

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, August 14, 2019
7:00 P.M.**

Agenda

**Salute to the Flag
Commencement Statement**

General Rules

Meeting will start at 7:00P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes - *Wednesday, July 24, 2019*

RESOLUTIONS FOR MEMORIALIZATION

#192025C
Salvatore Matarazzo

Bulk C Variance
Block: 13103 Lot: 16

#192026C
Bernice Grundy

Bulk C Variance
Block: 15703 Lot: 1.41

APPLICATIONS FOR REVIEW

#192029C
Kenneth Boyer
Zoned: R3

Bulk C Variance
Block: 15810 Lot: 12
Location: One Arlington Rd., Erial

14' x 24' shed with setbacks
(Curb opening must contact Camden County)

#192030C
Garrett Carlsen, II
Zoned: R4

Bulk C Variance
Block: 2101 Lot: 19
Location: 117 Front St., Glendora

11.6' x 15.6' deck with setbacks

#192031CD
Ville, III
Zoned: R1

Bulk C & Use D Variance
Block: 186601 Lot: 7, 8, (8 Q Farm) & 9
Location: 1401 Sicklerville Rd., Sicklerville

230 Townhouses Major Subdivision

#192032CDM
McDonald's USA, LLC c/o Jonathan Baske
Zoned: HC

Bulk C & Use D Variance Minor Site Plan
Block: 20101 Lot: 9
Location: 1505 Blackwood-Clementon Rd

Impervious coverage; signage, etc.; realignment of existing drive thru lane; 1,000' to any other establishment, residential use district, or house of worship, etc.

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JULY 24, 2019**

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

Roll Call:

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

Chairman McMullin had the professionals sworn in:

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

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

Mr. Ken Lechner, Township Planner

Mr. Rosetti will sit in for Mr. Bucceroni and Mr. Treger will sit in for Mr. Scarduzio.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, June 12, 2019

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Minutes Approved.

Zoning Board Minutes – Wednesday June 26, 2019

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes

Mr. Acevedo	Yes
Mr. Rosetti	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

6-12-2019

#192016CPMSFMS

SJ Dining, Inc.

Bulk C/Use D Variance; Prelim/Final Major Site Plan

Block: 13303 Lot: 2

#192020C

Diane Cimino

Bulk C Variance

Block: 902 Lot: 11

#192021C

Kyle & Melissa Seidel

Bulk C Variance

Block: 15601 Lot: 30

#192022C

David M. Lackner, MD

Bulk C Variance

Block: 7805 Lot: 4

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Resolutions Approved.

6-26-2019

#192023C

Stacey Jones

Bulk C Variance

Block: 20901 Lot: 52

#172045DPMSFMS (ext 1)

Lance's Tavern (Skeeters)

Extension of Time

Block: 8301 Lot: 7

#192024C

Nicholas Palumbo
Bulk C Variance
Block: 1802 Lot: 4

A motion to approve the above resolutions was made by Vice Chairman Simiriglia and seconded by Chairman McMullin.

Roll Call:

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes

Resolutions Approved

APPLICATIONS FOR REVIEW

#192025C
Salvatore Matarazzo
Zoned: R3
Bulk C Variance
Block: 13103 Lot: 16
Location: 806 Davistown Rd., Blackwood
6' vinyl fence

Mr. Costa swears in Mr. Matarazzo.

Mr. Matarazzo states the property line is highlighted on the survey presented to the board. The blue highlighter is where the fence will be located. The company behind him puts cars & trucks on his property. He also owns 908 Evergreen Ave... The children can't use that section of the yard. The fence will be 20' from the curb on Davistown Rd. (20' from curb). He would like to be as close to Evergreen Ave. as possible. 10' off the property line on Davistown Rd... Evergreen Ave. he is looking for a 0' setback. It will be a 6' vinyl fence.

Mr. Lechner states Evergreen Ave. is 40' wide with the ROW. The Pavement center line is 20' to property line. 5' in on tangent from Davistown Rd. (5' from curb); 20' from curb on Davistown Rd. (10' from property line).

Mr. Matarazzo states he would like to have a curb on Evergreen.

Mr. Mellett states it's more involved than you would think, it involves storm water management.

Mr. Lechner states it also involves the Capital budget and improvements. The Mayors' office would be the place to start.

Mr. Treger asks how come Mr. Matarazzo didn't get the middle property.

Mr. Matarazzo states he is working on that.

Public Portion:

Mr. Costa swears in Mr. Raymond Lowe 826 Davistown Rd.

Mr. Lowe has trouble with trash trucks getting down the road and exiting the road safely. He's afraid the trucks won't be able to see well enough.

Mr. Mellett states with the current site triangle (minimum 20' setback) is more than enough room to see.

Vice Chairman Simiriglia asks how the trash trucks back down the road.

Mr. Lowe states they back down Evergreen from Davistown.

Mr. Lowe was under the impression the setback was 40' for the fence according to the ordinance.

Mr. Lechner states the ordinance has changed and is no longer 40'.

Mr. Costa states originally there was going to be a 0' setback but is now 20'.

Mr. Lechner states the ordinance is 15' from the face of the curb not 40'. Any vehicle that comes to the corner will have a fence 20' behind them.

Mr. Mellett states the dead end does make trucks use a special maneuver. The large tree should be considered in the analysis.

Mr. Matarazzo is fine with putting the fence 25' in from the curb vs. 20'. The 6' fence is approved.

Mr. Costa swears in Mr. Dan Kelly who states Mr. Matarazzo is a great neighbor and is a plus for the neighborhood.

A motion to approve the above-mentioned application with a 0' setback on Evergreen a 25' setback from curb on Davistown Rd with a 6' fence was made by Mr. Rosati and seconded by Mr. Acevedo.

Roll Call:

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Application Approved.

#192026C

Bernice Grundy

Zoned: RA

Bulk C Variance

Block: 15703 Lot: 1.41

Location: 16 Thornhill Ct., Sicklerville

12' x 24' deck with setbacks.

Mr. Costa swears in Ms. Grundy.

Ms. Grundy states she has an end unit with a creek at the end.

If she followed the ordinance her deck would be in the creek. The deck will be composite. There is enough space for the neighbors with the easement.

Open to the Professionals:

No Comments:

Open to the Public:
No Comments:

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192025C

Salvatore Matarazzo

Block 13103, Lot 16

WHEREAS, Salvatore Matarazzo is are the owner of the land and premises located at 806 Davistown Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 6' vinyl fence along Davistown Road and a 6' vinyl fence with a 5' setback along Evergreen Avenue instead of the required 15' and to have the fence as a principal use for the property located upon Block 13103, Lot 16, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being Pro Se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on July 24, 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 Salvatore Matarazzo is the owner of the land and premises located at 806 Davistown Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 13103, Lot 16, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he is trying to clean up the property and prevent people from parking vehicles on it and from making u- turns and he is continuing the fence he has on his other 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 6' vinyl fence with a 5' setback along Evergreen Avenue, 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 24th day of July, 2019, the applicant Salvatore Matarazzo is hereby granted the aforesaid variances for the property located upon Block 13103, Lot 16 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Ken Treger	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 14th day of August, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192026C

Bernice Grundy

Block 15703, Lot 141

WHEREAS, Bernice Grundy is are the owner of the land and premises located at 16 Thornhill 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 permit a 12' x 24' deck 23' from the rear lot line instead of the required 30' for the property located upon Block 15703, Lot 141, as shown on the Official Map of the Township of Gloucester, located in a RA 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 July 24, 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 Bernice Grundy is the owner of the land and premises located at 16 Thornhill Court in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15703, Lot 141, on the Official Tax Map of the Township of Gloucester, located in an RA 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 an end unit on a cul-de-sac and has a creek at the end of her property and the 12' x 24' deck would be in the creek if she had to conform to the ordinance.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variances to construct a 6' vinyl fence, 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 24th day of July, 2019, the applicant Bernice Grundy is hereby granted the aforesaid variance to construct a 12' x 24' deck with a rear yard setback of 23' for the property located upon Block 15703, Lot 141 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

Ken Treger	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 14th day of August, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

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 #192029C**
Kenneth Boyer
1 Arlington Road
BLOCK 15810, LOT 12

DATE: July 11, 2019

The Applicant requests approval for a 14' x 24' shed within the R-3 Residential District as indicated on the sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Lot size (min.)	9,375 sf	16,043.9 sf	yes
Lot frontage (min.)			
Arlington Road	75 ft.	61.255 ft.	enc
Jarvis Road	75 ft.	184.425 ft.	yes
Lot depth (min.)	125 ft.	184.425 ft.	yes
Building coverage (max.)	20%	±10.7% ¹	yes
Lot coverage (max.)	40%	±16.0% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)			
Arlington Road	30 ft.	33.1 ft.	yes
Jarvis Road	30 ft.	20.9 ft.	enc
Side yard (min.)	10 ft.	11 ft.	yes
Rear yard (min.)	30 ft.	±82 ft. ¹	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

¹ = Scaled data.

enc = Existing nonconformance.

Description	Required	Proposed	Complies
§422.L, RESIDENTIAL TOOL SHED			
Shed area (max.)	168 sf	336 sf	no*
Number (max.)	1	1	yes
Shed height (max.)	12 ft.	12 ft.	yes
Wall height (max.)	9 ft.	n/p	---
Distance between adjacent buildings	10 ft.	>10 ft.	yes
Front yard (min.) Arlington Road Jarvis Road	N.P. N.P.	±154 ft. ±40 ft.	yes yes
Side yard (min.)	5 ft.	16 ft.	yes / yes
Rear yard (min.)	5 ft.	22 ft.	yes

N.P. = Not Permitted.

* = Variance required.

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

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.

§422.L, Residential Tool Shed

1. Area: (336 sf provided v. 168 maximum allowed).

The Applicant shall provide the following information to determine if additional variances are required:

2. Wall height: 9 ft. minimum required.

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.L, Residential Tool Shed to permit a three hundred thirty six (336) square foot shed (168 sf maximum allowed).

IV. RECOMMENDATIONS

1. The Applicant must address the underlined comments.

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

cc: Kenneth Boyer
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit # 13247

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.: 192029C

Taxes Paid Yes/No DNB (Initial)

Fees 160.00 Project # 13297

Planning Board Zoning Board of Adjustment

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

Escr. 150.00 Escr. # 13297

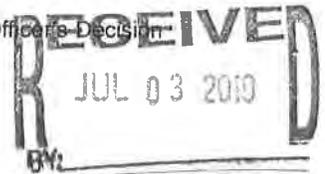
LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: <u>Kenneth Boyer</u>	Name(s): <u>Kenneth Boyer</u>
Address: <u>1 Arlington Rd</u>	Address: <u>1 Arlington Rd.</u>
City: <u>Erial</u>	City: <u>Erial</u>
State, Zip: <u>N.J. 08081</u>	State, Zip: <u>NJ 08081</u>
Phone: <u>(609) 605-2723</u>	Phone: <u>DNB</u> - Fax: () -
Email: <u>Krb611@comcast.net</u>	

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

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

² Legal advertisement and notice is required to all property owners within 200 feet.



4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
<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: Kenneth Boyer
Address: 1 Arlington Rd.
Profession: Disabled
City: Erial
State, Zip: NJ 08081
Phone: 609-605-2723 Fax: () -
Email: Krb611@comcast.net

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

7. Location of Property:

Street Address: 1 Arlington Rd. Block(s): 15810
Tract Area: _____ Lot(s): 00012

8. Land Use:

Existing Land Use: Residential home
Proposed Land Use (Describe Application): Storage shed 14x24'

9. Property:

Number of Existing Lots: 1 Proposed Form of Ownership:
Number of Proposed Lots: None 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
None

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
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.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	14 x 24
Garage height	_____	Shed height	12'
Number of garages	_____	Setback from R.O.W.1	28'
(Include attached garage if applicable)		Setback from R.O.W.2	16'
Number of stories	_____	Setback from property line 1	20'
		Setback from property line 2	16'

14. Parking and Loading Requirements:

Number of parking spaces required: _____ Number of parking spaces provided: see drawing

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).

7-2-19

Date

Sworn and Subscribed to before me this

2nd day of July
2019 (Year).

Signature

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

Signature of Applicant

Print Name

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 15810 Lot 00012 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:

Kenneth Boyer 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 2nd day of July
20 19 before the following authority.

Kenneth Boyer
Name of property owner or applicant

Olga Pollard
Notary public

ZONING PERMIT DENIED

1 ARLINGTON RD
Block/Lot 15810/12

Applicant
BOYER KENNETH & MELISSA
1 ARLINGTON ROAD
ERIAL, NJ 08081

Real Estate Owner
BOYER KENNETH & MELISSA
1 ARLINGTON ROAD
ERIAL, NJ 08081

This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 14'X25' shed and a 2nd curbcut/driveway.. This application for approval is hereby denied

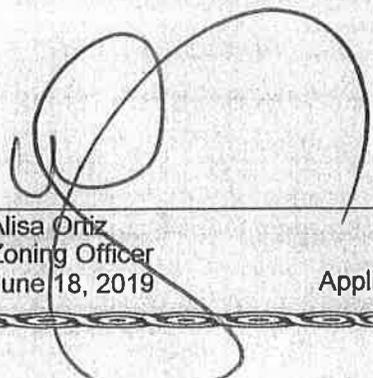
Zone
R3
Application is
Denied

Comments on Decision:

Shed cannot exceed 168sq.ft and only (1) curb cut is permitted per lot. 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
June 18, 2019

Applic No. 13247

Cut Here

Deliver to...

BOYER KENNETH & MELISSA
1 ARLINGTON ROAD
ERIAL, NJ 08081

Kenneth Boyer (RESIDENT OWNER)

