old neighbor had a garden next to him. Mr. Cornel is worried about the new home having a basement installed. He is worried the backhoe will shift the ground and crack his foundation while digging. Mr. Cornel wants a berm 3 wide and 2' high between the homes. He is above the property that is being built.

Mr. Mellett states he doesn't think the backhoe excavating will bother the neighboring homes; it is done all the time.

It is a retaining wall in the picture not a berm. A new build will bring it up to level (grade to level). The grading will be away from homes and property and a grading plan is required.

Mr. Costa states there is no variance required on your side.

Mr. Cornel states "no" there isn't.

Mr. Costa states that is because it is far enough away. If the other side was 10' and not 7' a variance wouldn't be needed.

Dr. Lackner states they are 20' away from Mr. Cornel's home and they will grade the property to the back.

Mr. Rosati discusses the retaining wall.

Mr. Mellett states the board can make a grading plan a condition.

Have a complete grading plan approved by the township engineer.

Open to the Professionals:

No Comments:

Open to the Public:

No Comments:

**A motion to approve the above mention application, with the condition of a grading, was made by Mr. Scarduzio and seconded by Mr. Acevedo.**

**Roll Call:**

|                                 |            |
|---------------------------------|------------|
| <b>Vice Chairman Simiriglia</b> | <b>Yes</b> |
| <b>Mr. Scarduzio</b>            | <b>Yes</b> |
| <b>Mrs. Chiumento</b>           | <b>Yes</b> |
| <b>Mr. Rosati</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.**

**#192023C**

**Stacey Jones**

**Zoned: R3**

**Bulk C Variance**

**Block: 20901 Lot: 52**

**Location: 1 Cinnamon Ct., Sicklerville**

**In-Law suite (addition on R side) (Bedroom & Bathroom w/setbacks)**

Mr. Costa swears in Ms. Stacey Jones and Mr. Pete Rossi.

Mr. Rossi states they are trying to make the addition meet ADA requirements. The siding will conform with the rest of the home. He has reduced the bathroom as much as possible 16' x 25' / 9' x 7'. The addition will have gutters to direct the water away from the neighbors.

Open to the Professionals:

No Comments:

Open to the Public:

No Comments:

**Roll Call:**

|                                 |            |
|---------------------------------|------------|
| <b>Vice Chairman Simiriglia</b> | <b>Yes</b> |
| <b>Mr. Scarduzio</b>            | <b>Yes</b> |
| <b>Mrs. Chiumento</b>           | <b>Yes</b> |
| <b>Mr. Rosati</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.**

**#192016CPMSFMS**

**SJ 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 Kin w/drive thru (1,000' from another fast food restaurant)**

Mr. Costa swears in:

Mr. Craig Rahenanb – Planner

Mr. Jerrid Guinnen - Traffic engineer

Mr. Ahmad Tamous – Engineer

Mr. Travis Diffin – Director of operations

Mr. DeLuca, ESQ summarizes the application:

- A fast food restaurant is allowed in a highway commercial zone but this one has a condition. The conditions are it is less than 1000' feet from another fast food restaurant and a residential zone is behind the property.

A1 aerial view – the site is on 3 streets, Columbia, Plaza and Blackwood-Clementon.

A2 rendered site plan

- This is a less strict approval vs. a D1 variance. The bulk variances are 1. Signs 2. Parking in back.
- No objections to the engineers or planners' letters except for one. The one exception is the sidewalk request on all 3 streets. The applicant would prefer not to add sidewalks to Columbia dr.

Mr. Tamous, engineer:

- The prepared site plan overview; the property is the old Eastside Mario's restaurant site. The existing pavement and parking still exist.

- Retain access but change on Blackwood-Clementon Rd to no left turn. Change the circulation to one way counter clockwise.

A3 – schematic changes to the site plan per Mr. Mellett's letter. Two pork chops (concrete directional form) will direct traffic. All run off in the south east direction. Reducing the impervious coverage and the site will drain the same. There will be landscaping and lighting thru out the site.

A4 – plan for truck radius turning.

Variances; 25' setback on 3 frontages, Blackwood-Clementon 19.3' vs 25', Columbia 9.8' vs. 25 and 21' vs. 25' on Plaza. Parking setback less than 21', will not be less than 10', shape of lot & old restaurant without a drive thru previously. A level driveway is necessary for a drive thru.

A5- architectural elevations

A6- architectural elevations

Signage: proposing a sign on 2 sides and front of building plus free-standing drive thru signs.

- No environmental/asking for a submission waiver,
- No environmentally sensitive areas,
- Existing just redeveloping.

A2 – site plan: number of cars that can stack exceed the minimum of 6. The total number of cars that can stack is 14 cars because of two drive thru lanes.

- No loading zone: typically, deliveries are made in box trucks and between the hour 12 am and 6 am.
- Design waivers: Mr. Lechner's letter: being so close to the adjacent property (Filomena's) they will not grade towards that property. Keep the tree on the property and ask for a waiver

Mr. Mellett states the plans are very intact and they will work out the details.

- Handicap ramps along Blackwood Clementon Roads (sidewalk ramps).
- Will modify the ramps and the sidewalks,
- Will not replace the whole sidewalk,
- No sidewalks along Columbia drive

Chairman McMullin ask why no sidewalk along Columbia dr.

Mr. Tamous state there isn't any benefit.

Mr. Mellett states the scenario with the residences south of the restaurant could create foot traffic. It is possible the sidewalk would serve a purpose.

Mr. Treger asks where the trash enclosure is located.

Mr. Tamous states it is under the canopy and gated in the rear.

Mr. Diffin, Director of Operations;

- Hours of operation: 6am to 11pm dining room/12am drive thru.

Mr. Jerrid Guinnen - Traffic engineer:

Adverse impact:

- No, it will not be an adverse impact to the area,
- Similar use to the previous owner,
- Camden County requested a gap analysis for the left-hand turn into the site. They found plenty of time for gap and for the turn.
- Intersections will not be impacted significantly,
- Number of cars into the site; sometimes these types of restaurants draw traffic from the road,
- Small impact to trips,
- Site will increase traffic by 3% which is probably over inflated,
- Adequate stacking – 2 lanes for ordering will expediate the 14-car stacking ability,
- The development of this site will not degrade the level of service to existing intersections.
- Site circulation: there is safe access,
- Traffic impact statement: transit routes, NJ 459 along Blackwood-Clementon Rd. and Plaza drive.
- Bus stops within 1000', currently only sidewalk on Blackwood-Clementon rd.

Mr. Craig Rahenanb – Planner:

- Key issue- don't meet one condition
- Permitted use,
- Proximity ordinance – residents 50' from zone, the crossing to the actual dwelling is well over 800' because of wetlands,

- 1000' between fast food/this is a relocation of a business within the same corridor in a favorable way. Not adding to the total of fast food restaurants.
- It's a needed use, parking improvement, signage architecture is muted and signs are more modern.

Will let the zoning board make the final decision about adding the sidewalk to Columbia Drive.

Mr. Mellett states the extra sidewalk should be added.

The applicant agrees to the added sidewalks along Columbia drive.

