

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, November 13, 2019  
7:00 P.M.**

**Agenda**

**Salute to the Flag  
Commencement Statement**

**General Rules**

Meeting will start at 7:00P.M.  
No applications will be heard after 09:30P.M.  
All persons testifying before the board must be sworn in.  
The Board Chairperson reserves the right to hear applications in any order.

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**MINUTES FOR ADOPTION**

Zoning Board Minutes - *Wednesday, October 9, 2019*  
*Wednesday, October 23, 2019*

**RESOLUTIONS FOR MEMORIALIZATION**

#192043C	Bulk C Variance
Brian & Lisa Fleck Sullivan	Block: 10609 Lot: 3

**APPLICATIONS FOR REVIEW**

#192047C	Bulk C Variance
Robert Marroletti	Block: 5807 Lot: 1
Zoned: R2	Location: 2 Sycamore Dr., Blackwood

In ground pool with setbacks

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#192048C	Bulk C Variance
Justin McManus	Block: 4701 Lot: 4
Zoned: R3	Location: 1646 Hollywood Ave., Blackwood

Shed with setbacks

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#192051C  
Frank Anzelmi  
Zoned: R3

Bulk C Variance  
Block: 9102 Lot: 10  
Location: 155 Clement Dr., Somerdale

Oversized 2<sup>nd</sup> shed with setbacks

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#192049DSPW  
James E. Rusin, Jr., Trustee President  
Chews United Methodist Church  
Zoned: CR

Use D Variance/Site Plan Waiver  
Block: 2102 Lot: 2  
Location: 244 Chestnut St., Glendora

Extension of Cemetery

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#192041CDMFSPa  
Amy Tarves  
Zoned: R3/GI

Minor Subdiv; Revised Final Plans  
Block: 7301 Lot: 3 & 8  
Location: 850 W. Blenheim, Blackwood

Storage Facility

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#182056CDPMSFMS  
Empire Investment Enterprise, LLC  
Zoned: R2/GI

Prelim & Final Major Site Plan  
Block: 10902 Lot: 12  
Location: 44 Coles Rd., Blackwood

Construction of Commercial Buildings

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, OCTOBER 9, 2019**

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

**Roll Call:**

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

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

**Also, Present: Mr. Anthony Costa, Zoning Board Solicitor  
Mr. James Mellett, P.E., Churchill Engineering  
Mr. Ken Lechner, Township Planner**

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Mr. Treger will sit in for Mr. McMullin and Mr. Rosetti will sit in for Mrs. Chiumento.

**MINUTES FOR ADOPTION**

Zoning Board Minutes – Wednesday, September 11, 2019

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

**Roll Call:**

<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>

<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Chairman Simiriglia</b>	<b>Yes</b>

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#19033C**  
**Rosemary Watkins**  
**Bulk C Variance**  
**Block: 11901 Lot: 15**

**#19203D**  
**Donald Taggert**  
**Use D Variance**  
**Block: 14702 Lot: 29**

**#192036C**  
**Hellenic Holding International LLC**  
**Bulk C Variance**  
**Block: 10401 Lot: 2**

**#192031CD**  
**Ville, III**  
**Bulk C & Use D Variance**  
**Block: 186601 Lot: 7,8, & 9**

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

**Roll Call:**

<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Chairman Simiriglia</b>	<b>Yes (Abstain 92036C)</b>

**Resolutions Approved.**

APPLICATIONS FOR REVIEW

**#192039C**

**George Reese**

**Zoned: R3**

**Bulk C Variance**

**Block: 11802 Lot: 5**

**Location: 514 E. Lake Ave., Blackwood**

**24' round pool w/a 7'8" setback**

Mr. Costa swears in Mr. George Reese.

Mr. Costa states the impervious coverage is 46% vs. 40% and 10' setback where 8' is permitted, 7.8' vs. 8' on the drawing.

Mr. Reese states the yard is too small even if he bought a smaller pool it didn't make that much difference. He decided to try the variance instead.

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. Treger.**

**Roll Call:**

<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Simiriglia</b>	<b>Yes</b>

**Application Approved.**

**#192038C**

**Phillip Pimpinello**

**Zoned: R3**

**Bulk C Variance**

**Block: 12802 Lot: 10**

**Location: 42 Edinburgh Rd., Blackwood**

**Attached Garage 15' x 25' x 14' w/6'5" S Setback**

Mr. Costa swears in Mr. Pimpinello.

Mr. Pimpinello states he bought a 1970 Barracuda and wants to put the car in the garage. The setback is 6' on the side vs. 30'. He purchased the antique car and it must be in a garage for insurance purposes. The property is a pie shape (irregular). It will be an attached garage.

Mr. Mellett states place gutters away from your neighbors.

Mr. Bucceroni states be careful with the run off because if it ends up on your neighbor's property it will be your responsibility.

Mr. Treger asks if there are pictures of the garage.

Mr. Pimpinello states "yes, I submitted plans."

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 Mr. Rosati.**

**Roll Call:**

<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Simiriglia</b>	<b>Yes</b>

**Application Approved.**

**#192040C**

**Kathleen Dyess & Heather Holland**

**Zoned: R3**

**Bulk C Variance**

**Block: 10603 Lot: 16/17**

**Location: 10 Prospect Ave., Blackwood**

**10'5" x 15' attached R yard deck w/17'.5" setback; 5' x 7' Side Deck w/1'.8" setback; 5' x 7' front deck 9' F setback; & 6' vinyl fence.**

Mr. Costa swears in Ms. Kathleen Dyess and Ms. Heather Holland.

Ms. Holland states the failing concrete slabs have been demolished in all locations. All the decks will be trek decks to replace the concrete. They don't have a 30' setback anywhere on the property because of its size and shape. The fence is to block part of their property from the neighbors. They need the extra parking because tow trucks go up and down the street from the business down the street and ding their vehicles often. School buses have a hard time getting around the cars parked on the street too because the street is narrow.

Mr. Lechner asks if the gravel was approved by the zoning officer.

Ms. Holland states she was pretty sure it was approved alongside the driveway.

Mr. Lechner states there is a concrete curb how will you get out.

Ms. Holland states the gravel is off the driveway with no new drive opening.

Mr. Lechner states the ordinance requires a driveway to be paved. The gravel has to be approved if there isn't a zoning permit.

Ms. Holland asks if the empty lot and driveway are an issue.

Mr. Lechner states the lots were combined by the tax accessor using "Doctrine of Merger", because you own both lots.

Ms. Holland didn't know the lots had been merged.

Mr. Lechner asks if they get 1 tax bill for the properties.

Ms. Holland states "yes".

Mr. Mellett asks if the steps on the deck will be towards the house.

Ms. Dyess states they will be towards the side of the house.

Mr. Mellett asks if there will be any steps farther than the house.

Ms. Dyess states No, they will all be parallel to the house.

Mr. Mellett states it would go on the adjacent property.

Ms. Holland states she doesn't want them to go that way.

Mr. Mellett asks about the gravel that will go in front of the new fence.

Ms. Holland states the fence will form and backyard with a few panels towards the street to block neighbors from driving their ATV's through their yard.

Mr. Mellett states the gravel will be in front of the whole fence; that will be 60' x 30' of gravel.

Ms. Holland states the home is a duplex with 4 cars and 6 adults.  
 Mr. Mellett states that is a fairly large area of gravel to stick out in front of a home.  
 Mr. Bucceroni states its not unheard of in the neighborhood. It is a tough neighborhood and it is tight along with apartments across the street. The streets are narrow too.  
 Chairman Simiriglia asks how they will access the lot? Through the existing lot?  
 Ms. Dyess states there is already a second opening.

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. Bucceroni and Mr. Scarduzio.**

**Roll Call:**

<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Simiriglia</b>	<b>Yes</b>

**Application Approved.**

**#192044C**

**Martha Simpson**

**Zoned: R3**

**Bulk C Variance**

**Block: 5201 Lot: 23**

**Location: 100 W. Landing Rd., Blackwood**

**Attached wood deck 22' x 15' w/12' setback 2<sup>nd</sup> property line**

Mr. Costa swears in Ms. Martha Simpson and Mr. Kevin Simpson.  
 Ms. Simpson states the work is on the side of the home.  
 Mr. Lechner explains; because Ms. Simpson has a corner lot, she actually has 2 fronts.

Ms. Simpson states previous owners put an addition on the side of the home which makes the home 12' from the side street. She would like to add a simple 8" high deck for her disabled son.

Open to the Professionals:  
No Comments:

Open to the Public:  
No Comments:

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

**Roll Call:**

<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Simiriglia</b>	<b>Yes</b>

**Application Approved.**

**#192045C**

**Arthur J. Spencer**

**Zoned: R1**

**Bulk C Variance**

**Block: 16504 Lot: 18**

**Location: 1203 Jarvis Rd., Erial**

**Detached Garage 28' x 13'.6" w/S 5' setback**

Mr. Costa swears in Mr. Spencer.

Mr. Costa: detached garage with a 5' side yard where 10' is required.

Mr. Spencer states he has a pie shaped lot and wouldn't have a yard if he followed the ordinance. The building is from the Amish and will be 14' x 28'. He wants to garage his 1969 Dodge Coronet. He also owns 2 corvettes.

Mr. Lechner asks if the side wall will be more than 9'.

Mr. Spencer states the dimensions are in the packet he submitted.

Mr. Lechner checked the wall height, they are 8'.

Mr. Mellett asks Mr. Spencer if his neighbor has a large structure too and how close is it to this garage.

Mr. Spencer states "yes, his neighbor has a large structure but they are at least 30' to 40' away from each other.

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:**

<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Simiriglia</b>	<b>Yes</b>

**Application Approved.**

**#192037D**

**Garden State Storage, LLC**

**Zoned: HC**

**Use D Variance**

**Block: 14701 Lot: 1 & 2**

**Location: 2530 & 2580 Sicklerville Rd., Sicklerville**

**Proposing the Use of Day Care/Preschool and Self-Storage Facility.**

Mr. Costa swears in: Mrs. Tiffany Morrissey (Planner), Mr. Bruce McKenna (PE), Applicant representatives: Mr. Joe Evangelista and Mr. Brian Brogan.

Mr. Wade states the applicant would like to drop the daycare from the application. They will subdivide that parcel at final site plan if the application is approved. This

may increase some of the variance requests. Requesting to put a storage facility in a highway commercial zone.

Mr. McKenna (PE):

A1- location; 5.7 wooded acres in total; build self-storage units and subdivide the property, 3.94 acres for self-storage and 1.58 acres for future use.

- Changes: building coverage will go from 30.15% to 36.9%, lot coverage will go from 63.8% to 69.1% and floor coverage will go from 0.577 to 0.746
- The previous application 10 years ago had the adult day care facility in the same location,
- Proposing 5 single story buildings and one 3 story building for inside storage,
- The 3-story building will be about 31,600 sq. ft and the other 5 buildings will vary from 7,000 sq. ft to 7,700 sq. ft...

A2- amended use variance exhibit:

- 3 story building w/climate control, less than 34' high,
- Office in front accessible to parking,
- Elevators in 3 story building,
- Height w/10' grade for 3 story building,
- 25' buffer around site perimeter,
- No outside storage,
- Due to the topography the basin will be in the front of the property,
- Parking – 12 spaces for sq. footage of the office where they will be utilized.
- Self-storage use is a less intense use than can be built in a highway commercial zone, especially when it comes to a traffic component,
- Security fence around the whole site,
- Access has to be approved by the county
- 2 lane driveway 40 ft. wide to accommodate someone making a left turn onto Sicklerville road. Other vehicles would be able to make a right turn w/o waiting for that vehicle.
- Total day employees: 2
- Key cards or key pads for accessibility,
- Raises the floor ratio 128,000 / 3 story building 90,000,
- Lot coverage will be 69.1% / building coverage 36.9%,

Mr. Costa states the board will only be considering the Use Variance tonight.

Mr. Wade state the applicant would like some guidance on the overall square footage from the board, just a number not to exceed. The 3-story building is 31,600 and the 5 out buildings are 32,450.

Mr. Lechner and Mr. McKenna discuss sq. ft. differences and how they don't match up.

Mr. McKenna states the numbers may change when he lays out the driveways. The 3 story will look like 35' above the grade of the road.

Mr. Mellett asks if there is an elevator in the 3 story.

Mr. McKenna states Yes, there has to be to bring equipment to the 3<sup>rd</sup> story.

Mr. Mellett asks if the elevator make the building extend higher.

Mr. McKenna states No, the parapet will hide any equipment (AC / Heat).

Mr. Mellett asks if there are any regulated features such as wetlands or water ways on the property.

Mr. McKenna states the only issue is the waste differential. There are no wetlands. There has been sewer tie in and water tie in discussions with Aqua.

Mr. Mellett asks what the proposed property line setbacks.

Mr. McKenna states: 10' side s/b, 25' buffer surrounding the property.

Mr. McKenna discusses there are no setback requirements for a commercial subdivision w/Mr. Lechner.

Mr. Mellett states the basin is shown crossing the property line into the subdivision.

Mr. McKenna states that was done intentionally to provide an easement and to cover any future impervious coverage.

Mr. Lechner asks if professionally they think a 25' buffer will be wide enough to accommodate screening the project from the surrounding property owners.

Mr. McKenna states they can use the compilation of mounds, fences (solid or chain link) and different kinds of evergreens to create separation. There is no exterior access, no lights, no doors on the exterior of the project. It is all on the interior of the site. The exterior is for more for aesthetics than it is for operations. Taking the elevations into consideration 34' will be no higher than 20' to 25'.

Mr. Mellett states the average existing grade with dwellings is 89' to 90'.

Mr. McKenna states they will grade the property.

Mr. Mellett states there will be a lot of "cut". The statement that the 3-story building will be 2 stories above the adjacent property can't be supported until there is a site plan.

A3 – "What if rendering": This represents what could be built on the property in a HC zone. There could be 250 parking spaces with a different use. That would be twice as much traffic. A lot more activity on the property and more traffic on Sicklerville road. Some HC uses are: fast food restaurant, office buildings.

Mr. Lechner states they are using a positive like it's a negative.

Mr. McKenna states the HC use may not be as marketable as their use.

\*\*\* Mr. McMullen joins the meeting\*\*\*

Mr. Costa asks Mr. Wade to summarize what has been covered in the application up to this point.

Mr. Wade summarizes the application up to this point for Mr. McMullin.

Mr. Lechner asks for vehicle turning movements.

Mr. McKenna states a box truck turn template is used.

Mr. Lechner asks for information on the 1 story buildings.

Mr. McKenna states the typical storage building is 18' high with an apex in the middle. The doors on the buildings are usually 6' to 8' wide.

Mr. Lechner states: as an observation, this is 2 dimensional with mature trees. There will be a lot of cutting. This plan doesn't show what the residential homes surrounding the property are really going to see. Are they going to be looking down in to a hole?

Mr. McKenna states the residents looking down into the property will have a nice buffer with trees. Once you terrace the property you can use mounds and evergreens for screening.

Mr. Lechner asks if there is a good chance the 1 story buildings will be entirely screened?

Mr. McKenna states you will have to look over or down to see the buildings, maybe the roof might show.

Mr. Lechner states then on the 3-story building only 2 stories might be showing.

Ms. Morrissey (Planner):

I have looked into the surrounding area, land use ordinances and the master plan. In an HC zone many uses are permitted. Grading and access are going to happen no matter what gets built on the property. This is a less intensive use especially for residential zones close by. This pulls away the more intensive uses. The project creates a nice transition with a low intense use. Building into the grade will create a better screen. This all goes to positive criteria. These two, use and lot, are particularly suited to each other.

- D4 use: floor area ratio is different and can this site support the extra floor area. This is to control the intensity and make sure you don't overdevelop.

There is no intensification of use because of the floor area ratio increase. Even though the project isn't meeting coverage requirements it is exceeding all setback requirements. It is providing adequate light and open space.

Setbacks:

<u>Required</u>	<u>Project</u>
20' front	90' front
10' side	25' side
25' rear	30' to 55' rear

- There is sufficient space and a permitted use in the Industrial Zone.
- Storage Units are more common on an accessible route.
- Limited storage for personal use,
- Can be used for retail overflow, such as the Outlets,
- Encourage free flow with an easy in and out,
- Promote visual environment with consideration to civic design for the residential next door,
- You would worry more about lights, noise and traffic with a different use allowed in the HC zone.
- This property was changed in 2014 from residential to HC in the master plan.
- HC D3 zone allows more auto intense uses,
- Leaving room for future development,
- Discourage incompatible land use,
- Concerns with HC uses next to residential zone: ex: gas station, hotel, nightclub, fast food w/drive thru.
- Transitional use better than an intense use.

Detriments:

- Any development will impact the area,
- This is more impactful vs. a HC use,
- Much less impact on area; lights, traffic and No exterior storage.

Summary supports positive criteria.

Mr. Lechner discusses storage for businesses at this property. He thought it would be more for personal use.

Mr. Wade states no hazardous materials will be stored and it is primarily for personal use.

Mr. Lechner: It will be different if someone is storing furniture and visits once month vs a retail establishment using it for storage w/more frequent visits.

**5 Minute Break:****Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Present</b>
<b>Mr. Bucceroni</b>	<b>Present</b>
<b>Mr. Scarduzio</b>	<b>Present</b>
<b>Mr. Rosati</b>	<b>Present</b>
<b>Mr. Rosetti</b>	<b>Present</b>
<b>Mr. Treger</b>	<b>Present</b>
<b>Chairman McMullin</b>	<b>Present</b>
<b>Mr. Costa</b>	<b>Present</b>
<b>Mr. Mellett</b>	<b>Present</b>
<b>Mr. Lechner</b>	<b>Present</b>

Mr. Evangelista (owner representative):

Mr. Lechner asks Mr. Evangelista If there will be 24-hour access.

Mr. Evangelista states Yes, security is very important so they have numerous cameras.

Mr. Lechner asks if these sites are accessed on a 24-hour basis.

Mr. Evangelista states very rarely past 9pm.

Mr. Lechner asks what you put in a 10' wide building.

Mr. Evangelista states it is a single bay and if you don't have a garage it is used for that kind of storage. For people who live in an apartment or are downsizing. People don't generally sell their stuff they pay to store it.

Mr. Lechner asks how many units are generally in the 1 story buildings.

Mr. Evangelista states they are usually 10' to 15' wide.

Mr. Brogan states they are still playing with the design but the wider buildings are 2 sided and the 10' buildings are 1 sided.

Mr. Lechner states he thinks it makes a big difference knowing how many potential units will be there.

Mr. Evangelista states they will have a feasibility study done by a 3<sup>rd</sup> party if the application is approved. The feasibility study will tell them how to divide the buildings depending on the need in the area.

Mr. Lechner estimates maybe 250 units for the single storage buildings.

Mr. Evangelista states about 550 units but some are literally just a closet. There are not always gigantic units.

Mr. Lechner asks what is stored in a climate control unit.

Mr. Evangelista states personal items for people because they think the item is safer that way vs. sitting in zero degree or 100-degree space.

Mr. Lechner asks what construction material is used to build the single-story buildings? Steel?

Mr. Evangelista states: Steel w/corrugated sides and roof.