#1 Abington Road
Easton NJ 08081

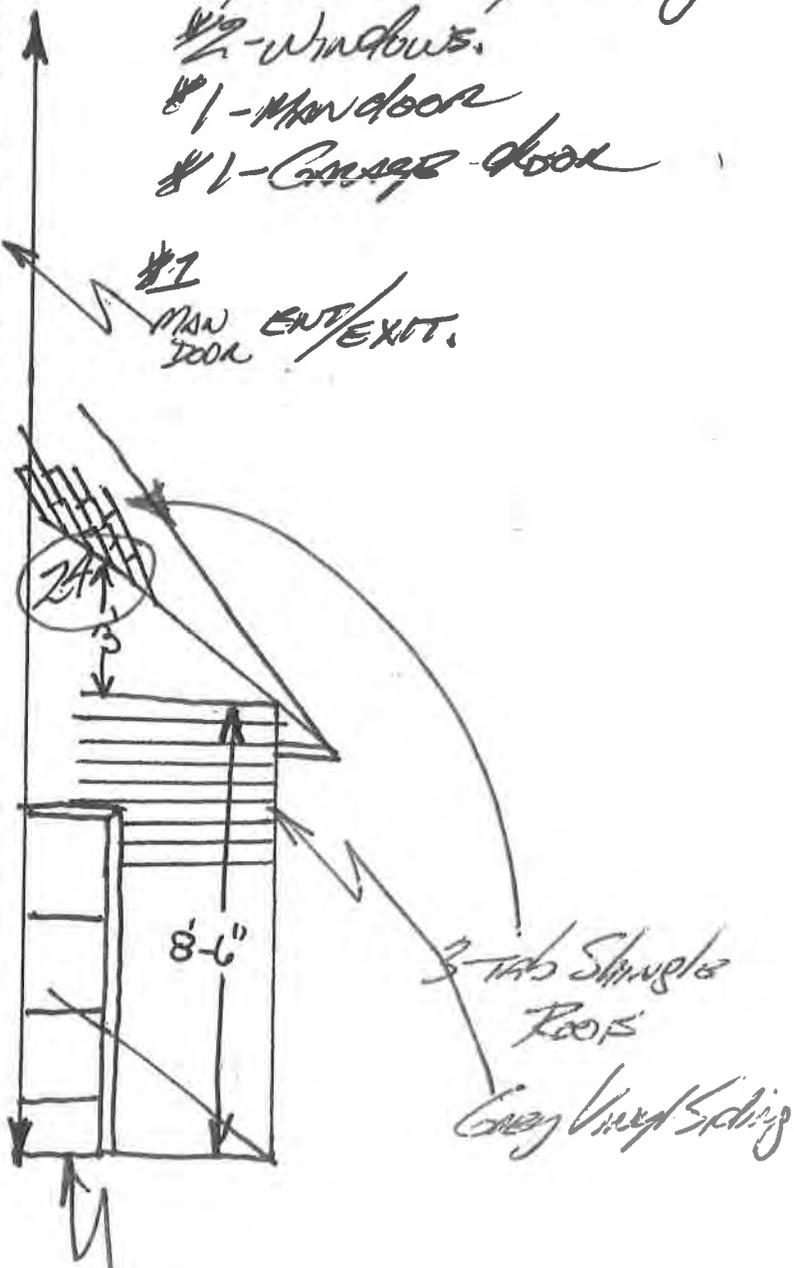
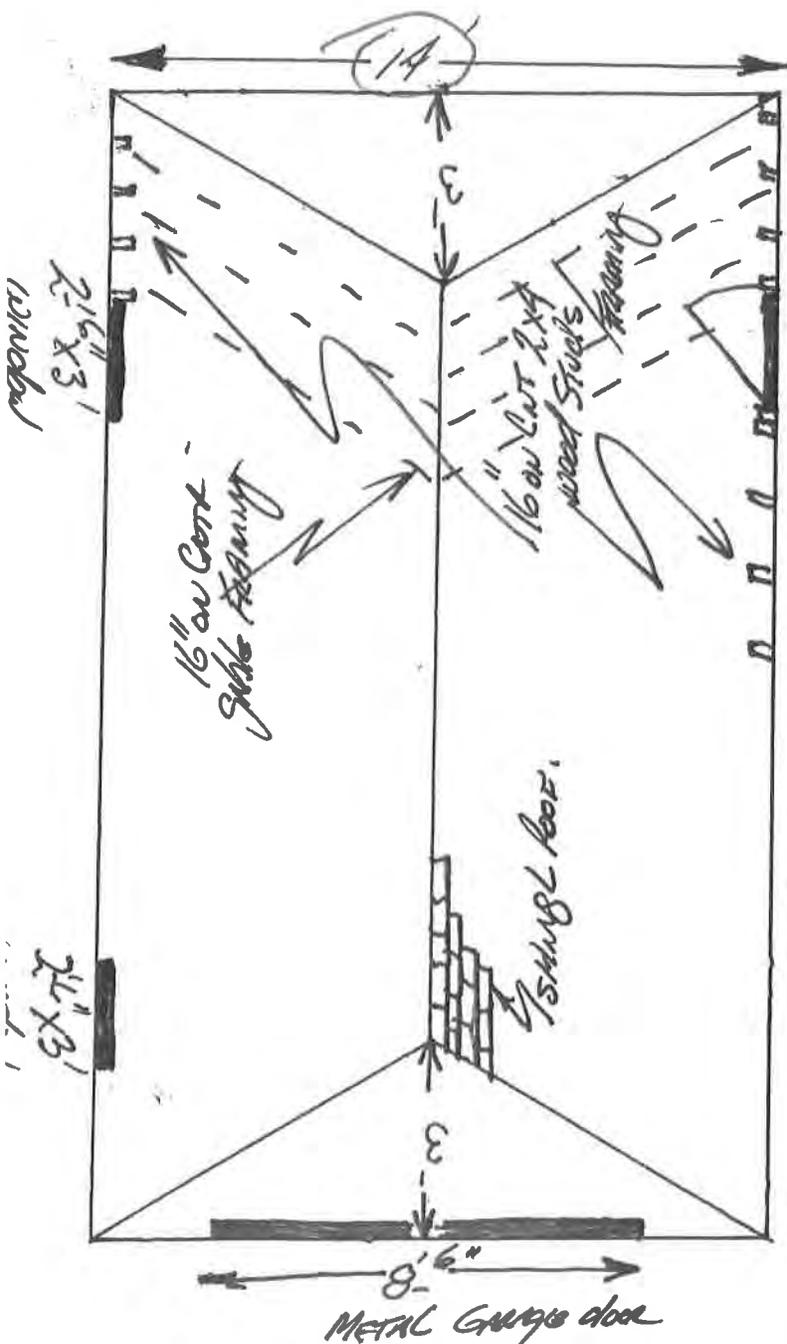
14' x 21'
Wood Frame. Shingle Roof
w/ Finish Vinyl Siding

#2 - Windows

#1 - Man door

#1 - Garage door

#1
MAN ENT/EXIT
DOOR



Rough Sheel DOWNS. (Purchased Used Second hand)

NOTE: No Utility INSTALLS.

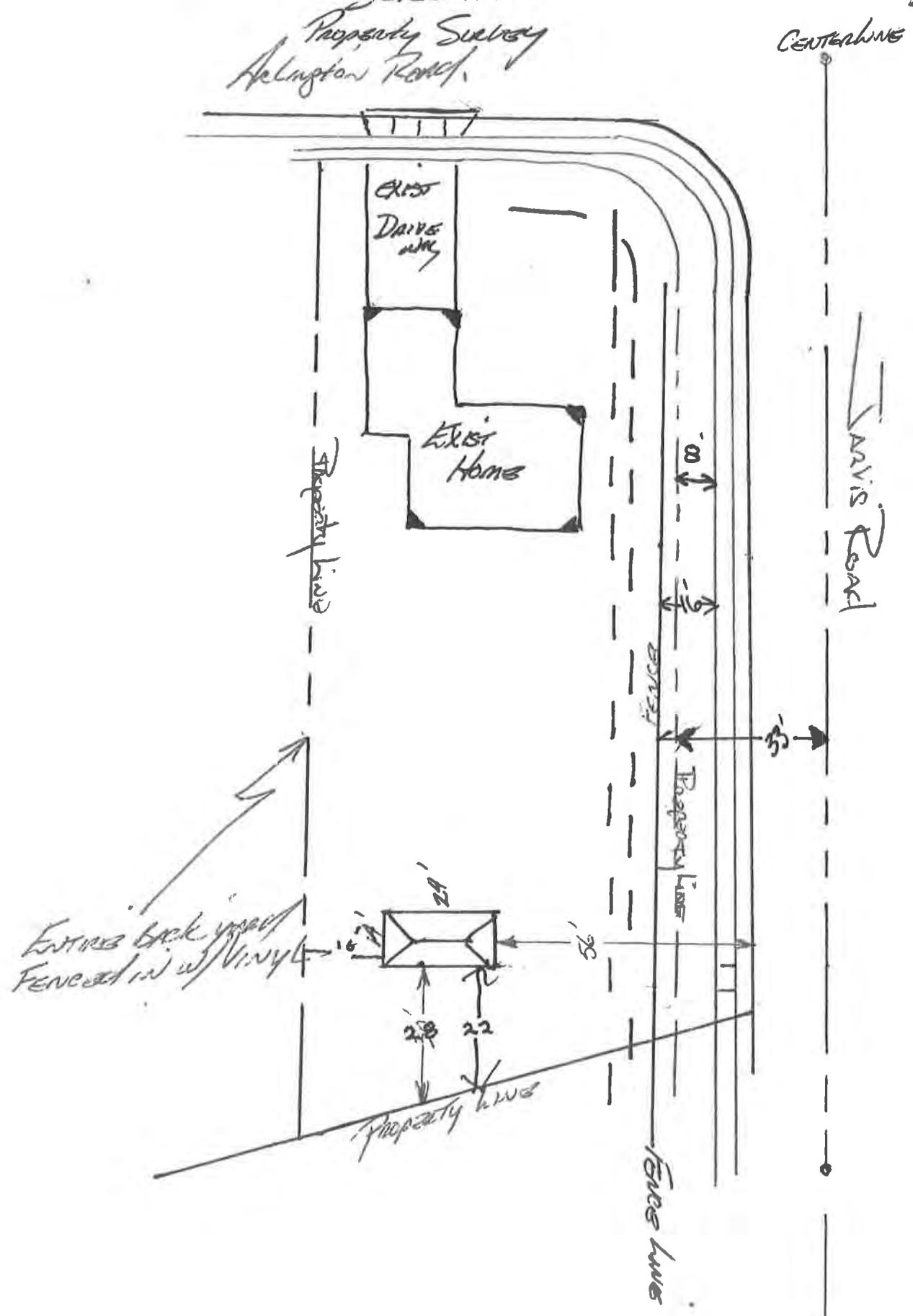
(A) ELECTRIC (B) GAS.

(C) WATER

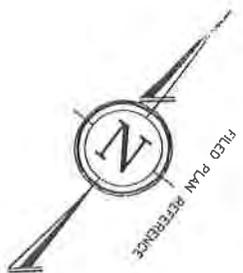
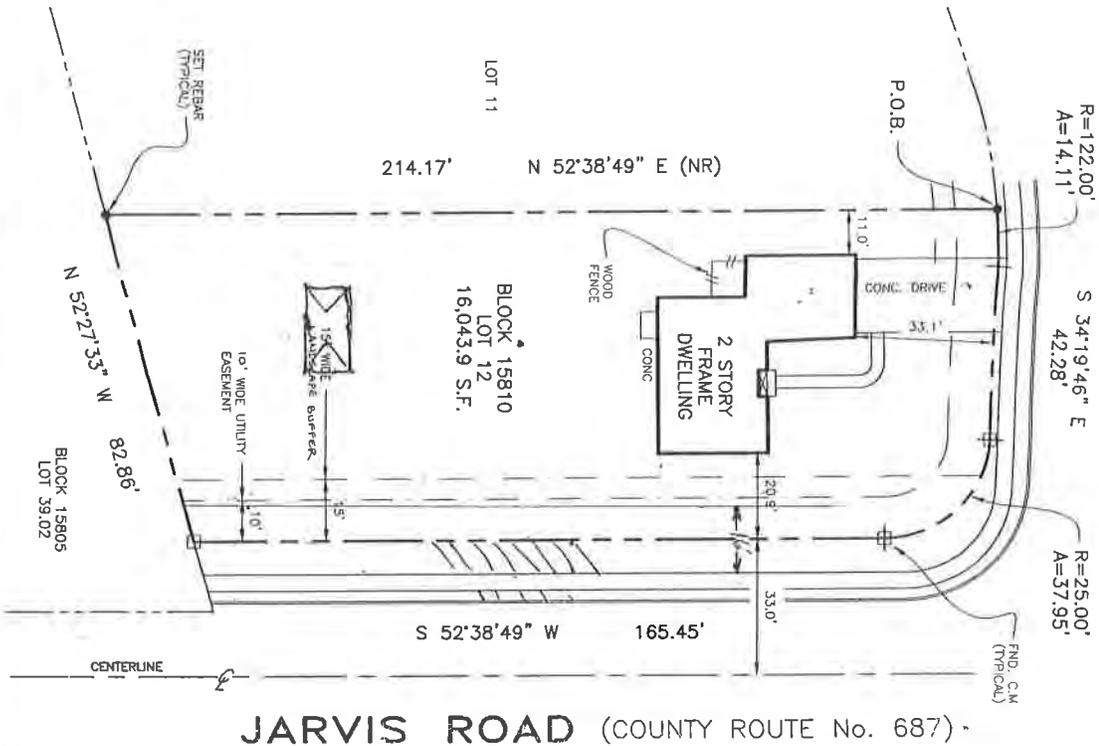
(D) SEWER

1" = 30'

To Scale From
Property Survey
Arlington Ranch



ARLINGTON ROAD (60' WIDE)



GENERAL NOTES

1. IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY IF NO FEE IS PAID THIS SURVEY SHALL BE VOID. THE CONTRACT BASED ON THE RECORD INFORMATION FURNISHED, EXCEPT SUCH EASEMENTS OR ON THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE. THIS SURVEY IS ISSUED SOLELY TO THE HEREIN NAMED PARTIES FOR THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY. THE SURVEY IS NOT VALID AND NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO, USE OF THE SURVEY FOR SURVEY ADJUTANT, RESALE OF PROPERTY, PERMIT APPLICATIONS OR ANY OTHER PURPOSE. THE SURVEYOR'S PROFESSIONAL SEAL TO BE CONSIDERED VALID.
2. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS PLAN SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF JAMES SASSANO ASSOCIATES AND THE PROFESSIONAL(S) WHO ENDORSED THIS PLAN.
3. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE.
4. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A COMPLETE TITLE REPORT.
5. SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND/OR COVENANTS OF RECORD EITHER WRITTEN OR IMPLIED THAT MAY NOT APPEAR ON THIS SURVEY.
6. BEING KNOWN AS LOT 12, BLOCK 15810, AS SHOWN ON A PLAN OF LOTS "TINA" SUBDIVISION PLAT, SECTION 1, "TWIN STREAMS" FILED ON 6/13/95 AS MAP NO. 826-6.

ISSUED TO: KENNETH BOTER and MELISSA CLANCY, Single Persons
 WECHEM TITLE AGENCY
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 AURORA FINANCIAL GROUP, INC., ITS SUCCESSORS
 AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR
 FILE NO. W-39540-F

REVISION	DATE	REVISION DESCRIPTION	DRAWN BY	CHECKED BY

SURVEY OF PROPERTY
FOR
BLOCK 15810, LOT 12
 TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN
 STATE OF NEW JERSEY

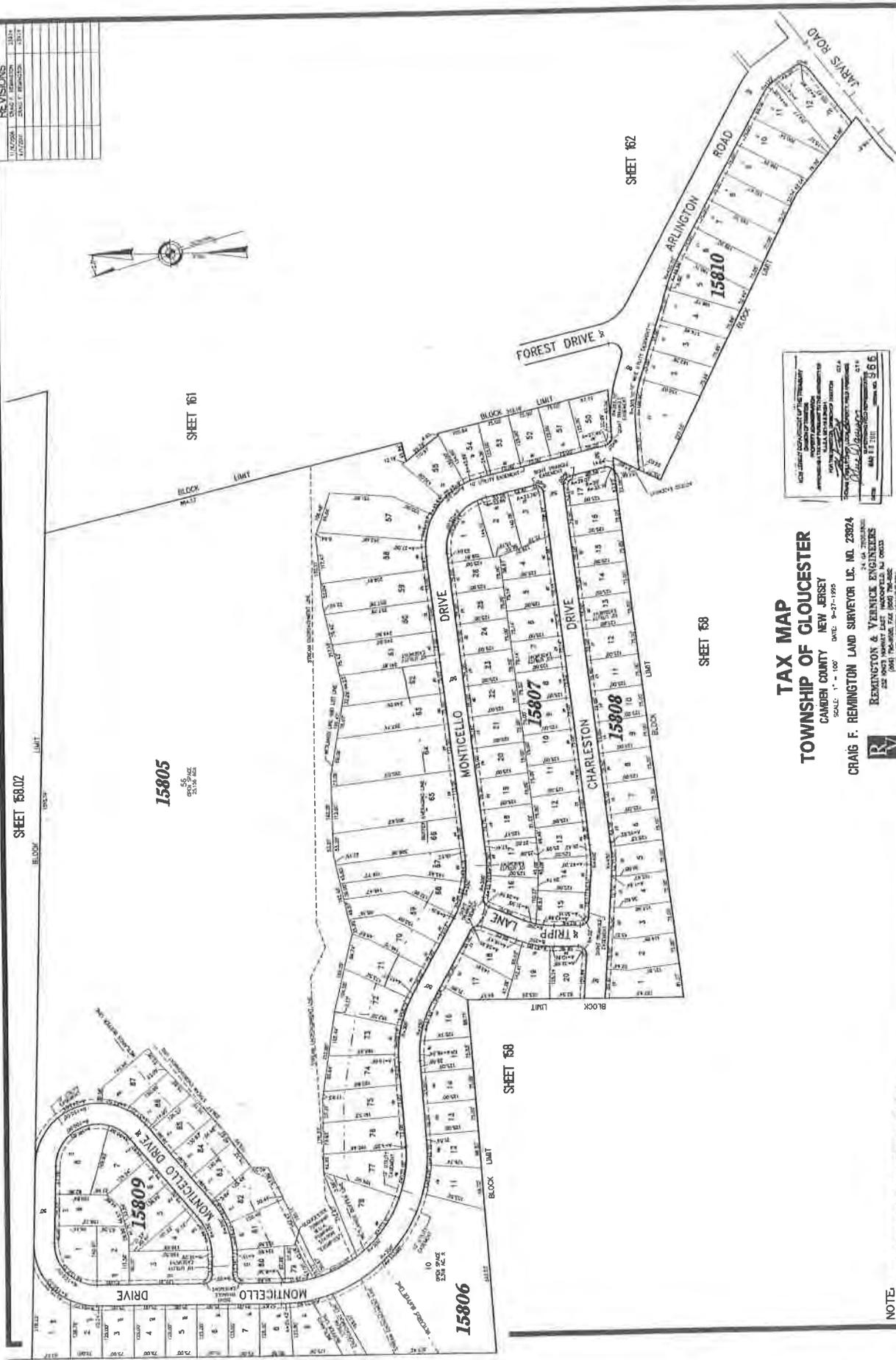
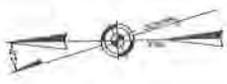
JAMES SASSANO ASSOCIATES
 SURVEYING • PLANNING
 26 NORTH ROUTE 73, SUITE 1
 BOX 330
 CEDAR BROOK, NEW JERSEY 08018
 TELEPHONE: (609) 704-1155 FAX: (609) 704-1166

JAMES SASSANO

N.J. PROFESSIONAL LAND SURVEYOR, LICENSE NO. 35401

DATE:	1/28/02
SCALE:	1" = 30'
DRAWN BY:	LD
CHECKED BY:	J.A.S.
SHEET:	1 OF 1
PROJECT NO.:	1240

REVISIONS	
NO.	DATE
1	10/20/00
2	05/07/01
3	02/11/03
4	03/11/03
5	03/11/03
6	03/11/03
7	03/11/03
8	03/11/03
9	03/11/03
10	03/11/03



SHEET 158.02

15805

56
93.57 AC

SHEET 161

SHEET 162

SHEET 158

SHEET 160

15806

TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 9-27-1995

CRAIG F. REMINGTON LAND SURVEYOR L.C. NO. 23824
 REMINGTON & VERNICK ENGINEERS
 200 SOUTH MARKET EAST, MANFORDVILLE, NJ 08053
 (609) 398-1100 FAX (609) 398-1101
 200 WEST BOSTON, MANFORDVILLE



NEW JERSEY DEPARTMENT OF TREASURY
 COUNTY OF CAMDEN
 TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY, NEW JERSEY
 DATE: MAR 27 2003
 366

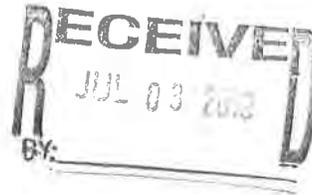
NOTE:
 THE SHEET HAS BEEN DRAWN USING CONVENTIONAL GRID MATHEMATICS
 (GRID) AND COORDINATE GEOMETRY (GCS).



