Township of Gloucester
Zoning Board of Adjustment
Wednesday, September 11, 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, August 14, 2019***

RESOLUTIONS FOR MEMORIALIZATION

#192029C Kenneth Boyer	Bulk C Variance Block: 15810 Lot: 12
#192030C Garrett Carlsen, II	Bulk C Variance Block: 2101 Lot: 19
#192032CDM McDonald's USA, LLC c/o Jonathan Baske	Bulk C & Use D Variance Minor Site Plan Block: 20101 Lot: 9

APPLICATIONS FOR REVIEW

#192033C Rosemary Watkins Zoned: R3	Bulk C Variance Block: 11901 Lot: 15 Location: 199 Indiana Ave., Blackwood

8' x 16' covered deck with 9' x 16' roof w/21' F setback

#192034D
Donald Taggart
Zoned: R3

Use D Variance
Block: 14702 Lot: 29
Location: 11 Marcia Ct., Erial

Home Landscaping Business

#192036C
Hellenic Holding International LLC
Zoned: R3

Bulk C Variance
Block: 10401 Lot: 2
Location: 260 Cedar Ave., Blackwood

Covered Porch & Roof 5' x 6'4" w/18' F setback

#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

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, AUGUST 14, 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	**Present**
Mrs. Chiumento	**Absent**
Mr. Rosati	**Present**
Mr. Acevedo	**Present**
Mr. Rosetti	**Present**
Mr. Treger	**Present**
Mrs. Kelly	**Absent**
Chairman McMullin	**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 Mrs. Chiumento.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, July 24, 2019

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Rosati	**Yes**
Mr. Rosetti	**Yes**
Mr. Treger	**Yes**
Chairman McMullin	**Yes**

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#192025C
Salvatore Matarazzo
Bulk C Variance
Block: 13103 Lot: 16

#192026C
Bernice Grundy
Bulk C Variance
Block: 15703 Lot: 1.41

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Rosati	**Yes**
Mr. Rosetti	**Yes**
Mr. Treger	**Yes**
Chairman McMullin	**Yes**

Resolutions Approved.

APPLICATIONS FOR REVIEW

#192029C
Kenneth Boyer
Zoned: R3
Bulk C Variance
Block: 15810 Lot: 12
Location: One Arlington Rd. Erial
14' x 24' shed w/setbacks
(curb opening must contact Camden County)

Mr. Costa swears in Mr. Boyer and Mr. Matt Vargo.
Mr. Boyer states the shed is already there. He put the shed up because he ran out of room in his garage, they are using the garage to store his in-laws furniture for about 5 months.
Mr. Costa asks the height of the shed.

Mr. Vargo states it is 6'6", it is a standard prefab shed size with a garage door. It is wood construction with a shingle roof and vinyl siding.
Mr. Boyer has noticed and gotten approval from Camden County already.
Mr. Lechner states Mr. Boyer still has to apply for construction permits, it is a regulation of the state. The setbacks and 2 sets of plans are required by the state. A foundation is required by the state.
Mr. Boyer states it is a prefab shed and was wondering if pilings and a pier would be acceptable.
Mr. Lechner states Mr. Boyer will have to speak to the Construction Department.
Chairman McMullin asks if the shed will be used for storage only.
Mr. Boyer states he will just be storing personal items and lawn equipment.

Open to the Professionals:
No Additional Comments:

Open to the Public:
No Comments:

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

Roll Call:

Vice Chairman Simiriglia Yes

Mr. Scarduzio	**Yes**
Mr. Rosati	**Yes**
Mr. Rosetti	**Yes**
Mr. Treger	**Yes**
Chairman McMullin	**Yes**

Application Approved.

#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

Mr. Costa swears in Mr. Garrett Carlsen and Mr. Steve Weber (close friend). Mr. Weber is present because Mr. Garrett is very hard of hearing.

Mr. Garrett states the deck will follow the line of the home 8' off the property line. The deck is 15 ½ foot by 11 ½ foot with steps not in the setback. The steps will be on the other side.

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 Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Application Approved.

#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

The above application was tabled to a future date because there was an error in the notifications. The applicant will re-notice.

The motion to table the above-mentioned application to a future date was made by Mr. Scarduzio and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Scarduzio	**Yes**
Mr. Rosati	**Yes**
Mr. Rosetti	**Yes**
Mr. Treger	**Yes**
Chairman McMullin	**Yes**

Application Tabled.

#192032CDM
McDonald's USA, LLC e/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 land; 1,000' to any other establishment, residential use district, or house of worship, etc.

Mr. Costa swears in Mr. Michael Jeitner (PE), Mr. James Miller (Planner), Mr. Tom Duranty (operator of McDonalds).

Ms. Cheryl Walker (ESQ) Explains the application and its many variances due to pre-existing conditions. Ms. Walker states McDonalds is going through a re-branding. There will be façade, ADA and sign improvements. The impervious coverage has a slight improvement to 82.31%. They have the Camden County letter of "no interest".\

Mr. Jeitner PE:

- McDonalds is going through a rebranding,
- The restaurant will be more modern,
- The signage will be smaller,
- The inside of the restaurant will be more modern and more casual,
- ADA all exterior and interior will meet federal guidelines.

A3 – signage Plan:

- Too many boards are there now, new menu boards and pre-menu boards. One board for each drive thru lane. Each sign will be 20 sq. ft. ea., they will be digital. There will be 60 sq. ft. of signs vs. 86 sq. ft. of drive thru signs now.
- Six, 6' free standing signs are allowed for digital boards, a variance is needed,
- Changeable copy signs are in the rear of the property. They will change for each menu.
- Pre-menu signs will change every 8 to 10 seconds.

A4- photo rendering exhibit of the existing restaurant. Picture of old building and new building. Façade signs are allowed to cover 5%. Requesting 74.8 sq. ft. where 140 sq. ft is allowed. They are under the 5 % restriction.

- Existing non-conforming:
- Location w/in 1,000 sq. ft. of another fast food restaurant,
- Sign on Blackwood Clementon Rd.
- Parking setback not changing.
- Permit operating w/o underground irrigation.
- Review checklist waivers

Mr. Mellett request the applicant address storm water for site drainage and existing lighting.

Mr. Jeitner PE –

- Existing concrete reinforced pipes
- Drainage will be addressed
- Maintain drainage pattern
- Lighting: leave them where they are and upgrade to LED and more modern fixtures through parking lot and on building.

Mr. Mellett asks for information on negative affects to the new fixtures.

Mr. Jeitner states they will provide a lighting plan.

Mr. Lechner states the applicant responded to all his comments; they need to look at the ramp on Blackwood-Clementon Rd.

Mr. Jeitner states "yes, we have to look at that."

Mr. Mellett states he will reserve additional comments to the rear parking lot.

Mr. Lechner states he appreciates the thoroughness to the engineer and their staff. The digital signs will need a variance.

Mr. Miller (Planner):

D3 – variance & bulk variances – proximity to another fast food restaurant or residence.

- No physical changes or use, just modifications.
- Shows how the site stays appropriate,
- Most things remain identical on site,
- Mostly enhancements to the site,
- Easily satisfies standards

Bulk Variance:

- Lot coverage changes w/in 100th of a percent,
- Benefits out way deficits,
- Sign package positive criteria

1. directional signs are larger function and better signs
2. menu and browser boards have a shared application or for drive thru.
3. Façade signs: McDonalds logo signs: reinforce identification of building and character of building also; aesthetically nicer.

Negative criteria: Nothing is changing and the business has been in the community for many years

Mr. Jeitner (PE):

- New reserve drive thru sign
- New welcome sign
- Directional incidental - restricts signs size to (new sign) 4.6 vs. 2.0 (ordinance).
- Window position signs 2.5 sq. ft. are now 3.58 sq. ft.
- Doorway sign is 2.6 sq. ft. vs. now 2 sq. ft.

Open to the Professionals:
No Additional Comments:

Open to the Public:
No Comments:

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Application Approved.

A motion to Adjourn was made by Mr. Scarduzio and seconded by Mr. Rosetti.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192029C
Kenneth Boyer
Block 15810, Lot 12

WHEREAS, Kenneth Boyer is are the owner of the land and premises located at 1 Arlington Road in the Erial 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 14' x 24' / 336 sq. foot residential tool shed instead of the required168 sq. feet for the property located upon Block 15810, Lot 12, 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 August 14, 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 Kenneth Boyer is the owner of the land and premises located at 1 Arlington Road in the Erial section of Gloucester Township, New Jersey, as shown on Block 15810, Lot 12, 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 did not know he needed a variance and constructed the shed. The shed is for personal use and not interfere with any neighbors. The

Board explained the County would have to approve the curb cut and that he needs to obtain a construction permit for the footings.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variance to construct a 14' x 24' / 336 sq. foot shed, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of August, 2019, the applicant Kenneth Boyer is hereby granted the aforesaid variance for the property located upon Block 15810, Lot 12 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
Carmen Scarduzzio	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 11th day of September, 2019.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192030C
Garrett Carlsen
Block 2101, Lot 9

WHEREAS, Garrett Carlsen is are the owner of the land and premises located at 117 Front Street in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 11.5' x 15.5' deck with a side yard setback of 8' instead of the required 10' for the property located upon Block 2101, Lot 9, as shown on the Official Map of the Township of Gloucester, located in a R-4 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 August 14, 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 Garrett Carlsen is the owner of the land and premises located at 117 Front Street in the Glendora section of Gloucester Township, New Jersey, as shown on Block 2101, Lot 9, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified the house is already 8' from the property line and he is just following the existing setback.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variance to a 11.5' x 15.5' deck with a 8' side yard setback, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of August, 2019, the applicant Garrett Carlsen is hereby granted the aforesaid variance for the property located upon Block 2101, Lot 9 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
Carmen Scarduzzio	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 11th day of September, 2019.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192032CDM
McDonald's USA, LLC
Block 20101, Lot19

WHEREAS, McDonald's USA, LLC is are the owner of the land and premises located at 1505 Blackwood Clementon Road in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a use variance from the 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 façade, providing accessible parking and pathway to the building, replace drive thru and menu board signage, and provide ADA compliant improvements and bulk variances and waivers as enumerated in Mr., Lechner' s letter dated August 1, 2019 and Bohler's Engineering letter dated July 9, 2019 for the property located upon Block 20101, Lot 19, as shown on the Official Map of the Township of Gloucester, located in a HC Zone, said application being represented by Cheryllynn Walters.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on August 14, 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 McDonalds USA, LLC is the owner of the land and premises located at 1505 Blackwood Clementon Road in the Clementon section of Gloucester Township,

New Jersey, as shown on Block 20101, Lot 19, on the Official Tax Map of the Township of Gloucester, located in an HC- Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant presented Michael Jeitner, Professional Engineer and James Miller, Professional Planner. Introduced into evidence were A-1 Aerial image, A-2 Site Plan, A-3 Signage Plan and A-4 Colorized building exterior comparison.ck is following that line.

Mr. Jeitner testified that McDonald's is doing a reimaging project at this site and that is the reason for the variances. He said the building will now look more modern and upgrades will be ADA compliant. He stated 70% of their business is now drive thru and that is the reason for the second drive thru. They are providing 49 parking spaces and only 39 are required. The variances requested are for the existing building to be within 1000' of another fast food building, lot coverage of 82.31%, 4 façade signs, 2 menu signs (digital), 2 pre browser menu signs and 4.54 sf incidental signs. He also agreed to work on storm water issues on site and explained the site plan.

Mr. Miller testified the lot coverage is di minimus, the sign package is a better zoning alternative, the directional signs are easier to read, the menu and browser signs are digital and more legible and the façade sign is the McDonald's logo. As to the D-3 variance the use has been there since 1974 and there has been no intensification or change in use. He stated there is no detriment to the area.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variances and waivers, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of August, 2019, the applicant McDonald's is hereby granted the aforesaid variances and waivers for the property located upon Block 20101, Lot 9 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
Carmen Scarduzzio	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 11th day of September, 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 #192033C***
Rosemary Watkins
199 Indiana Avenue
BLOCK 11901 LOT 15

DATE: August 14, 2019

The above application is to permit a 9' x 16' roof and front porch within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	12,682.18 sf	yes
Minimum lot frontage	75 ft.	144.41 ft.	yes
Minimum lot depth	125 ft.	168.47 ft.	yes
Maximum building coverage	20%	±11.23%[1]	yes
Maximum lot coverage	40%	±16.21%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (porch)	**30 ft.**	**±21ft.**	**no***
Side yard (porch)	10 ft.	±62 ft.[1] / ±34 ft.[1]	yes / yes
Rear yard (dwelling)	30 ft.	±102 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

[1] = Scaled data.
* = Variance required.

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

II. VARIANCE COMMENTS

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

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

1. Front yard: (±21 ft. provided v. 30 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a roof and front porch approximately twenty one (21) feet from the front property line (30 ft. minimum required).

