

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, December 11, 2019
7:00 P.M.**

Agenda

**Salute to the Flag
Commencement Statement**

General Rules

Meeting will start at 7:00P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes - *Wednesday, November 13, 2019*

RESOLUTIONS FOR MEMORIALIZATION

#192047C Robert Marroletti	Bulk C Variance Block: 5807 Lot: 1
#192048C Justin McManus	Bulk C Variance Block: 4701 Lot: 4
#192051C Frank Anzelmi	Bulk C Variance Block: 9102 Lot: 10
#192049DSPW James E. Rusin, Jr., Trustee President Chews United Methodist Church	Use D Variance/Site Plan Waiver Block: 2102 Lot: 2
#192041CDMFSPa Amy Tarves	Minor Subdiv; Revised Final Plans Block: 7301 Lot: 3 & 8
#182056CDPMSFMS Empire Investment Enterprise, LLC	Prelim & Final Major Site Plan Block: 10902 Lot: 12

APPLICATIONS FOR REVIEW

#192052C
William Santarlasci
Zoned: R3

Bulk C Variance
Block: 18607 Lot: 4
Location: 3 Sagebrush La, Sicklerville

20'x18' wood roof w/ 7' setbacks from existing pool

#192053C
Frank Cucunato
Zoned: R3

Bulk C Variance
Block: 3009 Lot: 8
Location: 32 Randy Rd, Glendora

19' x 4' front porch w/22' F setbacks

#192054C
Jennifer & Mark Grasso
Zoned: R4

Bulk C Variance
Block: 11507 Lot: 7
Location: 124 W Central Ave., Blackwood

Wrap around porch 26'x9'x8' w/setbacks – (Front Porch w/12')(Side Porch 20'x6'10" w/ 34.16)

#192055C
Edward Rost
Zoned: R3

Bulk C Variance
Block: 14504 Lot: 8
Location: 12 Benson Way, Blackwood

2nd shed 12'x16' w/0' from property line

#192056C
M. Monshed
Zoned: R3

Bulk C Variance
Block: 11505 Lot: 5
Location: 244 Clifton Way, Blackwood

18' x 21' wood deck w/16' R setbacks

#192057C
Bilal Akbar & Terrye McGilberry
Zoned: R3

Bulk C Variance
Block: 16703 Lot: 1
Location: 1 Dunlin Way, Sicklerville

6' vinyl fence w/6' setback along Jarvis Rd

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 13, 2019**

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

Roll Call:

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

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**

Mr. Rosetti sits in for Mrs. Chiumento and Mrs. Kelly sits in for Mr. Rosati.

MINUTES FOR ADOPTION

Zoning Board Minutes Wednesday October 9, 2019.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosetti	Yes

Minutes Approved.**Zoning Minutes Wednesday October 23, 2019.**

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

Roll Call:

Mrs. Kelly	Yes
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Minutes Approved.**RESOLUTIONS FOR MEMORIALIZATION****#192043C****Brian & Lisa Fleck Sullivan****Bulk C Variance****Block: 10609 Lot: 3**

A motion to approve the above-mentioned resolutions was made by Mrs. Kelly and seconded by Mrs. Kelly.

Roll Call:

Mrs. Kelly	Yes
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Resolution Approved.

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

Mr. Costa swears in Mr. Marroletti.

Mr. Marroletti states he can't follow the ordinance of a 30' setback because there really isn't anywhere else to put the pool. He had to ask for a variance with a 17' setback.

Open to the Public:

No Comments.

Open to the Professionals:

No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Application Approved.

#192051C

Frank Anzelmi

Zoned: R3

Location: 155 Clement Dr., Somerdale

Oversized 2nd shed with setbacks

Bulk C Variance

Block: 9102 Lot: 10

Mr. Costa Swears in Mr. Anzelmi.

Mr. Anzelmi states he has a 6' x 8' shed that is too small. He built the shed with his father and it has sentimental value so it is going to stay. The second shed is 680 sq. ft with 8' walls. It has a 14' high pitch that makes the shed 11' in height.