TOWNSHIP OF GLOUCESTER

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

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



To whom it may concern:

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

Name Kenneth + Melissa Boyer

Address 1 Arlington Rd. Erial, NJ 08081

Block 15810 Lot 12

7-3-19
Date

Maureen Busa
Asst. Gloucester Township Tax Collector

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: July 3, 2019

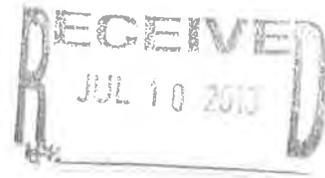
APPLICATION No. #192029C

APPLICANT: KENNETH BOYER

PROJECT No. 13297

BLOCK(S): 15810 LOT(S): 12

LOCATION: ONE ARLINGTON RD, ERIAL



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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

ENCLOSED:

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

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

ISSUE ★

**THIS SEEMS TO BE
MORE OF A "GARAGE"
THAN SHED.**

**★ WILL THERE BE
A DRIVEWAY OR ACCESS
USED TO JARVIS RD?
DO THEY NEED PERMISSION
(COUNTY ROAD)?**

Signature

7/9/19

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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



Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

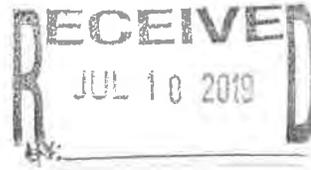
**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

July 10, 2019

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

Re: Application #192029C
Kenneth Boyer
One Arlington Road, Erial, NJ 08081
Block 15810, Lot 12



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

ZB # 46

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: July 3, 2019

APPLICATION No. #192029C

APPLICANT: KENNETH BOYER

PROJECT No. 13297

BLOCK(S): 15810 LOT(S): 12

LOCATION: ONE ARLINGTON RD, ERIAL

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:

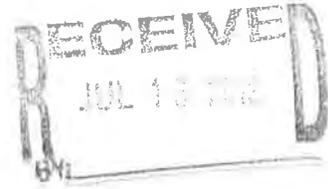
- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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

ENCLOSED:

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



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

OK 7-15-19 JKG Bldg for Jet Backs - This size structure will require a Construction Permit, 2 set of Plans w/ a foundation design - JKG

Signature

Please please
Type Note for
Ken, Thanks
JKG

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Alisa Ortiz, Zoning Officer
 Dept. of Community Development & Planning
RE: **APPLICATION #192030C**
Garrett Carlsen
117 Front Street
BLOCK 2101, LOT 19

DATE: July 23, 2019

The above application is to permit a proposed 11.5' x 15.5' deck in the R-4-Residential District as per the submitted sketch.

I. ZONING INFORMATION

1. Zone: R-4 ~ Residential District [§406].

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	6,250 sf	±5,550 sf ¹	enc
Minimum lot frontage	50 ft.	58.79 ft. ²	yes
Minimum lot depth	100 ft.	130 ft. ²	yes
Maximum building coverage	35%	n/a	n/a
Maximum lot coverage	65%	n/a	n/a
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (dwelling)	20 ft.	±10 ft.	enc
Side yard (deck)	10 ft.	8 ft.	no
Rear yard (deck)	20 ft.	40 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

¹ = Scaled data.

² = Tax map data.

enc = Existing nonconformance.

= Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

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

1. Side yard: (8 ft. provided v. 10 ft. minimum required).

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

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested 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 406.F, Area, Yard, Height and Building Coverage, to permit a deck eight (8) feet from the side property line (10 feet minimum required).

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

cc: Garrett Carlsen
Anthony Costa, Esq.
Robert Smith, PE, Churchill Consulting Engineers

Update Permit # 12790

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: #1920302

Taxes Paid: Yes / No (Initial) DNB

Fees: 160.00 Project #: 13334

Escr. 150.00 Escr. #: 13334

Planning Board Zoning Board of Adjustment

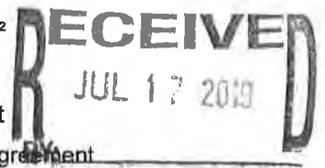
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

<p>1. Applicant</p> <p>Name: <u>GARRET CARLSON</u></p> <p>Address: <u>117 Front St</u></p> <p>City: <u>Glendora</u></p> <p>State, Zip: <u>NJ - 08029</u></p> <p>Phone: <u>(609) 820-1259</u> Fax: <u>(856) 768-7887</u></p> <p>Email: <u>purewatersolutions@camest.net</u></p>	<p>2. Owner(s) (List all Owners)</p> <p>Name(s): <u>GARRET CARLSON</u></p> <p>Address: <u>117 Front St</u></p> <p>City: <u>Glendora</u></p> <p>State, Zip: <u>NJ - 08029</u></p> <p>Phone: <u>(609) 820-1259</u> Fax: <u>(856) 768-7887</u></p>
---	--

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

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



² Legal advertisement and notice is required to all property owners within 200 feet.

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: GARRETT CARLSEN II
Address: 117 Front St
Profession: _____
City: Glendora
State, Zip: ND 08029
Phone: (07) 820-1259 Fax: (86) 768-7887
Email: purewatersolutions@comcast.net

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

7. Location of Property:

Street Address: 117 Front St Block(s): 2101
Tract Area: _____ Lot(s): 19

8. Land Use:

Existing Land Use: Residential
Proposed Land Use (Describe Application): Build a deck with railing and stairs 8 Ft from REAR property line Deck is to be 11'6" x 15'6"

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	40'	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	40'	Fence type	_____
Side setback 1	8'	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
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.	
Garage Application		Shed Requirements	
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:

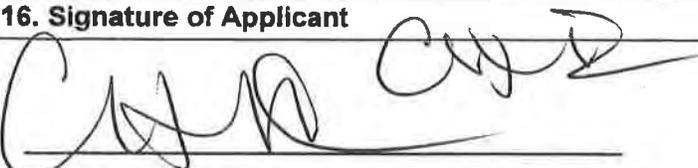
Number of parking spaces required: _____ Number of parking spaces provided: _____
 Number of loading spaces required: _____ Number of loading spaces provided: _____

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	7/16/19 12/27/18 _____ 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).

_____ Signature
 _____ Date
 Sworn and Subscribed to before me this _____ day of _____
 _____ (Year) _____ Signature
 _____ Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

[Signature]
 Signature of Applicant
GARRET CARLSEN II
 Print Name

No Yes

7/16/19
12/27/18
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 2101 Lot 19; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey, Sworn and subscribed to
 County of Camden: On this 27th day of DECEMBER,
 _____ of full age, being duly sworn to 2018 before the following authority.
 law, on oath and says that all of the above statement
 herein is true.

GARRET CARLSEN II
Name of property owner or applicant

[Signature]
Notary public

JUSTIN CARROLL
 Notary Public - State of New Jersey
 My Commission Expires Feb 22, 2022

ZONING PERMIT DENIED

117 FRONT ST
Block/Lot 2101/19

Applicant
CARLSEN GARRETT II
117 FRONT STREET
GLENDDORA NJ 08029

Real Estate Owner
CARLSEN GARRETT II
117 FRONT STREET
GLENDDORA NJ 08029

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard attached frame 15'6X11'6" deck located 55' from the rear property line and
8' from the side property line.. This application for approval is hereby denied

Zone
R4
Application is

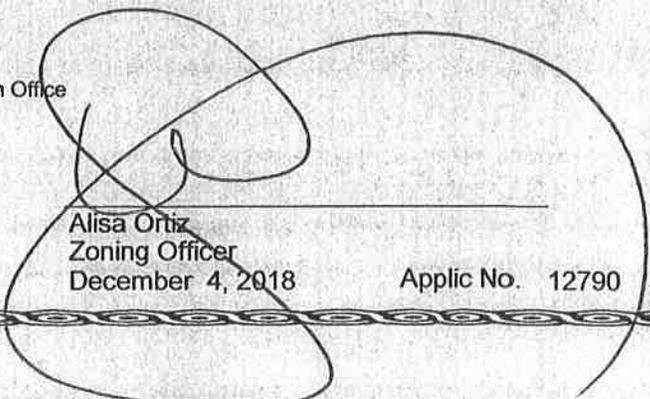
Denied

Comments on Decision:

Deck is to maintain a minimum of 10' from the side property line. A Variance approval is required by the Zoning Board of Adjustment 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
December 4, 2018

Applic No. 12790

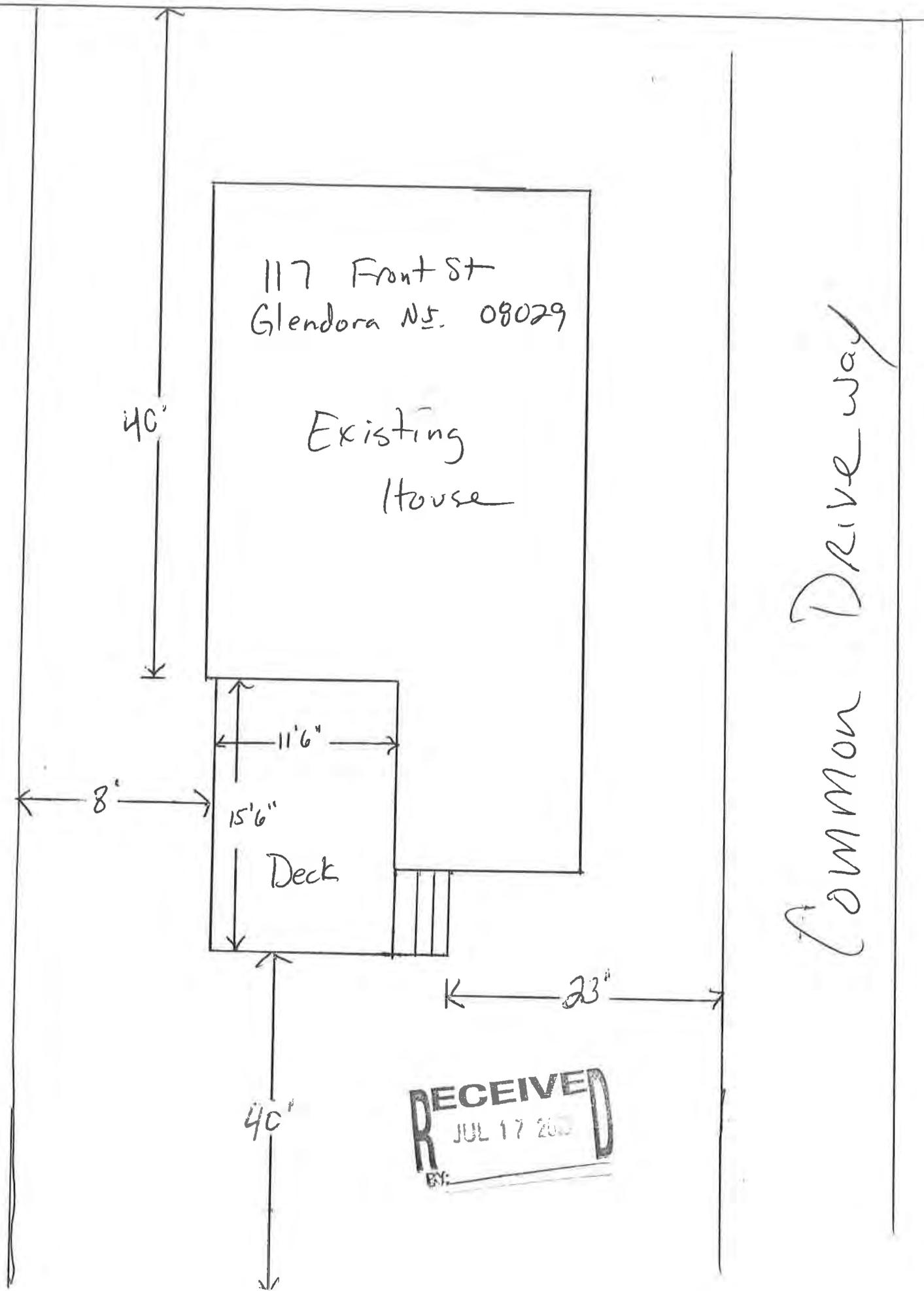
Cut Here



Deliver to...

CARLSEN GARRETT II
117 FRONT STREET
GLENDDORA NJ 08029

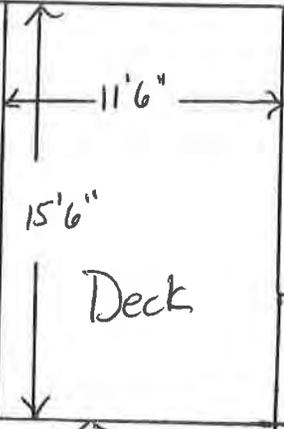
Front St.



117 Front St
Glendora N5. 08029

Existing
House

40'



Deck

8'

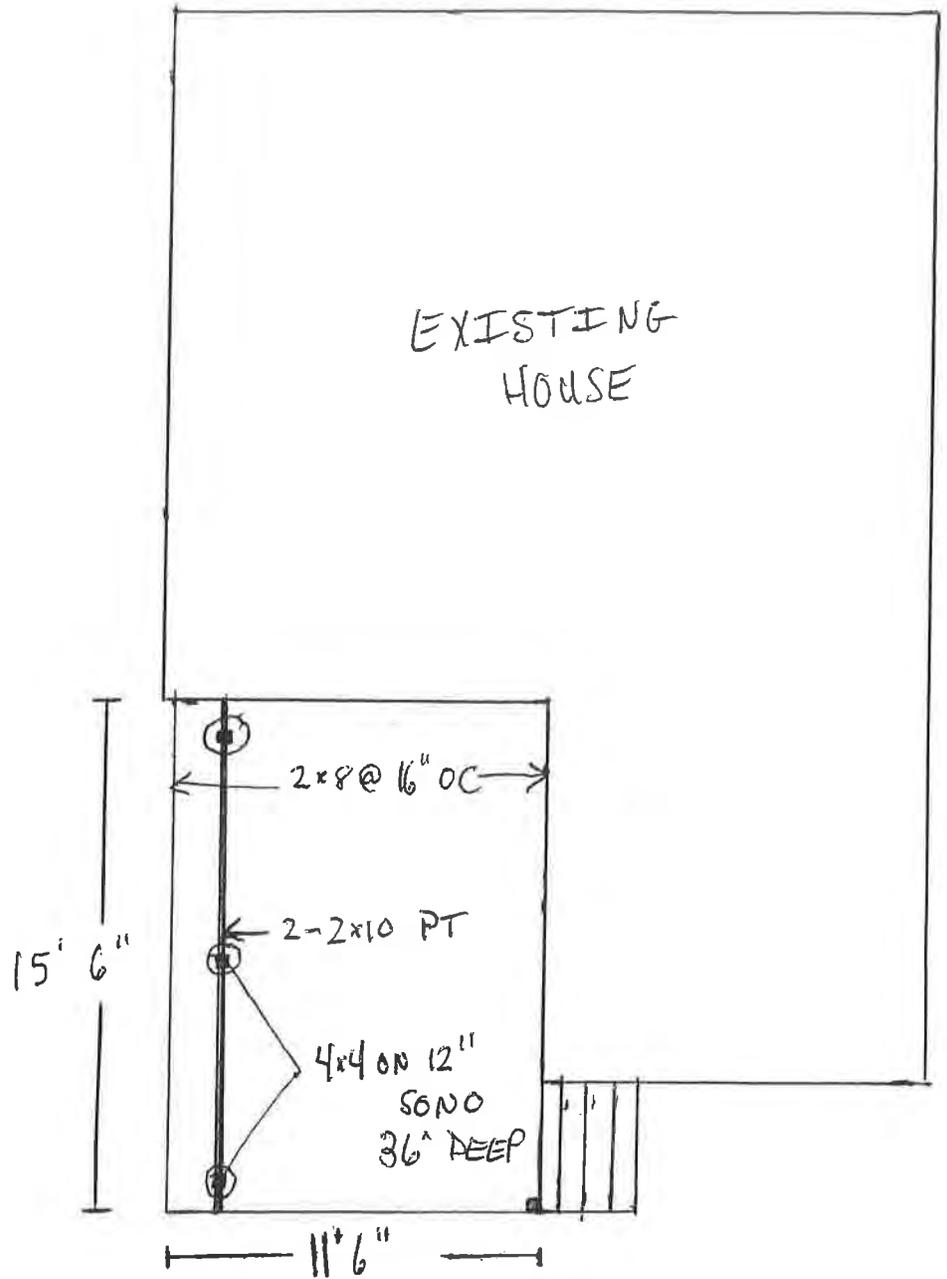
40'