Mr. Lechner asks if there are "man doors"?

Mr. Evangelista states: No, just roll up doors.

Mr. Lechner asks if they plan on renting for business storage.

Mr. Evangelista states some retail businesses may have excess inventory during the holidays. There is no day to day business allowed, it is prohibited by our lease. Attorneys use the space to store file overflow; so, there are businesses using the facility but not daily use. There are no offices and you're not allowed to run your business from the facility.

Mr. Lechner asks if there will be a manager apartment.

Mr. Evangelista states No, manger apartment. He states they will run a water line for a fire hydrant which will be placed in front of the business.

Mr. Treger asks if there will be outlets inside the units.

Mr. Evangelista states No, just lights.

Vice Chairman Simiriglia states with 24 hr. access the building code officials may require you to light the units.

### **PUBLIC PORTION:**

\*most of the following residents' comments were intelligible on the recording. \*

Mr. Rich (unintelligible on the recording): Poplar St.

- Concerned with the 3-story building placement,
- Concerned with 24-hour access,
- Houses are all septic and he is worried about the buffer, and noise concerns.

Chairman McMullen asks the applicant if they can restrict the access to 11 pm.

Mr. Wade states when they come in for site plan, they will bring a copy of the lease. They can limit the access to 11pm, no problem along w/restrictions.

Mr. Bucceroni states to the resident: if they move the building you will hear more noise because you are moving the doors closer to you.

Vice Chairman Simiriglia states you have to remember that something like a Wawa is a permitted use on that property. The intensity would be 100X's what this is going to be.

Mr. Frank Cipriano (33 Poplar St.):

- When he sits on his back deck now, he looks at trash and old stoves on properties. This property was zoned residential and we were hoping we would get houses. Because if we got houses then maybe we would get water and sewer. Mr. Cipriano is worried how this project will affect his well

water and septic system. The point he thinks people are missing is that curve on Sicklerville Rd. Art Calabrese, a previous Mayor of this town, lost his son on that curve. That curve is deadly. Weekends are the worst on Sicklerville road. He thinks it's a bad idea.

Mr. Costa states if they wanted to build a Wawa they wouldn't even have to come here.

Mr. Cipriano states he heard some good things.

Mr. Costa states the applicant will come back at site plan and Mr. Cipriano will have another chance to come back for buffers, traffic study and grades.

Mr. Cipriano states if it goes through, they are going to have to play nice with others.

Vice Chairman Simiriglia states they will have to abide by state regulations for storm water management.

Mr. Costa states there are littering laws and Mr. Cipriano should call the town. You shouldn't have to look at that mess while you're sitting on your deck.

Mr. Bucceroni tells Mr. Cipriano to call Mr. Keenan at Code Enforcement

Mr. Lechner states when the applicant comes back for site plan, they may have to add acceleration and a deceleration lane.

Mr. Cipriano reiterates the curve is bad.

Vice Chairman Simiriglia states Sicklerville road is bad and residents need to call the county about it.

Mr. Mellett discusses water service through Aqua and sanitary sewer along the front. Mr. Mellett asks if the applicant is willing to provide a utility easement for Poplar St.

Mr. McKenna states the water main stops at Jarvis.

Mr. Wade states the applicant can advise the water company there are residents back there who need service. The applicant will provide the easement for that purpose.

Ms. Joann Dombrowski: Poplar St.

- She recently used a storage unit and when people leave their doors open you can see inside. There are definitely storing chemicals in these units (cleaning and pool chemicals). I would just like some reassurances since I will be adjacent to it. I would like that safety.

Mr. Bucceroni asks Ms. Dombrowski if I move can I store a bottle of bleach in my unit.

Ms. Dombrowski states she's worried about commercial chemicals. I do appreciate the relocation of the 3-story building and all the consideration

towards the residents. But I was never notified that the property was re-zoned to HC. I just want that on the record.

**A motion to approve the above-mentioned application with the following conditions;**

- **conditioned by site plan and subdivision,**
- **use and floor ratio not to exceed 0.746**
- **not to exceed 64,050 sq. ft.**
- **no manufacturing,**
- **no contractor work,**
- **no hazardous chemicals stored,**
- **close at 11 pm,**
- **move 3 story building,**
- **utility easement provided for Poplar St.**

**was made by Mr. Bucceroni and Mr. Treger.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**Correction of Resolutions for McDonalds**

**#192032CDM**

**McDonald's USA, LLC**

**Bulk C & Use D Variance Minor Site Plan**

**Block: 20101 Lot: 9**

- 1. The Resolution does not make mention of the digital nature of nature aspect of the ODMB's**
- 2. The Resolution references incidental sin up to 4.34 sq. ft. but the request was for 4.6 sq. ft.**

**A motion to approve the above change to the resolution was made by Mr. Scarduzio and seconded by Mr. Rosati.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Resolution change approved.**

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

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

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, OCTOBER 23, 2019**

---

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

**Roll Call:**

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

**Chairman Simiriglia had the professionals sworn in:  
Also, Present: Mr. Anthony Costa, Zoning Board Solicitor  
Mr. Ken Lechner, Township Planner**

---

Mr. Treger sits in for Vice Chairman Simiriglia and Mrs. Kelly sits in for Mr. Bucceroni.

**RESOLUTIONS FOR MEMORIALIZATION**

**#192039C**

**George Reese**

**Bulk C Variance**

**Block: 11805 Lot: 5**

**#192038C**

**Phillip Pimpinello**

**Bulk C Variance**

**Block: 12802 Lot: 10**

**#192040C**

**Kathleen Dyess & Heather Holland**

**Bulk C Variance**

**Block: 10603 Lot: 16/17**

**#192044C**

**Martha Simpson**

**Bulk C Variance**

**Block: 5201 Lot: 23**

**#192045C**

**Arthur J. Spencer**

**Bulk C Variance**

**Block: 16504 Lot: 18**

**#192037D**

**Garden State Storage, LLC**

**Use D Variance**

**Block: 14701 Lot: 1 & 2**

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

**Roll Call:**

**Mr. Treger**

**Yes**

**Mrs. Kelly**

**Yes**

**Chairman Chimento**

**Yes**

**Resolutions Approved.**

The following applications will be postponed to the 11-3-2019 Zoning meeting. There is no need to re-advertise.

**#192041CDMFSPa**

**Amy Tarves**

**Zoned: R3/GI**

**Minor Subdivision; Revised Final Plans**

**Block: 7301 Lot: 3 & 8**

**Location: 850 W. Blenheim, Blackwood  
Storage Facility**

**#182056CDMSFMS**

**Empire Investments Enterprise, LLC**

**Zoned: R2/GI**

**Prelim & Final Major Site Plan**

**Block: 10902 Lot: 12**

**Location: 44 Coles Rd., Blackwood  
Construction of Commercial Buildings**

**APPLICATIONS FOR REVIEW**

**#192043C**

**Brian & Lisa Fleck Sullivan**

**Zoned: R3**

**Bulk C Variance**

**Block: 10609 Lot: 3**

**Location: 109 Garfield Ave., Blackwood  
Attached Deck w/setbacks**

Mr. Costa swears in Mr. Brian Sullivan

Mr. Sullivan states he is replacing an old deck that has fallen into disrepair. The deck will be the exact same dimensions as the old one. 40' x 22'.

The setback requested is 25.75 vs. the 30' required.

**Public Portion:**

Mr. Costa swears in Ms. Stephany Roberts 117 Garfield:

- It is a historic building that is in good shape,
- The deck has been that way since 1947,
- Some of the homes were built in 1800's,
- She would really like to see it approved.

Open to Professionals:

No Comments:

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

**Roll Call:**

<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Mrs. Kelly</b>	<b>Yes</b>
<b>Chairman Chiumento</b>	<b>Yes</b>

**Application Approved.**

**A motion to Adjourn was made by Mr. Treger and seconded by Mr. Acevedo.**

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 192043C**

**Brian & Lisa Sullivan**

**Block 10609, Lot 3**

**WHEREAS**, Brian and Lisa Sullivan are the owners of the land and premises located at 109 Garfield Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to replace a deck in the front yard 25.57' from the front property line instead of the required 30' for the property located upon Block 10609, Lot 3, 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 October 23, 2019 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants Brian and Lisa Sullivan are the owners of the land and premises located at 109 Garfield Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10609, Lot 3, 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 that he is replacing an old 40' x 22' deck with a new one in the exact location. The home was built in 1905 and he his making no other changes.

5. There were no objections to the application and a neighbor spoke in favor of it.

**UPON MOTION** duly made and seconded to grant the applicant a the aforesaid variance, the Board voted four (4) 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 23th day of October, 2019, the applicants Brian and Lisa Sullivan are hereby granted the aforesaid variance for the property located upon Block 10609, Lot 3 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Arlene Chiumento	Yes
Mike Acevedo	Yes
Dorsett Kelly	Yes
Ken Treger	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

---

Arlene Chiumento **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 13th day of November, 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 #192047C**  
**Robert Marroletti**  
**2 Sycamore Drive**  
**BLOCK 5807, LOT 1**  
**DATE:** October 29, 2019

The Applicant requests approval to install a 16' x 34' in-ground swimming pool within the R-3 Residential District as indicated on the attached sketch.

### I. ZONING INFORMATION

#### R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	±9,733 sf <sup>1</sup>	yes
Minimum lot frontage			
Sycamore Drive	75 ft.	86.95 ft.	yes
Hemlock Drive	75 ft.	132.70 ft.	yes
Minimum lot depth	125 ft.	134 ft.	yes
Maximum building coverage	20%	±17.4% <sup>1</sup>	yes
Maximum lot coverage	40%	±33.9% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (dwelling)			
Sycamore Drive	30 ft.	31.07 ft.	yes
Hemlock Drive	30 ft.	±25 ft.	enc
Side yard	10 ft.	10.84 ft.	yes
Rear yard	30 ft.	±51 ft.	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a
<b>RESIDENTIAL SWIMMING POOL REQUIREMENTS</b>			
<b>Front yard (apron)<sup>2</sup></b>	<b>30 ft.</b>	<b>±17 ft.</b>	<b>no<sup>1</sup></b>
Side yard (apron) <sup>2</sup>	10 ft.	10 ft.	yes
Rear yard (apron) <sup>2</sup>	10 ft.	20 ft.	yes
Distance from dwelling	10 ft.	10 ft.	yes

<sup>1</sup> = Scaled data.    <sup>2</sup> = Inground swimming pool setback is measure from apron.  
 enc = Existing nonconformance.    n/a = not applicable.  
 = Variance required.

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

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No: 1920470

Taxes Paid Yes/No Yes (Initial) MS

Fees 160.00 Project # 13522

Planning Board  Zoning Board of Adjustment

Escr. 150.00 Escr.# 13522

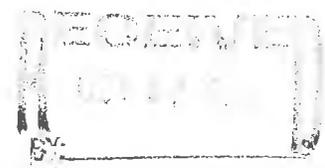
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>ROBERT MARROLETTI</u> Address: <u>2 SYCAMORE DR</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: <u>856-373-046</u> Fax: ( ) - Email: <u>RLETTI@AOL.COM</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>REGINA MARROLETTI</u> Address: <u>2 SYCAMORE DR</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>856-430-3512</u> Fax: ( ) -
---	--

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

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



<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

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

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
<u>R2</u>	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: ROBERT MARROLETTI  
Address: 2 SYCAMORE DR  
Profession: \_\_\_\_\_  
City: Blackwood  
State, Zip: NJ 08022  
Phone: (609) 383-0460 Fax: ( ) - \_\_\_\_\_  
Email: RIMAR@aol.com

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

**7. Location of Property:**

Street Address: 2 SYCAMORE DR Block(s): 5807  
Tract Area: \_\_\_\_\_ Lot(s): 1

**8. Land Use:**

Existing Land Use: \_\_\_\_\_  
Proposed Land Use (Describe Application): Pool size 16 x 34 (INGROUND)  
Setback = 2 FEET LAND REAR YARD

**9. Property:**

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

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

Public Water       Public Sewer       Private Well       Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback ✓ <i>20.5 feet</i>	<i>18 feet</i>	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	<i>59 feet</i>
Lot area	_____	Setback from R.O.W.2	<i>19 feet</i>
Building height	_____	Setback from property line 1	_____
		Setback from property line 2 ✓	<i>10 feet</i>
		Distance from dwelling	<i>10 feet</i>
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	

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

**14. Parking and Loading Requirements:**

Number of parking spaces required: *N/A*      Number of parking spaces provided: \_\_\_\_\_

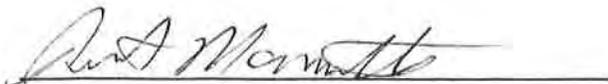
Number of loading spaces required: *N/A*      Number of loading spaces provided: \_\_\_\_\_

**15. Relief Requested:**

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

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

**16. Signature of Applicant**

 _____ Signature of Applicant	<u><i>9-26-19</i></u> _____ Date
_____ Signature of Co-applicant	_____ Date

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

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

9-26-19

Date

[Signature]

Signature

ROBERT MARROLETTI

Print Name

Sworn and Subscribed to before me this

26 day of SEPTEMBER

2019 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

- No  Yes

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

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

**IF YES:**

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

- No  Yes

[Signature]

Signature of Applicant

ROBERT MARROLETTI

Print Name

9-16-19

Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of \_\_\_\_\_, shows and discloses the premises in its entirety, described as Block 5807 Lot 1; 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:

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

[Signature]

Name of property owner or applicant

Sworn and subscribed to

On this 26 day of SEPTEMBER  
20 19 before the following authority.

[Signature]

Notary public

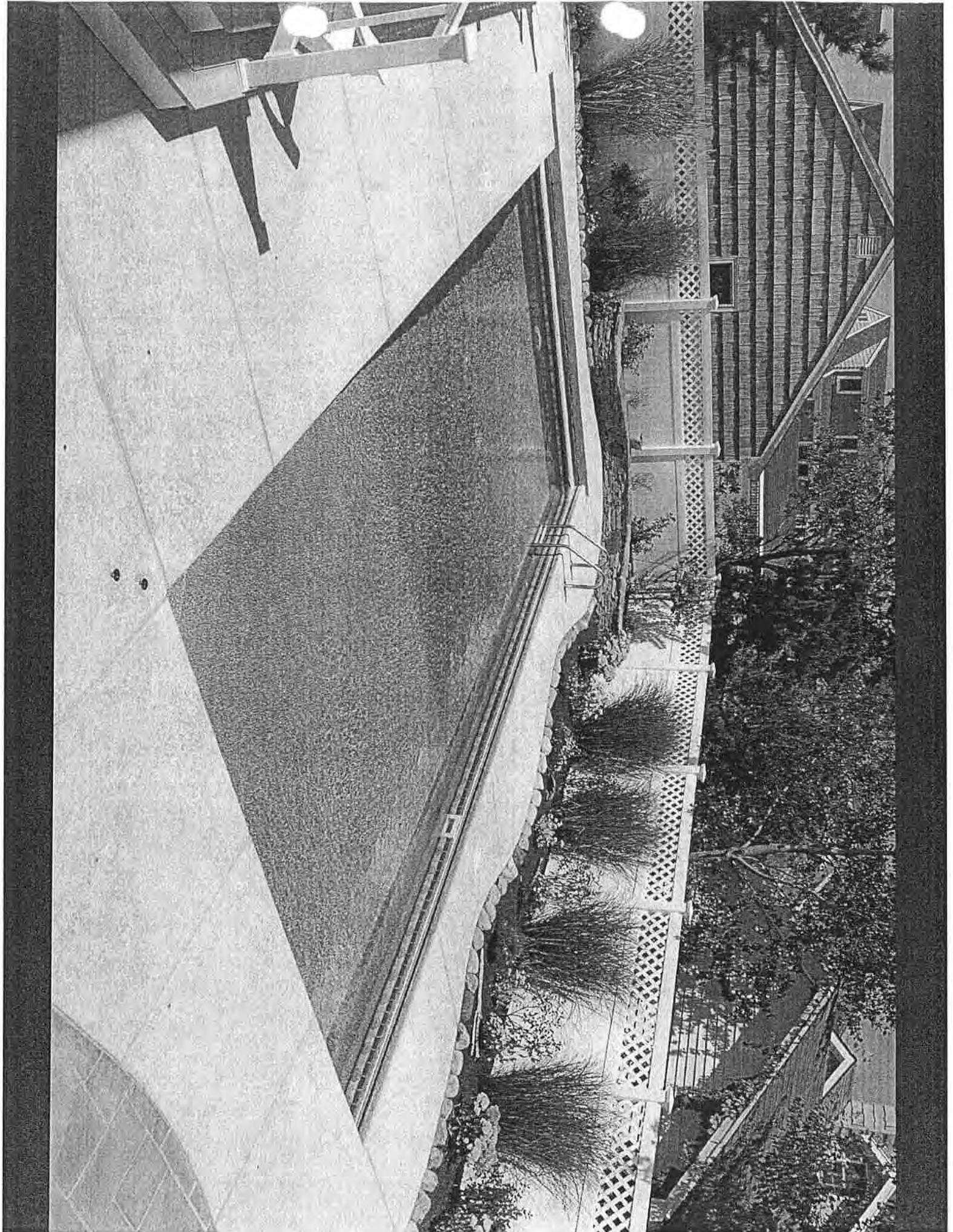
Sejal Patel

Notary Public

New Jersey

My Commission Expires 3-13-2023

No. 2371077

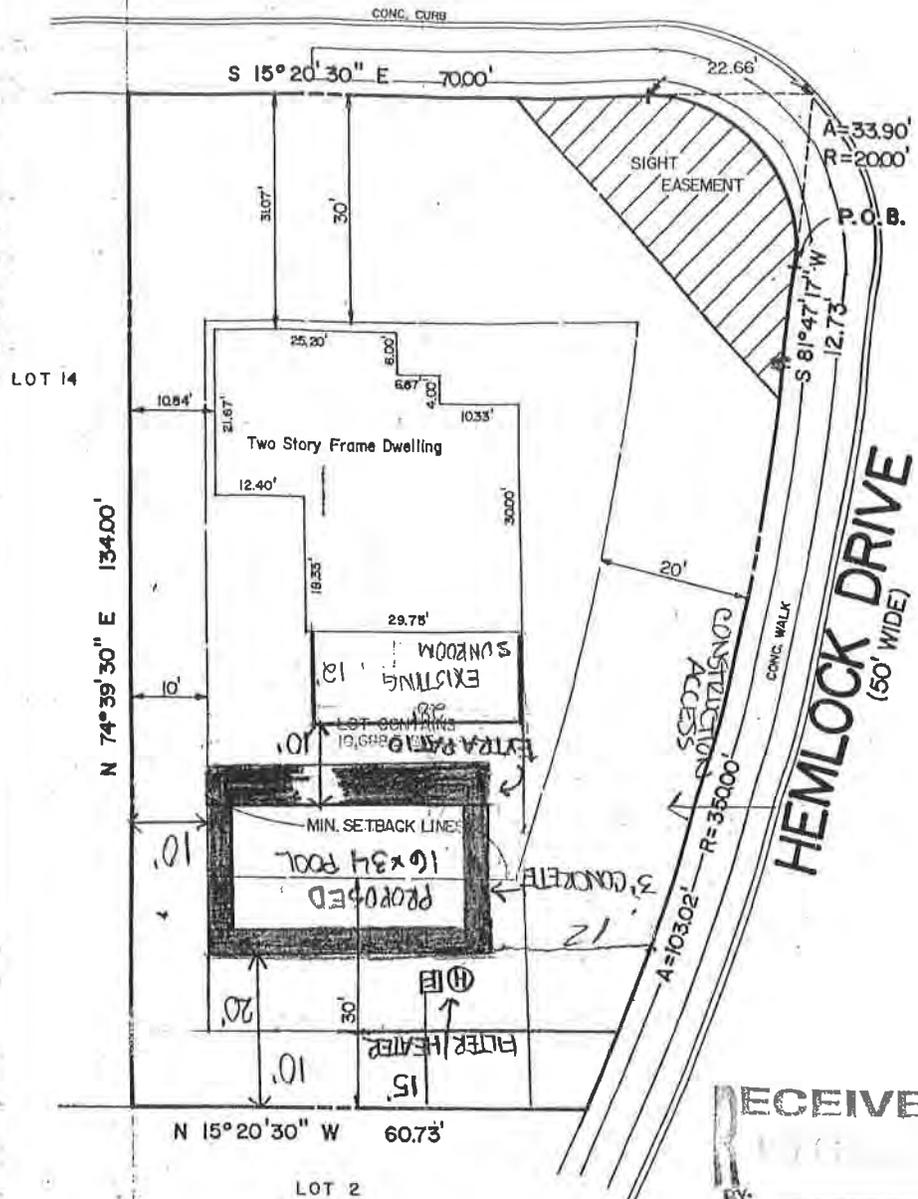


9110

# SYCAMORE DRIVE

(50' WIDE)

FILED MAP NORTH



RECEIVED

- NOTES:**
1. This survey is subject to the findings of a title search.
  2. Iron pins to be set at all property corners.
  3. All dimensions shown are to concrete block foundation.
  4. Lot and block numbers shown hereon refer to a map entitled "Amended Plan of Lots, Village of Timber Cove, Section I", last revision 11-11-86, prepared by Consulting Engineer Services, Woodbury, N.J., now or about to be filed in the Camden County Clerk's Office.