Open to the Professionals:

No Comments:

Open to the Public:

No Comments:

**A motion to approve the above-mentioned application, with 3 sidewalks, was made by Mr. Scarduzio and seconded by Mr. Acevedo.**

**Roll Call:**

|                                 |            |
|---------------------------------|------------|
| <b>Vice Chairman Simiriglia</b> | <b>Yes</b> |
| <b>Mr. Scarduzio</b>            | <b>Yes</b> |
| <b>Mrs. Chiumento</b>           | <b>Yes</b> |
| <b>Mr. Rosati</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 Mr. Rosati and seconded by Mrs. Chiumento.**

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

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JUNE 26, 2019**

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Chairman Simiriglia called the meeting to order. Mrs. Jean Gomez 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>Present</b> |
| <b>Mrs. Chimento</b>            | <b>Present</b> |
| <b>Mr. Rosati</b>               | <b>Absent</b>  |
| <b>Mr. Acevedo</b>              | <b>Present</b> |
| <b>Mr. Treger</b>               | <b>Absent</b>  |
| <b>Mr. Rosetti</b>              | <b>Present</b> |
| <b>Mrs. Kelly</b>               | <b>Present</b> |
| <b>Chairman McMullin</b>        | <b>Absent</b>  |

**Chairman Simiriglia swore in the professional:**

**Mr. Louis Garcia, P.E., Churchill Engineering**

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Mr. Rosetti will sit in for Chairman McMullin and Mrs. Kelly will sit in for Mr. Andy Rosati.

**APPLICATIONS FOR REVIEW**

**#172045DPMSFMS (ext.) 1  
Lance's Tavern (Skeeters)  
Zoned: NC  
Extension of time  
Block: 8301 Lot: 7  
Location: 7 Coles Rd., Blackwood**

**Extension of time 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 6/27/2018 & adopted by resolution 7/25/2018.**

Ms. Carly Ferro, Esquire on behalf of Skeeter's.

The resolution finalized with Mr. Mellett. A new submission has been made to Mr. Mellett to be reviewed.

Mr. Mellett states he had just received the new submission today. The applicant is asking for 6 months/the striping is done in the parking lot. Stone triangles are being changed to vegetation swale. Chairman Simiriglia states the storm water run off was a concern of Mr. Lechner.

Open to the Professionals:

No Additional Comments:

Open to the Public:

No Comments:

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

**Roll Call:**

|                            |            |
|----------------------------|------------|
| <b>Mr. Bucceroni</b>       | <b>Yes</b> |
| <b>Mr. Scarduzio</b>       | <b>Yes</b> |
| <b>Mrs. Chiumento</b>      | <b>Yes</b> |
| <b>Mr. Acevedo</b>         | <b>Yes</b> |
| <b>Mr. Rosetti</b>         | <b>Yes</b> |
| <b>Mrs. Kelly</b>          | <b>Yes</b> |
| <b>Chairman Simiriglia</b> | <b>Yes</b> |

**Extension Approved.**

**#192024C**  
**Nicholas Palumbo**  
**Zoned: R4**  
**Bulk C Variance**  
**Block: 1802 Lot: 4**  
**Location: 304 Lake Ave., Glendora**  
**6' vinyl fence**

Chairman Simiriglia swears in Mr. Nicholas Palumbo.

Mr. Palumbo states he applied for a variance for his 6' fence. There are no site line issues because he doesn't think he blocks any neighbors' driveways or intersections. He submitted photos with the application to show where the fence will be located.

Chairman Simiriglia discusses set back requirements with Mr. Palumbo. How far will the fence be off of Lake and Ridge Mr. Palumbo states the fence will be 45' from the front property line. Mr. Garcia states the site triangle is fine at 45'.

Open to the Professionals:  
No Additional Comments:

Open to the Public:  
No Comments:

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

**Roll Call:**

|                            |            |
|----------------------------|------------|
| <b>Mr. Bucceroni</b>       | <b>Yes</b> |
| <b>Mr. Scarduzio</b>       | <b>Yes</b> |
| <b>Mrs. Chiumento</b>      | <b>Yes</b> |
| <b>Mr. Acevedo</b>         | <b>Yes</b> |
| <b>Mr. Rosetti</b>         | <b>Yes</b> |
| <b>Mrs. Kelly</b>          | <b>Yes</b> |
| <b>Chairman Simiriglia</b> | <b>Yes</b> |

**Application Approved.**

**A motion to Adjourn was made by Mr. Rosati and seconded by Mrs. Chiumento.**

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 192016CDPMSFMS**

**S.J. Dining, Inc.  
Block 13303, Lot 2**

**WHEREAS**, S.J. Dining, Inc. is the owner of the land and premises located at 1370 Blackwood-Clementon Road in the Clementon 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 Conditional use variance, Preliminary and Final Major Site Plan, Bulk variances specified in Mr. Lechner's report dated April 23, 2019 and Waivers in his report and Churchill Engineering report dated May 21, 2019 to permit a new 4,228 sf Burger King restaurant with two drive-thru lanes and associated improvements within the HC Zone for the property located upon Block 13303, Lot 2, as shown on the Official Map of the Township of Gloucester, located in a HC Zone, said application being represented by Damien Del Duca.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on June 12, 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 S.J. Dining is the owner of the land and premises located at 1370 Blackwood-Clementon Road in the Clementon section of Gloucester Township, New Jersey, as shown on Block 13303, Lot 2, on the Official Tax Map of the Township of Gloucester, located in an HC 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 Amad Amous, a Professional Engineer, Jerrid Guinnen, a Traffic Engineer, Craig Rahenkemp, a Professional Planner and Travis Diffin, representative of Burger King. Admitted into evidence were A-1 an Aerial of the site, A-2 Site Plan, A-3 Access Plan, A-4 Truck turning plan, A-5 & 6, Architectural elevations, A-7& 8 Signage drawings and A-9 a Survey.

Mr. Amous explained the site plan, access onto Blackwood-Clementon Road, changes in ingress and egress, adding a pork chop exit, storm water management, impervious coverage, landscaping and the reason for the bulk setback variances. He stated there is no environmental impact therefore a study is not needed. He testified as to the reasons for the waivers in Mr. Lechner's report and said a loading area is not necessary because deliveries are made twice a week between midnight and 6 A.M... The hours of operation are 6A.M. to 11 P.M. and the drive-in is open until midnight. There will be 40 employees working the 3 shifts.

Mr. Guinner, a Traffic Engineer, testified there will be no adverse traffic impact since this use is similar to the previous use and increase in traffic is only 3%.

Craig Rahenkemp, a Planner, testified the reason for the proximity was to limit the number of this type of use, however the Burger King is replacing the one less than a mile away. He stated this is a permitted use in the zone except for the proximity to the residential zone and he testified the nearest residence is 900 feet away. He said the building blends in with the area and the use is appropriate and not out of character. He testified the purposes of zoning are advanced under N.J.S. 40:55 D-1 sections (a) and (g) and he saw no detriment to the public welfare.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant the aforesaid Conditional use variances, bulk variances waivers and Preliminary and Final Site Plan, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested conditioned upon the applicant complying with the reports of the Board Planner and Engineer; 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 12th day of June, 2019, the applicant S.J. Dining is hereby granted the aforesaid variances, waivers and Site Plan for the property located upon Block 13303, Lot 2 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**

|                   |     |
|-------------------|-----|
| Carman Scarduzzio | 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 24th day of July, 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 # 192020C**

**Diane Cimino**

**Block 902, Lot 11**

**WHEREAS**, Diane Cimino is the owner of the land and premises located at 1145 Oak Avenue in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit an attached carport with a side yard setback of 3'4" instead of the required 10' for the property located upon Block 902, Lot 11, as shown on the Official Map of the Township of Gloucester, located in a R4 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 June 12, 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 Diane Cimino is the owner of the land and premises located at 1145 Oak Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 902, Lot 11, on the Official Tax Map of the Township of Gloucester, located in an R4 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 she has a wide 1977 Oldsmobile and needs to construct a 12' x 27' carport to the house. She agreed to attach gutters and downspouts to keep water from running on her neighbor's property.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant the aforesaid variances to construct a 12' x 27' carport with a setback of 3'4", 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 12th day of June, 2019, the applicant Diane Cimino is hereby granted the aforesaid variance for the property located upon Block 902, Lot 11 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**

|                   |     |
|-------------------|-----|
| Carman Scarduzzio | 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 24th day of July, 2019.