23'

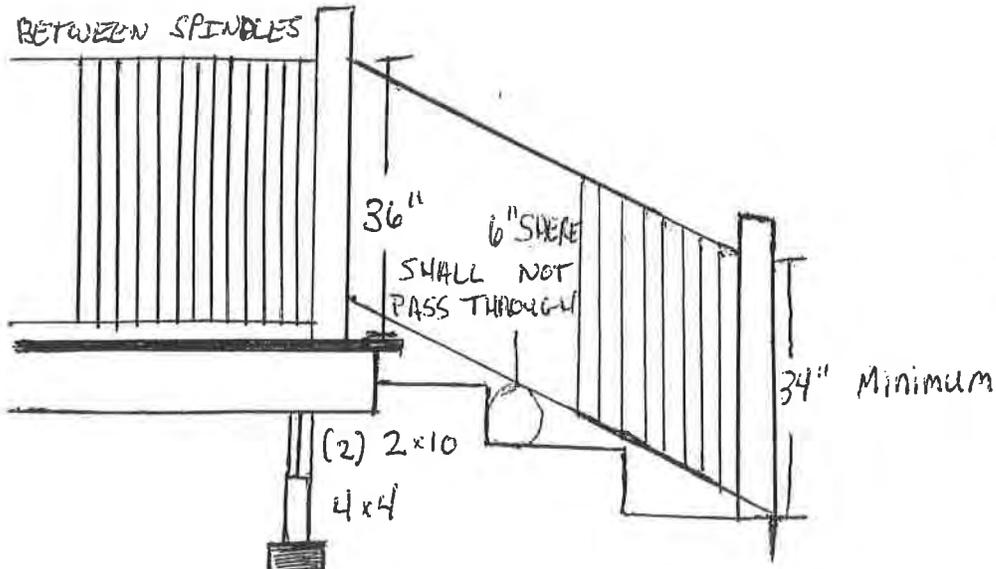
Common Driveway

RECEIVED
JUL 17 2005
BY: _____

117 FRONT STREET
GLENDDORA NJ, 08029



NO MORE THEN 4"
BETWEEN SPINDLES



RECEIVED
JUL 17 2013
BY: _____



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: GARRETT CARLSEN II
Address: 117 Front Street Glendora NJ 08029
Block: 2101 Lot: 19

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector
Gloucester Township
Camden County



Printed on recycled paper

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: July 17, 2019

APPLICATION No. #192030C

APPLICANT: GARRETT CARLSEN II

PROJECT No. 13334

BLOCK(S): 2101 LOT(S): 19

LOCATION: 117 Front St., Glendora

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

Deck in Rear

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by JULY 28, 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

RECEIVED
 JUL 22 2019

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

Signature

Garrett CarlSEN II
assess
7/17/19

No Issues.

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

3rd 68

[Handwritten mark]

DATE: July 17, 2019

APPLICATION No. #192030C

APPLICANT: GARRETT CARLSEN II

PROJECT No. 13334

BLOCK(S): 2101 LOT(S): 19

LOCATION: 117 Front St., Glendora

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

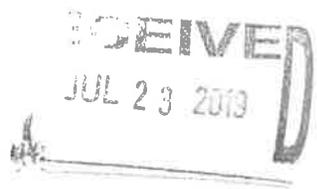
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- 1 Copy - E.I.S.
- Recycling Report



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

OK 7-22-19 JGA Bldg

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

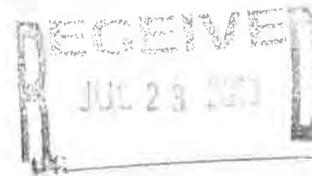
Howard C. Long Jr, Esq.
Solicitor

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

July 23, 2019



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

Re: Application #192030C
Garrett Carlsen, II
117 Front Street, Glendora, NJ 08029
Block 2101, Lot 19

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr
Executive Director

RJC:mh

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**

DATE: July 17, 2019

APPLICATION No. #192030C

APPLICANT: GARRETT CARLSEN II

PROJECT No. 13334

BLOCK(S): 2101 LOT(S): 19

LOCATION: 117 Front St., Glendora

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by JULY 28, 2019***
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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 _____

Reviewed
 Approved Not Approved
Gloucester Twp, Fire Dist 1
Fire Official: _____
Date: 7/23/19

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #192031D Escrow #13350**
VILLE III, LLC
BLOCK 18601, LOTS 7, 8, and 9

DATE: August 6, 2019

The Applicant requests use variance approval for a "230 townhome major subdivision" within the R-1, Residential District. The project is located on the southwest side of Sicklerville Road northwest of Huckleberry Avenue.

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

Applicant/Owner: VILLE III, LLC 765 John Barry Drive, Bryn Mawr, PA 19010.
Engineer: Steven M. Bach, PE, RA, PP, CME, Bach Associates, PC, 304 White Horse Pike, Haddon Heights, NJ 08035 (telephone #856-546-8611).
Attorney: Robert D. Mintz, Esq., Freeman & Mintz, P.A., 34 Tanner Street, Haddonfield, NJ 08033 (telephone #856-795-1234).

I. INFORMATION SUBMITTED

1. Land Development Application Form with attachments and checklist dated 7/22/19.
2. Affidavit of Ownership dated 7/17/19.
3. Planning Report, as prepared by Bach Associates, PC dated 7/23/12.
4. Concept Plan, as prepared by Bach Associates, PC consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Conceptual Subdivision	July 2019
2	Conceptual Landscaping	July 2019
5. Building elevations and floor plans (Color)" The Beethoven, The Mozart, and The Strauss.

II. PROJECT DESCRIPTION/LOCATION

The property-in-question comprises 34.72 acres and is located on the southwest side of Sicklerville Road northwest of Huckleberry Avenue within the R-1 - Residential District. The application as submitted proposes the following:

1. 230 Townhouse Residential Buildings
 - a. 2 buildings containing 4 units = 8 units
 - b. 12 buildings containing 5 units = 104 units
 - c. 27 buildings containing 6 units = 162 units
 - d. 1 open space lot including a stormwater basin.
 - e. 1 open space lot including a planted streetscape buffer.
 - f. 1 open space lot including a "Village Green."

III. ZONING DISTRICT COMMENTS

1. R-1 - Residential District [§403].
2. USES: Townhouse is not listed as a permitted use in the R-1 - Residential District [§403.B].
3. DENSITY: Shall not exceed one (1) dwelling unit per acre [§403.E].

IV. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist for variances.

V. VARIANCE COMMENTS

The following is a summary of the required variances for the proposed project:

§403, R-1 – Residential - "D" Type variance

1. Use: Townhouses are not listed as a permitted use in the R-1 – Residential District [§403].
2. Density: (6.624 du/ac. provided v. 1 du/ac. maximum allowed).

POSITIVE CRITERIA ("D1" variance)

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

POSITIVE CRITERIA ("D5" variance)

5. The Board has the power to grant a variance for an increase in the permitted density (basis N.J.S.A. 40:55-70d(5)).
6. The Applicant should address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D1" and "D5" variances:
 - 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 promotion of the general welfare (basis Medici v. BPR Co., 107 N.J. 1 (1987) and it is the most relied upon purpose to prove special reasons (Burbridge v. Mine Hill Tp. 117 N.J. 376, 386-387 (1990)).

1. The Applicant should identify and provide an analysis of the special reasons of zoning that are applicable to the application.
2. The Applicant should also show the site is particularly suited for the proposed use (Kohl v. mayor and Council of Fair Lawn, 50 N.J. 268, 279-280 (1967).
3. The Applicant should also provide specific testimony addressing the enhanced quality of proof that the variance sought is not inconsistent with the intent and purpose of the Master Plan and Zoning ordinance (Medici v. BPR Co.).
4. 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" (Medici v. BPR Co.).

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).

5. The Applicant should provide professional testimony to address granting the variance would not be a de-facto rezoning.
- a. If the Board finds this is not the case, consideration could be given to rezoning the subject property in accordance with §812, Request for Zone Change within the Land Development Ordinance.

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

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

VI. ZONING DISTRICT HISTORY AND MASTER PLAN CLASSIFICATION

1. The following table provides a history of the zoning districts that are applicable to the property-in-question.

YEAR	ZONING DISTRICT	Density
June 17, 1957	Industry	n/a
April 07, 1961	Industry	n/a
August 25, 1967	Industry	n/a
June 01, 1969	Industry	n/a
January 1978	C – Residence	2 du/ac.
September 21, 1983 (O-83-26)	R-3 - Residential	3 du/ac.
September 1999	R-1 - Residential	1 du/ac.
December 10, 2002	R-1 - Residential	1 du/ac.
January 27, 2003 – Present (O-03-03)	R-1 - Residential	1 du/ac.

n/a = Not applicable.
du/ac. = Dwelling Units/Acre.

2. The following is a description of the Residential 1 (R-1) Land Use Classification with the Master Plan, adopted June 29, 1999.

“The Residential 1 land use category is a single family residential detached district with a density of one unit per acre. Much of the land that this has been applied to has been subdivided from larger (previously) agricultural parcels along the County road frontage. Higher densities for this land would encourage subdivision into smaller lots arranged around a single cul-de-sac. This type of land use pattern raises municipal costs and reduces the ability to create an efficient street system. Where the R-1 designation is not applied to frontage lots, it is intended to provide a balance with higher density single family districts. The R-1 would provide opportunities for more expensive housing for trade-up buyers who already live in the Township. The Residential 1 category also encompasses parks and recreation uses, conservation land, and minor institutional uses not mapped separately. In general, the land area for this use is proposed to increase in comparison to the R-2 or R-3 classifications.”

VII. GENERAL REVIEW COMMENTS

The Applicant should address the positive criteria including the special reasons standards of zoning, site suitability, enhanced quality of proof, and the negative criteria applicable to the required variance for the following master plan and zoning issues.

1. Master Plan:

- a. Consistency with the criteria of the Residential 1 (R-1) Residential Land Use Classification of the Master Plan.

2. Zoning [§403]:

- a. Consistency with the specific intent of the R-1 - Residential District, as follows:
 - i. “The R-1 residential district is intended for single family detached uses on one acre lots. Clustering of dwellings to promote the retention of open space is encouraged.”

3. Density [§403.E]:

- a. The instant application proposes a density of 6.624 dwelling units per acre.
 - i. The applicant should provide testimony addressing the proposed density and its impact on the zoning ordinance and zone plan.

4. Area, Yard, Height and Building Coverage of the RA – Residential Attached District, which allows townhouses [§407.F]:

- a. The following table represents the consistency of the proposed development with the bulk ordinance requirements for townhouses where it is a permitted use in the RA, Residential Attached District of the Township Land Development Ordinance.

RA – Residential Attached:

Description	Required	Proposed	Consistent
Minimum lot size	2,500 sf	2,000 sf	no
Minimum lot frontage	20 ft.	20 ft.	yes
Minimum lot depth	125 ft.	100 ft.	no
Maximum building coverage	40%	42%	no
Maximum lot coverage	60%	55%	yes
Density	3 du/ac.	6.624 du/ac.	no
Principal Building Minimum Yard Depths and Height Limitations			
Front yard	30 ft.	25 ft.	no
Side yard	20 ft. end wall only	20 ft.	yes
Rear yard	30 ft.	28 ft.	no
Minimum Useable Yard Area	40%	n/p	---
Maximum Height	35 ft.	35 ft.	

- i. The Applicant should provide testimony addressing the inability of a 34.72 acre parcel to accommodate a project that is consistent with the following minimum bulk ordinance requirements for the RA-Residential Attached District where townhouses are a permitted use.
1. Lot size: As proposed a substantial number of the lots are inconsistent with the minimum RA – Residential Attached District lot size of 2,500 sf for a fee-simple townhouse. The development proposes 2,000 sf lot sizes.
 2. Lot depth: As proposed all the lots are inconsistent with the minimum RA – Residential Attached District lot depth of 125 ft. for a fee-simple townhouse. The development proposes lot depths of 100 ft.
 3. Building coverage: As proposed a substantial number of the lots are District inconsistent with the maximum RA – Residential Attached lot coverage of 40% for a fee-simple townhouse. The development proposes building coverage of 42%.
 4. Front yard: As proposed the development is inconsistent with the minimum RA – Residential Attached District front yard setback of 30 ft. for a fee-simple townhouse. The development proposes front yards of 25 ft.

- 5. Rear yard: As proposed the development is inconsistent with the minimum RA – Residential Attached District rear yard setback of 30 ft. for a fee-simple townhouse. The development proposes rear yards of 25 ft.
- 6. Density: As proposed the development is inconsistent with the minimum RA – Residential Attached District density of 3 du/ac. for a fee-simple townhouse. The development proposes a density of 6.624 du/ac.

5. General Tract Requirements of the RA – Residential Attached District, which allows townhouses [§407.E]:

- a. The following table represents consistency of the proposed development with the General Tract Requirements for permitted uses in the RA, Residential Attached District.
 - i. The Applicant should provide testimony addressing the inability to provide a project that is consistent with the following General Tract Requirements for the RA- Residential Attached District.

Description	Required	Proposed	Consistent
Minimum tract area	10.0 ac.	34.72ac.	yes
Minimum buildable land area of tract	5 ac.	±32.16 ac. ¹	yes
Minimum common or public open space	60%	±26.5%¹	no
Minimum Tract frontage	300 ft.	2,290.66 ft. ²	yes
Building setback from tract perimeter From Street	75 ft.	90 ft.	yes
Otherwise	50 ft.	25 ft.	no
Maximum building length through its long axis	240 ft.	120 ft.	yes
Maximum number of townhouse per building	6	6	yes
Public water and sewer ³	Yes	Yes	yes

¹ = Scaled data.

² = Tax map data.

³ = The application indicates public water and sewer is to be provided.

6. Concept Plan:

- a. Off-Street parking:
 - i. Consideration should be given to providing additional off-street parking to reduce on street parking.
- b. Recreation:
 - i. Consideration should be given to providing active and passive recreation facilities.

7. Planning Report:

- a. The applicant should provide testimony addressing the following community impacts that are omitted from the Planning Report :
 - i. School/Student costs of the proposed school age population.
 - ii. Impact of the proposed density and housing style to the character of the immediate neighborhood and built environment.
 - iii. Opportunities and constraints to complete and sustain the project.
 - iv. Service and facility impacts such as police, fire, emergency, road maintenance and associated infrastructure costs, solid waste, and recycling.
 - v. Inventory of existing and competitive developments in the market area and ability to capture market share.

8. Traffic Assessment:

- a. The Applicant should address proposed traffic impacts.
- b. The Applicant should address the proposed improvements anticipated for the traffic signal at the intersection of Sicklerville Road and Mullen Drive.
- c. The Applicant should address proposed improvements to Sicklerville Road including but not necessarily limited to the following:
 - i. Road widening.
 - ii. Acceleration and deceleration lanes especially for the proposed westerly roadway intersection.
 - iii. Left-hand turn lane on Sicklerville Road for the easterly and westerly approaches.

9. Environmental Impact Report:

- a. The applicant should address environmental impacts and the NJDEP Natural Heritage Program regarding rare species information.

VIII. RECOMMENDATIONS

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

cc: VILLE III, LLC
Robert D. Mintz, Esq.
Steven M. Bach, PE, RA, PP, CME
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

For Office Use Only

Submission Date¹: _____ Application No.: #192031 CD

Taxes Paid Yes/No DMS (Initial)

Fees \$350⁰⁰ Project # 13350

Planning Board Zoning Board of Adjustment

Escr. 1500⁰⁰ Escr.# 13350

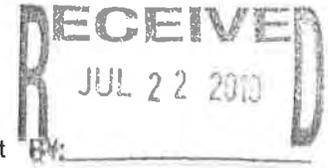
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Ville III, LLC</u> Address: <u>765 John Barry Drive</u> _____ City: <u>Bryn Mawr</u> State, Zip: <u>PA, 19011</u> Phone: <u>(609) 526-9503</u> Fax: <u>(609) 526-9805</u> Email: <u>harveysternberg1@gmail.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Ville III, LLC</u> _____ Address: <u>765 John Barry Drive</u> _____ City: <u>Bryn Mawr</u> State, Zip: <u>PA, 19011</u> Phone: <u>(609) 526-9503</u> Fax: <u>(609) 526-9805</u>
--	---

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

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



² Legal advertisement and notice is required to all property owners within 200 feet.