VI. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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

cc: Rosemary Watkins
Anthony Costa, Esq.
James Mellett, PE

Update Element #13359

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[1]: _____ Application №: #192033 C

Taxes Paid: Yes/No DMB (Initial)

Fees 160.00 Project # 13389

☐ Planning Board ☑ Zoning Board of Adjustment

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

Escr. 150.00 Escr.# 13389

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: ROSEMARY WATKINS	Name(s):
Address: 199 INDIANA AVE	Address: SAME
City: BLACKWOOD	City:
State, Zip: NJ 08012	State, Zip:
Phone: (609) 319-4299 Fax: (__)__-__	Phone: (__)__-__ Fax: (__)__-__
Email: ROWATKINS@COMCAST.NET	

3. Type of Application. Check as many as apply: Call 609-820-5579 Anthony Dellapia

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☑ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED AUG 07 2019 BY: _____

[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
(R3)	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

6. Name of Persons Preparing Plans and Reports:

Name: ROSEMARY WATKINS	Name: RMS LANDSURVEYING LLC
Address: 199 INDIANA AVE	Address: 545 JARVIS RD
Profession: RETIRED	Profession: SURVEYOR
City: BLACKWOOD	City: ERIAL
State, Zip: NJ 08012	State, Zip: NJ 08081
Phone: (609) 319-4299 Fax: ( ) -	Phone: (609) 502 8023 Fax: (856) 346-3292
Email: ROWATKINS@COMCAST.NET	Email:

7. Location of Property:

Street Address: 199 INDIANA AVE Block(s): 11901

Tract Area: Lot(s): 15

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): ADD AN 8' X 16' COVERED DECK IN FRONT OF THE HOME. ROOF SECTION WOULD BE 9' X 16'

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☐ No ☐ Yes

10. Utilities: (Check those that apply.)

☐ Public Water ☐ Public Sewer ☐ Private Well ☐ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	21'
Front setback 2	
Rear setback	
Side setback 1	29'
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

*E.O.P. = Edge Of Pavement.

Pool Requirements	
Setback from R.O.W.1	
Setback from R.O.W.2	
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	
Garage Area	
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	
Shed height	
Setback from R.O.W.1	
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: _____ 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

Rosemarie Watkins — 8/2/19

Signature of Applicant — Date

Thomas Watkins — 8/2/19

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).**

8.2.19
Date

Sworn and Subscribed to before me this 2 day of August 2019 (Year).

ANGELA J. EVANS
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 10, 2023

Rosemarie Watkins
Signature

Rosemarie Watkins
Print Name

Thomas Watkins
Signature

Thomas Watkins
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).	☒ No	☐ Yes
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

Rosemarie Watkins – Thomas Watkins
Signature of Applicant

Rosemarie Watkins – Thomas Watkins
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 7/17/19, shows and discloses the premises in its entirety, described as Block 11901 Lot 15; 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.

Rosemarie Watkins / Thomas Watkins
Name of property owner or applicant

Sworn and subscribed to
On this 2 day of August, 20 19 before the following authority.

Notary public

ANGELA J. EVANS
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 10, 2023

ZONING PERMIT DENIED

199 INDIANA AVE
Block/Lot 11901/15

Applicant
FLOORS JUST FOR YOU INC
344 JOHNSON ROAD
SICKLERVILLE, N.J. 08081

Real Estate Owner
TOM AND ROSEMARIE WATKINS
199 INDIANA AVE.
BLACKWOOD, NJ 08012

This is to certify that the above-named applied for a permit to/authorization for.
a proposed 16'X8' front yard attached frame deck with roof 22' from front propertyl line.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Deck and roof are to maintain a minimum of 30' from the front property line. A Variance approval is required from the Zoning Board 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
July 25, 2019

Applic No. 13359

Cut Here

RECEIVED
AUG 07 2019
BY:

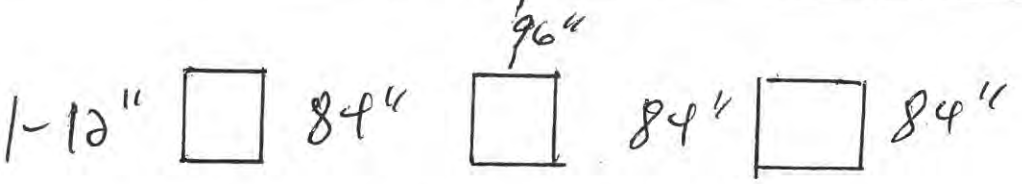
Deliver to...

FLOORS JUST FOR YOU INC
344 JOHNSON ROAD
SICKLERVILLE, N.J. 08081

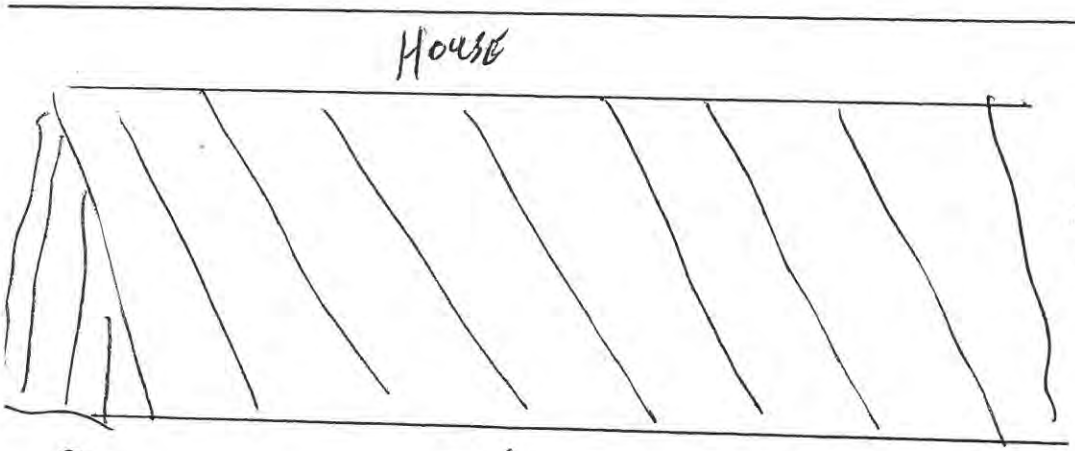
119 INDIANA AVE

9' X 16' OVER HANG

HOUSE



- 10" WIDE X 36" DEEP FOOTINGS
- 6X6 PT POSTS W/CLEATS
- DOUBLE 2X8 GIRDER NOTCHED ON TOP OF 6X6 POSTS & SECURED W/ 1/2" X8" GALVANIZED CARRIAGE BOLTS

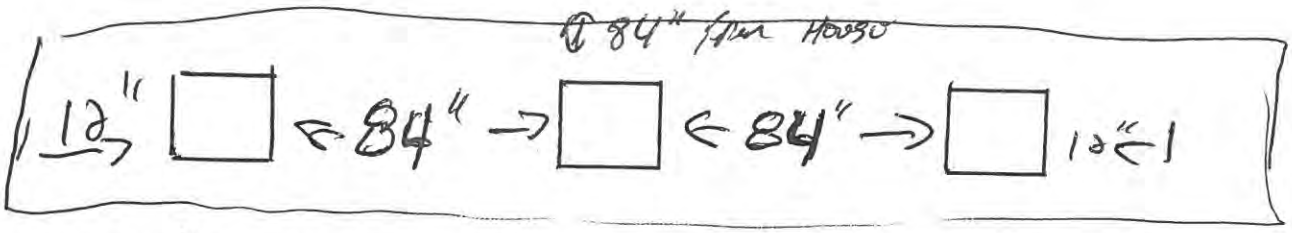


- 2X6 RAFTERS TIED TO EXISTING R & ATTACH W/ RAFTER HANGER
- RAFTER SET @16" ON CENTER
- 1/2" SHEATHING ON ROOF
- INSTALL 3 TAB ASPHALT SHINGLES
- INSTALL GUTTER ON FRONT
- ADD DOWN SPOUTS W/2X4. SPOUTS TO MATCH HOUSE

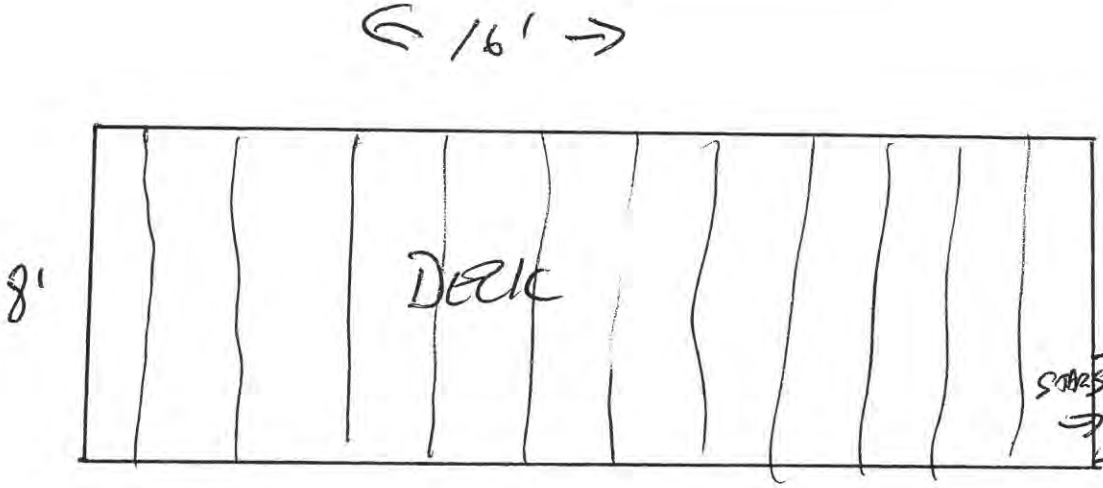
RECEIVED
AUG 17
BY:

119 INDIANA AVE

8' X 16' DECK

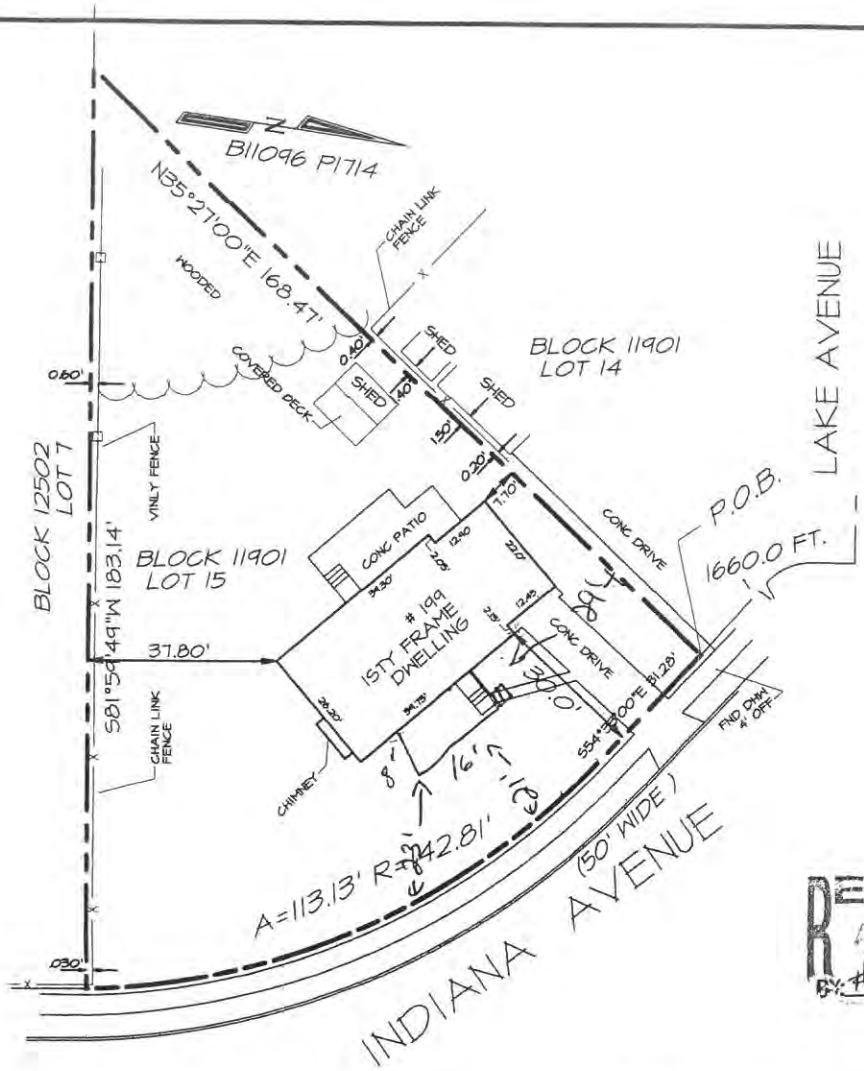


- 10" WIDE X 36" DEEP FOOTINGS
- 6X6 PT POSTS w/ CLEATS
- DOUBLE 2X10 GIRDER NOTCHED ON TOP OF 6X6 POSTS & SECURED w/ 1/2X8" GALVANIZED CARRIAGE BO



- 2X8 PT WALL U ATTACHED TO HOUSE 1/2" X 6" GALVANIZED LAG BOLTS STAGGE AT 24" . . . .
- 2X8 PT RIM ATTACHED w/ JOIST HANGE TO LEDGER & RESTING DOUBLE GIRDER @ 16' ON CENTER
- 5/4 PT DECK BOARD TOPS w/ WO RAILINGS.