---

Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 192021C**

**Kyle & Melissa Seidel**

**Block 15601, Lot 30**

**WHEREAS**, Kyle and Melissa Seidel are the owners of the land and premises located at 42 Whitall Drive in the Sicklerville 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 building coverage of 24.6% instead of the required 20% and to permit a roof overhang 3' from in-ground swimming pool instead of the required 10' for the property located upon Block 15601, Lot 30, as shown on the Official Map of the Township of Gloucester, located in a R3 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 June 12, 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 applicants Kyle and Melissa Seidel are the owners of the land and premises located at 42 Whitall Drive in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15601, Lot 30, on the Official Tax Map of the Township of Gloucester, located in an R3 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 needed more living space and the sun is to strong and they need some shade. There is no access from the roof to the pool.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant the aforesaid variances to construct a 15' x 20' roof overhang, 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 12th day of June, 2019, the applicants Kyle and Melissa Seidel are hereby granted the aforesaid variances for the property located upon Block 15601, Lot 30 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**

|                   |     |
|-------------------|-----|
| Carman Scarduzzio | 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**

---

Jay McMullin

**Chairperson**

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

---

Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 192022C**

**David Lackner, M.D.**

**Block 7805, Lot 4**

**WHEREAS**, David Lackner is the owner of the land and premises located at 316 Hillcrest Lane in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a single family home on a 9000 sq. ft., 9375 required, lot depth 120 (125) required, building coverage 26.3% (20% required) front yard setback 25' (30' required) side yard setback 7' (10' required) and to permit a residential tool shed 216' (168') required for the property located upon Block 7805, Lot 4, as shown on the Official Map of the Township of Gloucester, located in a R3 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 June 12, 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 David Lackner is the owner of the land and premises located at 316 Hillcrest Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 7805, Lot 4, on the Official Tax Map of the Township of Gloucester, located in an R3 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 already purchased a 26' x 58' factory built home with detached garage for this lot. He stated there is 23, between houses and he owns the lot next to this one. The setbacks are similar to other homes in area. One adjoining neighbor was concerned about water draining on his property and the applicant agreed as a condition of approval to submit a grading plan prior to construction.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant the aforesaid variances to construct a 26' x 54' factory home, 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 12th day of June, 2019, the applicant David Lackner is hereby granted with conditions to supply a grading plan the aforesaid variances for the property located upon Block 7805, Lot 4 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**

|                   |     |
|-------------------|-----|
| Carman Scarduzzio | 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**

---

Jay McMullin

**Chairperson**

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

---

Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 192023C**

**Stacey Jones**

**Block 20901, Lot 52**

**WHEREAS**, Stacey Jones is the owner of the land and premises located at 1 Cinnamon Court in the Sicklerville 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 16' x 25' addition and a 9' x 7' bedroom with a side yard setback of 8' instead of the required 10' and a rear yard setback of 25' instead of the required 30' for the property located upon Block 20901, Lot 52, as shown on the Official Map of the Township of Gloucester, located in a R3 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 June 12, 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 Stacey Jones is the owner of the land and premises located at 1 Cinnamon Court in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 20901, Lot 52, on the Official Tax Map of the Township of Gloucester, located in an R3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified the addition will be ADA Compliant and used for In-law. There is no kitchen; only a bedroom and bath. The addition conforms to the house. Gutters and downspouts will be added.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant the aforesaid variances to construct an addition for a bedroom and bath, 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 12th day of June, 2019, the applicant Stacey Jones is hereby granted the aforesaid variances for the property located upon Block 20901, Lot 52 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**

|                   |     |
|-------------------|-----|
| Carman Scarduzzio | 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 24th day of July, 2019.

---

Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 192024C**

**Nicholas Palumbo**

**Block 1802, Lot 4**

**WHEREAS**, Nicholas Palumbo is the owner of the land and premises located at 304 Lake Avenue in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' vinyl fence 2' from the front property line instead of the required 15' for the property located upon Block 1802, Lot 4, as shown on the Official Map of the Township of Gloucester, located in a R4 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 June 26, 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 Nicholas Palumbo is the owner of the land and premises located at 304 Lake Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1802, Lot 4, on the Official Tax Map of the Township of Gloucester, located in an R4 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 there are no sight issues and the fence does not interfere with his neighbor's driveway.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant the aforesaid variances to construct a fence 2' from the front property line, 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 26th day of June, 2019, the applicant Nicholas Palumbo is hereby granted the aforesaid variance for the property located upon Block 1802, Lot 4 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, some of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

|                   |     |
|-------------------|-----|
| Carman Scarduzzio | Yes |
| Rich Rosetti      | Yes |
| Arlene Chiumento  | Yes |
| Mike Acevedo      | Yes |
| Kevin Bucceroni   | Yes |
| Frank Simiriglia  | Yes |
| Dorsett Kelly     | Yes |

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Frank Simiriglia **Chairperson**

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

---

Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION #172045DPMSFMS(ext)1**

**LANCE'S TAVERN**

**Block 8301, Lot 7**

**WHEREAS**, Lance's Tavern, is the record 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 an extension of the previously granted Use Variance Preliminary and Final Site Plan and Bulk Variances and Waivers adopted by Resolution on 7-25-18 for 6 month extension until December 26, 2019 for the property located upon Block 8301, Lot 7, as shown on the Official Map of the Township of Gloucester, located in an NC Zone, said application being represented by Carly Ferro Esq, and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on June 26, 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, Lance's Tavern, is the record 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. Carly Ferro, Esq. appeared on behalf of the applicant. She stated approvals were granted on 6-27-18 and the resolution was adopted on 7-25-18 and is requesting an extension until 12-26-19 due to the fact that changes have been made and the Board Engineer needs time to review them.

5. There was no objection to the application.

**UPON MOTION** duly made and seconded to grant the applicant a 6 month extension until December 26, 2019 the Board voted seven (7) in favor, zero (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.

**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 26<sup>th</sup> Day of June, 2019 that the applicant, Lance's Tavern, LLC, is hereby granted the aforesaid extension 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 and made a part hereof.