I hereby certify, that to the best of my knowledge, information and belief, this survey has been accurately prepared. It has been prepared for and is so certified to:

Robert J. Marroletti and Regina A. Marroletti  
 Marroletti and/or its successors and assigns  
 Realty Abstract Co.

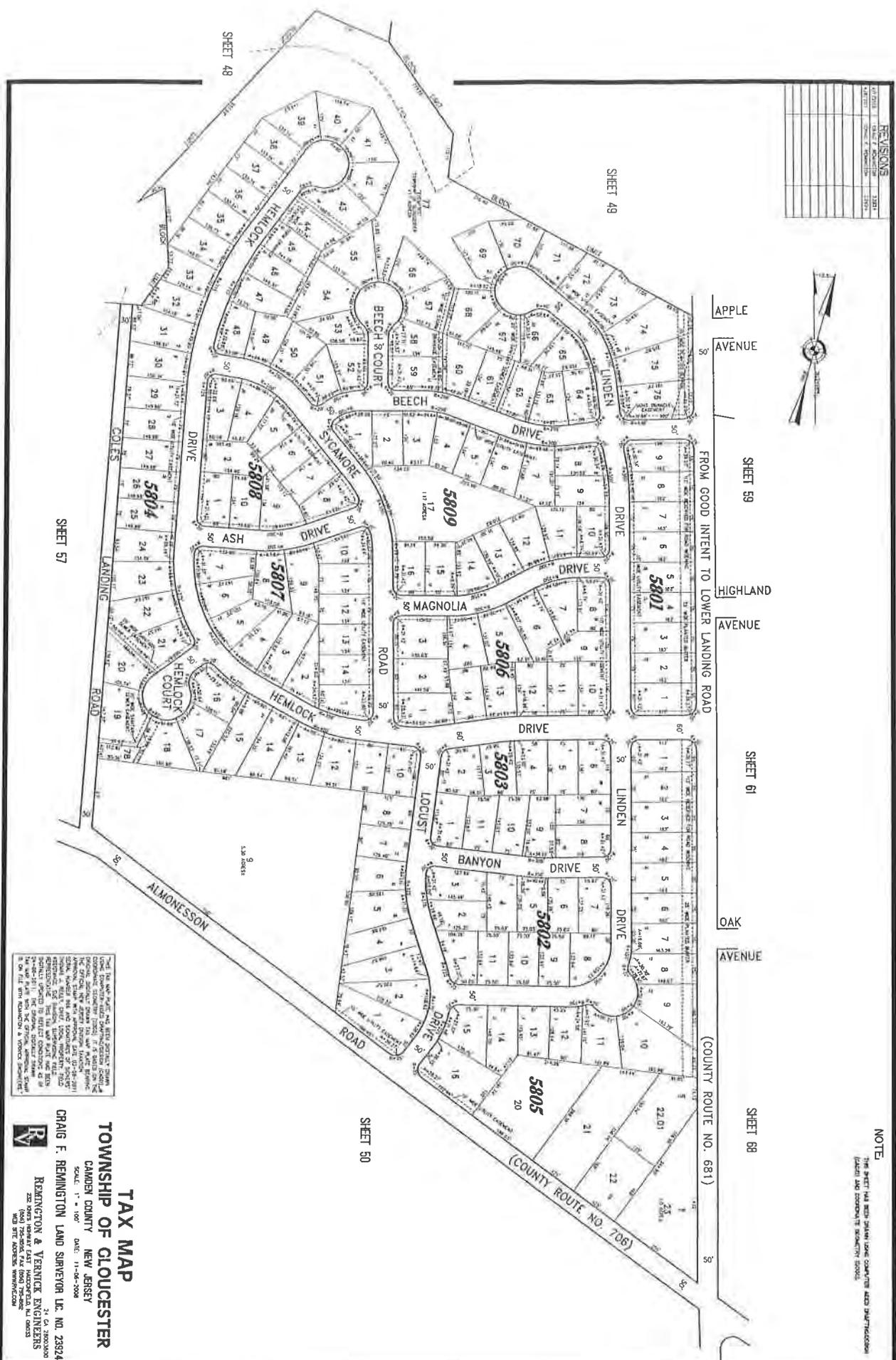
**MAP OF SURVEY**  
 OF  
**TAX LOT 1, BLOCK 5807**  
 TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY  
 NEW JERSEY

SCALE: 1" = 20'	<b>STEVEN J. GOLEMBUSKI</b> ENGINEERING • PLANNING • SURVEYING 365 HOMESTEAD ROAD BELLE MEAD, NEW JERSEY 08502 (201) 359-4527	DRAWN BY: R.E.V.
DATE: 5-5-87		DRAWING NO.

**STEVEN J. GOLEMBUSKI**  
 RE. & L.S. N.J. L.I.C. NO. 19531

REVISIONS

NO.	DATE	DESCRIPTION



NOTE:  
THIS SHEET HAS BEEN SHOWN AS CONTAINING ALL DUTY TAXES  
(LOCAL AND REGIONAL) IN SHERBORNE SCHOOL.

THESE TAX MAPS AND ALL OTHER TAX MAPS  
PREPARED BY THE TOWNSHIP OF CLOUCESTER  
CAMDEN COUNTY NEW JERSEY  
ARE THE PROPERTY OF THE TOWNSHIP OF CLOUCESTER  
AND ARE NOT TO BE REPRODUCED OR TRANSMITTED  
IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR  
MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING,  
OR BY ANY INFORMATION STORAGE AND RETRIEVAL  
SYSTEM, WITHOUT PERMISSION IN WRITING FROM  
THE TOWNSHIP OF CLOUCESTER, CAMDEN COUNTY,  
NEW JERSEY.

**TAX MAP**  
**TOWNSHIP OF CLOUCESTER**  
CAMDEN COUNTY NEW JERSEY  
DATE: 11-08-2008  
CRAIG F. REMINGTON LAND SURVEYOR, L.C. NO. 23924  
REKINGTON & VERNICE ENGINEERS  
225 OAKS DRIVE EAST WOODBRIDGE, NJ 07095  
TEL: 908-666-1100 FAX: 908-666-1101  
WWW.REKINGTON.COM

# ZONING PERMIT DENIED

2 SYCAMORE DR  
Block/Lot 5807/1

**Applicant**  
POOL TOWN INC  
5500 US Highway 9 South  
Howell, NJ 07731

**Real Estate Owner**  
MARROLETTI ROBERT J & REGINA  
2 SYCAMORE DRIVE  
BLACKWOOD NJ 08012

*This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 34'X16' inground pool.. This application for approval is hereby denied*

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

**Denied**

**Comments on Decision:**

Pool cannot enter the 2nd rear yard setback. Pool must be setback a minimum of 30' from the property line along Hemlock Dr. 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  
September 19, 2019

Applic No. 13493

Cut Here

## Deliver to...

POOL TOWN INC  
5500 US Highway 9 South  
Howell, NJ 07731



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: Robert J & Regina Marroletti  
Address: 2 Sycamore Drive  
Block: 5807 Lot: 1

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

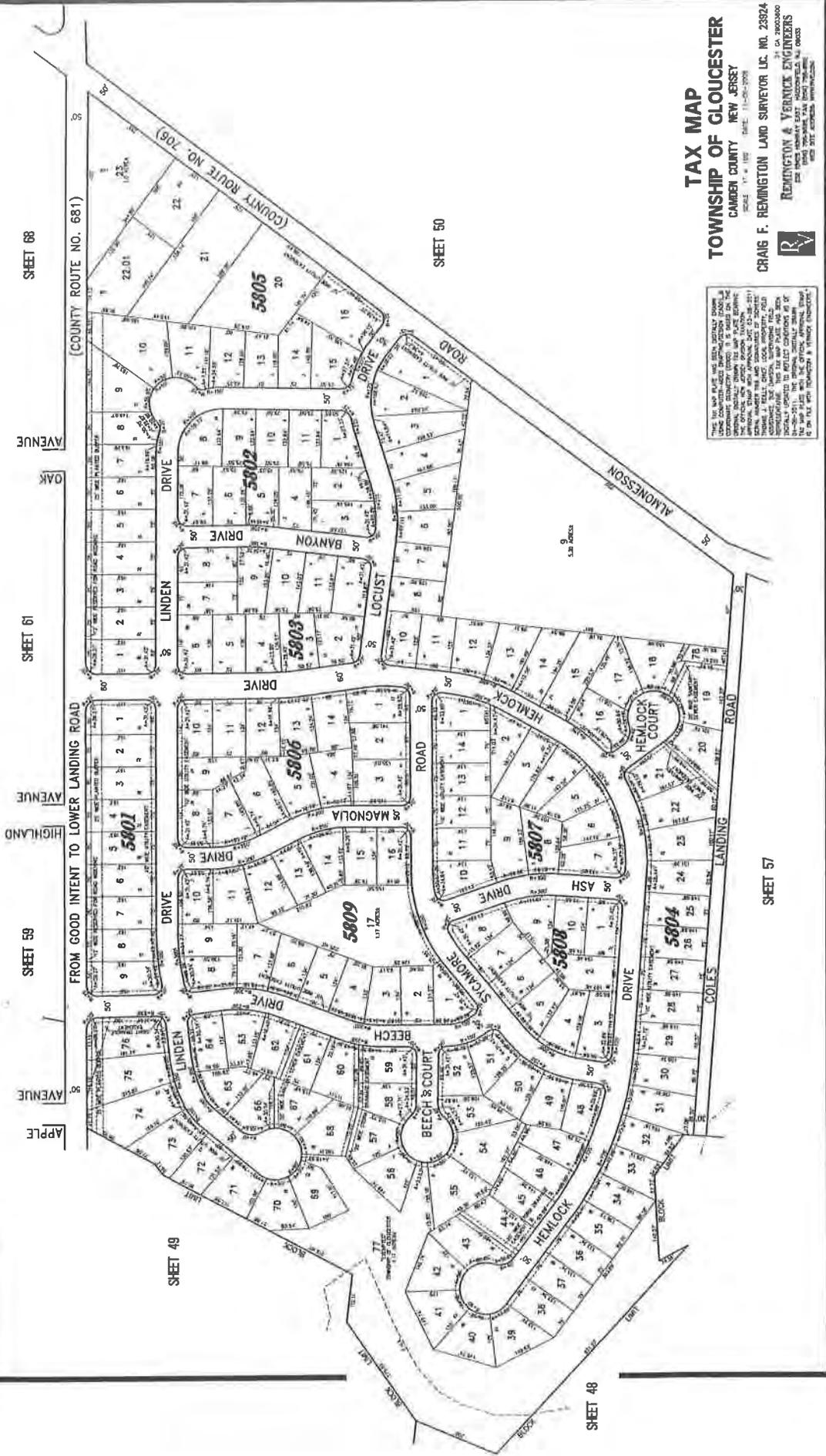
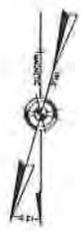
Sandra L. Ferguson  
Gloucester Township Tax Collector



Printed on recycled paper

NOTE:  
THIS MAP HAS BEEN DRAWN USING THE BEST AVAILABLE DATA AND THE SURVEYOR HAS MADE EVERY EFFORT TO MAKE IT ACCURATE AND COMPLETE. HOWEVER, THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE COMPLETENESS OF THE MAP.

NO.	DATE	REVISIONS



**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY, NEW JERSEY  
 SCALE: 1" = 100' DATE: 11-05-2008  
**CRAIG F. REMINGTON** LAND SURVEYOR LIC. NO. 23824  
**REMINGTON & VERONICE ENGINEERS**  
 225 W. WASHINGTON ST. SUITE 200  
 CAMDEN, NJ 08102

THIS MAP WAS DRAWN USING THE BEST AVAILABLE DATA AND THE SURVEYOR HAS MADE EVERY EFFORT TO MAKE IT ACCURATE AND COMPLETE. HOWEVER, THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE COMPLETENESS OF THE MAP.

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: October 2, 2019

APPLICATION No. #192047C

APPLICANT: ROBERT MARROLETTI

PROJECT No. 13522

BLOCK(S): 5807 LOT(S): 1

LOCATION: 2 SYCAMORE DR., BLACKWOOD, NJ 08012

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application - Bulk C                       Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review.                      **Please Forward Report by OCTOBER 14, 2019**  
 For Your Files.

**ENCLOSED:**

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

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

Fire Dist # 3  
 They dont have  
 A Fire marshal  
 to review plans  
 As I looked at them  
 I have no issues  
 with plan  
 -Pete

Signature \_\_\_\_\_

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: October 2, 2019

APPLICATION No. #192047C

APPLICANT: ROBERT MARROLETTI

PROJECT No. 13522

BLOCK(S): 5807 LOT(S): 1

LOCATION: 2 SYCAMORE DR., BLACKWOOD, NJ 08012

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

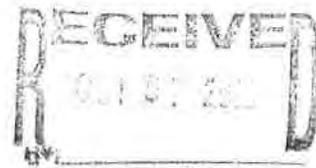
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- 1 Copy - E.I.S.
- Recycling Report



INGROUND POOL

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

*No Issues.*

Signature

*[Handwritten Signature]*  
*arena*  
*10/3/19*

Bn# 63

~~B~~

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: October 2, 2019

APPLICATION No. #192047C

APPLICANT: ROBERT MARROLETTI

PROJECT No. 13522

BLOCK(S): 5807 LOT(S): 1

LOCATION: 2 SYCAMORE DR., BLACKWOOD, NJ 08012

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

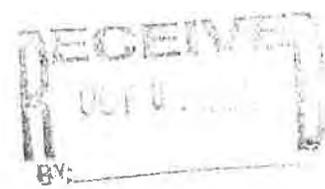
- New Application - Bulk C  Revision to Prior Application

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- For Your Review. **Please Forward Report by OCTOBER 14, 2019**  
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- Recycling Report



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

OK 10-8-19 JVG Bldg

Signature

Commissioners  
Richard P. Calabrese  
Chairman  
Joseph Pillo  
Vice Chairman

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



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

## THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

October 15, 2019

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

Re: Application #192047C  
Robert Marroletti  
2 Sycamore Drive, Blackwood, NJ 08012  
Block 5807, Lot 1

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr  
Executive Director

RJC:mh

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



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #192048C**  
**Justin McManus**  
**1646 Hollywood Avenue**  
**BLOCK 4701, LOT 4**

**DATE:** October 29, 2019

The Applicant requests approval for a 12' x 24' Residential Tools Sed within the R-3 Residential District as indicated on the sketch.

**I. ZONING INFORMATION**

**R-3 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Lot size (min.)	9,375 sf	10,000 sf	yes
Lot frontage (min.)	75 ft.	100 ft.	yes
Lot depth (min.)	125 ft.	100 ft.	enc
Building coverage (max.)	20%	±14.8% <sup>1</sup>	yes
Lot coverage (max.)	40%	±29.7% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (min.)	30 ft.	24.8 ft.	enc
Side yard (min.)	10 ft.	30.6 ft. / 20.6 ft.	yes / yes
Rear yard (min.)	30 ft.	±41 ft. <sup>1</sup>	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

<sup>1</sup> = Scaled data.  
 enc = Existing nonconformance.  
 n/a = Not applicable.

Description	Required	Proposed	Complies
<b>§422.L, RESIDENTIAL TOOL SHED</b>			
<b>Shed area (max.)</b>	<b>168 sf</b>	<b>288 sf</b>	<b>no*</b>
Number (max.)	1	1	yes
Shed height (max.)	12 ft.	9 ft.	yes
Wall height (max.)	9 ft.	≤ 9 ft.	yes
Distance between adjacent buildings	10 ft.	>10 ft.	yes
Front yard (min.)	N.P.	±70 ft. <sup>1</sup>	yes
Side yard (min.)	5 ft.	84 ft. / 6 ft.	yes / yes
Rear yard (min.)	5 ft.	6ft.	yes

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

N.P. = Not Permitted.

\* = Variance required.

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

## II. VARIANCE COMMENTS

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

### **§422.L, Residential Tool Shed**

1. Area: (288 sf provided v. 168 maximum allowed).

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

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

#### NEGATIVE CRITERIA

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

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

**From Section 422.L, Residential Tool Shed to permit a two hundred eighty eight (288) square foot shed (168 sf maximum allowed).**

#### **IV. RECOMMENDATIONS**

1. The Applicant must address the underlined comments.

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

cc: Justin McManus  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers



# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No.: 1920480

Planning Board  Zoning Board of Adjustment

Taxes Paid Yes/No Yes (Initial) \_\_\_\_\_

Fees 160.00 Project # 13545

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

Escr. 150.00 Escr.# 13545

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Justin McManus</u> Address: <u>1646 Hollywood Ave.</u> City: <u>Blackwood, NJ</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 628-4580</u> Fax: ( ) - Email: <u>Justinmcmannus@hotmail.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Justin McManus</u> <u>Anja McManus</u> Address: <u>1646 Hollywood Ave.</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>(256) 628-4580</u> Fax: ( ) -
---	--

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

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

<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

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

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

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

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

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

Name: Justin McManus  
Address: 1646 Hollywood Ave  
Profession: Teacher  
City: Blackwood  
State, Zip: NJ 08012  
Phone: (856) 668-1580 Fax: ( ) -  
Email: Justinmcmans@Hollywood.com

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

**7. Location of Property:**

Street Address: 1646 Hollywood Ave, Blackwood, NJ Block(s): 4701  
Tract Area: \_\_\_\_\_ Lot(s): 4

**8. Land Use:**

Existing Land Use: Back Yard  
Proposed Land Use (Describe Application): I would like to build a 12x24 shed in my back yard. This will be used to store tools and to be a small workshop for my wood working hobbies. This will NOT be a business. It will be 6ft from my back fence and 4ft from my side fence.