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: <u>Robert D. Mintz, Esq.</u> Address: <u>34 Tanner Street</u> City: <u>Haddonfield</u>	Firm: <u>Freeman & Mintz, PA</u> State, Zip: <u>New Jersey, 08033</u> Phone: <u>(856) 795-1234</u> Fax: <u>() -</u> Email: <u>bob@freemanandmintzpa.com</u>
--	---

6. Name of Persons Preparing Plans and Reports:

Name: Bach Associates, PC
Address: 314 White Horse Pike
Profession: Engineer
City: Haddon Heights
State, Zip: New Jersey, 08035
Phone: () 546 - 8611 Fax: () 546 - 8612
Email: sbach@bachdesigngroup.com

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

7. Location of Property:

Street Address: 1401 Sicklerville Road Block(s): 18601
Tract Area: 34.72 acres Lot(s): 7, 8 (8 Q Farm) & 9

8. Land Use:

Existing Land Use: undeveloped grassland and farmland
Proposed Land Use (Describe Application): 230 townhome major subdivision

9. Property:

Number of Existing Lots: <u>3</u>	Proposed Form of Ownership:
Number of Proposed Lots: <u>234</u>	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative
Are there <i>existing</i> deed restrictions?	<input type="checkbox"/> Condominium <input type="checkbox"/> Rental
Are there <i>proposed</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, attach copies)
	<input type="checkbox"/> No <input checked="" 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	25 feet	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	28 feet	Fence type	_____
Side setback 1	20 feet (end)	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	20 feet	Pool Requirements	
Lot depth	100 feet	Setback from R.O.W.1	_____
Lot area	2,000	Setback from R.O.W.2	_____
Building height	<35 feet	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages (Include attached garage if applicable)	_____	Setback from R.O.W.1	_____
Number of stories	_____	Setback from R.O.W.2	_____
		Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

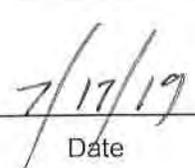
Number of parking spaces required: 460	Number of parking spaces provided: 460
Number of loading spaces required: N/A	Number of loading spaces provided: N/A

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).

7/12/19
Date

Signature

Print Name

HARVEY STERNBERG

Sworn and Subscribed to before me this

17th day of July

2019 (Year).

CATHERINE J. HOWELL
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2376753
My Commission Expires 7/12/2023

Signature

Print Name

Catherine J. Howell

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?

- No Yes

IF YES:

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

Signature of Applicant

Date

Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

_____ 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 _____ day of _____,
20____ before the following authority.

Name of property owner or applicant

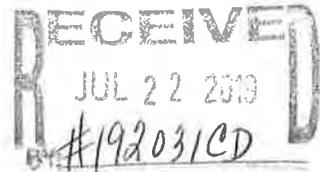
Notary public

Planning Report

for

**Block 18601 Lots 7, 8 & 9
Gloucester Township, Camden County, NJ**

July 15, 2019



A stylized, handwritten signature in black ink, appearing to be "SB" with a flourish.

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

BA **BACH Associates, PC**
ENGINEERS • ARCHITECTS • PLANNERS

I. Introduction

The applicant is seeking Use and Bulk Variances to develop the 34.72 acre site, known as Block 18601 Lots 7, 8 and 9, with 230 market-rate townhouse units. The site is within the R-1 Residential zoning district and is located on the south side of Sicklerville Road, approximately 3,000 feet west of the intersection with Berlin Cross Keys Road. Surrounding land uses include single family residential developments, Anne A Mullen Middle School (north across Sicklerville Road), and the limited access Atlantic City Expressway (to the south).

The R1 zoning district permits agriculture, single family detached dwellings, public parks and recreation, conservation, and municipal uses, as well as several conditional uses.

The attributes of subject development are substantially consistent with the Villages at Crosskeys, including a 25 foot permanent landscape buffer on all sides of the tract (increased along Sicklerville road to 30 feet), granite curbs, architectural cross walks, decorative street lights, and a large village green will also be included similar to the Villages. A minimum of 24% open space is proposed. In addition, the architectural styling of the proposed development will be similar to that of the Villages.

Although the Villages was constructed with the minimum RSIS (Residential Site Improvement Standards) requirement of a 50 foot Right of Way with a 30 feet cart way (paved curb to curb width) which provided a center travel way width of 16 ft and two (2) side parking lanes of 7 ft each; base on community feedback, the subject development is proposed with an expanded 60 feet Right of Way with a 40 feet cart way (paved curb to curb width). This will create enhanced overall vehicle circulation for emergency vehicles and busses as well as providing a more robust center travel way width of 24 ft and two (2) side parking lanes of 8 ft each.

The existing traffic light on Sicklerville Road at the intersection of Mullen Drive will also be upgraded to accommodate the proposed development.

A Use Variance for increased density and to permit townhouses at 6.7 units per acre is also requested as part of this application as well as several bulk variances. It is noted that the proposed density of 6.7 unit per acre as well as the requested bulk standards are the same as what was approved for the Villages at Cross Keys development.

II. Use Variances

- A. From Section 403.B. to permit townhouses where they are not permitted in the district.
- B. From Section 403.E. to permit density of 6.7 townhouse units per acre where 1 unit per acre is permitted for single family detached units.

II. Bulk Variances

The applicant requests eight (8) variances as outlined below in order to enable development of the proposed townhomes. Although these variances are required from the R-1 zoning district, it is substantially similar to the bulk standards utilized in the Villages Townhouse development.

- A. From Section 403.F to allow minimum lot size of 2,000 sf where 1 acre minimum lot size is required.
- B. From Section 403.F to allow minimum lot frontage of 20 feet where 125 feet is required.
- C. From Section 403.F to allow minimum lot depth of 100 feet where 200 feet minimum lot depth is required.
- D. From Section 403.F to allow maximum building coverage of 42% where 15% is required.
- E. From Section 403.F to allow maximum lot coverage of 55% where 30% is required.
- F. From Section 403.F to allow minimum front yard setback of 25 feet where 50 feet is required.
- G. From Section 403.F to allow minimum side yard setback of 20 feet where 25 feet is required at the end unit.
- H. From Section 403.F to allow minimum rear yard setback of 28 feet where 75 feet is required.

III. Community Impact

A. Population

The potential population of the proposed development can be estimated by using residential demographic multipliers for New Jersey. The population is estimated by applying the average number of persons per household for the particular housing type (townhouses) to the proposed number of units (176).¹ The table below provides an estimate of the population increase that may be anticipated when the proposed development is completed.

Proposed Structure	Number of Units	Persons per Household	Population Total
3 bedroom Townhouse ² above median	230	2.755	634

¹ "Who Lives in New Jersey Housing? Updated New Jersey Demographic Multipliers. The Profile of Occupants of Residential Development in New Jersey." by Alexandru Voicu and David Listokin, Center for Urban Policy Research, Rutgers University, November 2018.

² Within each structure type (in this case single-family attached three bedroom) the demographic multipliers are provided for units "below median" and "above median" value. The median value for three bedroom townhomes statewide in 2016 was \$283,000. Using the Federal Housing Finance agency's

B. School Children

The number of school aged children that may be anticipated to live within the proposed development once it is fully occupied can be estimated by using the average number of school aged children per household for the particular housing type (townhouses).

Proposed Structure	Number of Units	Public School Children per Household	Total Public School Children grades K-12
3 Bedroom Townhouse ² above median	230	.318	73

The proposed floor plans for the townhomes include three bedrooms, with one of the models including an option for a fourth bedroom instead of the recreation room. The Villages of Cross Keys also had the fourth bedroom option but less than less than five units of the 168 Villages development (less than 3%) were constructed with the fourth bedroom option.

The multipliers for public school children in the "Who Lives in New Jersey Housing?" report are broken down into three age groups: K-5th, 6th-8th, and 9th to 12th grades, as set forth in the table below.

Grade Levels	Number of Units	Public School Students per Household	Total public school students
K-5	230	.173	40
6-8	230	.083	19
9-12	230	.062	14
TOTAL			73

Using the calculation, it may be estimated that the development will add 40 children to the local elementary school, 19 children to the middle school, and 14 children to the high school.

C. Financial Impact

The developer anticipates that the individual townhomes will tax assessed at approximately \$200,000. The build out of the 230 townhomes would yield a total assessed value of approximately \$46,000,000.

The 2017 general tax rate for Gloucester Township was \$3.814 per \$100 of assessed valuation. The tax revenues that will accrue to the taxing jurisdictions are calculated based on the proportion of the overall tax rate that is allocated to the jurisdiction.

housing price calculator, it is estimated that the median value of a home that was \$283,000 in the first quarter of 2016 would be \$283,990 in the first quarter of 2019.

Municipal

The municipal property tax revenues may be determined from the portion of the overall tax rate that is allocated to local municipal purposes (1.011 per \$100 of assessed valuation in 2017). It is estimated that the added residential valuation from the proposed Watson Farm will yield additional municipal tax revenues of \$465,060.

County

The Camden County property tax revenues may be determined from the portion of the overall tax rate that is allocated to county (.869 per \$100 of assessed valuation). It is estimated that the added residential valuation from the proposed Watson Farm will yield additional County tax revenues of \$399,740 (this includes County Open Space and County Library allocations).

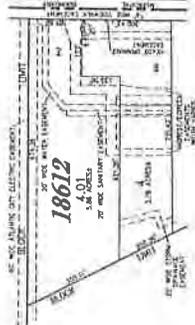
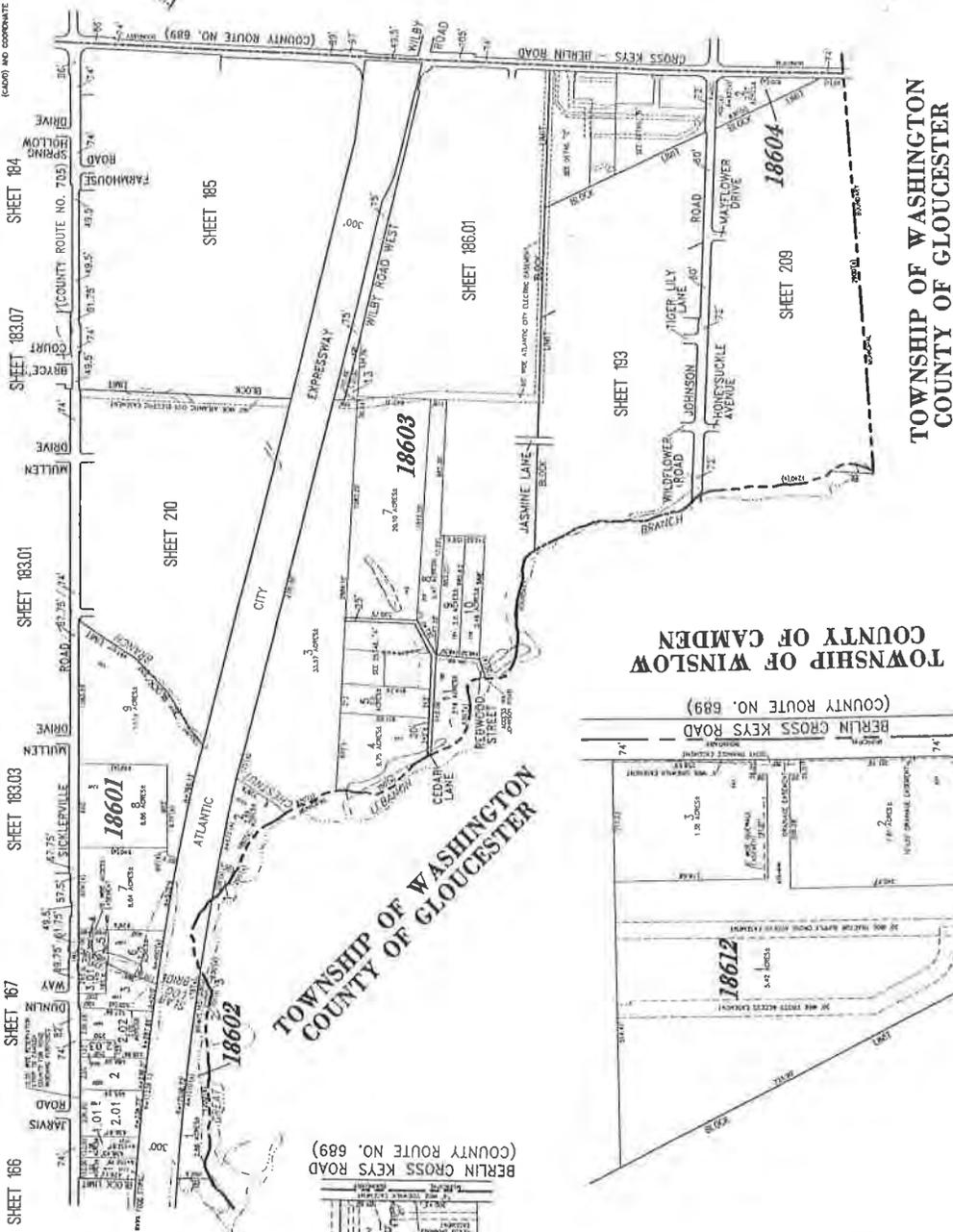
Public Schools

Based on the 2017 total school levy, including both the local and the regional district, the school tax rate for 2017 was 1.766 per \$100 of equalized assessed value. At the 2017 rate, the proposed development would yield revenues of \$812,360 for the local and regional school districts.

NO.	DATE	DESCRIPTION

NOTE:

THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING (CAD) AND COORDINATE GEOMETRY (COGS).



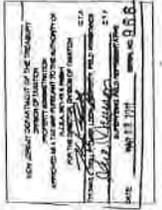
TOWNSHIP OF WASHINGTON
COUNTY OF GLOUCESTER

TOWNSHIP OF WASHINGTON
COUNTY OF GLOUCESTER

TOWNSHIP OF WASHINGTON
COUNTY OF GLOUCESTER

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 400' DATE: 11-06-2008

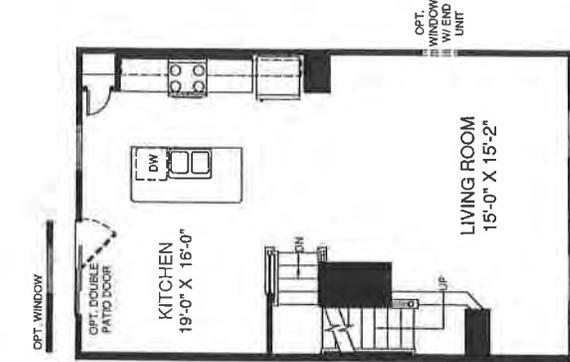
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS
232 DOGS HEADWAY EAST HADDONFIELD, NJ 08033
408 STATE STREET WASHINGTON NJ 07070



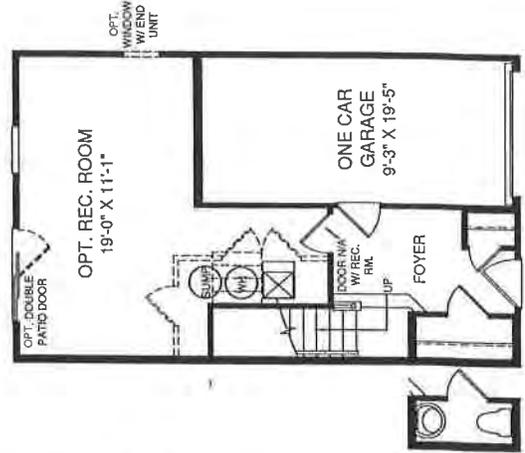
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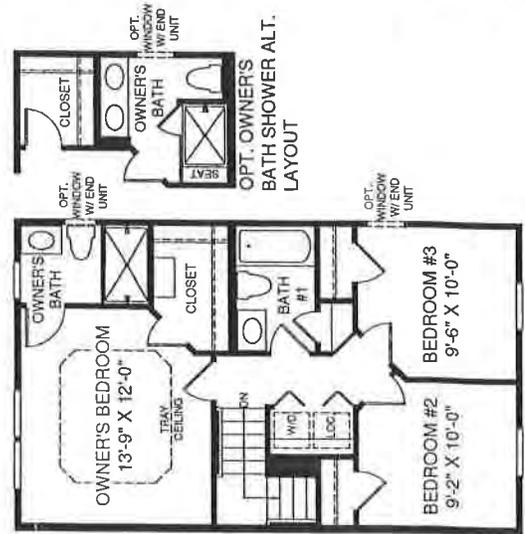
BASEMENT LEVEL ENTRY WITH FRONT GARAGE



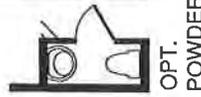
MAIN LEVEL



LOWER LEVEL



UPPER LEVEL



OPT. POWDER ROOM

The Beethoven

BASEMENT LEVEL ENTRY FRONT GARAGE

Product Line: Ryan Homes

Series: Signature

Footprint Min: 20'-0" x 32'-4"