**ROLL CALL:**

**LIST NAMES**

|                  |     |
|------------------|-----|
| Rich Rosetti     | Yes |
| Frank Simiriglia | Yes |
| Carmen Scarduzio | Yes |
| Dorsett Kelly    | Yes |
| Kevin Bucceroni  | Yes |
| Arlene Chiumento | Yes |
| Mike Acevedo     | Yes |

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Frank Simiriglia

**Chairperson**

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

---

Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**  
1405 Chewlanding Road, Suite 28  
Laurel Springs, New Jersey -8021

**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 #192025C**  
**Salvatore A. Matarazzo**  
**806 Davistown Road**  
**BLOCK 13103, LOT 16**

**DATE:** July 10, 2019

The Applicant requests approval to install a six (6) foot high vinyl fence as a principal use 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 | 17,935.4 sf             | yes      |
| Minimum lot frontage   |          |                         |          |
| Davistown Road   | 75 ft.   | 87.46 ft.               | yes      |
| Evergreen Avenue   | 75 ft.   | 193.99 ft. <sup>1</sup> | yes      |
| Minimum lot depth  | 125 ft.  | 293.99 ft.              | yes      |
| Maximum building coverage  | 20%      | n/a                     | n/a      |
| Maximum lot coverage   | 40%      | n/a                     | n/a      |
| <b>Principal Building Minimum Yard Depths and Height Limitations</b> |          |                         |          |
| Front yard   |          |                         |          |
| Davistown Road   | 30 ft.   | n/a                     | n/a      |
| Evergreen Avenue   | 30 ft.   | n/a                     | n/a      |
| Side yard  | 10 ft.   | n/a                     | n/a      |
| Rear yard  | 30 ft.   | n/a                     | n/a      |
| Minimum Useable Yard Area  | 25%      | n/a                     | n/a      |

- <sup>1</sup> = Split frontage
- 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.

### **§403.B, Permitted Uses**

1. To permit a six (6) foot high vinyl fence as a principal use.

### **§425.C(3), Fences**

2. To install a six (6) foot high vinyl fence at least zero (0) feet from the property line along Davistown Road and Evergreen Avenue (15 ft. minimum required).
  - a. The fence must be located within the property.
    - i. The applicant proposes the fence to be six (6) from the curb, which may still be within the public right-of-way.

#### 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)).

#### POSITIVE CRITERIA ("D1" use variance)

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

4. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
  - a. Uses determined as not "inherently beneficial."
    - i) A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (*basis Medici v. BPR Co., 107 N.J. 1 (1987)*).
      1. The Applicant must identify and provide an analysis of the special reasons of zoning that are applicable to the application.
      2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
      3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

### NEGATIVE CRITERIA

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

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

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

### **III. NOTICE REQUIREMENTS**

The applicant must notice for the following variance:

**From Section 403.B, Permitted Uses to permit a fence as a principal use and from Section 425.C(3) to construct six (6) foot high vinyl fence at least zero (0) feet from the property line along Davistown Road and Evergreen 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: Salvatore A. Matarazzo  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers



Update Permitted # 13229

# 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. 4 192025C

Taxes Paid Yes/No Yes (Initial)

Fees 160<sup>02</sup> Project # 13249

Planning Board  Zoning Board of Adjustment

Escr. 150<sup>02</sup> Escr.# 13249

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

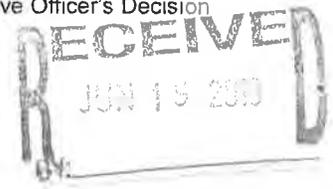
### LAND DEVELOPMENT APPLICATION

|                                      |  |
|--------------------------------------|--|
| <b>1. Applicant</b>                  | <b>2. Owner(s) (List all Owners)</b>               |
| Name: <u>SALVATORE A. MATARAZZO</u>  | Name(s): <u>SALVATORE A. MATARAZZO</u>             |
| Address: <u>792 DAVISTOWN ROAD</u>   | Address: <u>806 DAVISTOWN ROAD</u> * PROPOSED SITE |
| City: <u>BLACKWOOD</u>               | City: <u>BLACKWOOD</u> 08012                       |
| State, Zip: <u>NEW JERSEY 08012</u>  | State, Zip: <u>NEW JERSEY</u>                      |
| Phone: <u>856-466-1180</u>           | Phone: <u>856-466-1180</u>                         |
| Email: <u>SALMATARAZZO@YAHOO.COM</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.



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

|           |     |     |    |    |       |                |
|-----------|-----|-----|----|----|-------|----------------|
| ER        | R4  | GCR | CR | BP | G-RD  | LP-1           |
| R1        | RA  | BWD | NC | IN | M-RD  | NVBP           |
| <u>R2</u> | APT | OR  | HC | PR | BW-RD | SCR-HC Overlay |
| <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: SALVATORE A. MATARAZZO  
Address: 792 DAVISTOWN ROAD  
Profession: (OWNER)  
City: BLACKWOOD  
State, Zip: New Jersey 08012  
Phone: (856) 466-1180 Fax: ( ) -  
Email: SALMATARAZZO@YAHOO.COM

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

7. Location of Property:

Street Address: 806 DAVISTOWN ROAD Block(s): 13103  
Tract Area: \_\_\_\_\_ Lot(s): 16

8. Land Use:

Existing Land Use: EMPTY LOT / MULTIPLE CARS PARK ON MY LOT RANDOMLY  
Proposed Land Use (Describe Application): Surround Property w/ Vinyl Fencing Almost to CURB / Business Next to Property  
Keeps USING my land for DUMPING + PARKING TRAILERS + ETC. → ARMD → Lots 18 + 19  
\* Township Inspector Giving me Notices / COMPANY / 6-Foot ALONG DAVISTOWN 6-foot FROM CURB

9. Property:

Number of Existing Lots: 1  
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.

**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).

6-17-19  
Date  
Michele Lyn Treger  
Notary Public  
New Jersey  
Sworn and Subscribed to before me this  
17<sup>th</sup> day of June, 2019  
My Commission Expires 10-1-2023  
No. 2439109  
(Year)

Salvatore A. Matarazzo  
Signature  
SALVATORE A. MATARAZZO  
Print Name  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots?
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
- C. Is this application for approval on a site or sites for commercial purposes?
- D. Is the applicant a corporation?
- E. Is the applicant a limited liability corporation?
- F. Is the applicant a partnership?

- No  Yes

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

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

**IF YES:**

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

- No  Yes

Salvatore A. Matarazzo  
Signature of Applicant  
SALVATORE A. MATARAZZO  
Print Name

6-17-19  
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 6-17-19, shows and discloses the premises in its entirety, described as Block 11303 Lot 16; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,  
County of Camden:

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

Sworn and subscribed to  
On this 17 day of JUNE,  
2019 before the following authority.