**9. Property:**

Number of Existing Lots: 1 Proposed Form of Ownership:  
Number of Proposed Lots: 0  Fee Simple  Cooperative  
 Condominium  Rental  
Are there existing deed restrictions?  No  Yes (If yes, attach copies)  
Are there proposed deed restrictions?  No  Yes

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

Public Water  Public Sewer  Private Well  Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	6	Fence type	_____
Side setback 1	6	Fence height	_____
Side setback 2	4	*E.O.P. = Edge Of Pavement	_____
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	12 x 24 (288 sq ft)	Setback from R.O.W.2	_____
Building height	9	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	12 x 24 (288 sq ft)
Garage height	_____	Shed height	9
Number of garages	_____	Setback from R.O.W.1	6
(Include attached garage if applicable)		Setback from R.O.W.2	4
Number of stories	_____	Setback from property line 1	6
		Setback from property line 2	6

**14. Parking and Loading Requirements:**

Number of parking spaces required: 0      Number of parking spaces provided: 0  
 Number of loading spaces required: 0      Number of loading spaces provided: 0

**15. Relief Requested:**

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

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

**16. Signature of Applicant**

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

\_\_\_\_\_  
 Date

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

\_\_\_\_\_  
 Date

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

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

10/9/19  
 Date

Justin McManus  
 Signature

Justin McManus  
 Print Name

Sworn and Subscribed to before me this  
10 day of October  
2019 (Year).

\_\_\_\_\_  
 Signature

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

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?  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?  No  Yes

**IF YES:**

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

Justin McManus  
 Signature of Applicant

Justin McManus  
 Print Name

10/9/19  
 Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of \_\_\_\_\_, shows and discloses the premises in its entirety, described as Block 4701 Lot 4 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,  
 County of Camden:

Sworn and subscribed to  
 On this 9<sup>th</sup> day of October  
 2019 before the following authority.

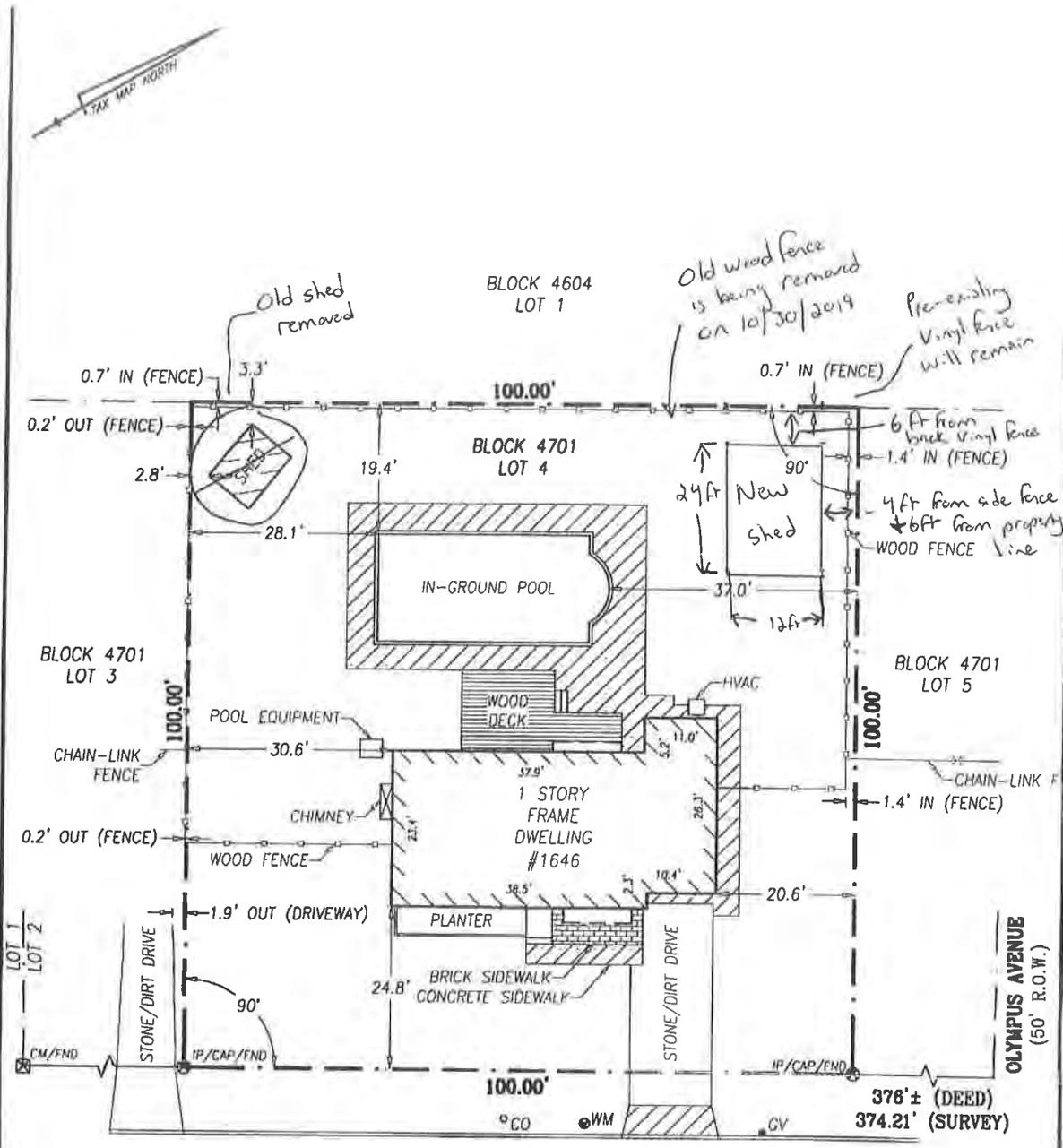
Justin McManus of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Justin McManus  
 Name of property owner or applicant

[Signature]  
 Notary public

**LORRAINE GALLAGHER**  
 NOTARY PUBLIC OF NEW JERSEY  
 My Commission Expires 8/7/2023





**HOLLYWOOD AVENUE**  
(50' R.O.W.)

**PLAN OF SURVEY**  
SCALE : 1"=20'

**NOTES:**

1. SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. PROPERTY SUBJECT TO ANY EASEMENTS OR RESTRICTION OF RECORD.
2. SURVEY BASED ON DEED BOOK 11031 PAGE 1668.
3. LOT AND BLOCK NUMBERS REFER TO THE GLOUCESTER TOWNSHIP TAX MAPS, SHEET #47.
4. PROPERTY CORNERS WERE FOUND AT TIME OF SURVEY.

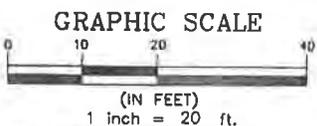
TO: FIRST AMERICAN TITLE INSURANCE COMPANY  
INFINITY TITLE AGENCY  
JUSTIN MCMANUS

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS NJAC 13:40-5.1 LAND SURVEYOR; PREPARATION OF LAND SURVEYS.

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY 06/13/19 EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, LOCATED BELOW THE SURFACE OR NOT VISIBLE.

THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR BY ANY PERSON NOT LISTED ABOVE EXCEPT AS FOLLOWS:

- A. TO THE TITLE INSURER SO IT MAY INSURE TITLE TO THE PREMISES SHOWN HEREON.
- B. TO THE MORTGAGE HOLDER THE DECLARATION SHALL SURVIVE TO ITS SUCCESSORS OR ASSIGNS.



**Dante Guzzi Engineering Associates**  
418 Stokes Road, P.O. Box 1828, Marlton, New Jersey 08053  
Telephone (609) 884-4410 N.J. Certificate of Registration No. 6604999008  
Facsimile (609) 884-7728 www.guzziengineering.com

*Steven C. Woodrow*  
**STEVEN C. WOODROW, P.L.S.**  
PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 27514

DATE 06/19/2019

<p><b>PLAN OF SURVEY</b> 1646 HOLLYWOOD AVENUE BLOCK 4701, LOT 4 GLOUCESTER TOWNSHIP CAMDEN COUNTY, NEW JERSEY</p>				<p>DESKING NO. <b>SV1</b></p>
FILE	DATE	DRAWN BY	DM	
1646HOLLYWOOD-SUR	06/18/2019	SCW		
SCALE	PROJECT NO.	CHECKED BY	DATE	SHEET
AS SHOWN	P-19-114	SCW	06/18/2019	1 of 1

# ZONING PERMIT DENIED

1646 HOLLYWOOD AVE  
Block/Lot 4701/4

Applicant

JUSTIN MCMANUS  
1646 HOLLYWOOD AVE.  
BLACKWOOD, NJ 08012

Real Estate Owner

JUSTIN MCMANUS  
1646 HOLLYWOOD AVE.  
BLACKWOOD, NJ 08012

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

Zone  
R3  
Application is

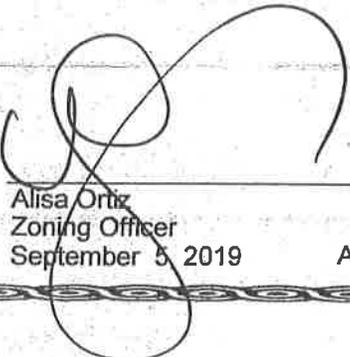
**Denied**

**Comments on Decision:**

Shed cannot exceed 168sqft. A Variance approval must be obtained prior to issuance of permit.

**Gloucester Township**

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

  
\_\_\_\_\_  
Alisa Ortiz  
Zoning Officer

September 5, 2019

Applic No. 13459

Cut Here

**Deliver to...**

JUSTIN MCMANUS  
1646 HOLLYWOOD AVE.  
BLACKWOOD, NJ 08012



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: BOB Properties LLC *new owner*  
Address: 1646 Hollywood Ave Blackwood NJ 08021 *Justin McManus*  
Block: 4701 Lot: 4

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

Sandra L. Ferguson  
Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County



Printed on recycled paper

Commissioners  
Richard P. Calabrese  
Chairman

Joseph Pillo  
Vice Chairman

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



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

October 21, 2019

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

Re: Application #192048C  
Justin McManus  
1646 Hollywood Avenue, Blackwood, NJ 08012  
Block 4701, Lot 4

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr  
Executive Director

RJC:mh



Township Of Gloucester  
Construction Department  
1261 Chews Landing Road, Blackwood, NJ 08012  
(856) 374-3500  
Fax (856) 232-6229

Date: October 17, 2019

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Justin McManus

Site: 1646 Hollywood Ave

Block: 4701 Lot: 4

Application #: 192048C



1. Site plan OK. Note to applicant: a structure over 200 sqft requires a foundation. If the structure is brought in pre-fabricated, (2) sets of NJ architect or engineer sealed plans will be required.

Thank you,

Jim Gallagher  
Building SubCode Official

Bn#66  
B

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: October 10, 2019

APPLICATION No. #192048C

APPLICANT: JUSTIN McMANUS

PROJECT No. 13545

BLOCK(S): 4701 LOT(S): 4

LOCATION: 1646 HOLLYWOOD AVE BLACKWOOD, NJ 08012

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

- New Application - Bulk C                       Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review.      **Please Forward Report by OCTOBER 25, 2019**  
 For Your Files.

### ENCLOSED:

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

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

10-16-19 JUC Bldg. Site Plan OK

Note to Applicant: A structure over 200 sq ft

Signature

requires a foundation. If the structure is brought in pre-fabricated 2 sets of N.J. Architect or Engineer sealed plans will be required.

TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL

DATE: October 10, 2019

APPLICATION No. #192048C

APPLICANT: JUSTIN McMANUS

PROJECT No. 13545

BLOCK(S): 4701 LOT(S): 4

LOCATION: 1646 HOLLYWOOD AVE BLACKWOOD, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C                       Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review.                      ***Please Forward Report by OCTOBER 25, 2019***  
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ENCLOSED:

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- 1 Copy - Major Subdivision - Preliminary. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 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

*Justin McManus*  
10/10/19

*No Issues.*

**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 #192051C**  
**Frank Anzelmi**  
**155 Clement Drive**  
**BLOCK 9102, LOT 10**

**DATE:** October 29, 2019

The Applicant requests approval for an 18' x 26' shed within the R-3 Residential District as indicated on the sketch.

**I. ZONING INFORMATION**

**R-3 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Lot size (min.)	9,375 sf	±14,684 sf	yes
Lot frontage (min.)	75 ft.	72.52 ft. <sup>2</sup>	enc
Lot depth (min.)	125 ft.	171.11 ft. <sup>2</sup>	yes
Building coverage (max.)	20%	±11.9% <sup>1</sup>	yes
Lot coverage (max.)	40%	±168% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (min.)	30 ft.	n/a	n/a
Side yard (min.)	10 ft.	n/a	n/a
Rear yard (min.)	30 ft.	n/a	n/a
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

- <sup>1</sup> = Scaled data.
- <sup>2</sup> = Tax map data.
- enc = Existing nonconformance.
- n/a = Not applicable.

Description	Required	Proposed	Complies
§422.L, RESIDENTIAL TOOL SHED			
Shed area (max.)	168 sf	468 sf	no*
Number (max.)	1	2	no*
Shed height (max.)	12 ft.	14 ft.	no*
Wall height (max.)	9 ft.	n/p	---
Distance between adjacent buildings	10 ft.	> 10 ft.	yes
Front yard (min.)	N.P.	±140 ft.	yes
Side yard (min.)	5 ft.	±49 ft. / 5 ft.	yes / yes
Rear yard (min.)	5 ft.	5 ft.	yes

N.P. = Not Permitted.

\* = Variance required.

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

## II. VARIANCE COMMENTS

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

### **§422.L, Residential Tool Shed**

1. Area: (468 sf provided v. 168 maximum allowed).
2. Height: (14 ft. provided v. 12 ft. maximum allowed).
3. Number: (2 provided v. 1 maximum allowed).

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

4. Wall height: 9 ft. minimum required.

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

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

### NEGATIVE CRITERIA

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

### **III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 422.L, Residential Tool Shed to permit a four hundred sixty eight (468) square foot shed (168 sf maximum allowed), a shed height of fourteen (14) feet (12 ft. maximum allowed), and two (2) sheds (1 maximum allowed).**

### **IV. RECOMMENDATIONS**

1. The Applicant must address the underlined comments.

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

cc: Frank Anzelmi  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers



# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

### For Office Use Only

Submission Date<sup>1</sup>: \_\_\_\_\_ Application No.: A192051C

Taxes Paid (Yes/No) Yes (Initial) AMB

Planning Board  Zoning Board of Adjustment

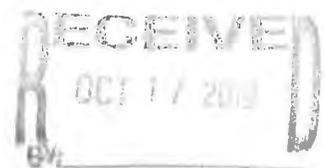
Fees 160.00 Project # 13563

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

Escr. 150.00 Escr.# 13563

### LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Frank Anzelm</u> Address: <u>155 Clement Dr</u> City: <u>Gloucester Twp</u> State, Zip: <u>NJ 08083</u> Phone: <u>(570) 687-1333</u> Fax: ( ) - Email: <u>Frank.anzelm@jefferson.edu</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Frank Anzelm</u> Address: <u>155 Clement Dr</u> City: <u>Gloucester Twp</u> State, Zip: <u>NJ 08083</u> Phone: <u>(570) 687-1333</u> Fax: ( ) -																																			
<b>3. Type of Application. Check as many as apply:</b>																																				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> <input type="checkbox"/> Informal Review <sup>2</sup>  <input type="checkbox"/> Minor Subdivision  <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup>  <input type="checkbox"/> Final Major Subdivision  <input type="checkbox"/> Minor Site Plan  <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup>  <input type="checkbox"/> Final Major Site Plan  <input type="checkbox"/> Conditional Use Approval <sup>2</sup>  <input type="checkbox"/> General Development Plan <sup>2</sup> </td> <td style="width: 50%; border: none; vertical-align: top;"> <input type="checkbox"/> Planned Development <sup>2</sup>  <input type="checkbox"/> Interpretation <sup>2</sup>  <input type="checkbox"/> Appeal of Administrative Officer's Decision  <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup>  <input type="checkbox"/> Use "D" Variance <sup>2</sup>  <input type="checkbox"/> Site Plan Waiver  <input type="checkbox"/> Rezoning Request  <input type="checkbox"/> Redevelopment Agreement  <input type="checkbox"/> _____                 </td> </tr> </table>		<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____																																	
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<p><sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.</p>																																				
<b>4. Zoning Districts (Circle all Zones that apply)</b>																																				
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td>ER</td> <td>R4</td> <td>GCR</td> <td>CR</td> <td>BP</td> <td>G-RD</td> <td>LP-1</td> </tr> <tr> <td>R1</td> <td>RA</td> <td>BWD</td> <td>NC</td> <td>IN</td> <td>M-RD</td> <td>NVBP</td> </tr> <tr> <td>R2</td> <td>APT</td> <td>OR</td> <td>HC</td> <td>PR</td> <td>BW-RD</td> <td>SCR-HC Overlay</td> </tr> <tr> <td><u>R3</u></td> <td>SCR</td> <td>OF</td> <td>GI</td> <td>FP</td> <td>L-RD</td> <td>NVSCR Overlay</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>IR</td> </tr> </table>		ER	R4	GCR	CR	BP	G-RD	LP-1	R1	RA	BWD	NC	IN	M-RD	NVBP	R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay							IR
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						IR																														
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>																																				
Name of Attorney: _____ Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: ( ) - - Fax: ( ) - - Email: _____																																			



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

Name: Rachel Anzelmi  
Address: 155 Clement Dr  
Profession: Architect  
City: Gloucester Twp  
State, Zip: NJ 08083  
Phone: 856 332 7720 Fax: ( ) -  
Email: Rm.cavanaugh16@gmail.com

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

**7. Location of Property:**

Street Address: 155 Clement Drive Block(s): 09102  
Tract Area: \_\_\_\_\_ Lot(s): 00010

**8. Land Use:**

Existing Land Use: Back yard of property with existing shed  
Proposed Land Use (Describe Application): Placement of 18' x 26'  
prefabricated metal utility shed on concrete pad  
with 5' setbacks

**9. Property:**

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

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

Public Water       Public Sewer       Private Well       Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	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	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	18'x26'
Garage height	_____	Shed height	14'
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	5'
		Setback from property line 2	5'

**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

10/16/19  
 \_\_\_\_\_  
 Date

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

\_\_\_\_\_  
 Date

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

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

10/16/19  
Date

[Signature]  
Signature

Frank Anzelmi.  
Print Name

Sworn and Subscribed to before me this

16 day of October,  
2019 (Year).