RECEIVED



RECEIVED
AUG 07 2019
BY: # 192033C

GRAPHIC SCALE 1"=30'

0 30 60 90

SURVEY NOTES:

1. THIS SURVEYOR IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ENVIRONMENTALLY UNSAFE CONDITIONS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON. NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF ENVIRONMENTALLY UNSAFE CONDITIONS ARE PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS SEPARATE AND APART FROM THIS SURVEY.

2. THIS SURVEYOR HAS NOT BEEN RETAINED TO MAKE ANY DETERMINATIONS AS TO THE EXISTENCE OR NON-EXISTENCE OF WETLANDS THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON. NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THIS MATTER SEPARATE AND APART FROM THIS SURVEY.

3. THIS SURVEYOR CONDUCTED NO UNDERGROUND EXPLORATIONS. THEREFORE, ONLY THOSE PHYSICAL FEATURES WHICH WERE PLAINLY VISIBLE AT THE TIME OF THIS SURVEY, ARE PORTRAYED HEREON.

4. SURVEY DATA PORTRAYED HEREON IS BASED UPON FIELD OBSERVATIONS COLLECTED ON 07-05- 2019.

5. SURVEY IS SUBJECT TO SUCH FACTS AS MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH INTO THE PROPERTY-IN-QUESTION AND THE IMMEDIATE ADJOINERS.

6. SURVEY WAS COMPILED FROM INFORMATION SUPPLIED BY THE CLIENT OR CLIENT'S REPRESENTATIVE. PROPERTY-IN-QUESTION MAY BE SUBJECT TO WRITTEN OR UNWRITTEN RIGHTS, TITLE OR INTERESTS. SURVEYOR DID NOT PREPARE NOR WAS SURVEYOR CONTRACTED TO PREPARE A TITLE ABSTRACT OR CHAIN OF TITLE.

7. THIS SURVEYOR HAS NOT RESEARCHED FLOOD EVELVATION. THE CLIENT SHOULD PURSUE THIS MATTER SEPARATE AND APART FROM THIS SURVEY.

8. RMS LAND SURVEYING RESERVES THE RIGHT TO REVISE THIS SURVEY BASED ON ERRORS CAUSED BY MISCLOSURES IN THE FILED PLAN, DISCREPANCIES IN DEEDS OR CONFLICTS IN FOUND CONTROL POINTS, IF ANY.

BEING LOT 15, BLOCK 11901, on the OFFICAL TAX MAP of the TOWNSHIP OF GLOUCESTER

CONTAINING: 12682.18 +/- SQ. FT.
OR 0.3 +/- ACRES

CERTIFIED TO:
TO AND SOLELY FOR THE BENEFIT OF:

THIS SURVEY PLAT IS BASED UPON THE RECORD DESCRIPTION FURNISHED. IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY DECLARE TO ITS ACCURACY, (TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION), EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ABOVE THE SURFACE OF THE LANDS AND NOT VISIBLE. THIS DECLARATION IS LIMITED TO THIS TRANSACTION ONLY.

RICHARD M. SAPIO, L.S. N.J. LIC. NO. 24GS03211900

www.rmslandsurveying.com

SURVEY OF PREMISES
199 INDIANA AVENUE

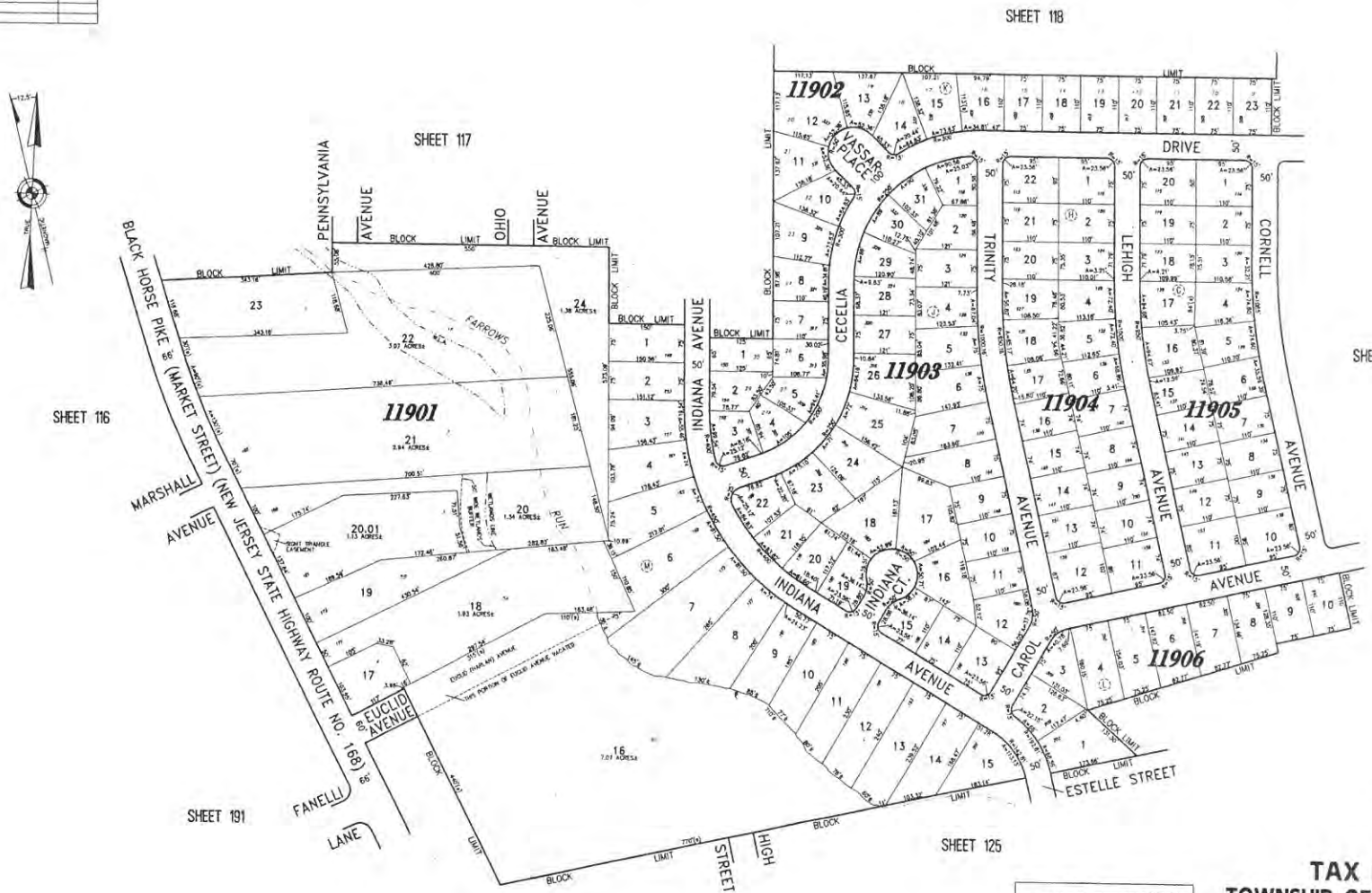
SITUATE
BLOCK 11901 LOT 15
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN NJ

RMS LANDSURVEYING LLC
CERTIFICATE OF AUTHORIZATION # 24GA28248800
545 JARVIS ROAD
ERIAL, NEW JERSEY 08081
FAX - PHONE 856-346-3292
CELL 609-502-8023

SCALE	DRAWN BY	CHECKED
1"=30'	RMS	RMS
DATE	SHEET NO.	JOB NO.
07/17/19	1 - 1	193115

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (GOOD).



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 28003800

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-8882
WEB SITE ADDRESS: WWW.RVE.COM

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
PROPERTY ADMINISTRATION
APPROVED AS A TAX MAP PURSUANT TO THE AUTHORITY OF N.J.S.A. 54:1-35 & 54:5-1
FOR THE DIRECTOR, DIVISION OF TAXATION
G.T.A.
THOMAS J. FOLEY, CHIEF, COMMISSIONER, FIELD SUPERVISOR
G.T.A.
SUPERVISING FIELD REPRESENTATIVE
DATE: MAR 08 2011 SERIAL NO. 966

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: Watkins, Thomas H Jr & Rosemarie

Address: 199 Indiana Avenue

Block: 11901 Lot: 15

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

Sandra L. Ferguson
Gloucester Township Tax Collector

RECEIVED
AUG 07 2013
BY:

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

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)
www.glotwp.com

Printed on recycled pape

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: AUGUST 7, 2019

APPLICATION No. #192033C

APPLICANT: ROSEMARY WATKINS

PROJECT No. 13389

BLOCK(S): 11901 LOT(S): 15

LOCATION: 199 INDIANA AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ New Application - Bulk C
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by AUGUST 19, 2019

RECEIVED AUG 1 BY:

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 and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
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- ☐ 1 Copy - Major Subdivision - Final Plat
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- ☐ 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

No Issues

Signature

7/8/19

Bin# 64

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

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- ☐ Recycling Report

RECEIVED AUG 13 2019

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

OK 8-13-19 JVG Bldg

Signature

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

August 12, 2019

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

Re: Application #192033C
Rosemary Watkins
199 Indiana Avenue, Blackwood, NJ 08012
Block 11901, Lot 15

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

Raymond J. Carr
Executive Director

RJC:mh

RECEIVED

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: AUGUST 7, 2019

APPLICATION No. #192033C

APPLICANT: ROSEMARY WATKINS

PROJECT No. 13389

BLOCK(S): 11901 LOT(S): 15

LOCATION: 199 INDIANA AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

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- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
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- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☒ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ New Application - Bulk C
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

REVIEWED
DATE: 8/12/19
BY: Pete URSO
Fire marshal
WITH COMMENT ☐
WITHOUT COMMENT ☒
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 541
BLACKWOOD, N.J. 08012

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

Signature

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #192034D**
Donald Taggert
BLOCK 14702, LOT 29

DATE: August 15, 2019

The Application as submitted requires a use variance approval to "operate a landscape business" within the R-1 Residential District. The project is located on the south side of Marcia Court east of Heatherwood Drive.

I. ZONING REVIEW

1. ZONE: R-2 – Residential District [§404].
2. Landscaping business is not listed as a permitted use [§405.B].

R-2 Zone Requirements (§404.F):

Standard	Required	Proposed	Complies
Minimum lot size	20,000 sf	20,176.4 sf	yes
Minimum lot frontage	100 ft.	62.90 ft.	enc
Minimum lot depth	200 ft.	175 ft.	enc
Maximum building coverage	20%	±11.23%[1]	yes
Maximum lot coverage	30%	±16.21%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	50 ft.	41.68 ft.	enc
Side yard	15 ft.	±21 ft.[1] / ±16 ft.[1]	yes / yes
Rear yard	40 ft.	±109 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

[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

II. VARIANCE COMMENTS

The Application as submitted requires the following variance from the R-2 Residential District:

§404.B, Permitted Uses

1. A landscaping business is not a listed permitted use in the R-2 Residential District.

POSITIVE CRITERIA ("D1" variance)

2. 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).

3. 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).

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

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

variance would cause substantial detriment to the public good.

III. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

1. Master Plan
    a. The Applicant should provide testimony addressing consistency of the proposed uses with the following Residential 2 (R-2) Land Use Classifications within the Master Plan.

    "RESIDENTIAL 2 (R-2)
    Where existing single family residential developments were constructed at densities of two units per acre, the Residential 2 district has been applied. The Residential 2 district also incorporates vacant or underutilized land adjacent to existing R-2 areas which would make a reasonable extension of the district or is an infill parcel. Like the R-1 classification, the Residential 2 category incorporates parks, conservation land, and minor institutional uses such as churches."

2. Zoning
    a. The Applicant should provide testimony addressing consistency of the proposed use with the R-2 – Residential District and character of the built environment.
3. Use Variance
    a. The Applicant should provide testimony addressing the proposed uses and accessory uses, if any, including but not necessarily limited to the following:
        i. A description of the proposed building(s), vehicles, equipment, etc.
        ii. Storage of vehicles, equipment, materials, etc.
        iii. The amount of noise associated with the proposed use.
        iv. The trip generation associated with the proposed use.
        v. The number of employees.
        vi. Employee parking.
        vii. The hours and days of operation.
4. Site Layout
    a. The Applicant should provide testimony addressing the following aspects of site design to accommodate the use:
        i. Buffer and/or screening to adjacent residential uses as per §507.B, Buffering.
        ii. Lighting as per §508, Lighting.
        iii. Loading and unloading as per §509, Off-Street Loading.
        iv. Ingress/egress to the site and parking for employees as per §510, Off-Street Parking.
        v. The ability of the site to accommodate turning movements of business vehicles §510, Off-Street Parking.
        vi. Stormwater management and other considerations of site plan development as per §517, Stormwater Management & Collection.
        vii. Storage of
5. Existing Conditions
    a. The Applicant must address what appears to be outside storage of vehicles, equipment, and materials on the subject property and a

substantial encroachment on the adjacent Block 14702, Lot 35 in the rear owned by Gloucester Township.

i. This parcel appears to be a drainage basin.