SALVATORE A. MATARAZZO  
Name of property owner or applicant

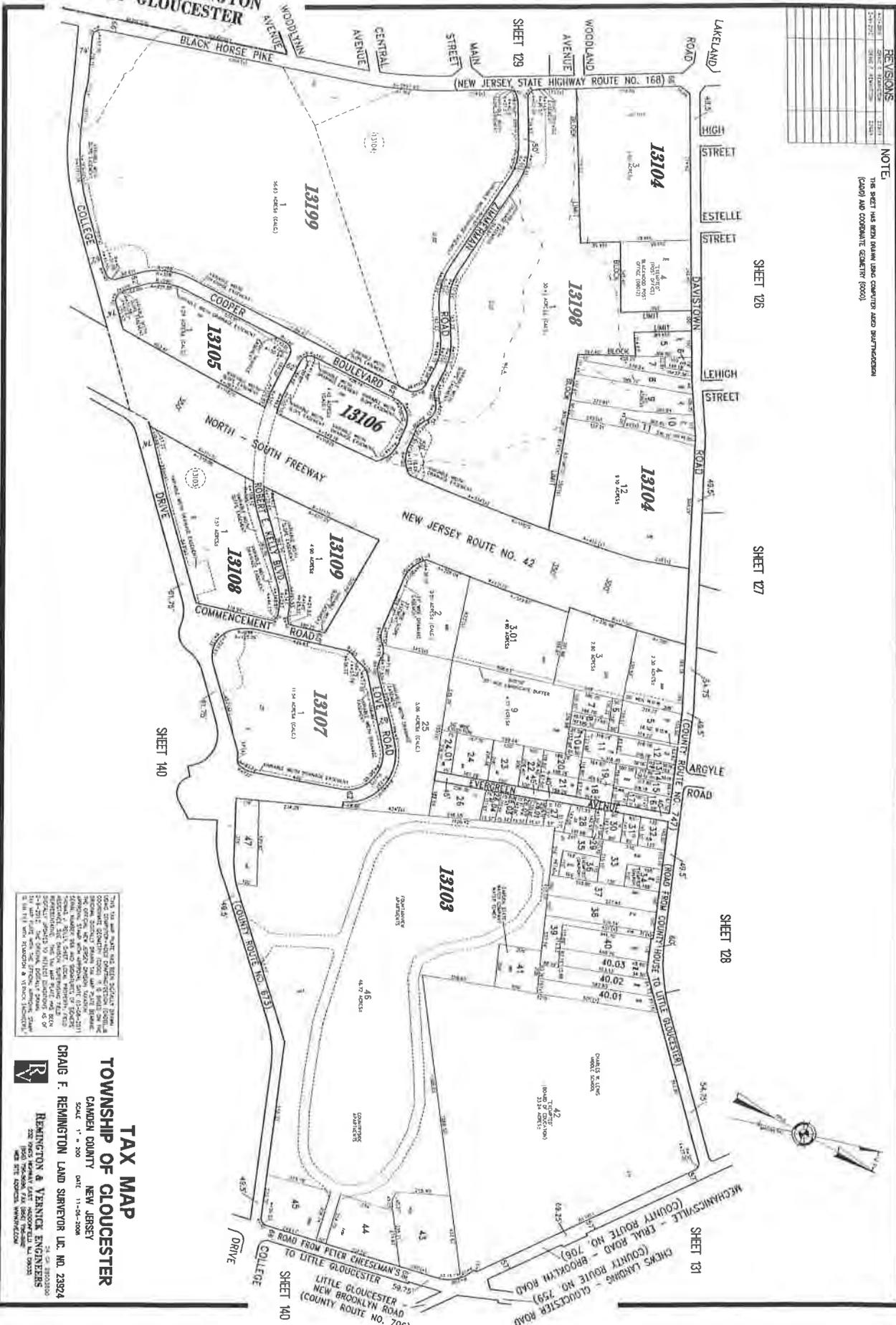
Michele Lyn Treger  
Notary public  
Michele Lyn Treger  
Notary Public  
New Jersey

My Commission Expires 10-1-2023  
No. 2439109

TOWNSHIP OF WASHINGTON  
COUNTY OF GLOUCESTER

| NO. | DATE       | REVISIONS |
|-----|------------|-----------|
| 1   | 01-15-2008 | ISSUE     |
| 2   | 01-15-2008 | REVISED   |
| 3   | 01-15-2008 | REVISED   |
| 4   | 01-15-2008 | REVISED   |
| 5   | 01-15-2008 | REVISED   |
| 6   | 01-15-2008 | REVISED   |
| 7   | 01-15-2008 | REVISED   |
| 8   | 01-15-2008 | REVISED   |
| 9   | 01-15-2008 | REVISED   |
| 10  | 01-15-2008 | REVISED   |

NOTE:  
THIS SHEET HAS BEEN DRAWN USING COORDINATE AND SPATIAL DATUMS  
(2011) AND COORDINATE SYSTEM (NAD83)



This tax map was prepared by the Township of Washington, Gloucester County, New Jersey, and is based on the most current information available to the Township. The Township is not responsible for any errors or omissions in this map. The Township is not responsible for any changes in the boundaries of the parcels shown on this map. The Township is not responsible for any changes in the ownership of the parcels shown on this map. The Township is not responsible for any changes in the zoning of the parcels shown on this map. The Township is not responsible for any changes in the tax status of the parcels shown on this map. The Township is not responsible for any changes in the assessment of the parcels shown on this map. The Township is not responsible for any changes in the value of the parcels shown on this map. The Township is not responsible for any changes in the use of the parcels shown on this map. The Township is not responsible for any changes in the location of the parcels shown on this map. The Township is not responsible for any changes in the shape of the parcels shown on this map. The Township is not responsible for any changes in the size of the parcels shown on this map. The Township is not responsible for any changes in the area of the parcels shown on this map. The Township is not responsible for any changes in the perimeter of the parcels shown on this map. The Township is not responsible for any changes in the volume of the parcels shown on this map. The Township is not responsible for any changes in the weight of the parcels shown on this map. The Township is not responsible for any changes in the length of the parcels shown on this map. The Township is not responsible for any changes in the width of the parcels shown on this map. The Township is not responsible for any changes in the height of the parcels shown on this map. The Township is not responsible for any changes in the depth of the parcels shown on this map. The Township is not responsible for any changes in the area of the parcels shown on this map. The Township is not responsible for any changes in the perimeter of the parcels shown on this map. The Township is not responsible for any changes in the volume of the parcels shown on this map. The Township is not responsible for any changes in the weight of the parcels shown on this map. The Township is not responsible for any changes in the length of the parcels shown on this map. The Township is not responsible for any changes in the width of the parcels shown on this map. The Township is not responsible for any changes in the height of the parcels shown on this map. The Township is not responsible for any changes in the depth of the parcels shown on this map.

**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
CAMDEN COUNTY NEW JERSEY  
SCALE: 1" = 200' DATE: 11-16-2008  
CRAIG F. REMINGTON LAND SURVEYOR, L.C. NO. 23824  
REMINGTON & YERNICK ENGINEERS  
1000 PINE HOLLOW DRIVE, SUITE 200  
ROSELAND, NJ 07068  
908-992-1100 FAX: 908-992-1101  
WWW.REMINGTONANDYERNICK.COM

131.01

131.01

# ZONING PERMIT DENIED

806 DAVISTOWN RD  
Block/Lot 13103/16

Applicant  
SALVATORE ANTONIO MATARAZZO  
792 DAVISTOWN RD  
BLACKWOOD NJ 08012

Real Estate Owner  
SALVATORE ANTONIO MATARAZZO  
792 DAVISTOWN RD  
BLACKWOOD NJ 08012

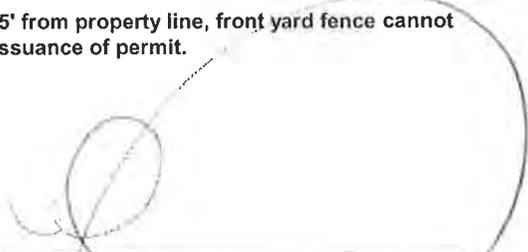
*This is to certify that the above-named applied for a permit to/authorization for a proposed 6' vinyl fence.. This application for approval is hereby denied*

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

**Comments on Decision:**

Fence along Evergreen Ave. must be setback a minimum of 15' from property line, front yard fence cannot exceed 3' in height. A Variance approval is required prior to issuance of permit.