Signature

Print Name

**18. Disclosure Statement (Pursuant to N.J.S.A. 40:56D-48.1 and 48.2):**

Complete each of the following sections:

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

- No  Yes

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

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

No  Yes

**IF YES:**

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

[Signature]

Signature of Applicant

Frank Anzelmi

Print Name

10/16/19  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 10/15/19, shows and discloses the premises in its entirety, described as Block 09102 Lot 00010; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this 16 day of October  
20 19 before the following authority.

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

Frank Anzelmi

Name of property owner or applicant

[Signature]

Notary public

OLGA POLLARD

Notary Public of New Jersey  
My Commission Expires April 11, 2023

# ZONING PERMIT DENIED

155 CLEMENT DR  
Block/Lot 9102/10

Applicant  
ANZELMI FRANK  
155 CLEMENT DRIVE  
SOMERDALE NJ 08083

Real Estate Owner  
ANZELMI FRANK  
155 CLEMENT DRIVE  
SOMERDALE NJ 08083

*This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 18'X26' detached 2nd garage located 3' from the side and rear property lines.. This application for approval is hereby denied*

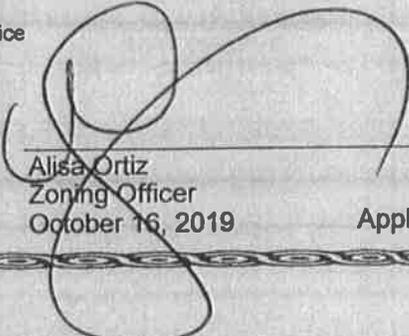
Zone  
R3  
Application is  
**Denied**

**Comments on Decision:**

ONLY 1 garage is permitted per residential lot. Detached garage setbacks are 10' from rear and side property lines. A Variance approval from the Zoning Board of Adjustment 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  
October 16, 2019

Applic No. 13551

Cut Here

**Deliver to...**

ANZELMI FRANK  
155 CLEMENT DRIVE  
SOMERDALE NJ 08083



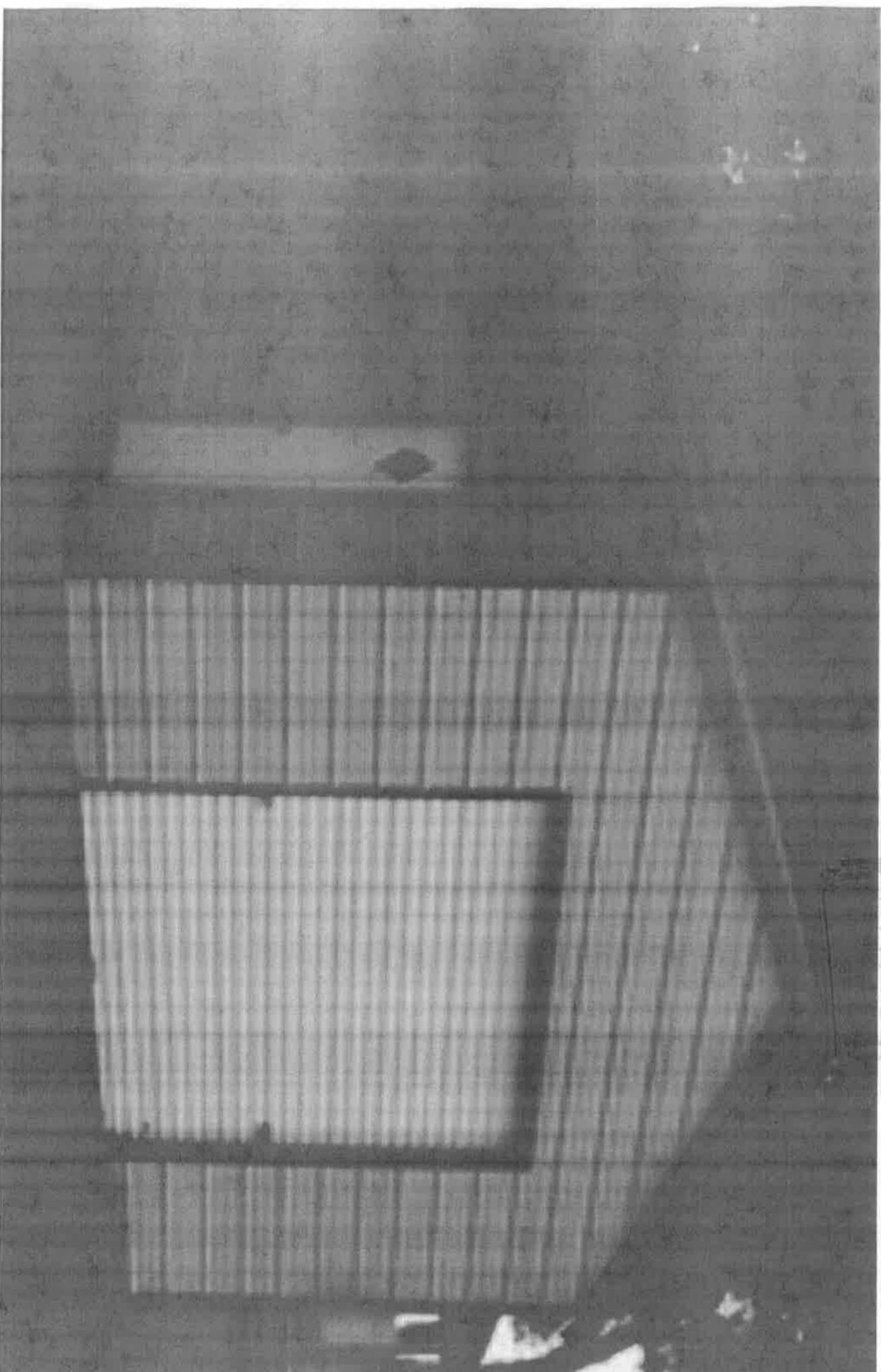
RECEIVED  
OCT 17 1950





store.alansfactoryoutlet.com

RECEIVED







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:

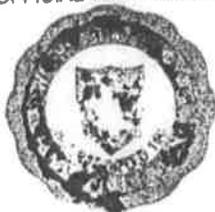
Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: Frank Angelmi  
Address: 155 Clement Drive  
Block: 9102 Lot: 10

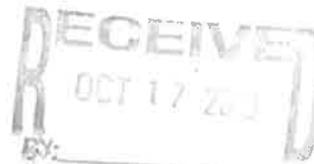
If you have any questions, please feel free to contact the tax office at 856-228-4000.

Sandra L. Ferguson  
Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County





Township Of Gloucester  
Construction Department  
1261 Chews Landing Road, Blackwood, NJ 08012  
(856) 374-3500  
Fax (856) 232-6229

Date: October 21, 2019

To: Ken Lechner

From: Jim Gallagher

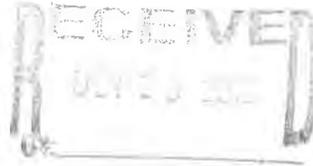
Re: Site Plan Review

Applicant: Frank Anzelmi

Site: 155 Clement Dr

Block: 9102 Lot: 10

Application #: 192051C



1. Site plan OK. Note to applicant: this structure will require (2) sets of NJ engineer sealed plans specific to this address along with a foundation design that complies with the Building Code.

Thank you,

Jim Gallagher  
Building SubCode Official

Print 64)  
B-1/Note

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: October 17, 2019

APPLICATION No. #192051C

APPLICANT: FRANK ANZELMI

PROJECT No. 13563

BLOCK(S): 9102 LOT(S): 10

LOCATION: 155 CLEMENT DR., SOMERDALE, NJ 08083

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

- New Application - Bulk C  Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by OCTOBER 28, 2019**  
 For Your Files.

### ENCLOSED:

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

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



10-20-19 Site Plan OK JBG Bldg  
 Note to Applicant. This structure will require  
 2 sets of N.J. Engineer Sealed Plans - Specific  
 to this address along with a foundation  
 design that complies with the Building Code.  
 Thank you.  
 JBG

Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: October 17, 2019

APPLICATION No. #192051C

APPLICANT: FRANK ANZELMI

PROJECT No. 13563

BLOCK(S): 9102 LOT(S): 10

LOCATION: 155 CLEMENT DR., SOMERDALE, NJ 08083

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application - Bulk C                       Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review.                      **Please Forward Report by OCTOBER 28, 2019**  
 For Your Files.

**ENCLOSED:**

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
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- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
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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

*Very large metal shed/gar in Rear*

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

*✓ The size of this "shed" is very large for this residential neighborhood 18x26 @ 14' HIGH!  
 ✓ Metal storage bldy of this size not conducive to res. neighborhood*

Signature

*Frank Anzelmi  
 Assessor 10/21/19*

Commissioners  
Richard P. Calabrese  
Chairman  
Joseph Pillo  
Vice Chairman

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



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

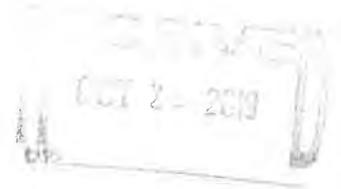
**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

October 24, 2019

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

Re: Application #192051C  
Frank Anzelmi  
155 Clement Drive, Somerdale, NJ 08083  
Block 9102, Lot 10



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr  
Executive Director

RJC:mh

# Inter-office Correspondence



**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #192049DSPW Escrow #13549**  
**James E. Rusin Jr.**  
**BLOCK 2102, LOT 2**

**DATE:** October 24, 2019

The Applicant requests use variance approval for a "Cemetery extension for the Chews United Methodist Church in Glendora" and site plan waiver within the CR –Commercial Residential District. The project is located on the east side of the Chestnut Street north of Front Street.

**Applicant:** James E. Rusin Jr., Trustee President, 592 Washington Terr., Audubon, NJ 08106-2221 (telephone #856-217-3722).

**Owner:** Chews United Methodist Church Board of trustees, 319 Black Horse Pike, P. O. Box 152, Glendora, NJ 08029 (telephone #856-217-3722).

**Surveyor:** Adam R. Grant, PLS, Consulting Engineer Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).

**Attorney:** Dennis Wilson, Esq., 1 Toll Gate ct., Sicklerville, NJ 08081.

## I. INFORMATION SUBMITTED

1. Land Development Application Form dated 10/15/19.
  - a. Chews United Methodist Church Resolution R #2019-10-1 dated 10/10/19.
  - b. Certificate of incorporation of Chews United Methodist Church.
  - c. Digital-Ortho Photo (color).
  - d. Plan of Survey, as prepared by Consulting Engineer Services comprising one (1) sheet dated 7/30/19.

## II. ZONING REVIEW

**ZONE:** Cemetery is not a listed permitted use in the CR –Commercial Residential District [§414.B].

### **Section 414.F. CR – Commercial Residential District**

Description	Other Use	Proposed	Complies
Lot size (min.)	1 acre	±0.159 acres <sup>1</sup>	no <sup>*</sup>
Lot frontage (min.)	100 ft.	50 ft.	no <sup>*</sup>
Lot depth (min.)	300 ft.	139.67 ft.	no <sup>*</sup>
Building coverage (max.)	15%	n/a	n/a
Lot Coverage (max.)	50%	n/a	n/a

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

<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (min.)	20 ft.	n/a	n/a
Side yard (min.)	10 ft.	n/a	n/a
Rear yard (min.)	25 ft.	n/a	n/a
Building Height (max.)	35 ft.	n/a	n/a
Floor Area Ratio (max.)	0.25	n/a	n/a
<b>Parking Area Setback</b>			
In front of the building line	N. P.	n/a	n/a
From side property line (min.)	15 ft.	n/a	n/a
From rear property line (min.)	15 ft.	n/a	n/a

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

### **III. APPLICATION SUBMISSION CHECKLIST**

The Application has been reviewed in accordance with §817, Submission Checklist for a variance.

The Applicant has provided the required checklist items or requested a waiver.

### **IV. WAIVER COMMENTS**

The Applicant requests a waiver from the following checklist items.

1. A key map with north arrow showing the entire development and its relation to surrounding areas at a scale of not less than 1" = 2000' [Checklist #32].
2. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
3. Existing signs including the location, size, and height [Checklist #43].
4. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
5. All side, rear, and front setback lines with dimensions. [Checklist #53].

## V. VARIANCE COMMENTS

The Application as submitted requires the following variances from the CR- Commercial Residential District:

### **§414.B, Permitted Uses**

1. Cemetery is not a listed permitted use in the CR –Commercial residential District.

### **§414.F, Area, Yard, Height and Building Coverage**

2. Lot size: (0.159 ac. provided v. 1 ac. minimum required).
3. Lot frontage: (50 ft. provided v. 100 ft. minimum required).
4. Lot depth: (139.67 ft. provided v. 300 ft. minimum required).

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

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

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

7. The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested "D1" variance:
  - a. Uses determined as not "inherently beneficial."
    - i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis *Medici v. BPR Co.*, 107 N.J. 1 (1987)).
      1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
      2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
      3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."
  - b. Uses determined as "inherently beneficial."
    - i. The positive criteria for Inherently beneficial uses are deemed to have been met for inherently beneficial uses (basis *Smart SMR of New York, Inc. v Fair Lawn, Bd. of Adj.*, 152, NJ 309, 323 (1998)).

## 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.

## **VI. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS**

The Applicant should address the positive criteria including special reasons, standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

### 1. Master Plan

- a. Consistency of the proposed use with the following criteria of the B-1 Mixed Business/Residential land use classification of the master plan.

“The Mixed Business/Residential/Professional Office land use category is intended for intermixed areas of residences and businesses at residential scales. This is proposed for a number of the older, mainly commercial, sections of the Township along the Black Horse Pike (Rt. 168). Because of the general lack of parking, this land use category is not proposed for auto-oriented commercial uses with high parking demand, nor uses that required frequent delivery or delivery by tractor trailer. The prototypical uses would be for furniture or carpet stores or other retail stores with a low customer turnover, business establishments that offer products or services off-premises to customers, and similar low traffic volume uses. A floor area ratio for business uses of between .15 and .25 is proposed primarily because many buildings in this category occupy large proportions of their lot.”

### 2. Zoning

- a. Consistency of the proposed use with the CR –Commercial/Residential District and character of the built environment.

### 3. Use Variance

- a. Suitability of the subject property to accommodate the proposed use:

4. Site Plan Waiver:

The Applicant requests a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

- a. "The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."

**VII. LAND DEVELOPMENT ORDINANCE COMMENTS**

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

**VIII. RECOMMENDATIONS**

1. The Applicant should 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: James E. Rusin Jr.  
Dennis Wilson, Esq.  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date<sup>1</sup>: \_\_\_\_\_ Application No.: #192049 DSPW

Taxes Paid Yes/No (Initial)

Fees \$10<sup>00</sup> Project # 13549

Planning Board  Zoning Board of Adjustment

Escr. \$1950<sup>00</sup> Escr.# 13549

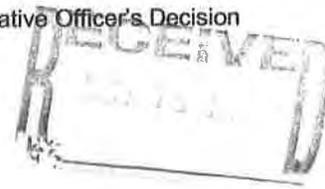
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>James E. Rusin, Jr.</u> Address: <u>Trustee President</u> <u>592 Washington Terr.</u> City: <u>Audubon</u> State, Zip: <u>New Jersey 08106-2221</u> Phone: <u>(856) 217-3722</u> Fax: <u>(856) _____</u> Email: <u>rusmm1232aol.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Chews United Methodist Church</u> <u>Board of Trustees</u> Address: <u>319 Black Horse Pike</u> <u>PO Box 152</u> City: <u>Glendora</u> State, Zip: <u>New Jersey 08029</u> Phone: <u>(856) 217-3722</u> Fax: <u>(856) _____</u>
---	--

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

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



<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

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

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

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

Name of Attorney: <u>Dennis Wilson, Esq.</u> Address: <u>1 Toll Gate Ct.</u> City: <u>Sicklerville, NJ 08081</u>	Firm: _____ State, Zip: _____ Phone: (____) _____ - _____ Fax: (____) _____ - _____ Email: _____
--	---

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

Name: Adam R. Grant  
Address: CES-645 Berlin-Cross Keys Rd.  
Profession: Professional Land Surveyer  
City: Sicklerville  
State, Zip: New Jersey 08081  
Phone: (856) 228-2200 Fax: (856) -  
Email: design@ces-9.com

Name: Herman B. Engelbert  
Address: 33 Madison Dr, Glen Oaks  
Profession: Church Trustee  
City: Clementon  
State, Zip: New Jersey  
Phone: (856) 491-5532 Fax: (856) -  
Email: hbengelbert@comcast.net

**7. Location of Property:**

Street Address: 244 Chestnut Street Block(s): 2102  
Tract Area: 0,159 Acres (approx, 50 x 140) Lot(s): 2

**8. Land Use:**

Existing Land Use: Vacant lot adjacent to our existing cementery  
Proposed Land Use (Describe Application): Cementery extention for the Chews United Methodist Church in Glendora.

**9. Property:**

Number of Existing Lots: one  
Number of Proposed Lots: \_\_\_\_\_  
Are there *existing* deed restrictions?  No  Yes **(If yes, attach copies)**  
Are there *proposed* deed restrictions?  No  Yes

**Proposed Form of Ownership:**  
 Fee Simple  Cooperative  
 Condominium  Rental

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

Public Water  Public Sewer  Private Well  Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

**13. Zoning**

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

**14. Parking and Loading Requirements:**

Number of parking spaces required: \_\_\_\_\_ Number of parking spaces provided: \_\_\_\_\_

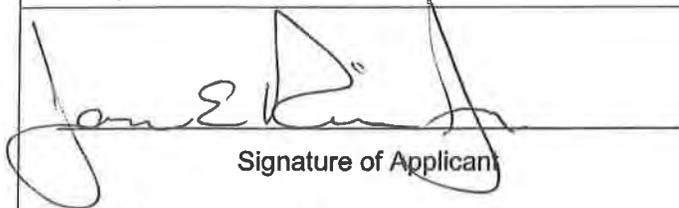
Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

**15. Relief Requested:**

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

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

**16. Signature of Applicant**

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

10/10/19  
 \_\_\_\_\_  
 Date

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

10/10/19  
 \_\_\_\_\_  
 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).

06 Oct 2019

Date

Sworn and Subscribed to before me this

06 day of Oct

2019 (Year).

Signature

JAMES E. RUSIN, JR.

Print Name

Signature

ANITA T. BRAUN

Print Name



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

Complete each of the following sections:

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

- No  Yes

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

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

**IF YES:**

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

- No  Yes

Herman B. Engelnbert

Signature of Applicant

HERMAN B. ENGELBERT

Print Name

10/10/19  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 7/31/19, shows and discloses the premises in its entirety, described as Block 2102 Lot 2; 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:

JAMES E. RUSIN, JR. of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to

On this 06 day of Oct, 2019 before the following authority.