IV. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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

cc: Donald Taggert
Addison G. Bradley, PP
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit # 13390

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[1]: _____ Application №: # 192034D

Taxes Paid Yes/No DMB (Initial)

Fees 260.00 Project # 13391

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. 1200.00 Escr.# 13391

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Donald Taggart	Name(s): Same
Address: 11 Marcia Court Erial,	Address:
City: Gloucester Twp.	City:
State, Zip: N.J. 08081	State, Zip:
Phone: (856) 374-3341 Fax: (__)__-__	Phone: (__)__-__ Fax: (__)__-__
Email: ~~#H~~ 609-471-5872	

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☐ Bulk "C" Variance [2]
- ☒ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED AUG 08 2013 BY: _____

[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
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

6. Name of Persons Preparing Plans and Reports:

Name:	Name: Addison G Bradley
Address:	Address: 1585 Hider Lane
Profession:	Profession: Gloucester Twp.
City:	City: Planner
State, Zip:	State, Zip: N.J. 08021
Phone:(__)___-____ Fax:(__)___-____	Phone: 856 228-4848 Fax: 856 228-8501
Email:	Email:

7. Location of Property:

Street Address: 11 Marcia Ct Block(s): 14702

Tract Area: 20,176.4 Sq Ft. Lot(s): 29

8. Land Use:

Existing Land Use: Residential and Lawn & Tree maintenance

Proposed Land Use (Describe Application): Same as above home Base operate a landscape business

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☒ No ☐ Yes

10. Utilities: (Check those that apply.)

☒ Public Water ☒ Public Sewer ☐ Private Well ☐ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	Existing	Setback from E.O.P.*1	
Front setback 2	Complies	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	
Garage height	approved 8/17/2004	Shed height	
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		Setback from property line 1	
		Setback from property line 2	

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

Signature of Applicant — Date: 8/6/18

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).**

8-7-2019
Date

Signature

Donald Taggart
Print Name

Sworn and Subscribed to before me this 7 day of August 2019 (Year).

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

Signature

Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	☒ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☒ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☒ No	☐ Yes
D. Is the applicant a corporation?	☒ No	☐ Yes
E. Is the applicant a limited liability corporation?	☒ No	☐ Yes
F. Is the applicant a partnership?	☒ No	☐ Yes
IF YES TO ANY OF THE ABOVE:		
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).		
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?		
IF YES:		
List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).	☒ No	☐ Yes

Signature of Applicant

Donald Taggart
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 14702 Lot 29; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

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

Name of property owner or applicant

Sworn and subscribed to
On this 7 day of August, 20 19 before the following authority.

Michele Lyn Treger
Notary public

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

Lawn and tree maintenance

Employees - 8

Trucks - 6 - STORED IN GARAGE Permit # 10026 6/10/04

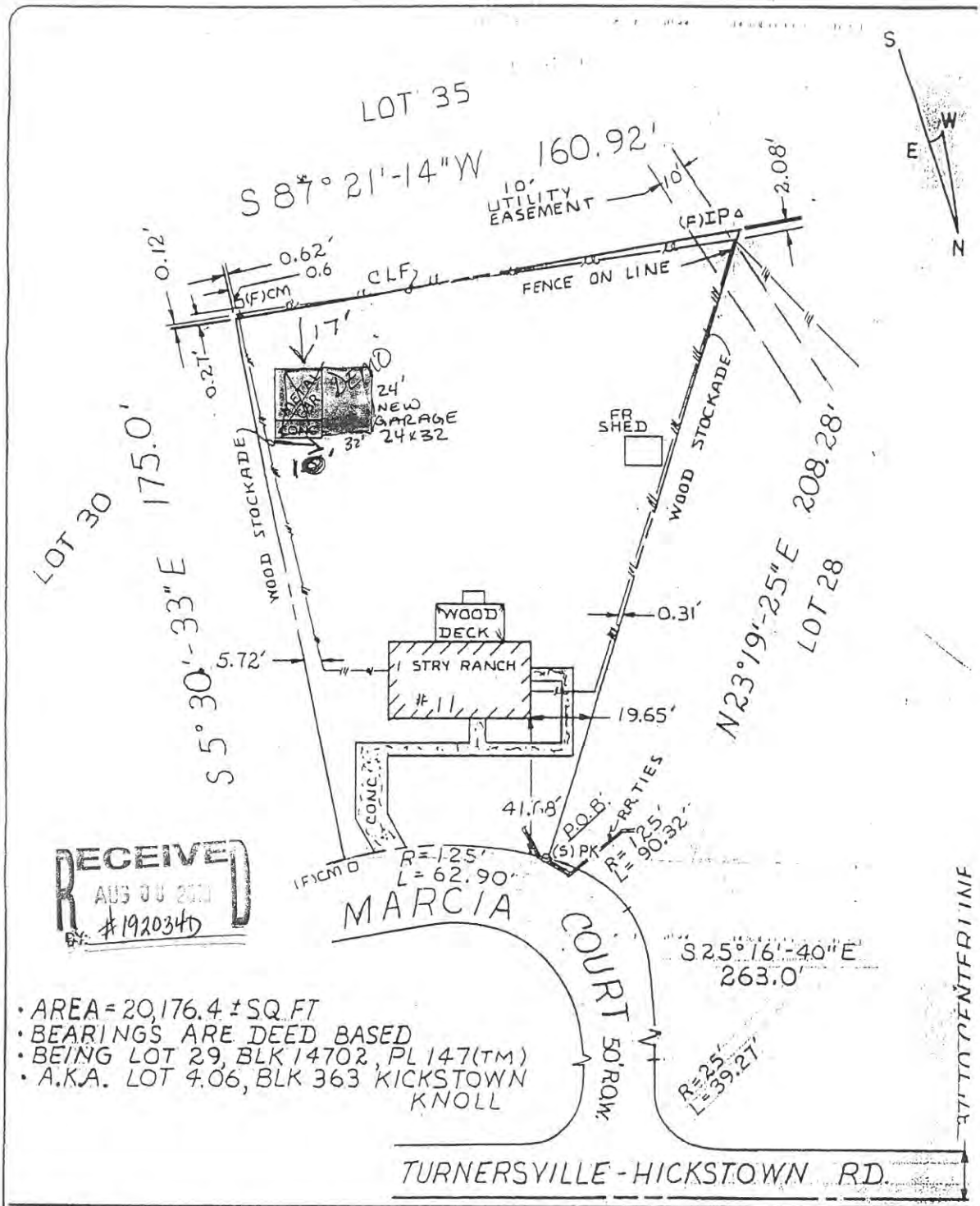
hrs 7am to dark, well very Conformity 8/17/04 # 6309

No Signage

No clients to door

RECEIVED
AUG 05 2004
BY:

18026 6/10/04



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AUG 00 2004
#1920340
BY:

- AREA = 20,176.4 ± SQ. FT
- BEARINGS ARE DEED BASED
- BEING LOT 29, BLK 14702, PL 147(TM)
- A.K.A. LOT 4.06, BLK 363 KICKSTOWN KNOLL

DONOVAN Surveyors
21 Columbia Avenue
Stratford, NJ 08084
(609) 627-3550
Land Surveying & Engineering

DATE: 11-27-95
SCALE: 1" = 40'
DRN. BY: JHM

SURVEY NO. 9511035

SURVEY OF PREMISES	SITUATE IN
11 MARCIA COURT	TOWNSHIP OF GLOUCESTER COUNTY OF CAMDEN STATE OF NEW JERSEY

TO: DONALD & AMBER LEE TAGGART, SUPREME TITLE, UNITED MORTAG CORP., ITS SUCCESSORS AND/OR ASSIGNS

In consideration of the fee paid for making this survey, *(if no fee is paid this declaration is invalid)*. This survey is based on the record description furnished. I hereby declare to its accuracy except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible. This [illegible]

ZONING PERMIT DENIED

11 MARCIA CT
Block/Lot 14702/29

Applicant
TAGGART DONALD R III
11 MARCIA COURT
ERIAL NJ 08081

Real Estate Owner
TAGGART DONALD R III
11 MARCIA COURT
ERIAL NJ 08081

This is to certify that the above-named applied for a permit to/authorization for.
a proposed use for a "landscaping" business to be conducted from residence.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Landscaping business and storage of equipment must obtain a Use Variance approval by the Zoning Board of Adjustment due to the fact that this business is not permitted within a residential zone.

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

Alisa Ortiz
Zoning Officer
August 7, 2019

Applic No. 13390

Cut Here

Deliver to...

TAGGART DONALD R III
11 MARCIA COURT
ERIAL NJ 08081

REVISIONS		
8/1/2010	CRAIG F. REMINGTON	23924

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (GOGO).

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 11-06-2008
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
24 GA 28003800
REMINGTON & VERNICK ENGINEERS
232 KING'S HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-8590, FAX (856) 795-852
WEB SITE ADDRESS WWW.RVE.COM

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 Donald Taggert III

Address 11 Marcia Ct. Erial, NJ 08081

Block 14702 Lot 29

8-5-19
Date

Maryann Busa
Asst. Gloucester Township Tax Collector

RECEIVED
AUG 0 [illegible]
BY:

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: AUGUST 8, 2019

APPLICATION No. #192034D

APPLICANT: DONALD TAGGART

PROJECT No. 13391

BLOCK(S): 14702 LOT(S): 29

LOCATION: 11 MARCIA CT., ERIAL, NJ 08081

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ **New Application - USE D**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by AUGUST 19, 2019

RECEIVED AUG 13 2019 BY:

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 and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance

Signature

8/14/19

Landscape business with 6 trucks (+) 8 employees + vehicles in a small residential cul-de-sac ?? Could devalue all props. Toomuch traffic in small street. I wouldn't want it if I lived there.

Bin # 63

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: AUGUST 8, 2019

APPLICATION No. #192034D

APPLICANT: DONALD TAGGART

PROJECT No. 13391

BLOCK(S): 14702 LOT(S): 29

LOCATION: 11 MARCIA CT., ERIAL, NJ 08081

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☒ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ **New Application - USE D**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by AUGUST 19, 2019

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 and1 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 AUG 13 2019 BY:

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance

OK 8-13-19 JKr Bldg

Signature

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

August 12, 2019

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

Re: Application #192034D
Donald Taggart
11 Marcia Court, Erial, NJ 08081
Block 14702, Lot 29

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

Raymond J. Carr
Executive Director

RJC:mh

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #192036C***
Helenic Holdings, International, LLC, LLC
BLOCK 10401, LOT 2

DATE: August 14, 2019

The Application is to permit a 5' x 6.4' roof and side porch with concrete landing and sidewalk within the R-3 Residential district as per the submitted sketch.

I. INFORMATION SUBMITTED

1. Land Development Application Form with attachments and checklist dated 8/12/19.
2. Report of Applicant Concerning Bulk Variance.
3. Survey (copy), as prepared by JTS Engineers and Land Surveyors, Inc. dated 01/11/19.
4. Dwelling Photograph (copy).
5. Partial Left side Elevation.
6. First Floor Plan.

II. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±15,375 sf	yes
Minimum lot frontage	75 ft.	73 ft.	enc
Minimum lot depth	125 ft.	250 ft.	yes
Maximum building coverage	20%	±12.8%[1]	yes
Maximum lot coverage	**40%**	**±43.0%[1]**	**no***
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (porch)	**30 ft.**	**±21ft.**	**no***
Side yard (porch)	10 ft.	±62 ft.[1] / ±34 ft.[1]	yes / yes
Rear yard (dwelling)	30 ft.	±102 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

[1] = Scaled data.
* = Variance required.

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

III. VARIANCE COMMENTS

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

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

1. Lot coverage: (±43% provided v. 40% maximum allowed).
2. Front yard: (±21 ft. provided v. 30 ft. minimum required).

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

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

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

NEGATIVE CRITERIA

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

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a roof and side porch with concrete landing and sidewalk approximately twenty one (21) feet from the front property line (30 ft. minimum required) and lot coverage of approximately forty three (43)percent (40% maximum allowed).

V. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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

cc: John Kearney, Esq.
Anthony Costa, Esq.
James Mellett, PE

Update permit # 13227

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[1]: _____ Application №: #192036C

Taxes Paid Yes/No (Initial)

Fees $160.00 Project # 13400

☐ Planning Board ☑ Zoning Board of Adjustment

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

Escr. $150.00 Escr.# 13400

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Hellenic Holdings International LLC	Name(s): Same
Address: 109 Ashley Run	
	Address:
City: Voorhees	
State, Zip: NJ 08043	City:
Phone:(___)___-_____ Fax:(___)___-_____	State, Zip:
Email:	Phone:(___)___-_____ Fax:(___)___-_____

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☑ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED AUG 12 2 BY: _____

[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
(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: John Kearney	Firm: Kearney + Assoc
Address: 210 White Horse Pk	State, Zip: NJ 08035
City: Haddon Heights	Phone: (856) 547-7733 Fax: (856) 546-5154
	Email: jk@nj-law.com

6. Name of Persons Preparing Plans and Reports:

Name: Applicant	Name:
Address:	Address:
Profession:	Profession:
City:	City:
State, Zip:	State, Zip:
Phone:(__)___-____ Fax:(__)___-____	Phone:(__)___-____ Fax:(__)___-____
Email:	Email:

7. Location of Property:

Street Address: 260 Cedar Ave Block(s): 10401

Tract Area: Lot(s): 2

8. Land Use: residential

Existing Land Use: Single family residential

Proposed Land Use (Describe Application): same (See Attached)

wooden porch + roof w/setbacks

5' x 6.4" 18'

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☑ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☑ No ☐ Yes

10. Utilities: (Check those that apply.)

☐ Public Water ☐ Public Sewer ☐ Private Well ☐ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

Report of Applicant Concerning its Bulk Variance

Request for 260 Cedar Avenue

The applicant is renovating the property located at 260 Cedar Avenue for resale (Exhibit "A"). As part of that renovation the existing concrete steps at the front door (actually opening to the side of the house) are to be removed and replaced with a wooden porch and roof, which will be even with the existing front building line which is 18 feet from the front yard line where 30 feet is required.