Mr. Lechner states there is no need for a variance for the height of the shed. A variance is needed for the 2nd shed and the size of the shed.

Mr. Anzelmi states the shed will be used for workshop space and storage, no commercial use.

Mr. Mellett states make sure the roof leaders are directed away from your neighbor's property.

Open to the Public:

No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Application Approved.

#192049DSPW

Use D Variance/Site Plan Waiver

James E. Rusin, Jr., Trustee President

Block: 2102 Lot: 2

Chews United Methodist Church

Zoned: CR

Location: 244 Chestnut St., Glendora

Extension of Cemetery

Mr. Costa swears in Mr. Rusin (president of Board), Mr. Herman Englebert (trustee).

Mr. Wade (ESQ) explains the application. This is a 50' x 140' lot. The trustees passed a resolution to add burial space.

Mr. Englebert states he has been a member of the church for 65 years and is a trustee with Mr. Rusin. The property has been listed for about 1 year. The church wants to provide added burial plots because they no longer have any unsold plots. Member has family in the current cemetery and would like to be buried with their family. They have had 35 positive responses, with 20 of them being definite for the new plots. Anyone will be able to buy a plot; you don't have to be a member of the church.

Mr. Mellett asks if there will be any additional driveways.

Mr. Englebert states "No additional driveways or sidewalks."

Mr. Wade asks Mr. Englebert If there were any neighbor concerns.

Mr. Englebert states "no".

Mr. Mellett asks how many graves would fit on the lot.

Mr. Englebert states around 100, maybe more depending how narrow they end up being. Graves are narrower nowadays because of the equipment they use.

PUBLIC PORTION:

Ms. Joy Dryer (85 Erial Rd.):

Ms. Dryer asks if the property will be tax exempt. Is it true you can't do anything with the property a cemetery is on for 100 years?

Mr. Englebert states the cemetery has been there since the 1800's and they're not going anywhere. Yes, the property will be tax exempt.

Mr. Costa states there is a note from the tax accessor that states the lots need to be combined by December 15, 2019 to be tax exempt.

Mr. Wade states they will put together a deed and show it to Mr. Palumbo.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Application Approved.**#192048C****Bulk C Variance****Justin McManus****Block: 4701 Lot: 4****Zoned: R3****Location: 1646 Hollywood Ave., Blackwood
Shed with setbacks**

Mr. Costa swears in Mr. McManus.

Mr. McManus states he is using space at his Aunt's home for storage and needs to replace that storage exactly. There will be no commercial use.

Mr. Mellett states make sure the runoff is away from your neighbors.

Mr. McManus states the shed is 4' from property lines.

Open to the Professionals:

No Additional Comments.

Open to the Public:

No Comments.

#192041CDMFSPa

Amy Tarves

Zoned: R3/GI

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

Minor Subdiv; Revised Final Plans

Block: 7301 Lot: 3 & 8

***Vice Chairman Simiriglia steps down for the above application.**

Mr. Wade explains the above application:

- The applicant is seeking a Use D variance, Bulk C Variance and final site plan.
- The applicant is seeking to modify the existing plan granted and approval for the current building from the original approval.

Mr. Costa swears in Mr. Steve Bach (PE, Arch., Planner).

Ms. Amy Tarvis (owner).

Mr. Bach (PE) states he has been assisting Ms. Tarvis for many years with Monarch and the self-storage units.

A1- Aerial exhibit/current conditions of the site:

- Monarch boiler w/7 self-storage buildings/#3 & #8 lots:
- Lot 3 existing with monarch boiler
- Lot 8 adjacent lot

A2 – color rendition of site plan:

- Proposed 9,000 sq. ft. approved building.
- Phase II 10,500 sq. ft. previously approved with climate control approved.
- Would like access all around the building with 9,000 sq. ft. building. There would be garage doors all around the building.
- Limited to the southern portion of the site
- 20' drive aisle.