James E. Rusin, Jr.  
Name of property owner or applicant

Anita T. Braun  
Notary public



# RESOLUTION

Chews United Methodist Church  
PO Box 152, 319 Black Horse Pike, Glendora, NJ 08029

## R #2019-10-1

Whereas, the Board of Trustees of the Chews United Methodist Church are Incorporated in the State of New Jersey and its Incorporation papers are attached and made a part of this Resolution; and

Whereas, the Board of Trustees of the Chews United Methodist Church has purchased an adjacent piece land (approx. 50ft +/- by 140ft +/-) to the Church's existing cemetery and is known as Block 2102 Lot 2 located at 244 Chestnut Street, Glendora, Gloucester Township, NJ; and

Whereas, the Board of Trustees wish to request from the Zoning Board of Adjustment a "Use Variance" and a "Site Plan Waiver" for this property for cemetery use in order for the Church to be able to continue to serve our Church Family and the General Public in its mission of providing additional burial space and to also allow for continued maintenance and care of the existing cemetery; and

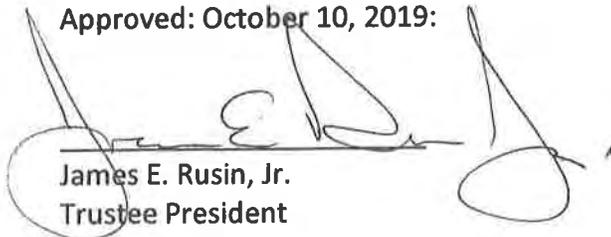
Whereas, the Board of Trustees wish to appoint and authorize the following Trustees to make application and to represent us before the Zoning Board of Adjustment of the Township of Gloucester:

James E. Rusin, Jr., Trustee President  
592 Washington Terr.  
Audubon, NJ 08106-2221

Herman B. Engelbert, Trustee  
33 Madison Drive – Glen Oaks  
Clementon, NJ 08021

Now Therefore Be It Resolved, that this Resolution authorizes the President of the Board of Trustees, Mr. James E. Rusin, Jr. and Trustee Herman B. Engelbert and our Corporation's Attorney all necessary action before the Zoning Board of Adjustment to secure the necessary approvals for a "Use Variance" and a "Site Plan Waiver" for Block 2102 Lot 2 for cemetery use.

Approved: October 10, 2019:



James E. Rusin, Jr.  
Trustee President

RECEIVED 11-28 13 90  
AND RECORDED IN THE CLERK'S  
OFFICE OF THE COUNTY OF CAMDEN  
IN BOOK 140 OF  
New Jersey Code PAGE 76-77  
Michael S. Keating  
CLERK

FBI  
NOV 28 1990

**CERTIFICATE OF INCORPORATION  
OF  
CHEWS UNITED METHODIST CHURCH**

NOV 28 1990 09:10

WHEREAS, at a meeting held on November 25, 1990, at the Chews United Methodist Church, 319 Black Horse Pike, Glendora, New Jersey, the membership of the Chews United Methodist Church authorized and directed that said Church be incorporated in accordance with the provisions of Chapter 238, New Jersey Laws of 1988, as amended;

NOW, THEREFORE, we the undersigned duly elected trustees of the Chews United Methodist Church hereby certify as follows:

1. The name of the incorporated church is to be "Chews United Methodist Church;"
2. The purpose of the incorporated church is to conduct all activities which a religious corporation may lawfully conduct in the State of New Jersey;
3. The incorporated church is to be located in the municipality of Gloucester Township, Camden County, New Jersey;
4. The number of the trustees of the incorporated church shall be nine (9), and the names and respective periods of office of the initial trustees are:

David Grasso	Class of 1991 Roxanna Langel	Jeffrey Wilson
Bruce Clark	Class of 1992 Jacob Knab	Tracy Phillips
Allen Cooker	Class of 1993 Thomas Green	Diane Venables

5. The members of the incorporated church shall be the members of the Charge Conference of the Chews United Methodist Church, as constituted in accordance with The Discipline of the United Methodist Church;

6. The incorporated church shall support, and it and all its property, both real and personal, shall be subject to the laws, usages, and ministerial appointments of The United Methodist Church as are now or shall be from time to time established, made, and declared by the lawful authority of The United Methodist Church;

7. The incorporated church shall maintain its registered office in the State of New Jersey at 319 Black Horse Pike, Glendora, New Jersey 08029, and the Rev. Robert W. Ralph, Jr., or his successor as pastor of the incorporated church shall be the

Registered Agent in charge thereof, upon whom process against the corporation may be served.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 27<sup>th</sup> day of November, 1990.

Bruce Clark  
Bruce Clark

Allen Cooker  
Allen Cooker

David Grasso  
David Grasso

Thomas Green  
Thomas Green

Jacob Knab  
Jacob Knab

Roxanna Langel  
Roxanna Langel

Tracy Phillips  
Tracy Phillips

Diane Venables  
Diane Venables

Jeffrey Wilson  
Jeffrey Wilson

Approved: Rev. Ronald E. Dunk  
Rev. Ronald E. Dunk  
District Superintendent

STATE OF NEW JERSEY  
COUNTY OF CAMDEN SS:

I CERTIFY that on November 25, 1990, Bruce Clark, Allen Cooker, David Grasso, Thomas Green, Jacob Knab, Roxanna Langel, Tracy Phillips, Diane Venables, and Jeffrey Wilson, personally came before me and acknowledged under oath, to my satisfaction, that they are the persons named in the within Certificate of Incorporation, and that they and each of them personally signed, sealed, and delivered this Certificate of Incorporation as his and her act and deed.

Peter H. Jensen  
Peter H. Jensen, Esq.  
An Attorney at Law of the  
State of New Jersey



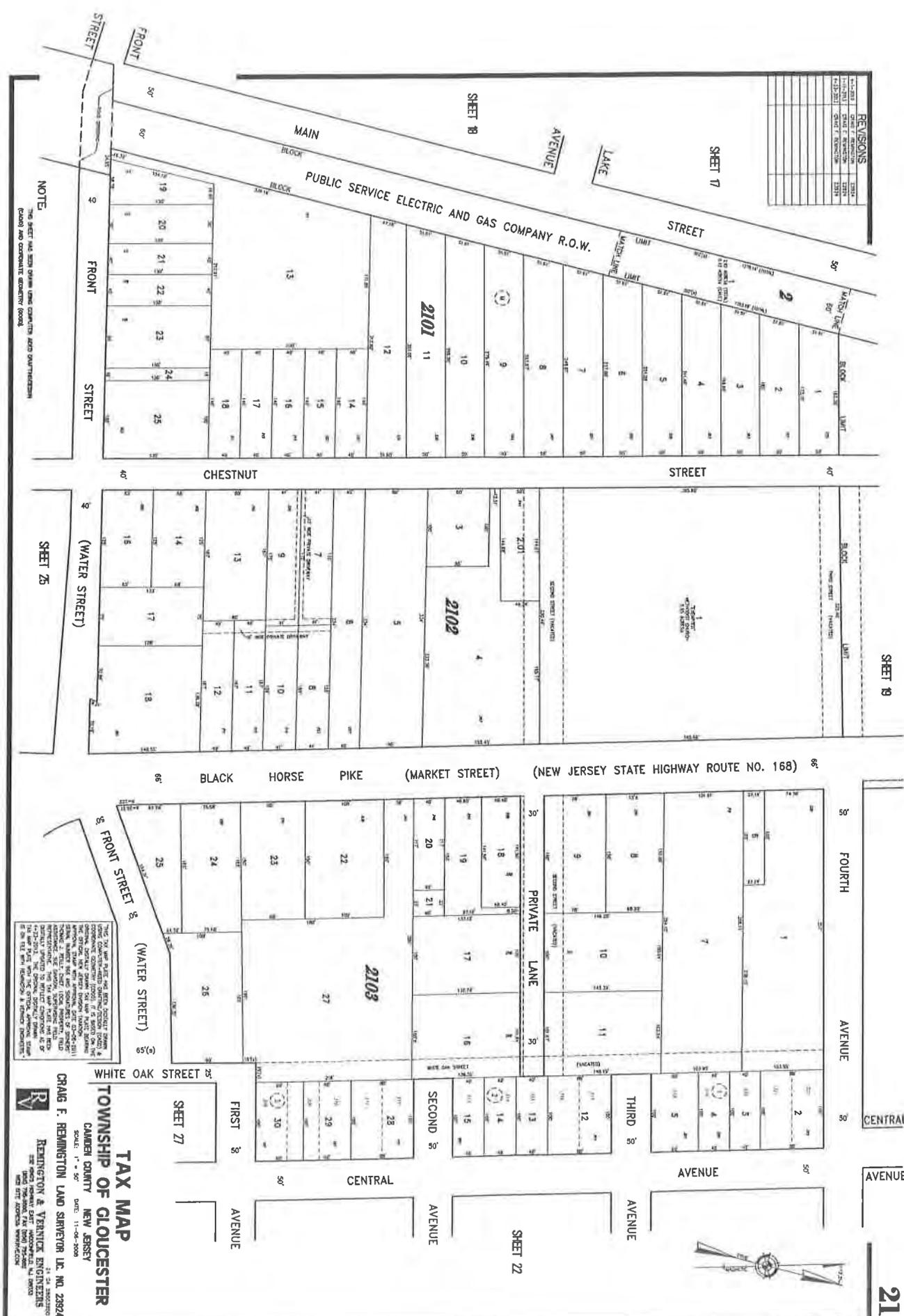
Arial View of  
Chews United Methodist Church  
319 Black Horse Pike  
Glendora, NJ 08029

Existing and New Properties

- Existing Property Outlined in White
- New Property Outlined in Red

1920/9 DSP

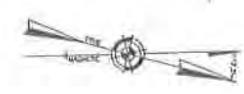
REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	11-15-2011	CRAG F. REMINGTON	ISSUE
2	11-15-2011	CRAG F. REMINGTON	ISSUE



**NOTE:**  
THIS SHEET HAS BEEN DRAWN USING COMPACTED 4250 QUANTITIES  
(ROAD AND CURBWIDTH DIMENSIONS)

THIS TAX MAP WAS PREPARED AND PRINTED ACCORDING TO THE  
TOWNSHIP OF GLOUCESTER, NEW JERSEY, LOCAL ORDINANCE  
NO. 10-2009, WHICH IS A SUPPLEMENT TO THE TOWNSHIP OF  
GLOUCESTER, NEW JERSEY, LOCAL ORDINANCE NO. 10-2008.  
THE TOWNSHIP ENGINEERS HAVE CONDUCTED A VISUAL  
INSPECTION OF THE TAX MAP AND FOUND IT TO BE  
CORRECT AND ACCURATE. THE TOWNSHIP ENGINEERS  
DO NOT WARRANT THE ACCURACY OF THE TAX MAP OR  
THE INFORMATION CONTAINED THEREIN. THE TOWNSHIP  
ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY  
MISTAKES OR OMISSIONS IN THIS TAX MAP OR FOR  
ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S  
FEES, THAT MAY BE INCURRED BY ANY PARTY AS A  
RESULT OF THE USE OF THIS TAX MAP.

**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
CAMDEN COUNTY NEW JERSEY  
SCALE: 1" = 50'  
DATE: 11-15-2011  
CRAG F. REMINGTON LAND SURVEYOR, L.E. NO. 23924  
REMNICK & YENICK ENGINEERS  
214 S. ANNE STREET, SUITE 200  
MILLSBORO, DE 19966  
TEL: 302-391-1100  
WWW.REMNICKANDYENICK.COM





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: Chews United Methodist Church  
Address: 244 Chestnut Street Florida NJ 08029  
Block: 2102 Lot: 2

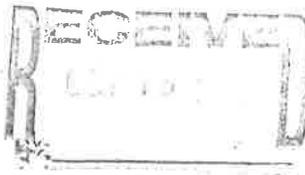
If you have any questions, please feel free to contact the tax office at 856-228-4000.

Sandra L. Ferguson  
Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County



Printed on recycled paper

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: October 16, 2019

APPLICATION No. #192049DSPW

APPLICANT: CHEWS UNITED METHODIST CHURCH (JAMES E. RUSIN, JR)

BLOCK(S): 2102 Lot(S): 2

PROJECT No. #13549

LOCATION: 244 CHESTNUT ST. GLENDORA, NJ 08029

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

New Application – Use “D” Variance

Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

For Your Review. **Please Forward Report by OCTOBER 31, 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 - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. 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  
Plan of Survey*

**RECEIVED**

10/22/19

**Reviewed**  
 **Approved**     **Not Approved**  
**Gloucester Twp. Fire Dist. 1**  
**Fire Official:** *[Signature]*  
**Date:** 10/22/19

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

Signature

Bmt # 62

*[Handwritten mark]*

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: October 16, 2019

APPLICATION No. #192049DSPW

APPLICANT: CHEWS UNITED METHODIST CHURCH (JAMES E. RUSIN, JR)

BLOCK(S): 2102 Lot(S): 2

PROJECT No. #13549

LOCATION: 244 CHESTNUT ST. GLENDORA, NJ 08029

### TRANSMITTAL TO:

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

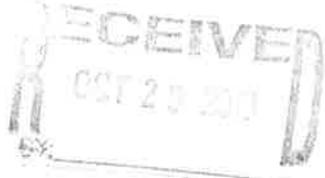
### STATUS OF APPLICATION:

- New Application – Use “D” Variance
- Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by OCTOBER 31, 2019**
- For Your Files.

*Application Plan & Survey*



### ENCLOSED:

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- 1 Copy - Minor Site Plan
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- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

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

OK JTG 10-21-19 Bldg

Signature



Commissioners  
Richard P. Calabrese  
Chairman  
Joseph Pillo  
Vice Chairman

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

Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

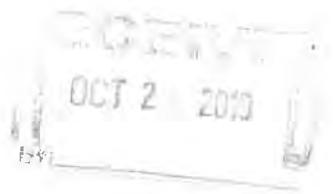
**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

October 21, 2019

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

Re: Application #192049DSPW  
Chews United Methodist Church (James E. Rusin, Jr.)  
244 Chestnut Street, Glendora, NJ 08029  
Block 2102, 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

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: October 16, 2019

APPLICATION No. #192049DSPW

APPLICANT: CHEWS UNITED METHODIST CHURCH (JAMES E. RUSIN, JR)

BLOCK(S): 2102 Lot(S): 2

PROJECT No. #13549

LOCATION: 244 CHESTNUT ST. GLENDORA, NJ 08029

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

New Application – Use “D” Variance

Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review. **Please Forward Report by OCTOBER 31, 2019**
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- 1 Copy - E.I.S.
- Recycling Report

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

*Application Plan & Survey*

**No Issues EXCEPT**

*needs to be combined with main lot by deed (lot 4)*

**IN ORDER TO BE TAX EXEMPT**

**BY Dec 15.**

\_\_\_\_\_  
*J. J. [Signature]*  
 Assessor 10/21/19

Signature

# Inter-office Correspondence

---



**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #192041CDMFSPa Escrow #13479**  
**Amy Tarves**  
**850 West Blenheim Avenue**  
**BLOCK 7301, LOTS 3 and 8**

**DATE:** October 1, 2019

The Applicant requests use variance approval for a "Minor subdivision, revised final site plan to modify existing approval to accommodate non-climate controlled facility" that is associated with an existing self-storage use within the GI – General Industrial District and expanded into the R-3 – Residential District. The project is located on the west side of West Blenheim Avenue north of Cedar Avenue.

**Applicant/Owner:** Amy Tarves, 850 West Blenheim Avenue, Gloucester Township, NJ 08012 (telephone #856-227-4711).

**Engineer:** Steven M. Bach, PE, Bach Associates, PC, 304 White Horse Pike, Haddon Heights, NJ 08035 (telephone 856-546-8611).

**Surveyor:** Anthony F. DiRosa, Bach Associates, PC, 304 white Horse Pike, Haddon Heights, NJ 08035 (telephone 856-546-8611).

**Attorney:** John D. Wade, Esq., Wade, Long, Wood & Long, LLC, 1250 Chews Landing Road, Suite #1, Laurel Springs, NJ 08021 (Telephone #856-346-2800).

## **I. INFORMATION SUBMITTED**

1. Land Development Application Form dated 9/12/19.
2. Minor Subdivision Plan, as prepared by Bach Associates, PC comprising one (1) sheet dated 7/22/19.
3. Drainage Calculations, as prepared by Bach Associates, PC dated 8/07/19.
4. Engineering plan, as prepared by Bach Associates, PC comprising the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
C-1	Cover Sheet and Index of Drawings	7-22-19
SP-1	Existing Condition Demolition / Plan	7-22-19
SP-2	Site Plan	7-22-19
SP-3	Grading Plan	7-22-19
SP-4	Landscaping Plan	7-22-19
SP-5	Soil Erosion Plan	7-22-19
SP-5A	Soil Erosion Notes & Details	7-22-19

## II. ZONING REVIEW

1. Self-Storage Facility is not a listed permitted use in the R-3 – Residential District [§405.B, Permitted Uses].

ZONE: GI – General Industrial District [§416].

<u>Description</u>	<u>Required</u>	<u>Proposed (Lot 3)</u>	<u>Conforms (Other uses)</u>
Lot size (min.)	30,000 sf	7.114 ac.	yes
Lot frontage (min.)	100 ft.	342.27 ft.	yes
Lot depth (min.)	150 ft.	768.74 ft.	yes
Building coverage (max.)	30%	26%	yes
Lot coverage (max.)	60%	56%	yes
<b>Buffer - §401.B(6)</b>	<b>25 ft.</b>	<b>15 ft.</b>	<b>no*</b>
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.) – Building “H”	15 ft.	±446 ft. <sup>1</sup>	yes
Side yard (min.) – Building “H”	15 ft.	±44 ft. <sup>1</sup>	yes
Rear yard (min.) – Building “H”	15 ft.	±134 ft. <sup>1</sup>	yes
<b>Maximum Height (max.)</b>	<b>35 ft.</b>	<b>n/p</b>	<b>---</b>
Floor Area Ratio	0.30	0.26	yes

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

n/p = Not provided.

\* = Variance required.

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

## III. MINOR SUBDIVISION REVIEW

### R-3 Zone Requirements (§405.F):

<b>Standard</b>	<b>Required</b>	<b>Proposed (Lot 8)</b>	<b>Complies</b>
Lot size (min.)	9,375 sf	36,689.70 sf	yes
Lot frontage (min.)	75 ft.	128.73 ft.	yes
Lot depth (min.)	125 ft.	307.88 ft.	yes
Building coverage	20%	5%	yes
Lot coverage	40%	9%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	30 ft.	34.65 ft.	yes
Side yard (min.)	10 ft.	±28 ft. <sup>1</sup> / 43.38 ft.	yes / yes
Rear yard (min.)	30 ft.	±134 ft. <sup>1</sup>	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

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

**GI – General Industrial District [§416]:**

<b>Standard</b>	<b>Required</b>	<b>Proposed (Lot 3)</b>	<b>Complies</b>
Lot size (min.)	30,000 sf	7.114 ac.	yes
Lot frontage (min.)	100 ft.	342.27 ft.	yes
Lot depth (min.)	150 ft.	768.74 ft.	yes
Building coverage	30%	26%	yes
Lot coverage	60%	56%	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (min.)	30 ft.	±446 ft. <sup>1</sup>	yes
Side yard (min.)	10 ft.	±44 ft. <sup>1</sup>	yes
Rear yard (min.)	30 ft.	±134 ft. <sup>1</sup>	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

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

**IV. APPLICATION SUBMISSION CHECKLIST**

The Application has been reviewed in accordance with §817, Submission Checklist for a variance, minor subdivision, and final major site plan.