Exhibit "B" is the first floor plan and Exhibit "C" is the left side elevation both of which show the location of the proposed porch which does extend into the front yard setback, but no further than the front building line.

RECEIVED
BY:

13. Zoning

All Applications	Proposed
Front setback 1	18'
Front setback 2	
Rear setback	
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

*E.O.P. = Edge Of Pavement.

Pool Requirements	
Setback from R.O.W.1	
Setback from R.O.W.2	
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	
Garage Area	
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	
Shed height	
Setback from R.O.W.1	
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: _____ Number of parking spaces provided: _____

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

15. Relief Requested:

☒ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

Signature of Applicant — Date: 7·25·19

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).**

8.1.19
Date

Signature POA

John B Keeney POA for Aikaterini Markakis
Print Name

Sworn and Subscribed to before me this

1st day of August,

2019 (Year).

Brittany Olt
Signature

BRITTANY OLT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/18/2020

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: Aikaterini Markakis is the sole member

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

POA for Aikaterini Markakis
Signature of Applicant

8.1.19
Date

John Keeney
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 8.11.19, shows and discloses the premises in its entirety, described as Block 19401 Lot 8; 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:
Aikaterini Markakis of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Aikaterini Markakis
Name of property owner or applicant

Sworn and subscribed to
On this 29 day of July,
20 19 before the following authority.

Brittany Olt
Notary public

BRITTANY OLT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/18/2020

POWER OF ATTORNEY

KNOW, ALL MEN BY THESE PRESENTS:

THAT I, **AIKATERINI MARKAKIS** as Principal do make, constitute and appoint, **JOHN B. KEARNEY, ESQUIRE** as true and lawful attorney-in-fact for and in name, place and stead, for the following uses and purposes:

To sign documents as necessary relative to:

1. The purchase of 109 Ashley Run, Voorhees, NJ 08043
2. For the application of a variance to Gloucester Township

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23 day of July, 2019.

AIKATERINI MARKAKIS

Sworn to and subscribed before me this

23 day of July 2019.

Brittany Olt
Notary Public

State of New Jersey
My commission expires: 9/18/2020

RECEIVED
BY:

BRITTANY OLT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/18/2020

ZONING PERMIT DENIED

260 CEDAR AVE
Block/Lot 10401/2

Applicant
HELLENIC HOLDINGS INTERNATIONAL
PO BOX 8289
CHERRY HILL, NJ 08002

Real Estate Owner
HELLENIC HOLDINGS INTERNATIONAL
PO BOX 8289
CHERRY HILL, NJ 08002

This is to certify that the above-named applied for a permit to/authorization for.
a proposed side/front yard 5'X6'4" roof overhang over proposed 10'X4' concrete pad/walkway..
This application for approval is hereby denied

Zone

Application is

Denied

Comments on Decision:
Roof must maintain a minimum of 30' from the front property line. A Variance approval is required prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
June 12, 2019

Applic No. 13227

Cut Here

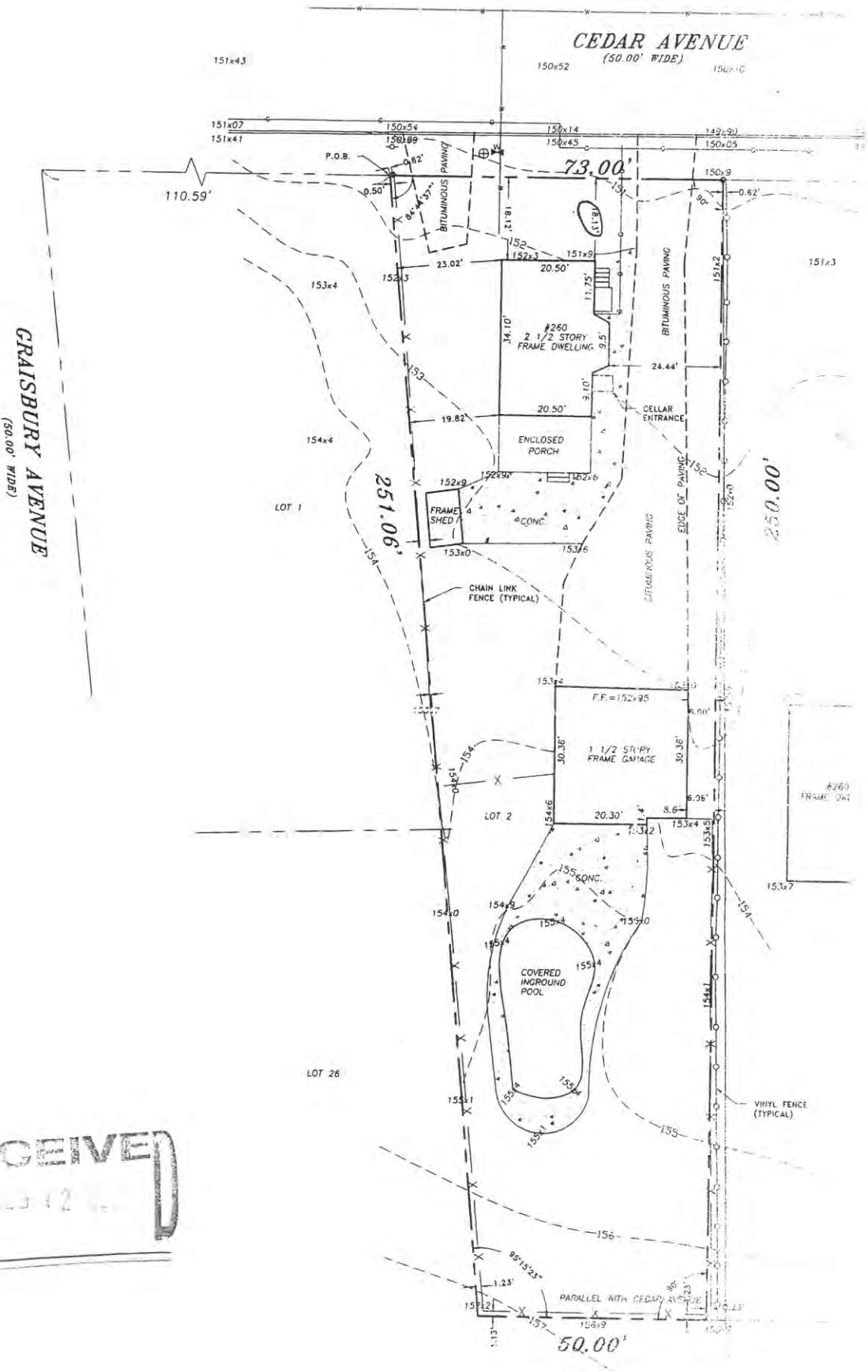
3x28 concrete slab in front of garage

(A) for concrete slab

RECEIVED
AUG 12 2019
BY:

Deliver to...

HELLENIC HOLDINGS INTERNATIONAL
PO BOX 8289
CHERRY HILL, NJ 08002


CEDAR AVENUE
(50.00' WIDE)
GRAISBURY AVENUE
(50.00' WIDE)
P.O.B.
110.59'
73.00'
BITUMINOUS PAVING
#260
2 1/2 STORY
FRAME DWELLING
ENCLOSED
PORCH
CELLAR
ENTRANCE
FRAME
SHED
CONC.
251.06'
250.00'
LOT 1
LOT 2
LOT 28
CHAIN LINK
FENCE (TYPICAL)
EDGE OF PAVING
F.F.=152x95
1 1/2 STORY
FRAME GARAGE
COVERED
INGROUND
POOL
VINYL FENCE
(TYPICAL)
PARALLEL WITH CEDAR AVENUE
50.00'

RECEIVED
BY:

LEGEND

- RIGHT-OF-WAY
- CURB
- U.G.E. — UNDERGROUND ELEC.
- G — UNDERGROUND GAS
- W — UNDERGROUND WATER
- TELE — UNDERGROUND TELEPHONE
- OHW — OVERHEAD WIRES
- X — CHAIN LINK FENCE
- O — WOOD FENCE
- UNDERGROUND PIPE
- P.S.E & G. MANHOLE
- SEWER MANHOLE
- WATER MANHOLE
- MANHOLE
- BELL MANHOLE
- WATER METER
- GAS METER
- WATER VALVE
- GAS VALVE
- VALVE
- TREE
- A.O.A. TILE
- SAN. SEWER VENT
- CLEAN-OUT
- FIRE HYDT.
- "A" SEWER INLET
- "B" SEWER INLET
- TRAFF. LIGHT STANDARD
- D.O.T. BOX
- DEPRESSED CURB
- TRAFF. SIGN
- UTILITY POLE
- OVERHEAD LIGHT
- ROOF DRAIN

NOTES:

1. BEING KNOWN AS LOT 2 BLOCK 10401 PLATE 104 AS SHOWN ON THE OFFICIAL TAX MAP OF GLOUCESTER TOWNSHIP.
2. VERTICAL DATUMN ASSUMED
3. CONTAINING: 15,374.91 S.F.
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

RECEIVED
BY:

CERTIFIED TO:

Geoffrey Wells

TO THE OWNER Hellenic Holdings International LLC
TO THE INSURER OF TITLE RELYING HEREON, IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY IN ACCORDANCE WITH THE DESCRIPTION FURNISHED, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS NOT VISIBLE) AS AN INDUCEMENT FOR THE INSURER OF TITLE TO TO THE LANDS AND PREMISES SHOWN HEREON.
THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.
NOTE: PROPERTY CORNERS SET PER CONTRACTUAL AGREEMENT.

REV.	DATE	DESCRIPTION	INITIALS ENGINEER/SURVEYOR

BOUNDARY AND TOPOGRAPHIC SURVEY
#260 CEDAR AVENUE
LOT: 2 BLOCK: 10401 PLATE: 104

SITUATE:
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN, NEW JERSEY

DATE: 1-11-19	DRAWN BY: D.S.	SHEET No. 1 OF 1	
SCALE: 1"=20'	CHECKED BY: J.T.S.	PROJECT No. 19-03A	

JAMES T. SAPIO
PROFESSIONAL LAND SURVEYOR
N.J. LIC. 17780

JTS ENGINEERS AND LAND SURVEYORS, INC.
AUTHORIZATION CERT. #24GA28018700 EXP. 08/31/2020
19 STRATFORD AVENUE, STRATFORD, N.J. 08084

Geoffery Wells

260 Cedar Ave

Blackwood, NJ 08012

Exclusively Presented By:

George & Katerina Markakis

Hellenic Holdings International, LLC

P.O. Box 8289

Cherry Hill

609-332-2309

SouthJerseyRealEstate@GMail.com

RECEIVED
AUG 12
BY:

Ex A

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 Hellenic Holdings International

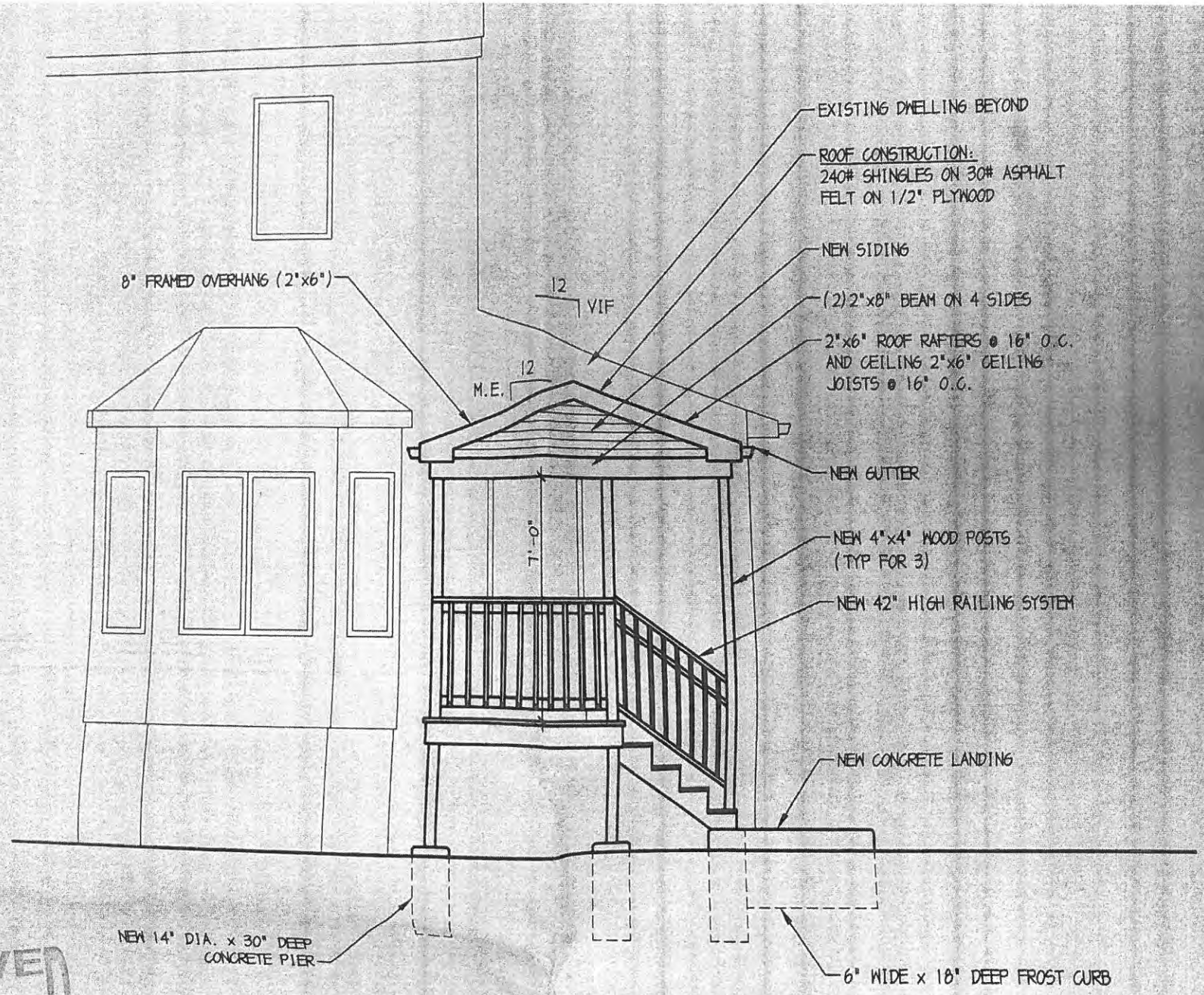
Address 260 Cedar Ave. Blackwood, NJ 08012