A3 – color rendition of landscape plan,

- Lighting will be consistent,
- Just the subdivide portion,
- 15' buffer,
- 20' drive aisle
- Buffering with 2003 approvals, need a use variance for 3,361 sq. ft. area,
- C2 variance for 15' buffer vs. 20' that is required,
- No other modifications,
- No changes to the trash enclosure,
- No changes to storm water management system,
- Want to create a more circular pattern around the building,

- Climate control buildings aren't as viable to patrons,
- Slightly unique with 30' wide drive aisles, more comfortable,
- Storm water 2.86 to 2.99 CFS (2 year) and 8.7 to 9.0 CFS (10 year) routing and discharge. At 100 years we are fully compliant,
- Waiver of loading area,
- Monarch boiler will continue to operate,
- Site triangle will be provided,
- Parking 12 regular parking spaces/currently 18, striping will be on plan,
- No objections to Mr. Mellett or Mr. Lechner's letters.
- Lighting will be dusk to dawn,
- Building slightly over 20' to 22',

Mr. Mellett asks about irrigation.

Mr. Bach state the existing buffer is mature w/o irrigation and it is understood the buffer must be maintained. Requesting a waiver for curbing and sidewalk.

Mr. Mellett states the minor modification to the storm water seems to be working. There still needs to be a clean up of the grading and subdivision.

Mr. Bach: a buffer waiver could be considered/C2 variance,

- Better circulation and safety,
- Use variance addresses positive and negative criteria/adjacent to GI zone and will operate with lot 3.

Use Variance, subdivision, site plan and waivers

Open to the Public.

No Comments.

A motion to approve the above-mentioned application with variances and waivers was made by Mr. Bucceroni and seconded by Mrs. Kelly.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Application Approved.

***Vice Chairman Simiriglia returns.**

#182056CDPMSFMS

Empire Investment Enterprise, LLC

Zoned: R2/GIs

Location: 44 Coles Rd., Blackwood

Construction of Commercial Buildings

Prelim & Final Major Site Plan

Block: 10902 Lot: 12

Mr. Costa swears in Addison Bradley (owner rep), Mr. Norm Rogers (PE).

Mr. Wade (ESQ) explains the location and application. Previously approved April 24, 2019 use variance and flex space.

Mr. Norm Rogers (PE):

A1 – color reduction of presentation,

A2 – plan showing traffic circulation,

- Existing use is vacant & mostly in R2 zone,
- Included use and bulk Variances in 2019,
- 2 buildings 3500 sq. ft. and 2500 sq. ft.
- Single access drive,
- 30 parking spaces

Changes:

- 1.) Provide 12' x 28' loading area,
- 2.) Trash enclosure w/gate facing building 2. Change entrance to trash enclosure and show fire truck turning movements and entrance.
 - Retaining wall- reduces runoff & soil erosion coming from the basin using stone rip rap.
 - Traffic (ITE) am/pm peak: weekdays am around 9 and weekdays pm peak 12 cars.

Request waiver from traffic impact report,

Request waiver environmental impact report, the property is void of trees and wild life.

- Property purchased from town,
- Existing sewer and water mains,
- No improvements along Coles Rd. and cart way,
- Add depressed curb for driveway and sidewalk.
- Agreed to tree moves for existing sewer pipes,
- Irrigation,
- Variance reduce buffer to less than 10',

- The basin is placed in this location because the runoff generally runs into this area of the property. 50% 2-year storm and 80% 10-year storm.
- Emergency spill way – there is no negative impact on surrounding property.
- The closest dwelling is 450' and it is wooded in-between.

Mr. Lechner's planner report:

Mr. Rogers is requesting waivers to make sure they are included (pg. 4) curb and sidewalk. Variance comments give testimony for the buffer.

Mr. Lechner questions the use of 1.5"/1.75" trees, including decorative trees.

Mr. Rogers states they will not use less than 2" trees. Pg.5 in the planner's report/additional evergreens. They are avoiding the side slope of the basin with trees and shrubs. They will be using plenty of ground cover. Shrubs on property line but not on the basin.