The Applicant must provide the following required checklist items or request a waiver as applies to following types of applications:

**Minor Subdivision Plan**

1. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
2. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].

**Final Site Plan**

3. Existing signs including the location, size, and height [Checklist #43].
4. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
5. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
6. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
7. Acceleration/deceleration lanes. [Checklist #75].
8. Driveway aisles with dimensions [Checklist #78].
9. Parking spaces with size, number, location and handicapped spaces [Checklist #79].
10. Curbs [Checklist #81].
11. Ramps for the handicapped [Checklist #82].
12. Sidewalks and bike routes [Checklist #83].
13. Sight triangle easements at intersections. [Checklist #86].
14. Radii at curblines [Checklist #87].
15. Location of street names and signs. [Checklist #88].
16. Traffic control devices [Checklist #89].
17. Streetlights. [Checklist #90].
18. Fencing, railroad ties, bollards and parking bumpers [Checklist #92].

19. Cross Sections. [Checklist #94].
20. Proposed grades [Checklist #95].
21. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
22. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].
23. Size and types of pipes and mains [Checklist #98].
24. Slope [Checklist #99].
25. Pumping Stations [Checklist #100].
26. Fire hydrants. [Checklist #101].
27. Standard details [Checklist #102].
28. Trench repair details for street crossings [Checklist#103].
29. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
30. If private utilities are proposed, they shall fully comply with all township, county and state regulations. [Checklist #105].
31. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].

The Applicant requests a waiver from providing the following required Article, V, Performance and Design Standards:

32. To provide the location of trees that are 5" caliper or greater as per §507.A(3)(c), Landscape Plan.
33. To provide underground irrigation for commercial development as per §507.A(4)(b), General Landscape Provisions.
34. To provide evergreen tree landscape buffer along north side of building as per §507.B, Buffering.
35. To provide the location of street lighting within 100 feet of the subject property as per §508.G(4), Lighting.
36. To provide the a lighting plan that depicts photometric data for the parking lot along West Blenheim Avenue as per §508.G(4), Lighting.
37. To provide concrete curbing along perimeter of parking areas as per §510.J, Curbing.
38. To provide concrete sidewalks along the frontages of West Blenheim Avenue and Cedar Avenue as per §516, sidewalks, Curbs, Gutters & Pedestrian ways.

## **V. WAIVER COMMENTS**

The Applicant requests a waiver from the following checklist items.

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
2. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
3. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
  - a. The plans depict the location of freshwater wetlands and a 50-foot buffer.
4. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
5. Existing and proposed lot coverage in acres of square feet and as a percentage of the lot area [Checklist #37].
6. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and trailer traffic emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution. [Checklist #40].

7. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
8. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
9. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
10. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
11. Fire lanes [Checklist #77].
12. Loading areas and number thereof [Checklist #80].
13. Cross Sections. [Checklist #94].
14. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
15. Environmental Constraints Map (See §519). [Checklist #108].

## **VI. VARIANCE COMMENTS**

The application as submitted requires the following variances:

### **§416.B, Permitted Uses**

1. Self-Storage Facility is not a listed permitted use in the R3 - Residential District [§405.B, Permitted Uses].

### **§401.B(6), Buffer**

2. Buffer: (15 ft. provided v. 25 ft. minimum required).

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

3. Building height: (not provided v. 35 ft. maximum allowed).
  - a. The Applicant must provide testimony on the proposed building height to determine if a variance is required.

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

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

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

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

POSITIVE CRITERIA ("D1" use variance)

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

5. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
  - a. Uses determined as not "inherently beneficial."
    - i. A use variance must meet the statutory "special reasons" standards. The zoning purpose most amplifying the meaning of special reasons is 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.

## **VII. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS**

### **1. Master Plan**

- a. The Applicant should provide testimony addressing consistency of the proposed self-storage use with the following Residential 3 (R3) Land Use Classification of the Master Plan.

“Most of the single family residential neighborhoods in Gloucester Township are in the Residential 3 classification. It constitutes the largest land use classification of the sixteen categories of the Land Use Plan. The category is intended for single family detached residential uses at three units per acre. Generally, the Residential 3 areas have already been developed, however, small infill areas still exist where a minor number of units could be developed. Open space and small scale institutional uses not individually mapped have been placed in this land use classification.”

### **2. Zoning**

- a. The Applicant should provide testimony addressing consistency of the proposed self-storage use with the R-3 – Residential District and character of the built environment.

### **3. Use Variance**

- a. The Applicant should provide testimony addressing the proposed use and accessory uses, if any, including but not necessarily limited to the following:
  - i. A description of the proposed self-storage building including materials, colors, textures, facade modulation, roof lines, etc.
  - ii. The proposed amount of noise associated with the proposed self-storage use.
  - iii. The proposed hours and days of operation.

### **4. Buffer**

- a. The instant application proposes a buffer of 15 feet, where 25 feet is the minimum required.
  - i. The applicant should provide testimony addressing the inability to provide a project that would comply with the minimum buffer requirement.

## VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

## IX. FINAL PROCEDURES

Following approval from the Board professionals the Applicant is required to complete the following requirements prior to signature of the plans.

1. Provide twelve (12) Final Major Site Plans for signatures.
2. Provide twelve (12) Minor Subdivision Plan for signatures.
3. Provide legal descriptions and deeds for signatures.
4. Payment of any outstanding escrow fees and sufficient fees to cover anticipated and/or pending invoices for professional services, if applicable.
  - a. The escrow has an existing surplus of \$6,614.50.

The Applicant is advised the following requirements are prior approvals to submitting an application for construction permits.

5. Provide an application and zoning permit approval.
6. Provide a cost estimate for site improvements to be reviewed and approved by the Township Engineer.
7. Provide a performance guarantee in the amount determined by the Township Engineer, if applicable.
8. Provide an inspection escrow in the amount determined by the Township Engineer.
9. Payment of any outstanding escrow fees and sufficient fees to cover anticipated and/or pending invoices for professional services, if applicable.

**X. RECOMMENDATIONS**

1. The Applicant should address the above underlined comments.

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

cc: Amy Tarves  
John D. Wade, Esq.  
Steven M. Bach, PE  
Anthony Costa, Esq.  
James Mellett, PE

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date: \_\_\_\_\_

Application No.: #19204/COMFSPA

Taxes Paid Yes/No DA (Initial)

Fees \$1160.00 Project # 13419

Planning Board  Zoning Board of Adjustment

Escr. \$6614.50 Escr. # 13419

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

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

Name: Amy Tarves  
 Address: 850 West Blenheim Avenue  
 City: Gloucester Township  
 State, Zip: NJ 08012  
 Phone: (856) 227-4711 Fax: (856) 227-1041  
 Email: atarves@comcast.net

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

Name(s): Joseph Kelly  
 Address: 229 Cedar Avenue  
 City: Gloucester Township  
 State, Zip: NJ 08012  
 Phone: (856) 366-9204 Fax: (856) -

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

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

<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

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

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

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

Name of Attorney: <u>John D. Wade, Esq</u>	Firm: <u>Wade, Long, Wood &amp; Long, LLC</u>
Address: <u>1250 Chews Landing Road</u>	State, Zip: <u>NJ 08021</u>
City: <u>Laurel Springs, NJ 08021</u>	Phone: <u>( ) 346-2800</u> Fax: <u>( ) 346-1910</u>
	Email: <u>jdwo935@gmail.com</u>

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

Name: Bach Associates  
Address: 304 White Horse Pike  
Profession: Engineers  
City: Haddon Heights  
State, Zip: NJ 08035  
Phone: (856) 546-8611 Fax: (856) 546-8612  
Email: www.Bachdesigngroup.com

Name: Stephen Bach, PE., RA., PP., CME.  
Address: \_\_\_\_\_  
Profession: \_\_\_\_\_  
City: \_\_\_\_\_  
State, Zip: \_\_\_\_\_  
Phone: (856) - - Fax: (856) - -  
Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 850 West Blenheim Block(s): 7301  
Tract Area: 7.114 Acres Lot(s): 3&8

**8. Land Use:**

Existing Land Use: Storage Facility & Rear yd residential  
Proposed Land Use (Describe Application): Minor subdivision. Revised final site plan to modify existing approval to accomodate non-climate controlled facility.

**9. Property:**

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

**14. Parking and Loading Requirements:**

Number of parking spaces required: See attached      Number of parking spaces provided: \_\_\_\_\_

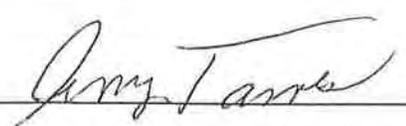
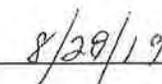
Number of loading spaces required: \_\_\_\_\_      Number of loading spaces provided: \_\_\_\_\_

**15. Relief Requested:**

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

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

**16. Signature of Applicant**

 _____ Signature of Applicant	 _____ Date
_____ Signature of Co-applicant	_____ Date

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

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

8/28/19  
Date

Joe Kelly  
Signature

JOE KELLY  
Print Name

Sworn and Subscribed to before me this

28th day of August

2019 (Year).

Signature

NANCY A. TARVES  
Notary Public of New Jersey  
My Commission Expires 7-16-20

Print Name

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

Complete each of the following sections:

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

- No  Yes

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

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

**IF YES:**

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

- No  Yes

A. R. Tarves

Signature of Applicant

A. R. TARVES

Print Name

Date

**19. Survey waiver certification:**

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

State of New Jersey,  
County of Camden:

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

Sworn and subscribed to  
On this 12th day of September  
20 19 before the following authority.

A. R. Tarves

Name of property owner or applicant

John J. [Signature]  
Notary public

**LORRAINE GALLAGHER**  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 8/7/2023

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

Minor Subdivision; Revised Final Plan, Drainage calculation

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

Property was subject of a prior site plan approval in November 2003. Application #0031022PSSFS

**13. Zoning:**

Zoned GI -- General Industry	<u>Required</u>	<u>2003 Approved</u>	<u>2019 Amended</u>
Lot Area (SF)	30,000	261,795	306,018
Lot Width (FT)	100	335.70	335.70
Lot Depth (FT)	150	768.77	768.77

Building Setbacks:

Front Yard (FT)	15	42.45	42.45
Rear Yard (FT)	15	+/- 125	+/- 125
Side Yard (FT)	15	15	15
Max. Building Height (FT)	35	<35	<35
Max. Impervious Coverage	60%	59.7%	56%

**14. Parking Requirements:**

	<u>Required</u>	<u>2003 Approved</u>	<u>2019 Amended</u>
Parking Requirements (Manufacturing)	12	18	18
Parking Requirements (Storage)	6	6	6

## **15. Relief Requested:**

### Variances Requested (2003 Approval):

Section 415F           BLDG Coverage, 30% Max, Allowed vs 31% Provided.

### Variances Requested (2009 Amended):

Section 405B           Self Storage Not a Permitted use in R-3 Zone

### Waivers Requested (2003 Approval):

1. Not providing concrete curb on parking areas & drive aisles.
2. Not providing curb and sidewalk along West Blenheim Avenue.
3. Not providing curb and sidewalk along Fairview Avenue.
4. For not locating on-site isolated existing trees over 5" caliber.
5. From not providing existing building lights along parking area off of West Blenheim Avenue.
6. From not showing existing light fixtures within 100 feet of site off of West Blenheim Avenue.
7. From not providing underground irrigation system per section 507.A(4)(b).
8. From not providing 25 foot landscaped buffer between residential uses and zones. Provide 15 foot wide buffer, with note to supplement. Additionally along the north section of the facility, a waiver is requested for not providing landscaping along the existing building.

Waivers are requested for the following land development ordinance checklist item numbers:

5, 7, 8, 9, 34, 37, 40, 42, 56, 57, 74, 77, 80, 94, 96, 108, 109, 110, 111, 112



## 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.

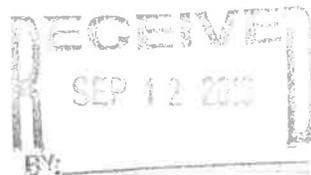
Name Amelia Tarves

Address 850 W. Blenheim Ave. Blackwood, NJ 08012

Block 7301 Lot 3

9-11-19  
Date

Maryann Buse  
Asst. Gloucester Township Tax Collector





## TOWNSHIP OF GLOUCESTER

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

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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.

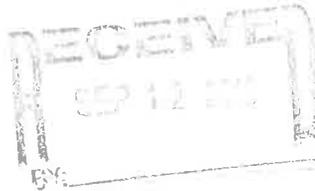
Name Joseph Kelly + Karen Murphy

Address 229 Cedar Ave. Blackwood, NJ 08012

Block 7301 Lot 8

9-11-14  
Date

Maryann Busa  
Asst. Gloucester Township Tax Collector





# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW



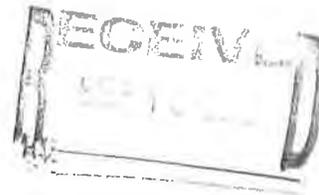
Application # 192041CDMFSPa

Block: 7301

Lot: 3 & 8

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

Other



Reviewed By: ■ Lt. Timothy Kohlmyer #206 Signature:  206 Date: 9/17/19



# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 12, 2019

APPLICATION No. #192041CDMFSPa

APPLICANT: AMY TARVES

PROJECT No. 13479

BLOCK(S): 7301 Lot(s): 3 & 8

LOCATION: 850 WEST BLENHEIM AVE., BLENHEIM

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

- New Application - **Bulk C /Use D Variance/ Minor Subdivision/Revised Final Site**
- Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review. **~~Please Forward Report by September 30, 2019~~**
- For Your Files.

### ENCLOSED:

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

*Application  
Minor subdiv  
Amended FSP*

- Bulk C Variance     Use D Variance     Minor Subdivision     Revised Final Site Plan

  
Signature

Commissioners  
Richard P. Calabrese  
Chairman  
Joseph Pillo  
Vice Chairman

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



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

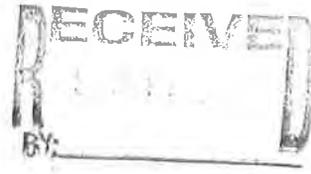
Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

September 16, 2019

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



Re: Application #192041CDMFSPa  
Amy Tarves  
850 W. Blenheim Avenue, Blenheim, NJ 08012  
Block 7301, Lots 3 & 8

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr  
Executive Director

RJC:mh

Br # 25

*B*

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 12, 2019

APPLICATION No. #192041CDMFSPa

APPLICANT: AMY TARVES

PROJECT No. 13479

BLOCK(S): 7301 Lot(s): 3 & 8

LOCATION: 850 WEST BLENHEIM AVE., BLENHEIM

### 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
- GTEMS



### STATUS OF APPLICATION:

New Application - **Bulk C /Use D Variance/ Minor Subdivision/Revised Final Site**

Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

For Your Review. **Please Forward Report by September 30, 2019**

For Your Files.

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

*Application  
Minor Subdiv  
Amended SP*

- Bulk C Variance
- Use D Variance
- Minor Subdivision
- Revised Final Site Plan

*OIC - 9-16-19 JUE BLS*

Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 12, 2019

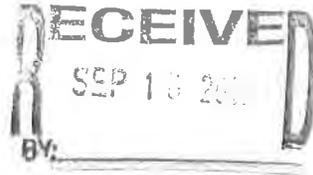
APPLICATION No. #192041CDMFSPa

APPLICANT: AMY TARVES

PROJECT No. 13479

BLOCK(S): 7301 Lot(s): 3 & 8

LOCATION: 850 WEST BLENHEIM AVE., BLENHEIM



**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application - **Bulk C /Use D Variance/ Minor Subdivision/Revised Final Site**
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

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*Application  
Minor Subdiv  
Amended FSP*

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- Recycling Report

- Bulk C Variance     Use D Variance     Minor Subdivision     Revised Final Site Plan

Signature *[Handwritten Signature]*  
9/12/19

*OK MOVING LOT LINES ONLY  
NO NEW LOT #'S NEEDED.  
NO NEW ADDRESSES NEEDED.  
⊕ ADDING <sup>NEW</sup> STORAGE BLDG "H" to LOT 3.*

## Inter-office Correspondence

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**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #182056CDPMSFMS Escrow #12807**  
**Empire Investment Enterprise, LLC**  
**BLOCK 10902, LOT 12**

**DATE:** October 9, 2019

The Applicant requests preliminary and final major site plan approval in conjunction with a use variance within the R-2 Residential District. The project is located on the south side of Coles Road west of NJ Rte. 42.

The subject property was approved by Zoning Board of Adjustment Resolution #182056CD adopted May 08, 2019 to permit "2 commercial buildings for administrative offices and flex space and office use where said use is not permitted and bulk variances."

**Applicant/Owner:** Empire Investment Enterprise, LLC, 55 Kelly Driver Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).

**Architect:** Jack S. Smith, RA, Bishop & Smith Registered Architects, 1344 Chews Landing Road, Laurel Springs, NJ 08021 (telephone #856-227-1626).

**Engineer:** Norman K. Rodgers, PLS, PE, Consulting Engineer Services, 645 Berlin – Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).

**Planner:** Addison G. Bradley, PP, Addison G. Bradley, LLC, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).

**Attorney:** Wade, Long, Wood & Long, LLC, 1250 Chews Landing Road, Suite #1, Laurel Springs, NJ 08021 (Telephone #856-346-2800).

### **I. INFORMATION SUBMITTED**

#### ***New Information***

1. Land Development Application Form and checklist dated 9/16/19.
2. Project Narrative, as prepared by Consulting Engineer Services dated September 2019.
3. Recycling Report, as prepared by Consulting Engineer Services dated September 2019.
4. Stormwater Management Report, as prepared by Consulting Engineer Services dated September 2019.
5. Plan of Survey, as prepared by Consulting Engineer Services comprising One (1) sheet dated 01/07/19, last revised 7/22/19.
6. Conceptual Plot Plan, as prepared by Bishop & Smith Registered Architects comprising one (1) sheet dated 9/16/19.

7. Engineering plans, as prepared by Consulting Engineer Services consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	9-13-19
2	Surrounding Site Features	9-13-19
3	existing Conditions and Demolition Plan	9-13-19
4	Major Site Plan	9-13-19
5	Grading and Drainage Plan	9-13-19
6	Utility Plan	9-13-19
7	Landscaping and Lighting Plan	9-13-19
8	Landscaping and Lighting Details	9-13-19
9	Utility Profiles	9-13-19
10	site Details	9-13-19
11	Storm Details	9-13-19
12	Storm Details	9-13-19
13	GTMUS Details	9-13-19
14	Soil Erosion and Sediment Control Plan	9-13-19
15	Soil Erosion and Sediment Control Note and Details	9-13-19

***Previous Information (Use Variance)***

8. Land Development Application Form (REVISED) dated 3/25/19.  
 9. A "Use Variance Plan" as prepared by Consulting Engineer Services comprising one (1) sheet dated 02/22/29.  
 10. Land Development Application Form dated 12/17/18.  
 11. Copy of a "Conceptual Use Group Variance" plan as prepared by Bishop & Smith Registered Architects comprising one (1) sheet dated 12/12/18.