Footprint Max: 20'-0" x 32'-4"

Height: 31'-7/16"

Sq. Ft. Min: 1,280

Available Foundation Types:

Basement Level Entry w/ Frt, Rear or no

Garage, Level Entry on Slab

Bedrooms: Std: 3 Opt.: 0

Full Baths: Std: 2 Opt.: 0

Half Baths: Std: 0 Opt.: 1

Ceiling Height:

Bsmt: 8'

1st Floor: 9'

2nd Floor: 8'

Available Veneers:

Traditional:

Craftman:

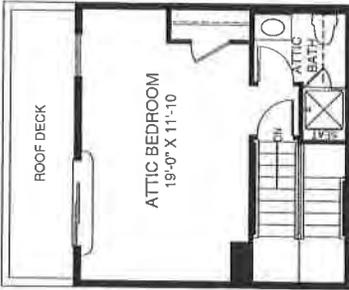
*Brick front may add 8" to width of house. See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

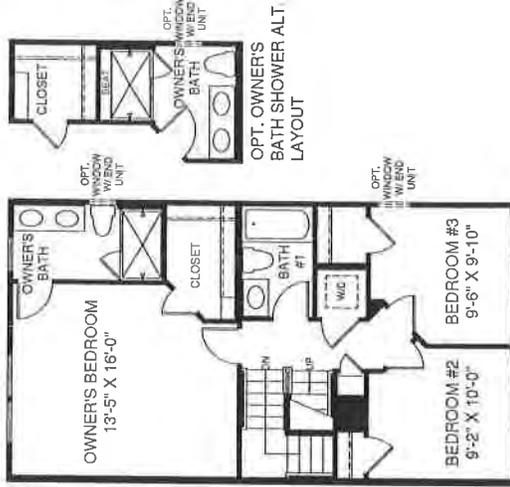
BEETHOVEN
RY319BEE00V02



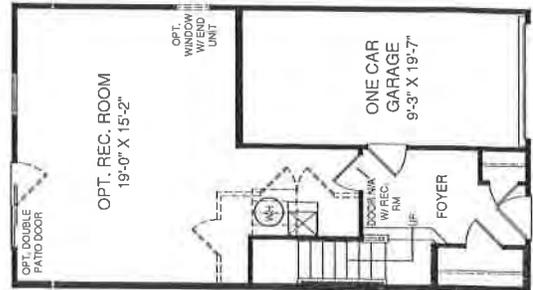
BASEMENT LEVEL ENTRY WITH FRONT GARAGE



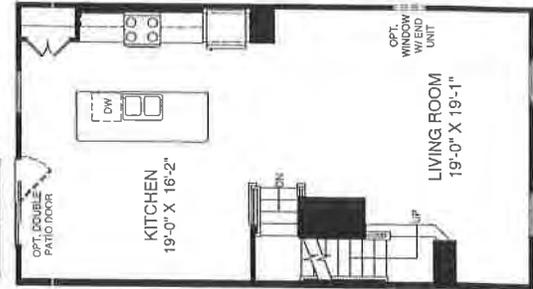
ATTIC LEVEL



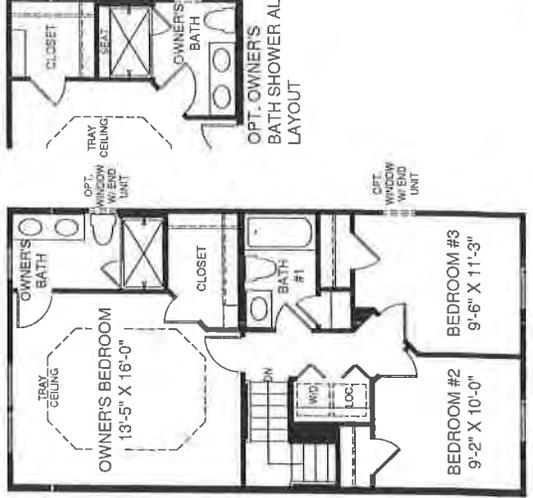
UPPER LEVEL WITH ATTIC



LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

The Mozart

BASEMENT LEVEL ENTRY
WITH FRONT GARAGE

Product Line: Ryan

Series: Signature

Footprint Min: 20'-0" X 36'-0"

Footprint Max: 20'-0" X 36'-0"

Height: 31'-6 5/16"

Height w/ attic: 34'-6 1/4"

Sq. Ft. Min: 1587

Available Foundation Types:

Basement Level Entry, Basement Level

Entry with Front /RearGarage, Slab

Bedrooms: Std: 3 Opt.: 1

Full Baths: Std: 2 Opt.: 0

Half Baths: Std: 0 Opt.: 2

Ceiling Height:

Bsmt: 8'

1st Floor: 9'

2nd Floor: 8'

Available Veneers:

Traditional: Yes

Craftman: Yes

*Brick front may add 8" to width of house.

See blueprint for details.

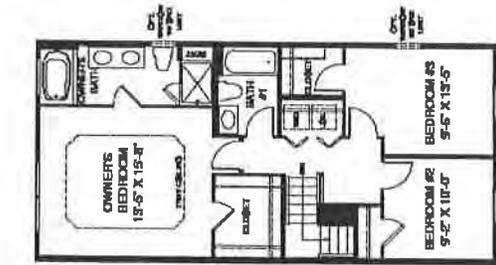
Information provided for townhomes is for base condition.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

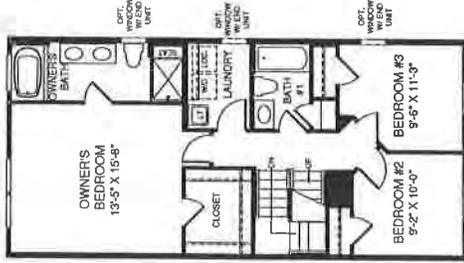
THE MOZART
RY117MZOZD02
RY117MZA0D02



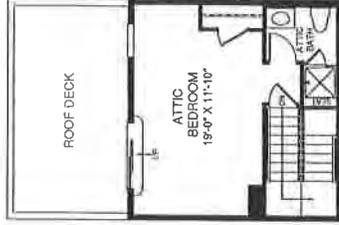
BASEMENT LEVEL ENTRY WITH FRONT GARAGE



UPPER LEVEL



UPPER LEVEL WITH ATTIC



The Strauss

BASEMENT LEVEL ENTRY

Product Line: Ryan

Series: Signature

Footprint Min: 20'-0" X 42'-0"

Footprint Max: 20'-0" X 42'-0"

Height w/o Attic: 31'-6 3/8"

Height w/ Attic: 34'-6 1/4"

Sq. Ft. Min: 1,829

Available Foundation Types:

Bsmt. Level Entry w/ Front Garage

Bedrooms: Std: 3 Opt.: 2

Full Baths: Std: 2 Opt.: 2

Half Baths: Std: 0 Opt.: 2

Ceiling Height:

Bsmt: 8'

1st Floor: 9'

2nd Floor: 9'

Available Veneers:

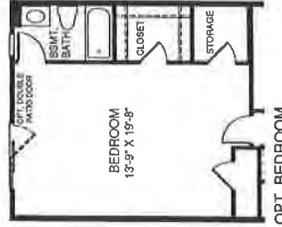
Traditional: Yes

Craftsman: Yes

*Brick front may add 8" to width of house. See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

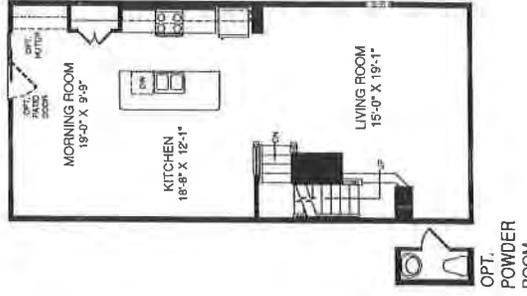
THE STRAUSS
RY0319STS0D02
RY0319SSA0D02



LOWER LEVEL



OPT. POWDER ROOM



MAIN LEVEL

OPT. POWDER ROOM

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

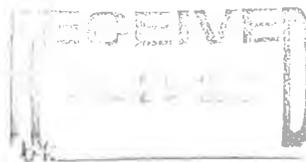
Thomas Leisse, PE, CME
Consulting Engineer

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

July 24, 2019

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



Re: Application #192031CD
Ville III, LLC
1401 Sicklerville Road, Sicklerville, NJ 08081
Block 18601, Lots 7-8-8QFARM-9

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr
Executive Director

RJC:mh



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW



Application # 192031CD

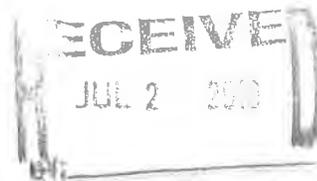
Block: 18601

Lot: 7-8-8QFARM-9

- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.
- Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

■ Other

Request is for Bulk and Use Variance with very limited information regarding proposed traffic control or vehicle volume which would come after variance approvals. I concur with the increased right of way, specifically the cart way to be 40ft curb to curb, to allow greater flow of traffic and ingress/egress of emergency vehicles (I. Introduction - page 2 of 5 in Planning Report). I also concur with upgrading the traffic signal on Sicklerville Road to accommodate the proposed development (also I. Introduction - page 2 of 5 in Planning Report).



Reviewed By: ■ Lt. Timothy R. Kohlmyer #206 Signature:

Date: 7/24/19



TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: July 22, 2019

APPLICATION No. #192031CD

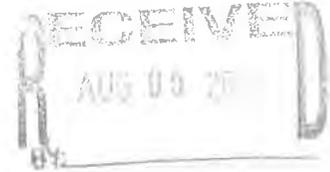
APPLICANT: VILLE III, LLC

PROJECT No. 13350

BLOCK(S): 18601

Lot(S): 7-8-8QFARM-9

LOCATION: 1401 SICKLERVILLE RD., SICKLERVILLE



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C & Use "D" Variance
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by AUGUST 5, 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

*Application w/ Attachments
(Planning Dept)
Conceptual Subdiv. Plans
Floor Plans*

MAJOR ISSUES

- ① Market FLOODED with 3-story TOWNHOUSE UNITS
 Use (D) Variance
Values not that high → ratables do not justify land use.
- ② Resales in TROUBLE
- ③ Plan has TOO MANY UNITS for This area + traffic (near school)
- ④ Loss of Farmland - Rollbacks Due Water drainage issue

Signature *J. S. [Signature]*
Assessor 8/1/19

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: July 22, 2019

APPLICATION No. #192031CD

APPLICANT: VILLE III, LLC

PROJECT No. 13350

BLOCK(S): 18601

Lot(S): 7-8-8QFARM-9

LOCATION: 1401 SICKLERVILLE RD., 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 checked="" type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> Taxes | <input type="checkbox"/> Construction | |

STATUS OF APPLICATION:

- New Application - Bulk C & Use "D" Variance
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by AUGUST 5, 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

*① Application w/ attachments
Planning Report & Floorplans*

② Conceptual Subdiv



Signature _____

Bant 65

~~B~~

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: July 22, 2019

APPLICATION No. #192031CD

APPLICANT: VILLE III, LLC

PROJECT No. 13350

BLOCK(S): 18601

Lot(S): 7-8-8QFARM-9

LOCATION: 1401 SICKLERVILLE RD., 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 & Use "D" Variance
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*App & attachments
(Planning Dept)
Conceptual Subdivision
Floor plan*

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- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
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- 1 Copy - Amended Site Plan
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- 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 7-31-19 JLG Bldg

Signature

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director / Planner
Dept. of Community Development & Planning
RE: *APPLICATION # 192032CDM Escrow #13371*
McDonald's USA, LLC c/o Jonathan Baske
BLOCK 20101, LOT 9
DATE: August 1, 2019

The Applicant requests use variance from a requirement of a conditional use and minor site plan approval to install an additional drive-thru lane for the existing McDonald's fast food restaurant. The Application also includes refacing the exterior building facade, providing accessible parking and pathway to building, replace drive-thru and menu board signage, and provide ADA compliant improvements within the HC – Highway Commercial District. The project is located on the north side of Blackwood-Clementon Road west of Little Gloucester Road.

Applicant/Owner: McDonald's USA, LLC c/o Jonathan Baske, 64 Harbor Drive, Hammonton, NJ 08037 (telephone #609-338-3622).
Engineer: M.E. Jeitner, PE, Bohler Engineering, 74 W. Broad Street, Suite 500, Bethlehem, PA 18018 (telephone #619-709-9971).
Architect: Robert Goldman, 419 Noth Charles Street, Baltimore, MD 21201 (telephone #410-837-3622).
Surveyor: James A. Conway, PLS, Control Point Associates, Inc., 305 Fellowship Road, Suite 210, Mt. Laurel, NJ 08054 (telephone #609-857-2099).
Attorney: Keith Davis, Esq., Nehmad Perillo Davis & Goldstein, P.C., 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234 (telephone #609-927-177).

I. INFORMATION SUBMITTED

1. Nehmad Perillo Davis & Goldstein, P.C. Transmittal Letter dated 7/24/19.
2. , Bohler Engineering waiver Letter dated 7/09/19.
3. Deed dated 11/29/76.
4. Land Development Application Form with summary and checklist dated 7/29/19.
5. Engineering plan, as prepared by Bohler Engineering comprising the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
C-1	Cover Sheet	
C-2	Site Plan	7-09-19
C-3	Existing Condition Demolition / Plan	7-09-19
C-4	Grading / Utility Plan	7-09-19
C-5	Details	7-09-19
C-6	Signage Plan	7-09-19
6. Boundary & Topography Survey, as prepared by Control Point Associates, Inc. comprising one (1) sheet dated 4/27/18, last revised 6/28/18.
7. Architectural plans, as prepared by Robert Goldman comprising the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
A-1.0	Floor Plans & Misc. Details	3-07-19
A-2.0	Exterior Elevations	3-07-19
A-2.01	Exterior Elevations	3-07-19

II. ZONING REVIEW

Section 416.F. HC – Highway Commercial District

<u>Description</u>	<u>Required (Fast Food Restaurant)</u>	<u>Proposed</u>	<u>Complies</u>
Lot size (min.)	20,000 sf	42,691 sf	yes
Lot frontage (min.)			
Blackwood-Clementon Road	80 ft.	150 ft.	yes
Little Gloucester Road	80 ft.	100 ft.	yes
Lot depth (min.)	200 ft.	287.11 ft.	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)			
Blackwood-Clementon Road	20 ft.	38.9 ft.	yes
Little Gloucester Road	20 ft.	±223 ft.	yes
Side yard (min.)	10 ft.	42.2 ft.	yes
Rear yard (min.)	25 ft.	±130 ft.	yes
Building Coverage (max.)	20%	10.4 %	yes
Lot coverage (max.)¹	75%	82.31%	no*
Building Height (max.)	1 story	1 story	yes
Floor Area Ratio (max.)	0.25	0.104	yes
Buffers (min.) – rear yard	25 ft.	4.7 ft.	enc
Parking (Restaurant)			
99 seats (1/3 seats)	33 spaces		
12 employees (1/2 employees)	<u>6 spaces</u>		
Total	39 spaces	73 spaces	yes
PARKING AREA SETBACK			
From any Right-of-way	25 ft.	2.2 ft.	enc
From side property line	10 ft. ¹	2.2 ft. / 1.9 ft.	enc / enc
From rear property line	10 ft.	4.7 ft.	enc

¹ = Scaled data.

enc = Existing nonconformance.

* = **Variance required.**

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

1. Conditional Use Standard [§416.D(8)].

CONDITIONAL USE STANDARDS			
Description	Required	Proposed	Conforms
Distance from any other similar establishment, residential use, residential district, school, or house of worship.	1,000 ft.	<1,000 ft. ¹	no*

¹ = This applies to the setback between the HC – Highway Commercial District and the R2 – Residential District and adjacent fast food restaurant.

* = **Variance required.**

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

2. PROPOSED FACADE SIGNS

SIGN STANDARDS (FACADE)			
Description	Required	Proposed	Complies
Number (max.) - §426.Q(2)	2	4	no*
Area (max.) - §426.Q(4)			
Sign 1 – South Elevation ¹	49.53 sf	46.83 sf	yes
Sign 2 – East Side Elevation ¹	84.34 sf	14 sf	yes
Sign 3 – West Side elevation ¹	87.40 sf	14 sf	yes

¹ = This includes the “M” logo + “McDonald’s” letters.

² = This includes the “M” logo.

* = **Variance required.**

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

3. PROPOSED MENU SIGNS

SIGN STANDARDS (MENU)			
Description	Required	Proposed	Conforms
Number (max.) - §426.AA(12)	1	2	no*
Area (max.) - §426. AA(12)	64 sf	19.99 sf	yes
Height - §426. AA(12)	7 ft.	6.47 ft.	yes
Not legible from public R.O.W. - §426. AA(12)	no	no	yes

* = **Variance required.**

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

4. PRE-BROWSE MENU SIGNS

SIGN STANDARDS (PRE-BROWSE MENU)			
Description	Required	Proposed	Conforms
Number (max.)	N.P	2	no*
Area (max.)		10.08 sf	
Height		6.47 ft.	