Mr. Lechner states the buffer is permanent and the plants are permanent.

Mr. Mellett:

- Storm water design w/built in conservation,
- Traffic and parking; loading in front of building

Mr. Rogers: the overhead doors planning would pull in perpendicular but there isn't enough room. Vehicles will not enter into the driveway aisle.

Mr. Mellett: storm water and basin agreements: 4-1 vs. 12-1.

Chairman McMullin asks what kind of tenant will occupy the property.

Mr. Wade states 1/3 to 2/3 will be occupied by the owner. No outside storage, not manufacturing, trying to attract small businesses.

PUBLIC PORTION:

Ms. Joy Dryer – Erial Rd.

Ms. Dryer is concerned over an illegal water hookup behind her home and will this developing of this lot affect her water quality.

Mr. Wade states this isn't near the development.

Ms. Dryer states she is still concerned about her water supply. Her neighbors have wells.

Vice Chairman Simiriglia states the water company will know where the water main is located.

Ms. Dryer states she has a lot going on. I was in an apartment and found out everything going on around me. Affordable housing going up across the street from me. Everyone wants to develop land that isn't built on.

A motion to approve the above-mentioned application with all applicable waivers was made by Mr. Bucceroni and seconded by Mr. Rosetti.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192047C

Robert Marroletti

Block 5807, Lot 1

WHEREAS, Robert Marroletti is the owner of the land and premises located at 2 Sycamore Drive in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit an in ground swimming pool apron 17' from the front property line instead of the required 30' for the property located upon Block 5807, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-2 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 November 13, 2019 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Robert Marroletti is the owner of the land and premises located at 2 Sycamore Drive in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5807, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R2 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 because of the shape of his property this is the only location to place the pool.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of November, 2019, the applicant Robert Marroletti is hereby granted the aforesaid variance for the property located upon Block 5807, Lot 1 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

Kevin Bucceroni Yes

Carman Scarduzzio Yes

Dorsett Kelly Yes

AndyRosati Yes

Frank Simiriglia Yes

Jay McMullin Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th day of December, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192048C

Justin McManus

Block 4701, Lot 4

WHEREAS, Justin McManus is the owner of the land and premises located at 1646 Hollywood 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 permit a shed 288 sq. feet instead of the required 168 sq. feet with a 4' setback from the property lines for the property located upon Block 4701, Lot 4, 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 November 13, 2019 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Justin McManus is the owner of the land and premises located at 1646 Hollywood Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 4701, Lot 4, on the Official Tax Map of the Township of Gloucester, located in an R3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he lived in an apartment and needs the shed for personal storage.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of November, 2019, the applicant Justin McManus is hereby granted the aforesaid variance for the property located upon Block 4701, Lot 4 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Kevin Bucceroni Yes
Carman Scarduzzio Yes
Dorsett Kelly Yes
AndyRosati Yes
Frank Simiriglia Yes
Jay McMullin Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th day of December, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192051C

**Frank Anzelmi
Block 9102, Lot 10**

WHEREAS, Frank Anzelmi is the owner of the land and premises located at 155 Clement Drive in the Somerdale section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a shed 468 sq. feet instead of the required 168 sq. feet and to have 2 sheds instead of the required 1 shed for the property located upon Block 9102, Lot 10, 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 November 13, 2019 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Frank Anzelmi is the owner of the land and premises located at 155 Clement Drive in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 9102, Lot 10, on the Official Tax Map of the Township of Gloucester, located in an R3 Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he is using the existing 6x8 shed for personal storage and the new 18' x 26' shed is for his woodworking hobby and not for any commercial use.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of November, 2019, the applicant Frank Anzelmi is hereby granted the aforesaid variances for the property located upon Block 9102, Lot 10 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

Kevin Bucceroni Yes

Carman Scarduzzio Yes

Dorsett Kelly Yes

AndyRosati Yes

Frank Simiriglia Yes

Jay McMullin Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th day of December, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