Block 10401 Lot 2

8-12-19
Date

Maryann Bessa
Asst. Gloucester Township Tax Collector

RECEIVED
AUG 12 2019
BY:

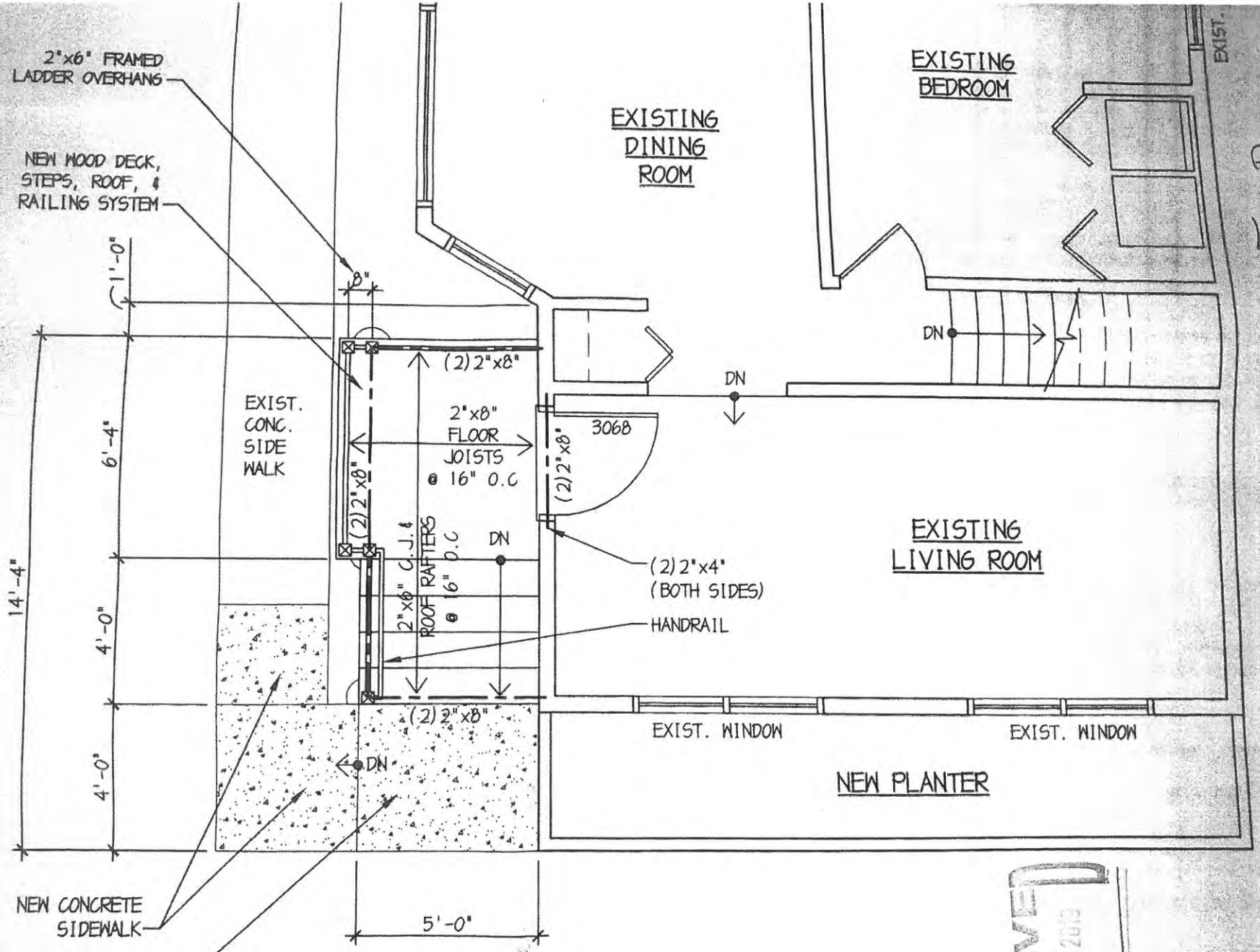


RECEIVED
AUG 12 2019
BY:

1
A1-2

PARTIAL LEFT SIDE ELEVATION - MAIN ENTRANCE

1/4"=1'-0"



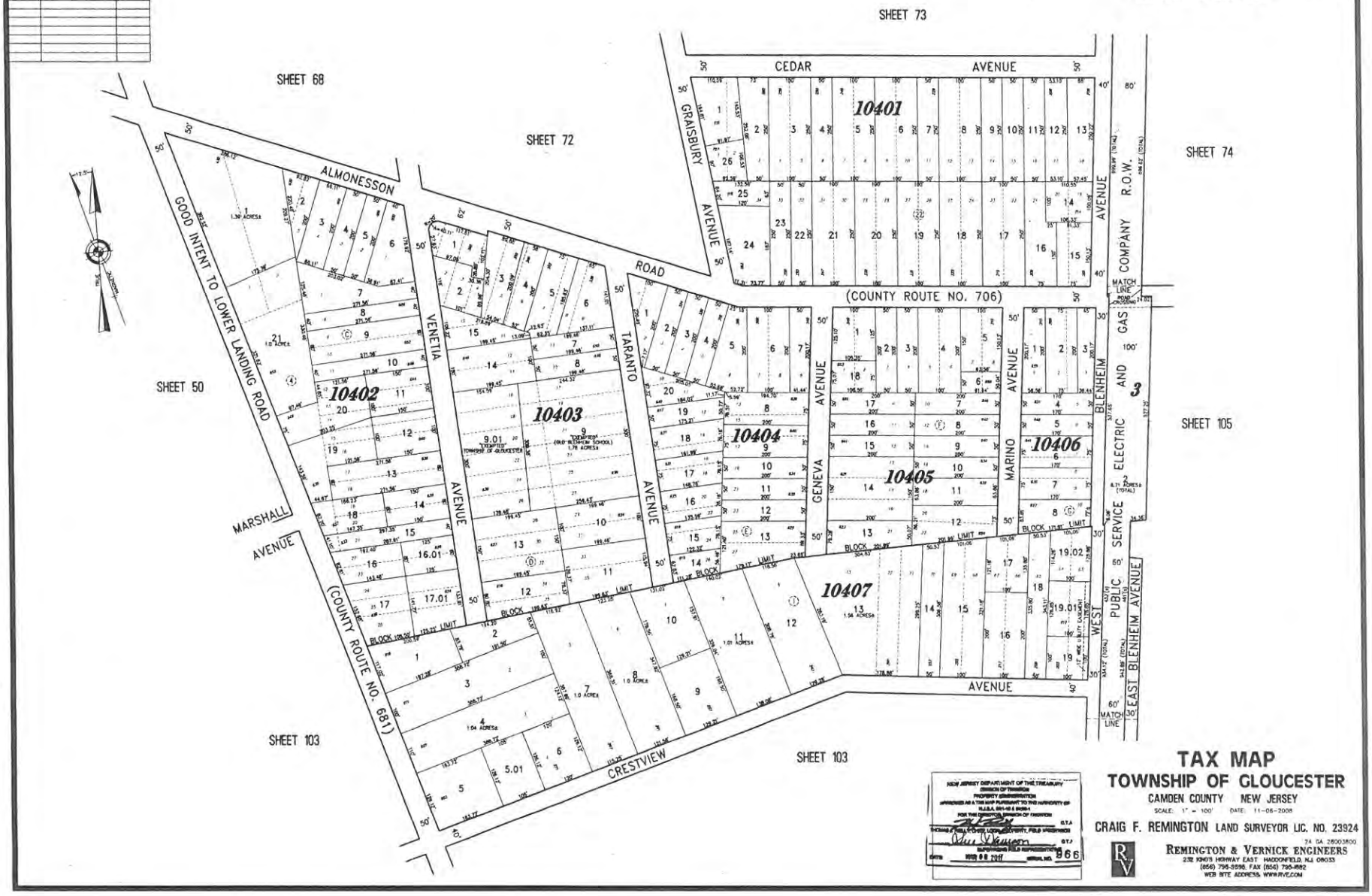
3
A1-1

FIRST FLOOR PLAN

1/4"=1'-0"

RECEIVED
AUG 12 2013
BY:

Lt B


REVISIONS
4/1/2010 CRAIG F. REMINGTON 23924
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY (GOGO).
SHEET 68
SHEET 72
SHEET 73
SHEET 74
SHEET 50
SHEET 105
SHEET 103
SHEET 103
CEDAR AVENUE
GRAISBURY AVENUE
ALMONESSON ROAD
GOOD INTENT TO LOWER LANDING ROAD
VENETIA AVENUE
TARANTO AVENUE
GENEVA AVENUE
MARINO AVENUE
WEST BLENHEIM AVENUE
PUBLIC SERVICE ELECTRIC AND GAS COMPANY R.O.W.
EAST BLENHEIM AVENUE
MARSHALL AVENUE
CRESTVIEW AVENUE
(COUNTY ROUTE NO. 706)
(COUNTY ROUTE NO. 681)
10401
10402
10403
10404
10405
10406
10407
MATCH LINE
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 11-06-2008
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS
232 KING'S HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-9595, FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: AUGUST 13, 2019

APPLICATION No. #192036C

APPLICANT: HELLENIC HOLDINGS INTERNATIONAL

PROJECT No. 13400

Add'n wood porch

BLOCK(S): 10401 LOT(S): 2

LOCATION: 260 CEDAR AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ New Application - Bulk C
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by AUGUST 26, 2019

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 and1 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
BY:

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

No Issues.

Signature

8/14/19

Bart 65

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: AUGUST 13, 2019 APPLICATION No. #192036C

APPLICANT: HELLENIC HOLDINGS INTERNATIONAL PROJECT No. 13400

BLOCK(S): 10401 LOT(S): 2

LOCATION: 260 CEDAR AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☒ Construction
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

☒ New Application - Bulk C ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by AUGUST 26, 2019***

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 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 AUG 2 2019 By:

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

OK 8-19-19 JTG Bldg

Signature

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

August 15, 2019

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

RECEIVED
AUG 1 2019
BY:

Re: Application #192036C
Hellenic Holdings International
260 Cedar Avenue, Blackwood, NJ 08012
Block 10401, Lot 2

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

Raymond J. Carr
Executive Director

RJC:mh

CHURCHILL

Churchill Consulting Engineers
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-809-4250 Fax 856-767-0272
E-mail jmellett@churchillengineers.com

August 13, 2019

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

Re: Ville III, LLC
Bulk C & Use "D" Variance
1401 Sicklerville Road
Block 18601, Lot 7, 8 & 9
Gloucester Township, Camden County, NJ
Application No. #192031CD
Our File No. GX19005-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. A copy of a Township of Gloucester Zoning Board Transmittal dated July 22, 2019;

B. A copy of a Township of Gloucester Land Development Application for Bulk "C" Variance and Use "D" Variance;

C. A Planning Report for Block 18601, Lots 7, 8 & 9 in Gloucester Township, Camden County, NJ prepared by Bach Associates, PC, dated July 15, 2019;

D. Conceptual Architectural Plans of "The Beethoven," "The Mozart," and "The Strauss" prepared for Ryan Homes;

E. The Township of Gloucester Land Development Ordinance §817 Submission Checklist;

F. Conceptual Subdivision Plans prepared by Bach Associates, PC, dated July 22, 2019.

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

I. Project Description

1. The project site is located on the south side of Sicklerville Road (C.R. 705), approximately 3,000 feet west of the intersection with Berlin Cross Keys Road, directly across from Muller Drive and Ann A. Mullen Middle School.