* = 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.

5. INCIDENTAL SIGNS

SIGN STANDARDS (INCIDENTAL SIGNS) ¹			
Description	Required	Proposed	Conforms
Area (max.)	2 sf	4.54 sf	no*

¹ = Applies to "Reserved Drive-Thru" signs.

* = Variance required.

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

III. APPLICATION SUBMISSION CHECKLIST

The Application is reviewed to the checklist items in accordance with §817, Submission Checklist for a minor site plan.

The submitted checklist references "n/a" for several required items where Not Applicable is not an option. The Applicant must either provide the checklist requirement or receive a waiver.

1. Location of each inlet, manhole or other appurtenance [Checklist #67].
2. Slope of line [Checklist #68].
3. Pipe material type [Checklist #69].
4. Strength, class or thickness [Checklist #70].
5. Fire lanes [Checklist #77].
 - a. The applicant is advised this requirement is subject to the Fire Marshal.
6. Driveway aisles with dimensions [Checklist #78].
7. Parking spaces with size, number, location and handicapped spaces [Checklist #79].
8. Loading areas and number thereof [Checklist #80].
9. Curbs [Checklist #81].
10. Ramps for the handicapped [Checklist #82].
11. Sidewalks and bike routes [Checklist #83].
12. Any related facility for the movements and storage of goods, vehicles and persons [Checklist #84].
13. Directional signs with scaled drawings [Checklist #85].
14. Traffic control devices [Checklist #89].
15. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
16. Fencing, railroad ties, bollards and parking bumpers [Checklist #92].

17. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].
18. Proposed grades [Checklist #95].
19. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].
20. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].

IV. WAIVER COMMENTS

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

1. Four (4) copies of the Recycling Report. [Checklist #8].
 - a. The plan must be revised to address storage of recyclables and solid waste as per §501.I(5), Storage and Waste Disposal.
2. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations [Checklist #9].
 - a. The Applicant should provide testimony regarding wetlands, if any, in lieu of the required Letter of Interpretation, presence/absence determination.
3. Name, address, telephone number, signature and seal of the plat preparer. [Checklist #25].
 - a. The must be revised to provide the address and telephone number.
4. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
5. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
6. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
7. Size and types of pipes and mains [Checklist #98].
8. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
9. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].

V. VARIANCE COMMENTS

The Application as submitted requires the following variances from the HC – Highway Commercial District:

§416.D(8), Permitted Uses (“D3” – conditional use variance)

1. To allow a fast food restaurant with drive-thru closer than the minimum one thousand (1,000) foot requirement from another similar use or residential use district.
 - a. The proposed restaurant is adjacent the Taco Bell and R-2, Residential District.

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

2. Lot coverage: (82.31% provided v. 75% maximum allowed).

§426, Signs (Facade)

3. Number: (4 provided v. 2 maximum allowed).

§426.AA(12), Menu Sign

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

§426, Signs (Pre-Browse Menu)

5. Number: (2 provided v. Not Permitted).

§426.G(5), Incidental Signs

6. Area: (4.54 sf provided v. 2 sf maximum allowed).

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 bulk variances:

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

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

POSITIVE CRITERIA ("D3")

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

8. The Board has the power to grant a variance for a deviation from a specification or standard pertaining solely to a conditional use (basis N.J.S.A. 40:55-70d(3)).

a. The Applicant must prove the site will accommodate the proposed use even though the application does not comply with the conditions of the ordinance [basis Coventry Square v. Westwood Zoning Bd. Of Adjustment, 138 N. J. 284 (1994)].

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).

VI. SITE PLAN REVIEW COMMENTS

1. The plans should be revised to provide landscaping for the base of the existing freestanding sign following demolition of this area for the proposed concrete sidewalk as per §426.R(11), Freestanding Sign Requirements.
2. The plans should be revised to provide a planting legend including a key, botanical name, common, and quantity for the proposed landscaping in the "Prop. Landscape Areas" within the drive-thru area to enhance the aesthetics of the development and the Township as per §507.A(1).

3. The plans must be revised to indicate underground irrigation for landscaping as per §507.A(4)(b).
4. The plans should be revised to indicate seal coating the pavement and line striping of the parking spaces, traffic circulation, fire lanes, etc.as per §510.J, Delineation.
5. The plans should be revised to expand the size of the existing masonry trash enclosure to accommodate all dumpsters as per §510.L, Refuse/Recyclable Storage Areas.
 - a. Alternatively, remove an existing trash dumpster that is presently located in the lawn area along the northerly property line.
6. The plans should be revised to provide ADA detectable warning surfaces at all ramp locations along Blackwood-Clementon Road and Little Gloucester Road as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.

VII. GENERAL COMMENTS

1. It's recommended the plans be revised to indicate the concrete drive-apron at the entrance from Blackwood-Clementon Road be repaired and/or replaced.

VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

IX. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.
2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

We 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: McDonald's USA, LLC
Keith A. Davis, Esq.
M. E. Jeitner, PE
Anthony Costa, Esq.
James J. 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

RECEIVED		For Office Use Only	
Submission Date: <u>JUL 29 2019</u>	Application No.: <u>192032CDM</u>	Taxes Paid Yes/No: <u>OB</u> (Initial)	
<input type="checkbox"/> Planning Board	<input checked="" type="checkbox"/> Zoning Board of Adjustment	Fees: <u>\$ 660.00</u>	Project #: <u>13371</u>
<small>¹ Upon receipt of all fees, documents, plans, etc.</small>		Escr. <u>\$ 2950.00</u>	Escr. # <u>13371</u>

LAND DEVELOPMENT APPLICATION

1. Applicant				2. Owner(s) (List all Owners)			
Name: <u>McDonald's USA, LLC c/o Jonathan Baske</u>				Name(s): <u>McDonald's Corporation c/o Jonathan Baske</u>			
Address: <u>64 Harbor Drive</u>				Address: <u>110 N. Carpenter Street</u>			
City: <u>Hammonton, 08037</u>				City: <u>Chicago</u>			
State, Zip: <u>New Jersey</u>				State, Zip: <u>IL, 60607</u>			
Phone: <u>(609) 338-3622</u> Fax: <u>() -</u>				Phone: <u>() -</u> Fax: <u>() -</u>			
Email: <u>kdavis@npdlaw.com</u>							
3. Type of Application. Check as many as apply:							
<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input checked="" type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²				<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input checked="" type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____			
<small>² Legal advertisement and notice is required to all property owners within 200 feet.</small>							
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	<u>HC</u>	PR	BW-RD	SCR-HC Overlay	
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay	
						IR	
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership							
Name of Attorney: <u>Keith A. Davis, Esquire</u>				Firm: <u>Nehmad Perillo Davis & Goldstein, P.C.</u>			
Address: <u>4030 Ocean Heights Avenue</u>				State, Zip: <u>New Jersey, 08234</u>			
City: <u>Egg Harbor Township</u>				Phone: <u>(609) 927-1177</u> Fax: <u>() -</u>			
				Email: <u>kdavis@npdlaw.com</u>			

6. Name of Persons Preparing Plans and Reports:

Name: M.E. Jeitner, Bohler Engineering, Inc.
Address: 74 W. Broad Street, Suite 500
Profession: P.E.
City: Bethlehem
State, Zip: Pennsylvania, 18018
Phone: (609) 709-9971 Fax: (215) 858-0769
Email: kcalabro@bohlereng.com

Name: _____
Address: _____
Profession: _____
City: _____
State, Zip: _____
Phone: (____) ____ - ____ Fax: (____) ____ - ____
Email: _____

7. Location of Property:

Street Address: 1505 Blackwood Clementon Road Block(s): 20101
Tract Area: 42,691 SF Lot(s): 9

8. Land Use:

Existing Land Use: McDonald's Restaurant
Proposed Land Use (Describe Application): See cover letter.

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet. See cover letter.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. See cover letter.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	38.7 ft	Setback from E.O.P.*1	N/A
Front setback 2		Setback from E.O.P.*2	N/A
Rear setback	91.1 ft	Fence type	N/A
Side setback 1	42.2 ft	Fence height	N/A
Side setback 2	39.7 ft	*E.O.P. = Edge Of Pavement.	
Lot frontage	150 ft	Pool Requirements	
Lot depth	320.3 ft	Setback from R.O.W.1	N/A
Lot area	42,691 sf	Setback from R.O.W.2	N/A
Building height	19.3 ft	Setback from property line 1	N/A
		Setback from property line 2	N/A
		Distance from dwelling	N/A
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	

Garage Application		Shed Requirements	
Garage Area	N/A	Shed area	N/A
Garage height	N/A	Shed height	N/A
Number of garages	N/A	Setback from R.O.W.1	N/A
(Include attached garage if applicable)		Setback from R.O.W.2	N/A
Number of stories	N/A	Setback from property line 1	N/A
		Setback from property line 2	N/A

14. Parking and Loading Requirements:

Number of parking spaces required: <u>39 spaces</u>	Number of parking spaces provided: <u>73 spaces</u>
Number of loading spaces required: <u>N/A</u>	Number of loading spaces provided: <u>N/A</u>

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. See cover letter.

16. Signature of Applicant

McDonald's USA, LLC

By:  MCD USA

Signature of Applicant

7-1-19

Date

Jonathan Baske

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).

7-1-19
Date

McDonald's Corporation
[Signature]
Signature

Jonathan Baske, Area Construction Manager

Sworn and Subscribed to before me this
1st day of July
2019 (Year).

Print Name
[Signature]
Signature

Rene Schankweiler
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary). No Yes

Signature of Applicant

Date

Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 7/1/2019, shows and discloses the premises in its entirety, described as Block 20101 Lot 9; 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~~, PA
County of ~~Camden~~ Bucks County
Jonathan Baske 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 1st day of July
2019 before the following authority.

By: [Signature]
Name of property owner or applicant
Jonathan Baske

[Signature]
Notary public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Rene Schankweiler, Notary Public
New Britain Twp., Bucks County
My Commission Expires May 14, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Nehmad Perillo
Davis & Goldstein



Nehmad Perillo Davis & Goldstein, PC
Counselors at Law
www.npdlaw.com

CherylLynn Walters
Also a member of PA Bar
cwalters@npdlaw.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

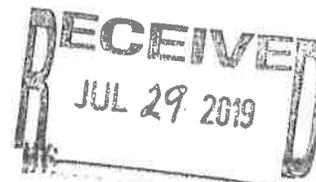
t 609 927 1177
f 609 926 9721

July 24, 2019

VIA HAND DELIVERY

Donna Barrett, Zoning Board Clerk
Gloucester Township Zoning Board of Adjustment
1261 Chews Landing - Clementon Road at Hider Lane
P.O. Box 8
Blackwood, New Jersey 08012

**RE: Application for Minor Site Plan Approval, Conditional Use Variance Relief
and "C" Variance Relief**
Applicant: McDonald's Corporation
Block 20101, Lot 9
1505 Blackwood – Clementon Road
Township of Gloucester, New Jersey
Our File No.: 3316-73



Dear Ms. Barrett:

Please be advised that our firm represents McDonald's Corporation (the "Applicant") with respect to this application for minor site plan approval, conditional use variance relief pursuant to N.J.S.A. 40:55D-70d(3), and "c" variance relief, in order to allow the Applicant to:

1. Renovate and reface the existing exterior building façade of this McDonald's restaurant, along with updated identification signage;
2. Renovate and improve the existing accessible parking area and pathway to building;
3. Replace the existing drive-thru signage and menu boards with new drive-thru signage and menu boards; and
4. Perform certain Americans with Disabilities Act ("ADA") compliant improvements to the existing parking area and curbing.

Along with site plan approval, the applicant is requesting “c” variance relief relating to maximum lot coverage, signage lighting, maximum directional sign area, the sign area and content of animated signs (menu boards and pre-browse menu boards), and number of façade and freestanding signs. A comprehensive breakdown of the requested variance relief is included in the Waiver and Variance Report prepared by Bohler Engineering and included as part of this application.

The Applicant seeks conditional use variance relief pursuant to N.J.S.A. 40:55D-70d(3). Fast food restaurants are a conditional use within the HC Zone. The zoning ordinance require that they are no closer than 1,000 feet to any other similar establishment, residential use district, or house of worship. As the property is within 1,000 ft. of a residential district and is performing a realignment of the existing drive-thru lane, variance relief pursuant to N.J.S.A. 40:55D-70d(3) is required. Additional testimony in support of the requested variance relief will be provided at the hearing.

In the event this application is not approved, the Applicant specifically reserves the right to challenge the legality of the 1,000-foot distance restriction contained in the Gloucester Township Zoning Ordinance.

In support of this application, enclosed herein for filing please find the following:

1. An original and eleven (11) copies of the Township of Gloucester Zoning Board Application;
2. An original and eleven (11) copies of the Township of Gloucester Escrow Agreement;
3. Seven (7) copies of the Township of Gloucester Land Development Application Checklist and Submission Checklist.
4. Twelve (12) signed and sealed copies of minor site plan prepared by Bohler Engineering, Inc. dated July 9, 2019;
5. Twelve (12) copies of the Architectural Floor Plans and Elevations prepared by Robert Goldman, Architect dated March 7, 2019;
6. Twelve (12) copies of the Boundary & Partial Topographic Survey prepared by Control Point Associates, Inc. dated April 10, 2018 and last revised June 28, 2019;
7. Twelve (12) copies of the Waiver and Variance Justification Report prepared by Bohler Engineering dated July 9, 2019;
8. Twelve (12) copies of the Property Deed, dated November 29, 1976;
9. One copy of the Certified Property Owners’ List;

10. One copy of Applicant's Proof of Paid Taxes; and
11. Applicant's W-9.

Furthermore, pursuant to N.J.S.A. 40:55D-48.1, please allow this letter to confirm that there are no individual shareholders that own 10% or more of McDonald's Corporation, which is a publicly traded entity with thousands of individual shareholders.

Lastly, enclosed please find two checks in the amounts of \$460.00 and \$1,750.00 representing the required application fee and escrow deposit respectively, for this application.

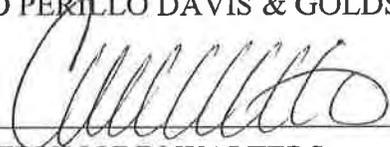
Please do not hesitate to contact me if you require any additional information in order for this application to be deemed complete. Once this application has been deemed complete, please notify me as to the meeting date on which this application will be heard by the Planning Board and we will, of course, provide the required public notice in advance of same.

Thank you as always for your kind attention and usual courtesies.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY: _____


CHERYLLYNN WALTERS

cwalters@npdlaw.com

CLW:jh

Enclosures

- c. Jonathan M. Baske, Area Construction Manager (Via Email: jonathan.baske@us.mcd.com) w/application & checks only
- Michael E. Jeitner, P.E. (Via Email: mjeitner@bohlereng.com) w/application & checks only
- Melissa Bean (Via Email: mbean@bohlereng.com) w/application & checks only
- Kirsten Calabro (Via Email: kcalabro@bohlereng.com) w/application & checks only
- Michael J. Lario, Jr., Esquire (Via Email)



BOHLERTM

ENGINEERING

74 W. Broad Street, Suite 500
Bethlehem, PA 18018
PHONE 610.709.9971
FAX 610.709.9976

July 9, 2019
Via FedEx Priority

Gloucester Township Municipal Building
1261 Chews Landing-Clementon Rd.,
At Hider Lane. PO Box 8
Gloucester Township, NJ 08012

Attention: Planning Board

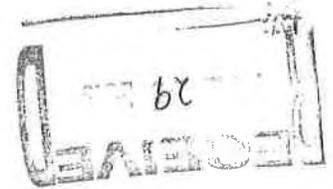
RE: Proposed McDonald's Renovations
1505 Blackwood Clementon Road
Township of Gloucester
Camden County, NJ 08012
PY170034

Dear Board Members:

On behalf of McDonald's USA, LLC., Bohler Engineering PA, LLC hereby requests the following Waivers and Variances along with any others the Board deems necessary in regard to the above referenced project:

Waivers

The following Waivers from the Land Development Checklist are requested:



- A Waiver from Land Development Checklist Item 8 – to provide a copy of the recycling report.
- A Waiver from Land Development Checklist Item 9 – to require calculation and delineation of wetlands.
- A Waiver from Land Development Checklist Item 56 – to require existing elevations and contour lines over the entire area of the proposed development and two (2) permanent bench marks based upon U.S.G.S. datum.
- A Waiver from Land Development Checklist Item 57 – to require contours shown at not less than 2 foot intervals for areas with less than twenty (20%) percent slope, five foot intervals for areas in excess of twenty (20%) percent slope.
- A Waiver from Land Development Checklist Item 61 – to require flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer.
- A Waiver from Land Development Checklist Item 74 – to require showing the names, locations, and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas within 200 feet of the site.
- A Waiver from Land Development Checklist Item 98– to require plans and profiles of water and sewer layouts, on-site or off-site, showing (a) size and type of pipes and mains, (b) slope, (c) pumping stations, (d) fire hydrants, (e) standard details, and (f) trench repair details for street crossings.
- A Waiver from Land Development Checklist Item 104 – to require showing computations and any connection by the development for any storm drainage system to the existing storm drainage system.
- A Waiver from Land Development Checklist Item 106 – to require a letter by an existing water or sewer company indicating that service shall be available before occupancy of any proposed structures, if service is to be provided by an existing water or sewer utility company.