**APPLICATION # 192049DSPW
James Rusin/Chews Methodist Church
Block 2102, Lot 2**

WHEREAS, Chews Methodist Church is the owner of the land and premises located at 244 Chestnut Street in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use variance to permit a cemetery that is not permitted and Bulk variances for lot size .159 ac. required 1 ac., lot frontage 50' provided 100' required, lot depth 139.67 provided 300' required and Site Plan Waiver for the property located upon Block 2102, Lot 2, as shown on the Official Map of the Township of Gloucester, located in a CR- Zone, said application being represented by John Wade Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 13, 2019 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Chews Methodist Church is the owner of the land and premises located at 244 Chestnut Street in the Glendora section of Gloucester Township, New Jersey, as shown on Block 2102, Lot 2, on the Official Tax Map of the Township of Gloucester, located in a CR 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, Herman Englebert, a Trustee of the Church, testified that the 50' x 140' lot would be an extension of the existing cemetery. He stated there is a need for additional burial plots for Church members and the general public. He testified the previous owner subdivided the lot in 2014 to be used for a building lot, however no one wanted to build next to a cemetery and the lot could not be sold.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of November, 2019, the applicant Chews Methodist Church is hereby granted the aforesaid Use variance. Bulk variances and Site Plan Waiver for the property located upon Block 2102, Lot 2 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Kevin Bucceroni Yes

Carman Scarduzzio Yes

Dorsett Kelly Yes

AndyRosati Yes

Frank Simiriglia Yes

Jay McMullin Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th day of December, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 192041CDMFSPa

Amy Tarves

Block 7301, Lots 3 & 8

WHEREAS, Amy Tarves is the owner of the land and premises located at 850 W. Blenheim 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 Revised Final Site Plan, minor subdivision, a bulk variance to reduce the buffer to less than 20', a Use Variance to permit a storage facility in a R-3 Zone and Waivers from Irrigation, curbing and Sidewalk for the property located upon Block 7301, Lots 3 & 8, as shown on the Official Map of the Township of Gloucester, located in a R-3/GI Zone, said application being represented by John Wade, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 13, 2019 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Amy Tarves is the owner of the land and premises located at 850 W. Blenheim Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 7301, Lots 3 & 8, on the Official Tax Map of the Township of Gloucester, located in an R3/GI 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, Steve Bach, a Professional Engineer and Planner, explained the site and stated approvals were granted in 2003 for 7 self-storage buildings one of which was a 10,000 sq. foot climate controlled that is not needed. The applicant is proposing a 9,000 sq. foot building to replace the climate controlled one. Introduced into evidence were A-1. an aerial exhibit showing current conditions of the site, A-2 color rendition of the site showing the proposed 9,000 sq. foot building with a 20' drive aisle and A-3, a landscape plan showing the subdivided portion, the 15' buffer and the 3,361 sq. foot piece to be subdivided in the R-3 Zone. Mr. Bach stated there are the changes to the previous approved plan. Mr. Bach testified the existing site has been maintained without irrigation and curbing and sidewalk. He stated this plan will provide better circulation and safety and the R-3 Zone is adjacent to the GI Zone and the lot will be consolidated into the GI Zone. The applicant also agreed with the comments of Mr. Lechner's report dated October 1, 2019 and Mr. Mellet's report dated November 6, 2019.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid Final Site Plan, Use Variance, minor subdivision, the buffer variance and Waivers, the Board voted (5) 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 13th day of November, 2019, the applicant Amy Tarvis is hereby granted the aforesaid Site Plan, Use Variance, minor subdivision, buffer variance and Waivers for the property located upon Block 7301, Lots 3 & 8 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

Kevin Bucceroni Yes
Carman Scarduzzio Yes
Dorsett Kelly Yes
AndyRosati Yes
Jay McMullin Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th day of December, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182056CDPMSFMS