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

  
\_\_\_\_\_  
Alisa Ortiz  
Zoning Officer  
June 12, 2019

Applic No. 13229  
7713

Cut Here

## Deliver to...

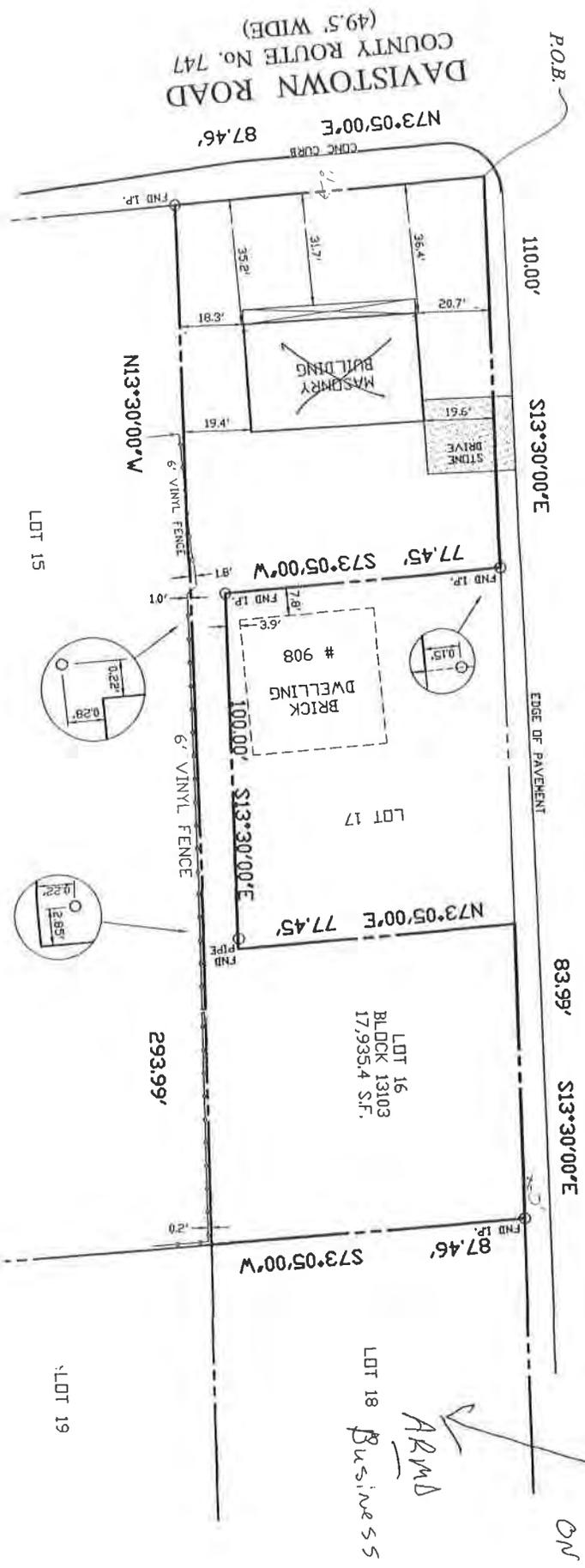
SALVATORE ANTONIO MATARAZZO  
792 DAVISTOWN RD  
BLACKWOOD NJ 08012



\* No Buildings on Site / Demolished

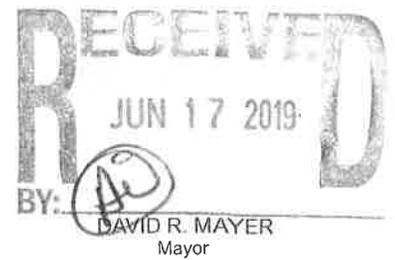
EVERGREEN AVENUE  
(40' WIDE)

\* A Lot of Problems w/Bu  
Dumping Mt  
& Parking Ve  
ON MY PRO



DAVISTOWN ROAD  
COUNTY ROUTE No. 747  
(49.5' WIDE)

- GENERAL
1. IN CC THIS INFO BE T PART IS NK SURV ANY PROF
  2. SURV REFE WRIT THIS SUB
  3. IF BI PURI NO PURI PRO P.L.



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

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: Salvatore Antonio Matarazzo  
Address: 806 Davistown Rd Blackwood NJ 08012  
Block: 13103 Lot: 16

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

Sheet 63  
~~D~~

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 19, 2019

APPLICATION No. #192025C

APPLICANT: Salvatore A. Matarazzo

PROJECT No. 13249

BLOCK(S): 13103 LOT(S): 16

LOCATION: 806 Davistown Rd., Blackwood

### 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:

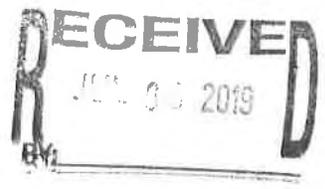
- New Application - Bulk C       Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review.      ***Please Forward Report by June 30, 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 JTG Building 7-2-19

Signature



Commissioners  
Richard P. Calabrese  
Chairman  
Joseph Pillo  
Vice Chairman

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



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

## THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

June 24, 2019

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

Re: Application #192025C  
Salvatore A. Matarazo  
806 Davistown Road, Blackwood, NJ 08012  
Block 13103, Lot 16



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Raymond J. Carr".

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  
 Dept. of Community Development & Planning  
**RE:** **APPLICATION #192026C**  
**Bernice Grundy**  
**16 Thornhill Court**  
**BLOCK 15703, LOT 141**  
**DATE:** July 10, 2019

The above application is to permit a 12' x 24' deck in the RA – Residential Attached District as per the submitted sketch.

### I. ZONING INFORMATION

1. RA ~ Residential District [§407].

| <u>Standard</u>  | <u>Required<br/>(Fee-Simple Townhouse)</u> | <u>Proposed</u> | <u>Complies</u> |
|--|--|-----------------|-----------------|
| Minimum lot size   | 2,500 sf                                   | ±5,988 sf       | yes             |
| Minimum lot frontage   | 20 ft.                                     | 47.08 ft.       | yes             |
| Minimum lot depth  | 125 ft.                                    | 72 ft.          | enc             |
| Maximum building coverage  | 40%  | ±18.5%          | enc             |
| Maximum lot coverage   | 60%  | ±27.5%          | enc             |
| <b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b> |  |                 |                 |
| Front yard (dwelling)  | 30 ft.                                     | ±23 ft.         | enc             |
| Side yard (deck)   | 20 ft. end wall only                       | n/a             | n/a             |
| <b>Rear yard (deck)</b>  | <b>30 ft.</b>                              | <b>23 ft.</b>   | <b>no*</b>      |
| Minimum Useable Yard Area  | 40%  | ≥ 40%           | yes             |
| Maximum Height   | 35 ft.                                     | ≤ 35 ft.        | yes             |

† = 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 variance:

§407.F – RA –Residential Attached, Area, Yard, Height and Building Coverage

1. Rear yard: (23 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:

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)).

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 N.J.S.A. 40:55D-70).