VariANCES

The following VariANCES from the Land Development Ordinance are requested:

- § 416.F to allow 82.31% of lot coverage in lieu of the maximum 75%. Existing on site is 82.32% impervious coverage so this would be an improvement over the existing condition.
- § 426.F.9 to permit background of internally illuminated signs to be lit.
- § 426.G.5 to allow directional signs greater than 4 SF
 - Two (2) "Reserved Drive-Thru" signs at 4.6 square feet each
- § 426.L.1 to permit animated signs (menu boards and pre-browse menu boards).
- § 426.N.1 to permit the area of a changeable copy sign to exceed 50% of the total sign area.
- § 426.N.3 to permit changeable copy signs (menu boards and pre-browse menu boards) to change more frequently than once every 24 hours.
- § 426.Q.2 to allow four (4) facade signs in lieu of the maximum two (2) facade signs on a corner lot.
 - Front Façade (Blackwood-Clementon Road) – To permit two (2) façade signs totaling 46.8 SF in lieu of one (1) sign at 52.07 SF; Currently existing on site is one (1) window sign at 25 SF.
 - East Façade (Non-Drive Thru) – To permit one (1) façade sign totaling 14 SF.
 - West Façade (Drive-Thru) – To permit one (1) façade sign totaling 14 SF.
- § 426.AA.14 to allow six (6) freestanding signs (2 Road Signs, 2 Menu Boards, and 2 Pre-Browse Menu Boards) in lieu of the three (3) freestanding signs allowed (2 Road Signs, 1 Menu Board) allowed. Currently existing on site are two (2) road signs and two (2) menu boards totaling 233.8 SF. Proposed are two (2) road signs to remain, two (2) main menu boards and two (2) pre-browse menu boards totaling 207.4 SF; **a net reduction of 26.4 SF in overall freestanding sign area.**

Existing Conditions to Remain

- To permit a freestanding sign along Blackwood-Clementon Road greater than 35 SF. Existing sign is 73.6 SF and will remain.

If you have any questions or require additional information, please contact me at (610)709-9971 or via email mjeitner@bohlereng.com.

Sincerely,

BOHLER ENGINEERING PA, LLC



Mike Jeitner, P.E.

cc: Jonathan Baske, McDonald's USA, LLC. (email)

This Indenture, MADE THE

Twenty-ninth day of *November* in the year of our Lord one thousand nine hundred and *Seventy-Six*.

Between IKOS REALTY COMPANY, a Partnership, whose mailing address is P.O. Box 3440, Cherry Hill, New Jersey, party

of the first part, and MC DONALD'S CORPORATION, a Delaware corporation, whose mailing address is 2 Cherry Hill Executive Campus, Suite 123, Cherry Hill, New Jersey, party

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of

the sum of ONE HUNDRED SIXTY-FIVE THOUSAND DOLLARS (\$165,000.00) - - -

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
has *granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, its successors, heirs and assigns, ALL THAT CERTAIN tract or parcel of land situate in the Township of Gloucester, County of Camden and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the northwesterly line of Blackwood-Clementon Road (49.50 feet wide) distant 200 feet measured northwardly along same from a point marking the intersection of the said line of Blackwood-Clementon Road with the southwesterly line of Chews Landing-Little Gloucester Road (49.50 feet wide), extending; thence (1) North 88° 52' 00" West along the present northwesterly line of Blackwood-Clementon Road 150 feet to a point; thence (2) North 17° 00' 00" West parallel with Chews Landing-Little Gloucester Road and along the line of other lands of Ikos Realty Company 250 feet to a point for a corner; thence (3) South 88° 52' 00" East parallel with Blackwood-Clementon Road continuing along lands of same 350 feet to a point for a corner in the southwesterly line of Chews Landing-Little Gloucester Road (49.50 feet wide); thence (4) South 17° 00' 00" East along same 50.00 feet to a point for a corner; thence (5) North 88° 52' 00" West along the line of lands now or formerly of Gulf Oil Company 200 feet to a point for a corner; thence (6) South 17° 00' 00" East continuing along lands of same 200 feet to a point in the northwesterly line of Blackwood-Clementon Road (49.50 feet wide) and the place of beginning.

CONTAINING within said bounds 1.04 acres being the same more or less.

COUNTY OF CAMDEN

CONSIDERATION \$165,000.00
R.I. REC. 165,000 S.R.T. FEE 412.50
RECORDED BY 11/17/76 BY 108

SEP 19 1976

FILMED
OCT 29 1977

RECORDED
29

Reservation of Easement: Reserving unto the Grantor for a period of five years from the date hereof the right and privilege to create a non-exclusive easement for the use and benefit of the Grantor, the Grantor's successors, assignees, mortgagees, tenants, licensees and customers for the purpose of automobile pedestrian ingress and egress to and from all or any part of the Grantor's adjoining property (a legal description of which is annexed hereto as Scheduled A) over, upon and across the northerly 25 feet of the premises conveyed by this deed, the said 25 feet easement area is described in Schedule B annexed hereto. The easement reserved herein may be created in one instrument or in one instrument or in a series of instruments recorded in said five year period and may inure to the benefit of all or parts of Grantor's adjoining lands. If such easement shall provided that the lands benefited thereby shall be obligated to indemnify, defend and hold Grantee harmless from all damages, or claims for damages, arising out of the use of said easement by the owner of said land or any one claiming under said owner. In the event no such easement shall be recorded within five years from the date hereof, this right shall lapse and terminate and be of no further force and effect.

Any such easement shall provide that the lands benefited thereby shall be obligated to pay the prorata share of the cost of maintaining said assement area, said prorata share would be based upon the respective ratio of ground area enjoying the benefit from the use of said easement.

During the aforesaid five year period and during the continuance of any non-exclusive easement recorded during said five year period, Grantee shall not erect nor suffer the erection of any temporary or permant barriers on or along said easement area or allow the parking of motor vehicles within said easement area.

Subdivison Approval: This conveyance has been approved as a subdivision by resolution of the Gloucester Township Planning Board dated July 9, 1976 and the Camden county Planning Board dated June 1, 1976, which subdivision approval was filed with the Clerk of Camden County on the 7th day of October, 1976.

Restrictive Covenant: Ikos agrees for itself, and its successors in title to the adjoining lands which it owns in the northwest quadrant of Blackwood-Clementon Road and Chews Landing-Little Gloucester Road (presently identified on the Gloucester Township Tax Map as Plate 24, Block 259, Lots 5A and 5AA) that said lands will not be used for restaurant purposes for a period of 20 years from the date hereof. The term "restaurant" as used herein shall be strictly limited to that type of fast food-hamburger restaurant presently operated by McDonald's and others "Gino's, Burger King, Burger Chef, etc.". The term shall not apply to any type of restaurnat and specifically, without limiting the foregoing, shall not apply to restaurants of the following types: Dunkin' Donuts, Denney's, A Pizza Parlor, Chinese Restaurant, Fish and Chips, a steak house and the like.

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof:

And also, all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, ~~its successors and assigns~~ ^{its successors} and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

AND the said party of the first part, its successors, heirs

~~heirs, executors and administrators do~~ by these presents covenant, grant and agree to and with the said party of the second part, its successors ~~heirs and assigns~~ that it the said party of the first part, its successors, ~~heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances unto the said party of the second part, its successors~~ ^{heirs} and assigns, against it the said party of the first part, its successors, ~~heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, through, from, under them or any of them~~

SHALL and WILL subject aforesaid **WARRANT** and forever **DEFEND.**

In Witness Whereof, the said party ~~of the first part to these presents~~ ^{of the first part to these presents} has hereunto ~~caused these presents to be executed~~ ^{caused these presents to be executed} ~~dated the day and year~~ ^{dated the day and year} first above written.

SIGNED, SEALED AND DELIVERED }
IN THE PRESENCE OF }

[Signature]
as to Grantors

IKOS REALTY COMPANY, a Partnership
BY: [Signature] (LS)
Joseph Ochman
BY: [Signature] (LS)
Robert Fitzgerald
BY: [Signature] (LS)
Peter N. Manos
BY: The Estate of Terry A. Chigounis, Deceased, by the BANK OF NEW JERSEY, Executor under the Last Will and Testament of Terry A. Chigounis, Deceased.
BY: [Signature] (LS)
I. Harris Tucker, Trust Officer SENIOR TRUST OFFICER
[Signature] (LS)
Shirley Ochman, Wife of Joseph Ochman
[Signature] (LS)
Pauline Manos, wife of Peter Manos
[Signature] (LS)
Marylou Fitzgerald, Robert Fitzgerald

FILMED
OCT 20 1977

STATE OF NEW JERSEY
COUNTY OF CAMDEN

ss.

Be it Remembered, that on this twenty-ninth day of November in the year of our Lord one thousand nine hundred and Seventy-Six, before me, the undersigned authority, personally appeared Joseph Ochman, Robert Fitzgerald, Peter N. Manos and the Estate of Terry A. Chigounis, Deceased by The Bank of New Jersey by I. Harris Tucker, ~~Shirley Ochman, wife of Joseph Ochman; Pauline Manos, wife of Peter Manos; ~~XXXXXXXXXXXX~~ and Marylou Fitzgerald, wife of Robert Fitzgerald,~~ ~~XXXXXXXXXXXX~~ partners in IKOS Realty Company

who, I am satisfied they the grantors mentioned in the above deed or conveyance and acknowledged that they signed, sealed and delivered the same as their act and deed. The full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P. L. 1968, c. 40, Sec. 1(c), is \$ 165,000.00. All of which is hereby certified.

J. David Brandt
An Attorney at Law of New Jersey

Charge and Return To
CHICAGO TITLE INSURANCE CO.
950 N. KINGS HIGHWAY
CHERRY HILL, N.J. 08004

DEED-PLAIN WARRANTY (25) 08099 6789

250 0860

Deed

11-29

Mc Donald's Corp.
Mc Donald's Corp.
Out of prob. Ill
605-21
Walter S. Ford Revoc

IKOS REALTY COMPANY, a Partnership

to

MC DONALD'S CORPORATION, a Delaware corporation,

Dated Nov 29th 19 76

Received in the Register of Deeds

office of the County of Camden

on the 1st day of December

A. D. 1976 at 12:50 o'clock in

the after noon, and recorded in Book

3467 of DEEDS

for 2735C

Register

PREPARED BY:

S. DAVID BRANDT, ESQ.
4 Kings Highway East
Haddonfield, N.J.

DEC 1 1976 AT 12:50 P.M.

In compliance with the statute I have presented the in the Register of Deeds and Mortgages

Register of Deeds and Mortgages

REGISTER OF DEEDS AND MORTGAGES CAMDEN COUNTY

DATE 12-9 1976

Inc. Page Note Tax Fee

Robert J. ...

SCHEDULE B

ALL THAT certain tract or parcel of land situate in the Township of Gloucester, County of Camden and State of New Jersey, described as follows:

BEGINNING at a point which is located the following courses and distances from the intersection of the northwesterly line of Blackwood-Clementon Road (49.50 feet wide) with the southwesterly line of Chews Landing-Little Gloucester Road (49.50 feet wide); (a) North $88^{\circ} 52' 00''$ West along the present northwesterly line of Blackwood-Clementon Road, 350 feet, thence (b) North $17^{\circ} 00' 00''$ West parallel with Chews Landing-Little Gloucester Road 225 feet to the beginning point and extends thence (1) South $88^{\circ} 52' 00''$ East parallel with Blackwood-Clementon Road, 350 feet to a point for a corner in the southwesterly line of Chews Landing-Little Gloucester Road and extends thence (2) north $17^{\circ} 00' 00''$ West along the southwesterly line of Chews Landing-Little Gloucester Road 25 feet to the corner of the lands conveyed by the within deed and extends thence (3) North $88^{\circ} 52' 00''$ West parallel with Blackwood-Clementon Road and along the line of lands conveyed hereunder, 350 feet to a point corner with the lands conveyed hereunder and extends thence (4) South $17^{\circ} 00' 00''$ East along the lands conveyed hereunder, 25 feet to the point and place of beginning.



FILMED
SEP 19 1978

FILMED
OCT 29 1977



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

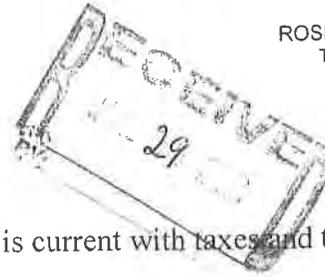
THOMAS C. CARDIS
Business Administrator

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: Mecalibus Limited Campus Plaza #12
Address: 1505 Blackwood-Clem Road
Block: 20101 Lot: 9

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

Sandra L. Ferguson
Gloucester Township Tax Collector



Printed on recycled paper

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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



Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

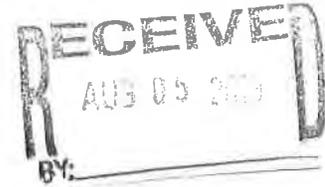
Thomas Leisse, PE, CME
Consulting Engineer

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

August 1, 2019

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



Re: Application #192032CDM
McDonald's USA, LLC c/o Jonathan Baske
1505 Blackwood-Clementon Road, Blackwood, NJ 08012
Block 20101, Lot 9

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "RJC", written over a light blue horizontal line.

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: July 29, 2019

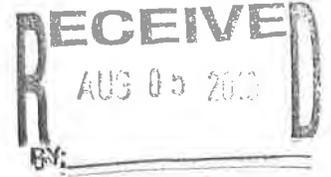
APPLICATION No. #192032CDM

APPLICANT: McDonald's USA, LLC c/o Jonathan Baske

PROJECT No. 13371

BLOCK(S): 20101 Lot(s): 9

LOCATION: 1505 BLACKWOOD-CLEMENTON RD BLACKWOOD



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by Aug 12, 2019**
- For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy – USE VARIANCE PLAN /BOUNDARY & TOPOGRAPHY
- 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 - Minor 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

- Use D Variance Minor Site Plan Bulk C Variance

Signature

Jonathan Baske
Assessor
7/31/19

No Issues.

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

Bin# 60

DATE: July 29, 2019

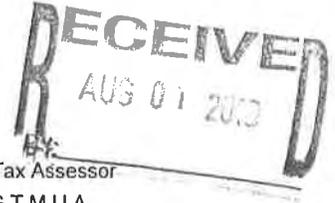
APPLICATION No. #192032CDM

APPLICANT: McDonald's USA, LLC c/o Jonathan Baske

PROJECT No. 13371

BLOCK(S): 20101 Lot(s): 9

LOCATION: 1505 BLACKWOOD-CLEMENTON 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 | | |

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- Recycling Report

- Use D Variance Minor Site Plan Bulk C Variance

1519 OK JGA B1dg

Signature



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW



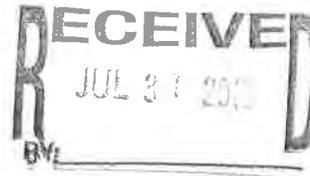
Application #192032CDM

Block: 20101

Lot: 9

- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.
- Emergency contact numbers for site issues with twenty-four hour contact should be provided to Police prior to start of construction.

- No changes to parking or traffic control signs indicated in plans



Reviewed By: ■ Lt. Timothy Kohlmyer #206 Signature: [Signature] 206 Date: 7/30/19



Department of Public Works

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



Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEPALMA COMPLEX
2311 EGG HARBOR ROAD
LINDENWOLD, NJ 08021

Board Members
Freeholder Carmen G. Rodriguez – Alternate
George W. Jones – Chairman
Daniel P. Cosner – Vice Chairman
Thomas Schina – Secretary

Ryan Doran
Joseph Pillo
Alexis M. Williams
Kevin Becica – County Engineer

August 5, 2019

Keith A. Davis, Esq.
4030 Ocean Heights Ave.
Egg Harbor Twp., NJ 08234

RE: **McDonald Upgrades – Blackwood-Gloucester**
Plan Type: Site Plan
Block(s): 20101
Lot(s): 9

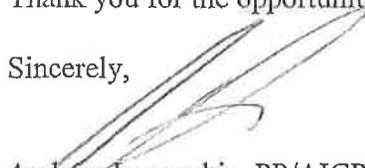
Dear Applicant/Agent:

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

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

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

Sincerely,



Andrew Levecchia, PP/AICP
Planning Director

Al/cs

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

SP-15-7-19