Empire Investment Enterprise, LLC

Block 10902, Lot 12

WHEREAS, Empire Investment is the owner of the land and premises located at 44 Coles Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for Preliminary and Final Site Plan, a bulk variance to reduce the buffer to less than 10' and Waivers from Traffic Impact Report and from Environmental Impact Report for the property located upon Block 10902, Lot 12, as shown on the Official Map of the Township of Gloucester, located in a R-2/GI Zone, said application being represented by John Wade, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 13, 2019 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Empire Investment is the owner of the land and premises located at 44 Coles Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10902, Lot 12, on the Official Tax Map of the Township of Gloucester, located in an R2/GI 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, Norm Rogers, a Professional Engineer, explained the site and stated a Use variance was previously granted in April 2019. He testified there are two buildings, one is 3500 sq. feet and the other is 2500 sq. feet with a single access drive and 30 parking spaces. Introduced into evidence were A-1. A color rendition of the site and A-2, a plan showing traffic circulation. The applicant has provided a 12' x 28' loading area, a Trash enclosure and a retaining wall to reduce runoff. According to the ITE the property will generate minimal traffic therefore they are requesting a waiver from the Traffic Impact Report and since there are no trees or wildlife on the property they are requesting a waiver from the Environmental Report. The applicant agreed to curbing and sidewalk along the front of the property and they are requesting the buffer variance of less than 10' because of the location of the Basin. The applicant also agreed with the comments of Mr. Lechner's report dated October 9, 2019 and Mr. Mellet's report dated November 5, 2019.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of November, 2019, the applicant Empire Investment is hereby granted the aforesaid Site Plan buffer variance and Waivers for the property located upon Block 10902, Lot 12 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Kevin Bucceroni Yes

Carman Scarduzzio Yes

Dorsett Kelly Yes

AndyRosati Yes

Frank Simiriglia Yes

Jay McMullin Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th day of December, 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 #192057C**
Bilal Akbar
1 Dunlin Way
BLOCK 16703, LOT 1
DATE: November 19, 2019

The Applicant requests approval to install a six (6) foot high vinyl fence 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	12,733 sf	yes
Minimum lot frontage			
Dunlin Way	75 ft.	78.575 ft.	yes
Jarvis Road	75 ft.	115.215 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
Dunlin Way	30 ft.	n/a	n/a
Jarvis Road	30 ft.	n/a	n/a
Side yard	10 ft.	n/a	n/a
Rear yard	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	n/a	n/a

- ¹ = Split frontage
- n/a = Not applicable.
- * = Variance required.

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

II. VARIANCE COMMENTS

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

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence six (6) feet from the property line along Jarvis Road (15 ft. minimum required).

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

POSITIVE CRITERIA ("D1" use variance)

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

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

NEGATIVE CRITERIA

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

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

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 425.C(3) to construct six (6) foot high vinyl fence six (6) feet from the property line along Jarvis Road (15 ft. minimum required).

IV. RECOMMENDATIONS

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

cc: Bilal Akbar
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit # 13620

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only

Submission Date¹: _____ Application No.: 192051C
 Planning Board Zoning Board of Adjustment

Taxes Paid Yes/No Yes (Initial)
Fees 160⁰⁰ Project # 13628

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

Escr. 150⁰⁰ Escr.# 13628

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: <u>Bilal Akbar</u>	Name(s): <u>Bilal Akbar</u>
Address: <u>1 Dunlin Way</u>	Address: <u>1 Dunlin Way</u>
City: <u>Sicklerville</u>	City: <u>Sicklerville</u>
State, Zip: <u>NJ 08081</u>	State, Zip: <u>NJ 08081</u>
Phone: <u>(856) 536-7483</u> Fax: <u>() - 1856-313-8198</u>	Phone: <u>(856) 536-7483</u> Fax: <u>() - 856-313-8198</u>
Email: <u>1terrye931@gmail.com</u>	

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Terrye McElberry
Address: 1 Dunlin Way
Profession: Teacher
City: Sixxville NJ 08081
State, Zip: _____
Phone: (____) ____ - ____ Fax: (____) ____ - ____
Email: _____

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

7. Location of Property:

Street Address: 1 Dunlin Way Block(s): 16703
Tract Area: _____ Lot(s): 1

8. Land Use:

Existing Land Use: Enclosed fence around the backyard
Proposed Land Use (Describe Application): Enclosed privacy fence around the backyard of the property, 6 vinyl, 6' from property line along Jarvis Rd.