2. The site is known as Block 18601, Lots 7, 8 and 9 as per the Tax Map of the Township of Gloucester.

3. The referenced tract consists of approximately 34.72 acres.

4. The site previously contained a farmhouse and shed (recently demolished), surrounded mostly by farmland.

5. The applicant is seeking Use and Bulk Variances to develop the site with 230 market-rate townhouse units.

6. The site's 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).

7. The proposed development is similar to the Villages at Cross Keys, located approximately 2,000 feet to the east along C. R. 705, including a 25 foot permanent landscape buffer on all sides of the tract (increased along Sicklerville Road to 30 feet), granite curbs, architectural crosswalks, decorative street lights, and a large village green.

8. A minimum of 24 percent of the tract will be open space, and the architectural styling of the proposed development will be similar to that of the Villages at Cross Keys.

II. Land Use / Zoning

1. The lot is located in the R-1 Residential Zoning District. The R-1 Residential zoning district is intended for single family detached uses on one acre lots. Clustering of dwellings to promote retention of open space is encouraged.

2. The applicant is seeking Bulk "C" and Use "D" variances for the proposed project.

3. Residential townhouses are not permitted within the R-1 district. Therefore, a Use Variance is required.

4. The applicant is proposing 230 townhouse lots. This would result in an overall density of 6.6 units per acre.
5. The applicant must demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.

6. The applicant must demonstrate that such relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and the Gloucester Township Land Development Ordinance (Ordinance).

7. Our office defers review of conformance with the area yard and bulk requirements of the Ordinance to your office.

III. Layout

1. The concept plan indicates that 230 fee-simple townhouse units are proposed. A total of 41 townhouse buildings are proposed. Of the 41 buildings, 27 buildings will contain six townhouse units; 12 buildings will contain five townhouse units, and two buildings will contain four townhouse units.

2. The proposed development will gain access to the site at two locations along Sicklerville Road. One two-way un-signalized driveway is proposed on the western portion of the site and one two-way signalized driveway is proposed at Mullen Drive.

3. The applicant is proposing a series of roadways, which will include 60 feet wide rights of way and 40 feet wide cartways.

4. Stormwater management is proposed along the southerly side of the site, adjacent to the Atlantic City Expressway.

5. Open space is proposed along the boundary of the site and a larger internal open space lot (approximately 170' x 200') is also proposed. Additionally, there is an open space area shown internally.

6. A 25 feet wide landscaped buffer is proposed along the perimeter of the tract and a 30 feet wide buffer is proposed adjacent to Sicklerville Road. We defer further review of the landscaping and buffer to your office.

IV. Parking and Traffic Impact

1. Based on review of the submitted architectural drawings, the townhouses will be three-bedroom units. Accordingly, the parking requirement should be based on 2.4 spaces per unit, or 552 total spaces required, per R.S.I.S.

If the project was developed under the current zoning (R-1) standards, the project would require 88 parking spaces, based on 2.5 spaces required per single-family unit (un-specified amount of bedrooms).

2. Based on our experience with similar townhouse developments, parking is one of the most critical design points to consider and often creates issues for the Township and residents after construction. The issues result from a number of factors, including but not limited to: garage parking spaces being counted in the parking requirement calculations, but largely not being utilized in practicality; inadequate parking capacity within the driveways; cars blocking the sidewalk while attempting to park additional cars in the driveways; and uneven distribution of on-street parking throughout the development.

   The applicant has attempted to address these concerns by proposing 60 feet wide rights-of-way and 40 feet wide cartways, to provide more room for parking along the street. Although this would provide a wider drive aisle to facilitate on-street parking while not hindering traffic flow, this approach does not completely address the concerns with parking for the development and may potentially create other issues, as outlined below:

   - The majority of residents will still not park in their garage spaces. Also, based on the typical lot layout provided, it will only be feasible to park one car within the driveway. Consequently, there will be a large dependence on on-street parking.

   - Based on the layout of the development, many residents will not have on-street parking located immediately adjacent to their property, because of the distance between adjacent driveways.

   - Due to the proximity of on-street parking and other factors, many residents will attempt to park two cars within the driveways while blocking the sidewalks.

   - There is also concern that 40 feet wide cartways throughout the development will be too wide and promote speeds in excess of 25 MPH. Smaller cartways can provide traffic-calming effects.

3. Since the applicant is requesting a Bulk Density Variance which is well in excess of the underlying zoning (R-1), we recommend that the layout be revised to more adequately address parking for the development as a condition of approval. The following guidelines are suggested:

   - Remove garage parking spaces from the parking space requirement calculations

- Provide a minimum of two parking spaces within the driveways, without impeding/overhanging the sidewalk

- Review the feasibility of off-street parking lots or alternative layouts to more evenly distribute parking throughout the site

4. Based on the conceptual plan, the intersection of the development's main entrances with the first internal roadway (that is parallel to Sicklerville Road) is very close to the intersection with Sicklerville Road. As a result, vehicles leaving the site at the two access driveways have limited cueing area without blocking the interior roadways. Additionally, motorists entering the site are presented with an immediate potential conflict at the internal intersection. This should be reviewed and an alternative layout proposed that provides a greater separation between intersections.

5. Due to the proposed roadway that runs immediately adjacent to and parallel with Sicklerville Road, it is possible that motorists will utilize the residential street as a "cut-through," in order to avoid stopping at the traffic light. This should be reviewed.

6. The applicant indicates that the existing signalized intersection will be upgraded to meet the requirements of the proposed development. This should be explained. If approved, we recommend that a traffic study be provided at the time of Major Subdivision to address modifications to the traffic signal.

V. Miscellaneous

1. The application would require a Major Subdivision approval should the Board approve the Use Variance application.

2. The applicant should address any potential for historic contamination on the property, e.g., historic pesticides, herbicides, etc.

3. The conceptual plan references areas of Freshwater Wetlands and a waterway on site. Approval from the New Jersey Department of Environmental Protection will be required.

4. The applicant has submitted a conceptual landscaping plan. We defer review of landscaping to your office.

5. We defer further review of the Planning Report and Community Impact Statement to your office.

6. The applicant should discuss other approvals currently being sought and the status of those approvals.

7. The applicant will require approval from the Camden County Planning Board as the property fronts on a County roadway.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to Camden County Planning Board, Camden County Conservation District, Gloucester Township Municipal Utilities Authority, Aqua New Jersey, Inc. /New Jersey American Water, etc.

Our review is of the Bulk C and Use Variance application only. We reserve the right to review the Major Subdivision contingent on approval of the Use Variance by the Board.

If you have any questions or require additional information, please feel free to contact our office.

Very truly yours,

Churchill Consulting Engineers

Jim Mellett

James J. Mellett, P.E., C.F.M.
Associate

JJM:jm:tb:gw
cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)
Mr. Steven M. Bach, PE, RA, PP, CME (via email) bach@bachdesigngroup.com
Mr. Robert D. Mintz, Esq. (via email) bob@freemanandmintzpa.com
Ville III, LLC, Applicant (via email & mail) harveysternberg1@gmail.com (765 John Barry Drive, Bryn Mawr, PA 19011)

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:

Sheet	Plan Description	Date / Latest Revision
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. <u>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</u>.
   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[1]	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 Date[1]: _____ Application №: #192031 CD

Taxes Paid Yes/No DMS (Initial)

Fees $350.00 Project # 13350

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. $1500.00 Escr.# 13350

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Ville III, LLC
Address: 765 John Barry Drive
City: Bryn Mawr
State, Zip: PA, 19011
Phone: (609) 526 - 9503 Fax: (609) 526 - 9805
Email: harveysternberg1@gmail.com

2. Owner(s) (List all Owners)

Name(s): Ville III, LLC
Address: 765 John Barry Drive
City: Bryn Mawr
State, Zip: PA, 19011
Phone: (609) 526 - 9503 Fax: (609) 526 - 9805

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ■ Bulk "C" Variance [2]
- ■ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED JUL 22 2010 BY: _____

[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
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: Robert D. Mintz, Esq.
Address: 34 Tanner Street
City: Haddonfield

Firm: Freeman & Mintz, PA
State, Zip: New Jersey, 08033
Phone: (856) 795 - 1234 Fax: (___) ___ - ___
Email: bob@freemanandmintzpa.com

6. Name of Persons Preparing Plans and Reports:

Name: Bach Associates, PC	Name:
Address: 314 White Horse Pike	Address:
Profession: Engineer	Profession:
City: Haddon Heights	City:
State, Zip: New Jersey, 08035	State, Zip:
Phone: (___) 546 - 8611 Fax: (___) 546 - 8612	Phone: (___) ___ - ___ Fax: (___) ___ - ___
Email: sbach@bachdesigngroup.com	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: 3

Number of Proposed Lots: 234

Proposed Form of Ownership:

■ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☐ No ■ Yes

10. Utilities: (Check those that apply.)

■ Public Water ■ Public Sewer ☐ Private Well ☐ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	25 feet
Front setback 2	
Rear setback	28 feet
Side setback 1	20 feet (end)
Side setback 2	
Lot frontage	20 feet
Lot depth	100 feet
Lot area	2,000
Building height	<35 feet

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

*E.O.P. = Edge Of Pavement.

Pool Requirements	
Setback from R.O.W.1	
Setback from R.O.W.2	
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	
Garage Area	
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	
Shed height	
Setback from R.O.W.1	
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: 7/17/19

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

HARVEY STERNBERG
Print Name

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 8/12/2023

Signature

Catherine J Howell
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).	☐ No	☐ Yes
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 _____, 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.

Name of property owner or applicant

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

Notary public

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :
: SS.
COUNTY OF CAMDEN :

Harvey Sternberg, of full age, being duly sworn on his oath according to law deposes and says that:

1. I am the owner and have access to the names and addresses of all members.

2. Upon review of Ville III, LLC's books and records I have ascertained that there are no other members holding a share of 10% or greater in Ville III, LLC.

3. The complete list of members holding a 10% or greater share is:

NAME		ADDRESS
Harvey Sternberg	100%	765 John Barry Drive Bryn Mawr, Pa. 19010

DATED: 7/17/19

Sworn to and subscribed
before me this 17TH day
of July, 2019.

ROSEMARIE BURKE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 2/28/2023

Planning Report

for

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

July 15, 2019

RECEIVED
JUL 22 2019
By: #192031CD

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

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.

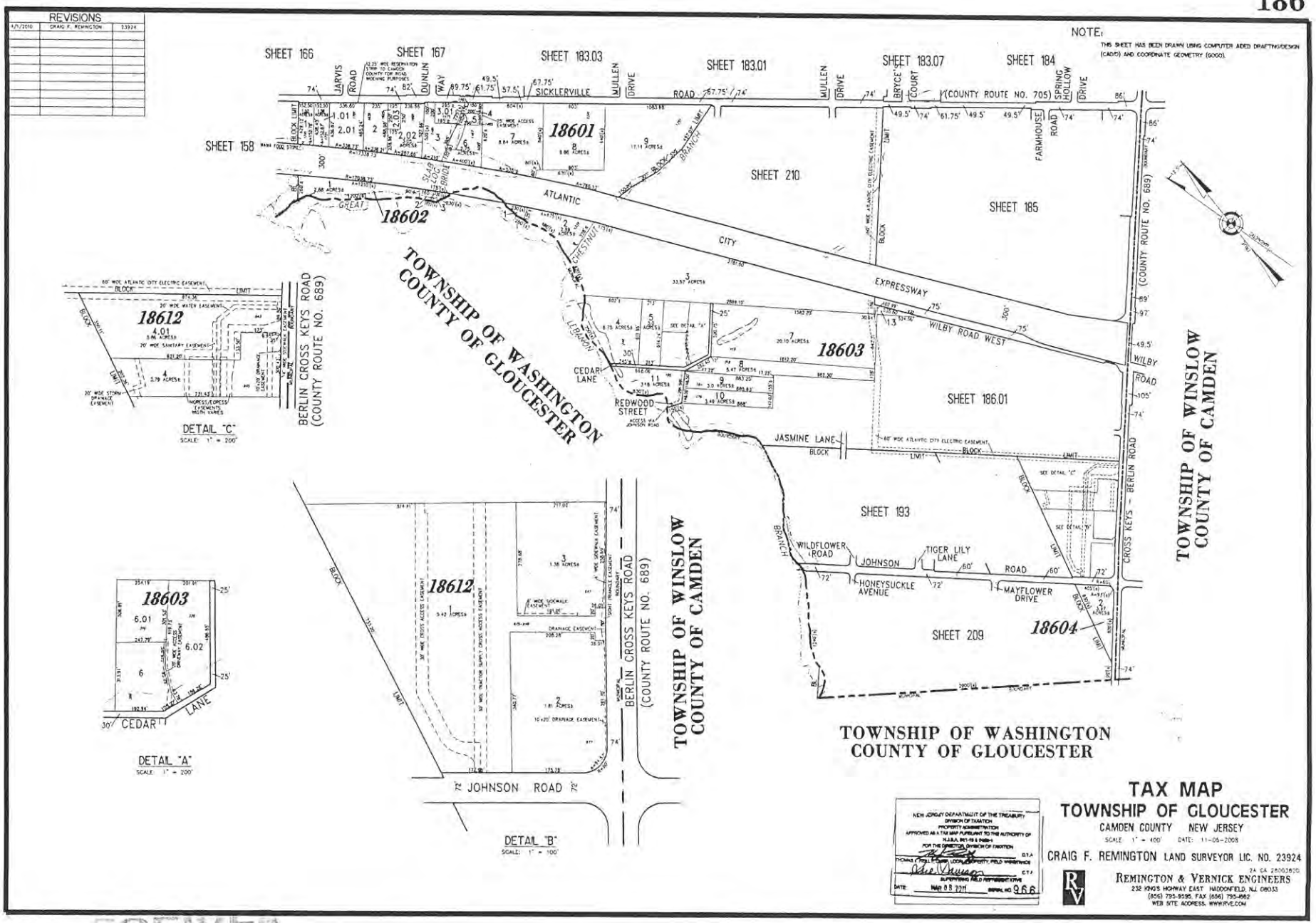
The 2017 general tax rate for Gloucester Township was $3.814 per $100 of assessed valuation. The tax revenues that will accrue to the taxing jurisdictions are calculated based on the proportion of the overall tax rate that is allocated to the jurisdiction.