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

**From Section 407.F, Area, Yard, Height and Building Coverage, to permit a deck twenty three (23) feet from the rear lot line (30 feet minimum required).**

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

cc: Bernice Grundy  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane  
P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date<sup>1</sup>: \_\_\_\_\_ Application No.: # 192026C

Taxes Paid Yes/No DMB (Initial)

Fees 16000 Project # 13254

Planning Board  Zoning Board of Adjustment

Escr. 15000 Escr.# 13254

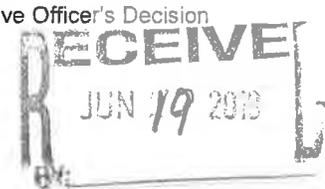
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

|  |   |
|--|---|
| <b>1. Applicant</b><br>Name: <u>Bernice E. Grandy</u><br>Address: <u>16 Thornhill Ct.</u><br>City: <u>Sicklerville</u><br>State, Zip: <u>New Jersey, 08081</u><br>Phone: <u>(215) 287-6287</u> Fax: ( ) -<br>Email: <u>bebeautyful@comcast.net</u> | <b>2. Owner(s) (List all Owners)</b><br>Name(s): <u>Bernice E. Grandy</u><br>Address: <u>16 Thornhill Ct.</u><br>City: <u>Sicklerville</u><br>State, Zip: <u>NJ, 08081</u><br>Phone: <u>(215) 287-6287</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 |
| R3 | SCR  | OF  | GI | FP | L-RD  | NVSCR Overlay  |
|    |      |     |    |    |       | IR             |

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

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

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

Name: Great American Deck Builder  
Address: 1909 N. Black Horse Pike Suite 1  
Profession: \_\_\_\_\_  
City: Williamstown  
State, Zip: New Jersey 08094  
Phone: 856-292-8409 Fax: ( ) - \_\_\_\_\_  
Email: info@njdeckbuilder.com  
www.njdeckbuilder.com

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

**7. Location of Property:** Sicklerville New Jersey

Street Address: 16 Thornhill Court, 08081 Block(s): 15703  
Tract Area: \_\_\_\_\_ Lot(s): 141

**8. Land Use:**

Existing Land Use: Residential  
Proposed Land Use (Describe Application): V-KA Deck 12'x24'  
w/ R s/b 23' ~ F<sup>2</sup> s/b 27' with 1 step & GATE

**9. Property:**

|  |  |                                      |
|--|--|--------------------------------------|
| Number of Existing Lots: _____               | <b>Proposed Form of Ownership:</b>                       |                                      |
| Number of Proposed Lots: _____               | <input type="checkbox"/> Fee Simple                      | <input type="checkbox"/> Cooperative |
| Are there <i>existing</i> deed restrictions? | <input type="checkbox"/> No <input type="checkbox"/> Yes | <b>(If yes, attach copies)</b>       |
| Are there <i>proposed</i> deed restrictions? | <input type="checkbox"/> No <input type="checkbox"/> Yes |                                      |

**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                         | 27'      | Setback from E.O.P.*2                       | _____    |
| Rear setback                            | 23'      | Fence type                                  | _____    |
| Side setback 1                          | _____    | 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                             | _____    | 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**

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

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

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

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

June 19 2019  
Date

Bernice E Grundy  
Signature

Bernice E Grundy  
Print Name

Sworn and Subscribed to before me this  
19th day of JUNE  
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?                        | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| C. Is this application for approval on a site or sites for commercial purposes?                    | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| D. Is the applicant a corporation?   | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| E. Is the applicant a limited liability corporation?   | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| F. Is the applicant a partnership?   | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |

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

- 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).
- 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).

Bernice E Grundy  
Signature of Applicant

Bernice E Grundy  
Print Name

06/19/2019  
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 06/19/2019, shows and discloses the premises in its entirety, described as Block 15703 Lot 141; 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:  
Bernice E Grundy of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

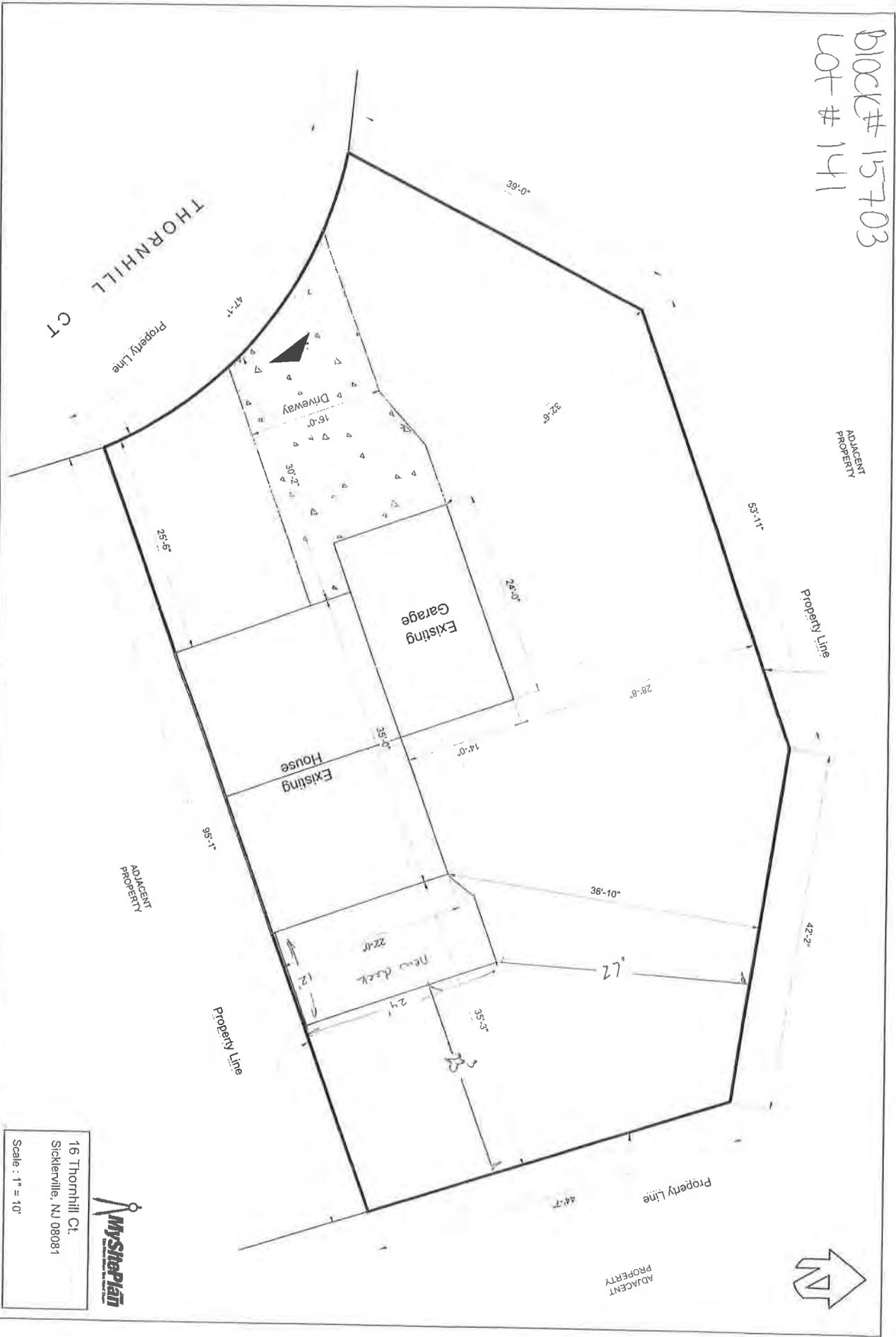
Sworn and subscribed to  
On this 19th day of June  
2019 before the following authority.