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications

Proposed

Front setback 1 _____
 Front setback 2 _____
 Rear setback _____
 Side setback 1 _____
 Side setback 2 _____
 Lot frontage _____
 Lot depth _____
 Lot area _____
 Building height _____

Fence Application

Proposed

Setback from E.O.P.*1 _____
 Setback from E.O.P.*2 6'
 Fence type Vinyl
 Fence height 6 foot
*E.O.P. = Edge Of Pavement.

Pool Requirements

Setback from R.O.W.1 _____
 Setback from R.O.W.2 _____
 Setback from property line 1 _____
 Setback from property line 2 _____
 Distance from dwelling _____
Distance = measured from edge of water.
 R.O.W. = Right-of-way.
 Setback = Measured from edge of pool apron.

Garage Application

Garage Area _____
 Garage height _____
 Number of garages _____
 (Include attached garage if applicable)
 Number of stories _____

Shed Requirements

Shed area _____
 Shed height _____
 Setback from R.O.W.1 _____
 Setback from R.O.W.2 _____
 Setback from property line 1 _____
 Setback from property line 2 _____

14. Parking and Loading Requirements:

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

15. Relief Requested:

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

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

16. Signature of Applicant

Tonye McAllister
 Signature of Applicant

11/13/19
 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).**

11/13/2019
Date

Sworn and Subscribed to before me this 13th day of November 2019 (Year).

Terrye McGilberry
Signature

Terrye McGilberry
Print Name

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

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

Complete each of the following sections:

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

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? No Yes

C. Is this application for approval on a site or sites for commercial purposes? No Yes

D. Is the applicant a corporation? No Yes

E. Is the applicant a limited liability corporation? No Yes

F. Is the applicant a partnership? No Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary). No Yes

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? 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). No Yes

Terrye L. McGilberry
Signature of Applicant

Terrye L. McGilberry
Print Name

Date 11/13/2019

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, Sworn and subscribed to
County of Camden: On this 13 day of November
Michèle Lyn Treger of full age, being duly sworn to 2019 before the following authority.
law, on oath and says that all of the above statement herejn is true.

Terrye L. McGilberry
Name of property owner or applicant

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

ZONING PERMIT DENIED

1 DUNLIN WAY
Block/Lot 16703/1

Applicant

AKBAR BILAL ALI & MC GILBERRY TERR
1 DUNLIN WAY
SICKLERVILLE NJ 08081

Real Estate Owner

AKBAR BILAL ALI & MC GILBERRY TERR
1 DUNLIN WAY
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 6' vinyl fence located 6' from property line along Jarvis Rd.. This application for approval is hereby denied

Zone
R3
Application is

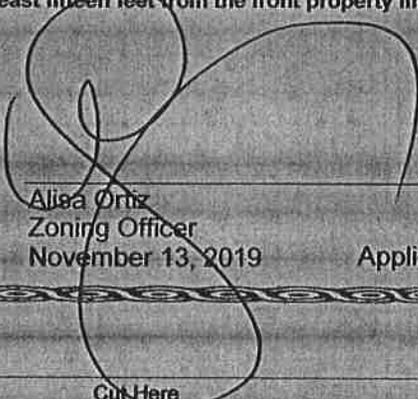
Denied

Comments on Decision:

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

Gloucester Township

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



Alisa Ortiz
Zoning Officer

November 13, 2019

Applic No. 13620

Cut Here

Deliver to...