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.



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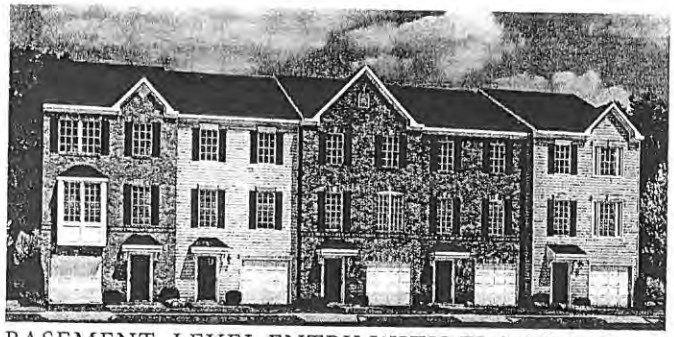
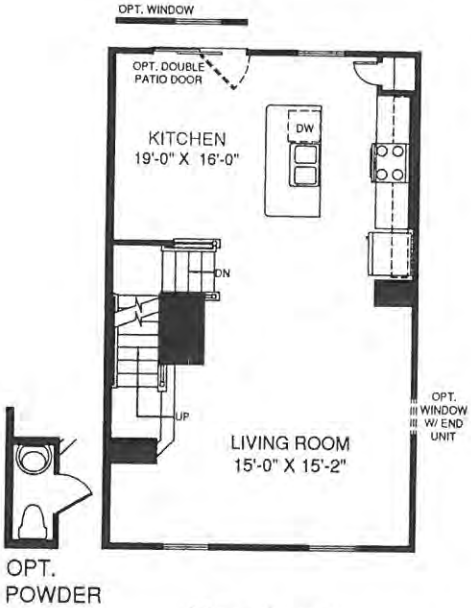
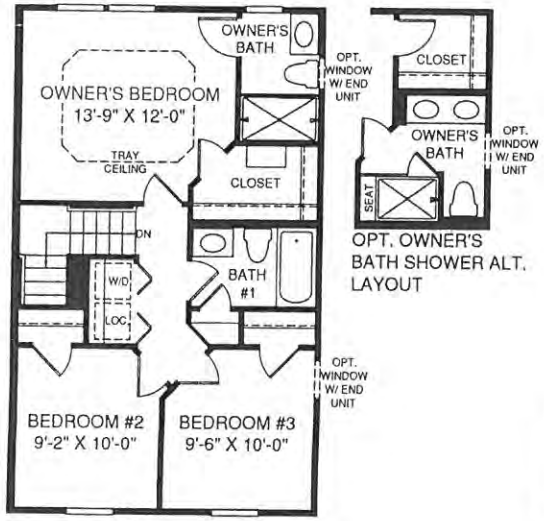
JUL 22 2010



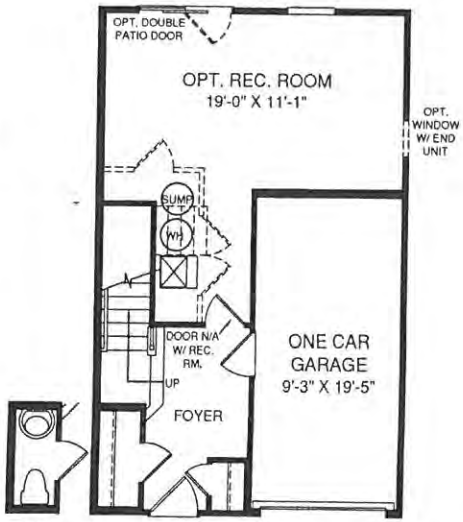
BASEMENT LEVEL ENTRY WITH FRONT GARAGE



MAIN LEVEL



UPPER LEVEL



LOWER LEVEL

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:

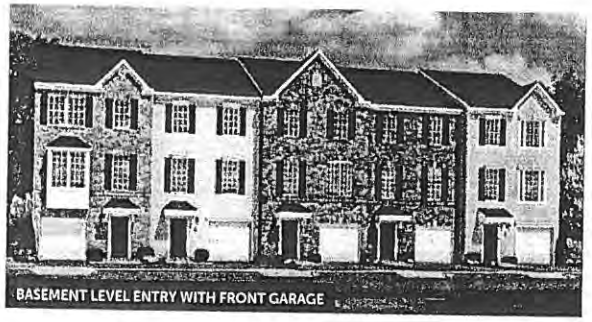
Traditional:

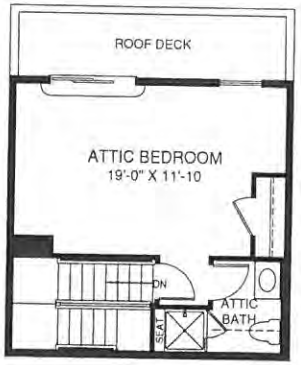
Craftman:

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

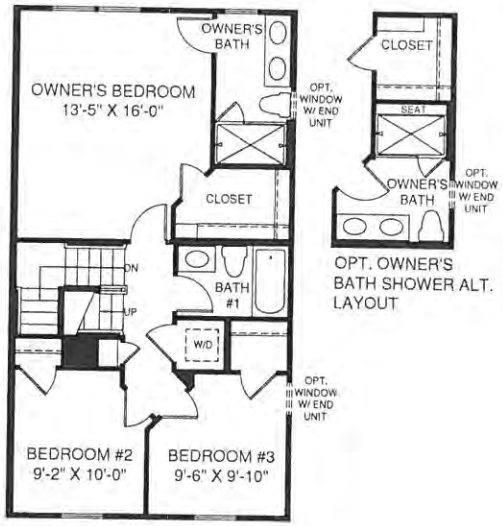
FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

BEETHOVEN
RY319BEE0Dv02





ATTIC LEVEL



UPPER LEVEL WITH ATTIC

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.
basement. Information provided for town-homes is for base condition.

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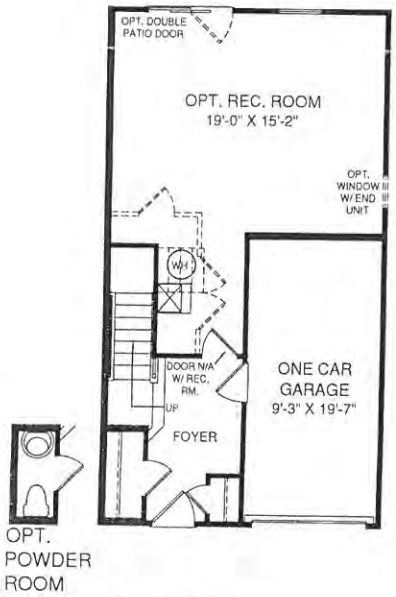
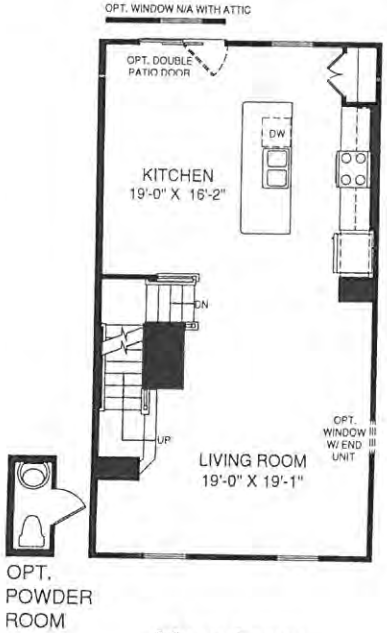
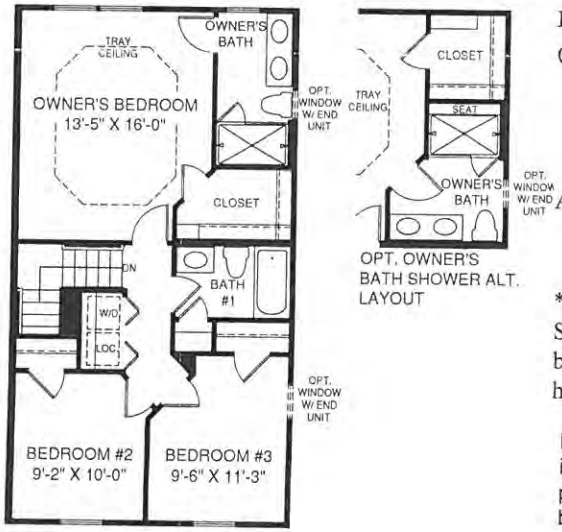


LOWER LEVEL

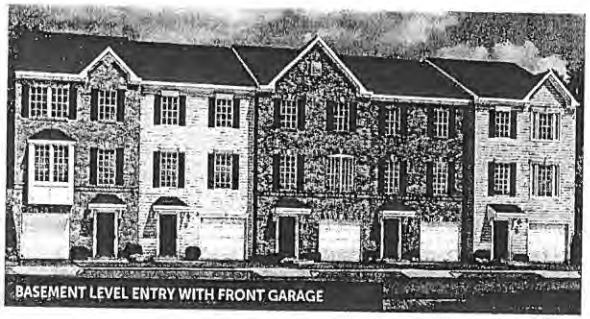


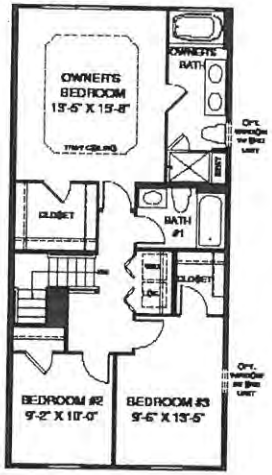
MAIN LEVEL



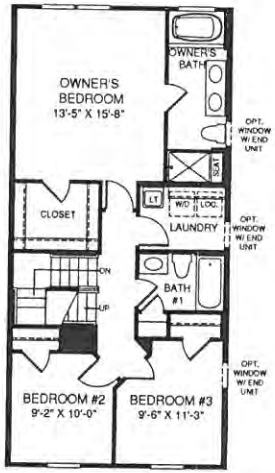
UPPER LEVEL

THE MOZART
RY1117MOZOD02
RY1117MZA0D02

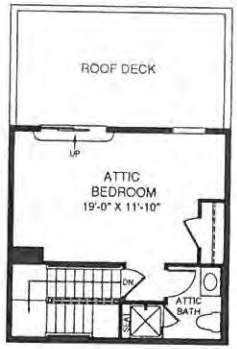




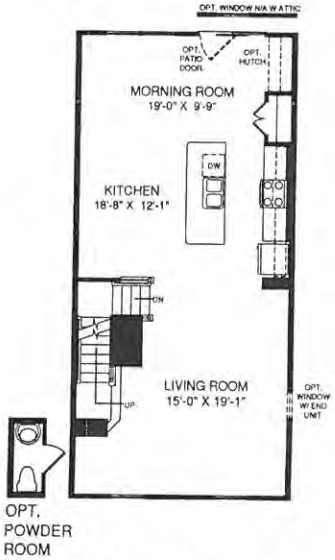
UPPER LEVEL



UPPER LEVEL WITH ATTIC



LOWER LEVEL



MAIN LEVEL

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.

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THE STRAUSS
RY0319STS0D02
RY0319SSA0D02

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

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

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).

RECEIVED
JUL 2 2019

Reviewed By: ■ Lt. Timtohy 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

RECEIVED
AUG 09 19
BY:

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

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 and1 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

Application w/Attachments (Planning Rept)
Conceptual Subdiv Plans
Floor Plans

☐ Variance Plan ☒ Bulk (C) Variance ☒ Use (D) Variance

MAJOR ISSUES

1. Market FLOODED with 3-story TOWNHOUSE UNITS
   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 [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

RECEIVED BY:

TRANSMITTAL TO:

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- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
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- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☒ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

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

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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
- ☐ 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

① Application w/ attachments (Planning Rept + Floorplans)
② Conceptual Subdiv

☐ Variance Plan ☒ Bulk (C) Variance ☒ Use (D) Variance

APPROVED
DATE: 8-1-19
BY:
Bureau of Fire Prevention
Sicklerville, NJ 08081

Signature

Bin# 65

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

RECEIVED BY:

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☒ Construction
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by AUGUST 5, 2019

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- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

App + attachments (Planning Rept) Conceptual Subdivision Floor Plans

☐ Variance Plan ☒ Bulk (C) Variance ☒ Use (D) Variance

OK 7-31-19 JLG Bldg

Signature