Bernice E Grundy  
Name of property owner or applicant

Olga Pollard  
Notary public

**OLGA POLLARD**

Block # 15703  
Lot # 141



16 Thornhill Ct.  
Sicklerville, NJ 08081  
Scale: 1" = 10'



# ZONING PERMIT DENIED

16 THORNHILL CT  
Block/Lot 15703/141

Applicant

Bana T/A Great American Deck Builde  
973 Monroeville Rd  
Mullica Hill, NJ 08062

Real Estate Owner

GRUNDY BERNICE ESTHER  
16 THORNHILL COURT  
SICKLERVILLE NJ 08081

*This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard attached frame 24'X12' deck.. This application for approval is hereby denied*

Zone  
RA  
Application is

**Denied**

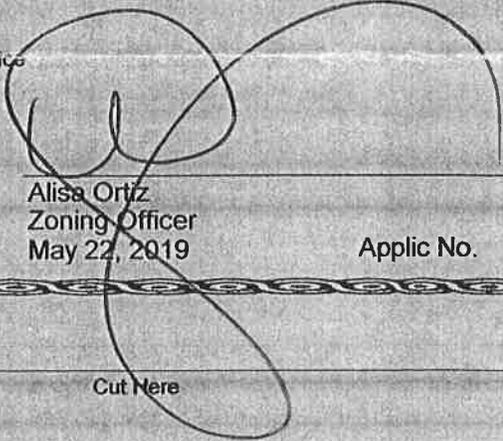
**Comments on Decision:**

Deck must be located a minimum of 30' from the rear property line. A Variance approval is required prior to issuance of permit.

Additional permits must be obtained through the Construction Office

**Gloucester Township**

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

  
Alisa Ortiz  
Zoning Officer  
May 22, 2019

Applic No. 13169

Cut Here

**Deliver to...**

Bana T/A Great American Deck Builde  
973 Monroeville Rd  
Mullica Hill, NJ 08062

4/30/2019  
 TRB Approved  
 Michele  
 Land Relivered  
 Chris  
 5/1/19  
 E/C  
 10w  
 ground  
 level  
 with  
 sliding  
 glass  
 door -

TERRESTRIA HOMEOWNERS ASSOCIATION  
 2 Fox Meadow Drive, Sicklerville, NJ 08081

|                            |        |
|----------------------------|--------|
| Filing Date                | Number |
| Do Not Write In This Space |        |

ATTN: Terrestria Architectural Review Board

**REQUEST FOR APPROVAL FOR EXTERIOR MODIFICATION TO PROPERTY**

Bernice Brundy am current in my Association assessments and have no outstanding Architectural Review Board violations. I herewith submit this request for approval to undertake the following modifications to the exterior of my property located at 16 Thornhill Court in TERRESTRIA.

DESCRIBE MODIFICATION: (Provide sufficient detail regarding the proposed modification. See Terrestria Rules, Regulations & Architectural Standards Handbook, Chapter 7, for further information.)

12x24 Gray PVC Deck with White Vinyl Railings and one set of steps

(Continue on reverse side, if necessary)

I understand that the ARB will respond as soon as possible and not later than thirty (30) days from the filing date of this request. It may be necessary for the ARB to request additional information, in which case the thirty (30) day review period restarts from the date the additional information is provided to the ARB. I understand that approval by the ARB must be received before any work on the improvements(s) may begin. All improvements must be completed within six (6) months of the date of approval by the ARB or the request is canceled.

I understand that any improvement(s) will be confined to within my property lines except when specifically noted as being on adjacent property(ies) or the common area. I further understand that any improvement(s) must follow the Rules, Regulations, and Architectural Standards set forth in the Governing Documents of Terrestria.

I understand ARB approval is subject to the homeowner receiving the proper Township permits if required (ARB approval does not indicate Township approval nor may the ARB override any Township ordinance or restrictions). Failure of the homeowner to obtain permission from either the ARB or the Township of Gloucester will result in the removal of the unauthorized exterior improvements.

I understand the Homeowner is solely responsible for the total maintenance of the improvement(s). I understand that upon sale or transfer of this property, I must provide the new owner with a copy of this document and inform them of all responsibilities concerning this improvement.

Date: 4/29/2019

Signature: Bernice Brundy in

Telephone Number: (215) 287-6287

Do Not Write Below This Line H-(856) 373-5265

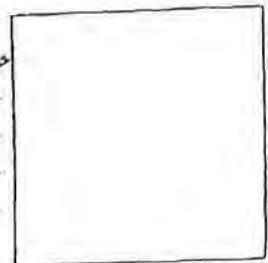
Approved  Disapproved

**ARCHITECTURAL REVIEW BOARD**

COMMENTS: Deck approved for size and color as noted above.  
Spoke to Bernice on telephone on 4/30/19.

[Signature]  
 FOR THE ARB

4/30/19  
 Date



ARB Seal

Contractor:

Great American Deck Build.

12 ft from house length of house  
 neighbors can get out pass it  
 emerge contractor applied w/ township loc permit



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: Bernice Esther Grundy  
Address: 16 Thornhill Ct  
Block: 15703 Lot: 141

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

6/10/19



Printed on recycled paper

Bnt# 65

~~12~~

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 19, 2019

APPLICATION No. #192026C

APPLICANT: BERNICE GRUNDY

PROJECT No. 13254

BLOCK(S): 15703 LOT(S): 141

LOCATION: 16 THORNHILL CT, 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 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:

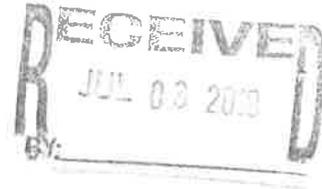
- New Application - Bulk C                       Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review.                      ***Please Forward Report by June 30, 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 JUL Bldg 7.22.19

\_\_\_\_\_  
Signature

Commissioners  
Richard P. Calabrese  
Chairman  
Joseph Pillo  
Vice Chairman

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



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

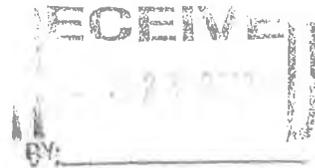
**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

June 24, 2019

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

Re: Application #192026C  
Bernice Grundy  
16 Thornhill Court, Sicklerville, NJ 08081  
Block 15703, Lot 141



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

DATE: June 19, 2019

APPLICATION No. #192026C

APPLICANT: BERNICE GRUNDY

PROJECT No. 13254

BLOCK(S): 15703 LOT(S): 141

LOCATION: 16 THORNHILL CT, 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:

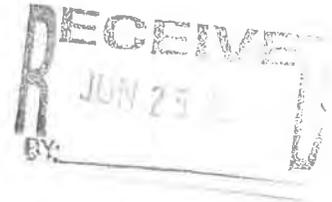
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  - 1 Copy - Development Plan
  - 1 Copy - Drainage Calculations
  - 1 Copy - E.I.S.
  - Recycling Report
- Variance Plan  Bulk (C) Variance  Use (D) Variance



Signature

*John J. [Signature]*  
Assessors 6/20/19

No Issues