**II. ZONING REVIEW**

ZONE: R-2 – Residential District [§404].

1. The following variances are approved by Zoning Board of Adjustment Resolution #182056CD adopted May 08, 2019.

**Section 404.F – R-2 – Residential District**

<b>Description</b>	<b>Other Use</b>	<b>Proposed</b>	<b>Complies</b>
Lot size (min.)	3 acres	0.90 acres	no*
Lot frontage (min.)	200 ft.	99.59 ft.	no*
Minimum lot depth (min.)	400 ft.	433.36 ft.	yes
Building coverage (max.)	5%	16%	no*
Lot Coverage (max.)	15%	53%	no*

Description	Other Use	Proposed	Complies
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	100 ft.	23 ft.	no*
Side yard (min.)	30 ft.	20 ft.	no*
Side yard (min.)	30 ft.	10 ft.	no*
Rear yard (min.)	75 ft.	±107 ft.	yes
Building Height (max.)	40 ft.	≤40 ft.	yes
Parking – Office 1 space/250 sf	24 spaces	30 spaces	yes
<b>Buffer</b>	<b>25 ft.</b>	<b>8.6 ft.</b>	<b>no*</b>

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

\* = **Variance required.**

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

### III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed in accordance with §817, Submission Checklist for a variance.

The Applicant shall provide the following checklist items or request a waiver:

1. Existing signs including the location, size, and height [Checklist #43].
2. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
3. Acceleration/deceleration lanes. [Checklist #75].
4. Traffic channelization [Checklist #76].
5. Fire lanes [Checklist #77].
  - a. Defer to the Fire Marshall.
6. Directional signs with scaled drawings [Checklist #85].
7. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].

### IV. WAIVER REVIEW COMMENTS

The Applicant requests a waiver from providing the following required checklist items.

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
  - a. The Applicant should provide professional testimony to support this waiver request.
2. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
  - a. The Applicant should provide professional testimony to support this waiver request.

3. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
  - a. Site Data #10 references NJDEP Mapping and "visual observations" Consulting Engineer Services certifies wetlands are not present on site.
4. Four (4) copies of any additional reports. [Checklist #10].
5. Sidewalks and bike routes [Checklist #83].
  - a. It's recommended the plans be revised to provide concrete curb and sidewalks along the frontage of Coles Road as per §516, sidewalks, curbs, Gutters & Pedestrian Ways.

The instant Application requests a waiver from having to provide the following Performance and Design Standards.

6. To provide 1.5" – 1.75" caliper for the proposed Bradford Pear and Sugar maple shade trees where 2.5" caliper is the minimum required as per §507.A(2)(b)(2), Materials.
  - a. The site plan proposes only five (5) shade trees and it's recommend the caliper should not be reduced less than 2".
7. To provide a 12' x 28' loading area where 12' x 60' is the minimum size required as per §509.A. Dimensions.
8. To provide parking spaces 10' from a residential zone and residential use where 25' is the minimum required as per §510.F(5), Location of parking spaces.
  - a. The Board should note a variance was approved to allow a 10-foot buffer as per Zoning Board of Adjustment Resolution #182056CD adopted May 08, 2019.

## **V. VARIANCE COMMENTS**

The application as submitted requires the following variance.

1. Buffer: (4.4 ft. provided v. 10 ft. minimum required).
  - a. The proposed drainage basin retaining wall and headwall encroach within the previously approved 10-foot buffer.
    - i. "No structure, stormwater management facility, activity, storage of materials or parking of vehicles shall be permitted within a buffer area" [§507.B(4), Buffering].

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

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

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

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

#### NEGATIVE CRITERIA

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

The following variances are approved by Zoning Board of Adjustment Resolution #182056CD adopted May 08, 2019.

#### **§404.B, Permitted Uses**

3. "2 commercial buildings for administrative offices and flex space and office use," which are not listed permitted uses in R-2 – Residential District [§404.B, Permitted Uses].

#### **§404.F, Area, Yard, Height and Building Coverage**

4. Lot size: (0.90 ac. provided v. 3 ac. minimum required).
5. Lot frontage: (99.59 ft. provided v. 200 ft. minimum required).
6. Building coverage: (16% provided v. 5% maximum allowed).
7. Lot coverage: (53% provided v. 15% maximum allowed).
8. Front yard: (23 ft. provided v. 100 ft. minimum required).
9. Side yard: (20 ft. provided v. 30 ft. minimum required).
10. Side yard: (10 ft. provided v. 30 ft. minimum required).
11. Buffer: (10 ft. provided v. 25 ft. minimum required).

## **VI. SITE PLAN REVIEW COMMENTS**

1. The plans should be revised to provide a permanent benchmark as per §503.C(3), Monuments.
2. The plans should be revised to provide additional intermittent evergreen landscaping along the easterly and southerly sides of the Stormwater Management Facility Basin to enhance the aesthetics of the project and the Township as per §507.A, Landscaping.
  - a. The purpose of this recommendation is to provide partial buffering of the drainage area from residential properties.
3. The plans should be revised to provide a permanent 10-foot wide buffer easement along the easterly property as per §503.D, Easements/Restricted Covenants.
  - a. The purpose of this recommendation is to ensure perpetual compliance with §507.B, Buffering.
4. The plans should be revised to provide a Landscape Note that all landscaping and lawn areas would have underground irrigation as per §507.A(4)(b), General Landscaping Provisions.
5. Consideration should be given to revise the gate location for the proposed trash enclosure as per §510.L, Refuse/Recyclable Storage Areas.
  - a. It's suggested the gate opening towards rear may be awkward for trash removal vehicles to access the dumpsters.
6. The plans should be revised to provide vertical screening slats with top and bottom locking channels for the proposed chain link gate for the trash enclosure as per §510.L(3), Refuse/Recyclable Storage Areas.
7. The plans should be revised to provide curb and sidewalk along the entire frontage of Coles Road as per §516, sidewalks, Curbs, Gutters & Pedestrian Ways.

## VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

## VIII. RECOMMENDATIONS

1. The Applicant should address the above underlined comments.

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

cc: Empire Investment Enterprise, LLC  
Wade, Long, Wood & Long, LLC  
Addison G. Bradley, PP  
Jack S. Smith, RA  
Norman K. Rodgers, PE, PLS  
Anthony Costa, Esq.  
James Mellett, PE

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date<sup>1</sup>: \_\_\_\_\_ Application No. # 182056 COPMSEMS

Taxes Paid Yes/No all tax files (Initial)

Fees 1060<sup>00</sup> Project # 12807

Planning Board  Zoning Board of Adjustment

Escr. 5945<sup>50</sup> Escr.# 12807

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

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Empire Investment Ent. LLC</u> Address: <u>55 Kelly Drivers Lane</u> City: <u>Laurel Springs</u> State, Zip: <u>NJ 08021</u> Phone: <u>(856)</u> - <u>    </u> Fax: <u>(856)</u> - <u>    </u> Email: _____	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Empire Investment Ent, LLC</u> Address: <u>PO Box 1458</u> City: <u>Laurel Springs</u> State, Zip: <u>NJ 08021</u> Phone: <u>(856)</u> - <u>    </u> Fax: <u>(856)</u> - <u>    </u>
--	--

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

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

<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

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

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

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

Name of Attorney: <u>John D. Wade, Esqurie</u> Address: <u>1250 Chews Landing Road</u> City: <u>Laurel Springs, NJ 08031</u>	Firm: <u>Wade, Long, Wood &amp; Long, LLC</u> State, Zip: <u>NJ 08021</u> Phone: ( ) <u>346_2800</u> Fax: ( ) <u>346_1910</u> Email: <u>jdw0935@gmail.com</u>
--	--

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

Name: Norm Rogers, PE  
Address: 645 Berlin Cross Keys Rd, Ste 1  
Profession: Consulting Engineer Services  
City: Sicklerville, NJ 08081  
State, Zip: N.J. 08081  
Phone: (856) - - Fax: (856) - -  
Email: \_\_\_\_\_

Name: Addison G. Bradley, PP  
Address: 1585 Hider Lane  
Profession: Planner  
City: Gloucester Township  
State, Zip: N.J. 08021  
Phone: (856) 228-4848 Fax: (856) - -  
Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: <sup>44</sup>46 Coles Road Block(s): 10902  
Tract Area: 43,176 sq. ft. Lot(s): 12

**8. Land Use:**

Existing Land Use: Vacant

Proposed Land Use (Describe Application): Construct 2 Commercial 1 story buildings for lease to permit Administrative offices and flex space for use by  
tenants, administrative activities, construction business/warehouse, package and box manufacturing, personal and household storage, scientific research, warehouse/wholesale, emergency services, news paper publishing/job printing, general services/repair shop excluding autobody repair. Office use: carpenters, contractor, exterminator, electrician, furriers, masons, painters, plumbers, roofers, upholsterers, landscapers, etc. per plan. All uses to be within the approved bld.

**9. Property:**

Number of Existing Lots: 1  
Number of Proposed Lots: 1  
Are there *existing* deed restrictions?  No  Yes  
Are there *proposed* deed restrictions?  No  Yes

**Proposed Form of Ownership:**

Fee Simple  Cooperative  
 Condominium  Rental  
**(If yes, attach copies)**

**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:**

182056 CD

List all applications on a separate sheet.

<b>13. Zoning</b>			
<b>All Applications</b>	<b>Proposed</b>	<b>Fence Application</b>	<b>Proposed</b>
Front setback 1	_____	Setback from E.O.P.*1	N/A
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	N/A
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	N/A	Shed area	N/A
Garage height	_____	Shed height	_____
Number of garages	_____	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	_____
<b>14. Parking and Loading Requirements:</b>			
Number of parking spaces required: _____		Number of parking spaces provided: _____	
Number of loading spaces required: _____		Number of loading spaces provided: _____	
<b>15. Relief Requested:</b>			
<input checked="" type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> 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].			
<b>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.</b>			
<b>16. Signature of Applicant</b>			
 _____ Signature of Applicant		_____ 9-17-19 _____ Date	
_____ Signature of Co-applicant		_____ Date	

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

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

9-17-19  
Date

Empire Inv. East LLC  
Signature

Empire Inv. East LLC  
Print Name

Sworn and Subscribed to before me this

17th day of September

2019 (Year)

[Signature]  
Signature

Heather P. Calabrese  
Print Name

JUDITH A CALABRESE  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXP. OCTOBER 24, 2022

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

Complete each of the following sections:

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

- No  Yes

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

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

**IF YES:**

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

No  Yes

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

\_\_\_\_\_  
Date

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

**19. Survey waiver certification:** N/A

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

State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this 17th day of September,  
20 19 before the following authority.

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

[Signature]  
Name of property owner or applicant

Judith A. Calabrese  
Notary public

JUDITH A CALABRESE  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXP. OCTOBER 24, 2022

PROJECT NARRATIVE

FOR

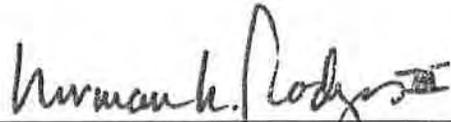
**44 Coles Road**

PLATE 109, BLOCK 10902, LOT 12

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

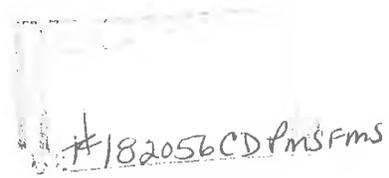
CES #3762

September 2019



Norman K. Rodgers, P.E.  
N.J. Professional Engineer  
License #24GB03971000

Prepared for:  
**Empire Investment Enterprises, LLC**  
PO Box 1458  
Laurel Springs, NJ 08021



Prepared by:  
**CONSULTING ENGINEER SERVICES**  
Professional Engineers, Planners and Land Surveyors  
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081  
(856) 228-2200 Fax (856) 232-2346

## TABLE OF CONTENTS

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3	PROPOSED DEVELOPMENT.....	1
4	SITE OPERATION .....	2

## **1 SITE DESCRIPTION**

Consulting Engineer Services (CES) has prepared this Project Narrative for the 44 Coles Road development, a proposed commercial development located on Plate 109, Block 10902, Lot 12 on the official Tax Map of the Township of Gloucester, Camden County, New Jersey (hereinafter the "Site"). The approximate 0.94 acre site consists of one (1) lot and is located within the Township's R-2 Residential Zone. The proposed Site has frontage along Coles Road.

## **2 EXISTING CONDITIONS**

The site is currently undeveloped land identified by the Township for economic development. No wetlands are present on the site. Surrounding land use consists primarily of residential uses to the west and south; and commercial uses as well as the Atlantic City Expressway to the east.

## **3 PROPOSED DEVELOPMENT**

Major Site plan approval is being sought by Empire Investment Enterprises, LLC to develop the Site into a commercial use with 2 proposed buildings. The proposed improvements will total 6,000 square feet. One building will be approximately 3,500 square feet and permit use by up to 6 different tenants; the second building will be approximately 2,500 square feet and be used by 1 tenant.

The developed Site will have direct access to Coles Road. Parking, sidewalks, and associated lighting and landscaping will be provided within the Site. Proposed layout of the site is in general accord with the use variance plan approved by the Gloucester Township Zoning Board.

Stormwater runoff generated from the proposed improvements will be conveyed via overland flow and underground stormwater piping to proposed stormwater management basin. The proposed stormwater conveyance and management facilities will be in conformance with Township requirements.

#### 4 SITE OPERATION

The operations will be consistent with other similar commercial uses and hours of operations and shall comply with Township working hour requirements.

The facility is proposed to be utilized for general commercial use, with the exact end user to be determined. Flexible office/warehousing operations are anticipated, but no use is proposed that will generate smoke, odors, noises, or other nuisance conditions. All storage shall occur indoors.

Each use shall have building access via a man door and garage door.

Off-street parking for the Site is provided to accommodate a variety of general commercial uses with consideration for vehicles used by customers, employees, and other Site visitors.

The proposed facility is anticipated to receive deliveries by single container box truck (such as a UPS delivery truck). The deliveries are anticipated to occur as required and will generally occur during normal business hours. Off-street loading space is provided to accommodate deliveries.

Trash pickup will be provided by a private company and will occur once weekly. A trash/recyclable enclosure for waste disposal is proposed at the side of the building.

RECYCLING REPORT

FOR

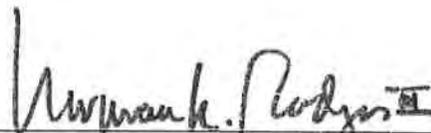
**44 Coles Road**

PLATE 109, BLOCK 10902, LOT 12

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

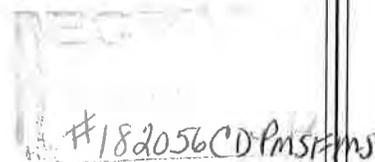
CES #3762

September 2019



Norman K. Rodgers, P.E.  
N.J. Professional Engineer  
License #24GB03971000

Prepared for:  
**Empire Investment Enterprises, LLC**  
PO Box 1458  
Laurel Springs, NJ 08021



Prepared by:  
**CONSULTING ENGINEER SERVICES**  
Professional Engineers, Planners and Land Surveyors  
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081  
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## TABLE OF CONTENTS

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3	LOCATION OF MATERIALS TO BE STORED	1
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5	QUANTITY OF MATERIALS TO BE GENERATED AND REQUIRED STORAGE	2

## 1 INTRODUCTION

Consulting Engineer Services (CES) has prepared this Recycling Report for the 44 Coles Road development, a proposed commercial development located on Plate 109, Block 10902, Lot 12 on the official Tax Map of the Township of Gloucester, Camden County, New Jersey (hereinafter the "Site"). The approximate 0.94 acre site consists of one (1) lot and is located within the Township's R-2 Residential Zone. The proposed improvements will total 6,000 square feet split between two (2) buildings. One building will be approximately 3,500 square feet and permit use by up to 6 different tenants; the second building will be approximately 2,500 square feet and be used by 1 tenant.

## 2 MATERIALS TO BE COLLECTED AND FREQUENCY

### A. General Consumer Recyclables

The anticipated recyclables include the following:

<u>Materials</u>	<u>Pick-Up Frequency</u>
Cardboard/Paper	Once Weekly
Plastic	Once Weekly
Aluminum	Once Weekly
Glass	Once Weekly

Recyclables will be collected and stored in suitable containers located in the trash/recycling enclosure.

### B. General Refuse

General refuse will be collected and stored in an eight (8) cubic yard dumpster located in the trash/recycling enclosure. General refuse will be collected once weekly.

## 3 LOCATION OF MATERIALS TO BE STORED

All general consumer recyclable materials collected by the owner will first be separated from the other trash. The recyclable material will then be stored within the trash/recycling enclosure

located between the two proposed buildings. The general consumer recyclables will remain in the trash/recycling enclosure area until they are due for pick up.

#### **4 RESPONSIBLE WASTE HAULER**

The owner of the project will have ultimate responsibility for pick up and disposal of all trash and recyclable materials. All trash and recyclable materials will be disposed of by appropriately licensed waste haulers.

#### **5 QUANTITY OF MATERIALS TO BE GENERATED AND REQUIRED STORAGE**

It is anticipated that:

- Approximately 8 cubic yards of general trash will be generated once each week. A minimum 8 cubic yard trash dumpster will be provided in the trash/recycling enclosure located between the two buildings.
- Approximately 4 cubic yards of cardboard/paper, plastic, aluminum and glass will be generated each week. A minimum 4 cubic yard recyclables dumpster will be provided in the trash/recycling enclosure located between the two buildings.

Commissioners  
Richard P. Calabrese  
Chairman  
Joseph Pillo  
Vice Chairman

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



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

## THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

October 3, 2019

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

Re: Application #162047CDPMSFMS  
Empire Investments, LLC  
44 Coles Road, Blackwood, NJ 08012  
Block 10902, Lot 12



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr  
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL

DATE: September 18, 2019

APPLICATION No. #162047CDPMSFMS

APPLICANT: EMPIRE INVESTMENTS, LLC

PROJECT No. 12807

BLOCK(S): 10902 Lot(S): 12

LOCATION: 44 Coles Rd., Blackwood

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by October 3, 2019**
- For Your Files.

ENCLOSED: VARIANCE PLAN ENCLOSED

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

- Variance Plan       Prelim Major Site Plan       Final Major Site Plan

  
Signature



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW



Application #162047CDPMSFMS

Block: 10902

Lot: 12

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



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

Date: 9/25/18



# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 18, 2019

APPLICATION No. #162047CDPMSFMS

APPLICANT: EMPIRE INVESTMENTS, LLC

PROJECT No. 12807

BLOCK(S): 10902 Lot(S): 12

LOCATION: 44 Coles Rd., Blackwood

**TRANSMITTAL TO:**

- |                          |                              |                          |                      |                                     |                           |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/> | Zoning Board Planner | <input checked="" type="checkbox"/> | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer      | <input type="checkbox"/>            | G.T.M.U.A.                |
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  - Recycling Report
- Variance Plan       Prelim Major Site Plan       Final Major Site Plan



Signature: *[Handwritten Signature]*  
*Assessor*  
 9/24/19

*No Issues; Limited  
 PARKING depending on Tenants  
 Businesses.*