AKBAR BILAL ALI & MC GILBERRY TERR
1 DUNLIN WAY
SICKLERVILLE NJ 08081



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: AKBAR BILAL ALI & MCGILBERRY TEERYE
Address: 1 Dunlin Way
Block: 16703 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

OFFICIAL VERIFICATION



Tax Collector
Gloucester Township
Camden County



Printed on recycled paper

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Dept. of Community Development & Planning
RE: **APPLICATION #19056C**
M. Monshed
244 Clifton Avenue
BLOCK 11505, LOT 5
DATE: November 19, 2019

The applicant requests variance approval to construct an 18' x 21' deck within the R-3 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	±10,500 sf	yes
Minimum lot frontage	75 ft.	75 ft.	yes
Minimum lot depth	125 ft.	140 ft.	yes
Maximum building coverage	20%	±15.9%	yes
Maximum lot coverage	40%	±22.8%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (dwelling)	30 ft.	n/a	n/a
Side yard (deck)	10 ft.	±65 ft. / 14.42 ft.	yes / yes
Rear yard (deck)	30 ft.	16 ft.	no¹
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

- ¹ = Scaled data.
 n/a = Not applicable.
 = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

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

1. Rear yard: (16 ft. provided v. 30 ft. minimum required)

POSITIVE CRITERIA (“C1” and “C2” variances)

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 405.F, Area, Yard, Height and Building Coverage, to construct a deck in the rear yard sixteen (16) feet from the rear property line (30 ft. minimum required).

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: M. Monshed
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

6. Name of Persons Preparing Plans and Reports:

Name: TARIQ AHMED
Address: 83 Longwood Dr
Profession: Professional Engr
City: Sicklerville, NJ 08081
State, Zip: NJ 08081
Phone: (856) 383-3876 Fax: () -
Email: tariq1460@hotmail.com

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

7. Location of Property:

Street Address: 244 Clifton Av. Block(s): 11505
Tract Area: _____ Lot(s): 5

8. Land Use: Residential

Existing Land Use: Residential
Proposed Land Use (Describe Application): 18x21 deck 16' ^{WOOD} from rear property
18x21 16' Rear

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

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).

10/31/19
Date

Morshed
Signature

M Morshed
Print Name

Sworn and Subscribed to before me this

31st day of October
2019 (Year)

LAWRENCE S ALLEN
Notary Public - State of New Jersey
My Commission Expires Apr 18, 2023

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

Morshed
Signature of Applicant

M. Morshed
Print Name

10/31/19
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 10/31/19, shows and discloses the premises in its entirety, described as Block 11505 Lot 5; 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:

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

Morshed
Name of property owner or applicant

Sworn and subscribed to Lawrence Allen
On this 31st day of October
2019 before the following authority.

[Signature]
Notary public

LAWRENCE S ALLEN
Notary Public - State of New Jersey
My Commission Expires Apr 18, 2023

ZONING PERMIT DENIED

244 CLIFTON AVE
Block/Lot 11505/5

Applicant
M. MONSHED
244 CLIFTON AVENUE
BLACKWOOD NJ 08012

Real Estate Owner
M. MONSHED
244 CLIFTON AVENUE
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 18'X20' attached frame deck located 16' from the rear property line.. This application for approval is hereby denied

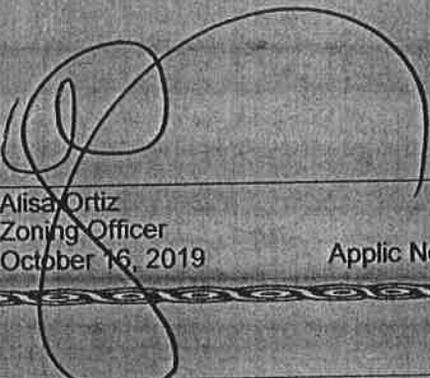
Zone
R3
Application is
Denied

Comments on Decision:

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

Additional permits must be obtained through the Construction Office

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


Alisa Ortiz
Zoning Officer
October 16, 2019

Applic No. 13552

Cut Here

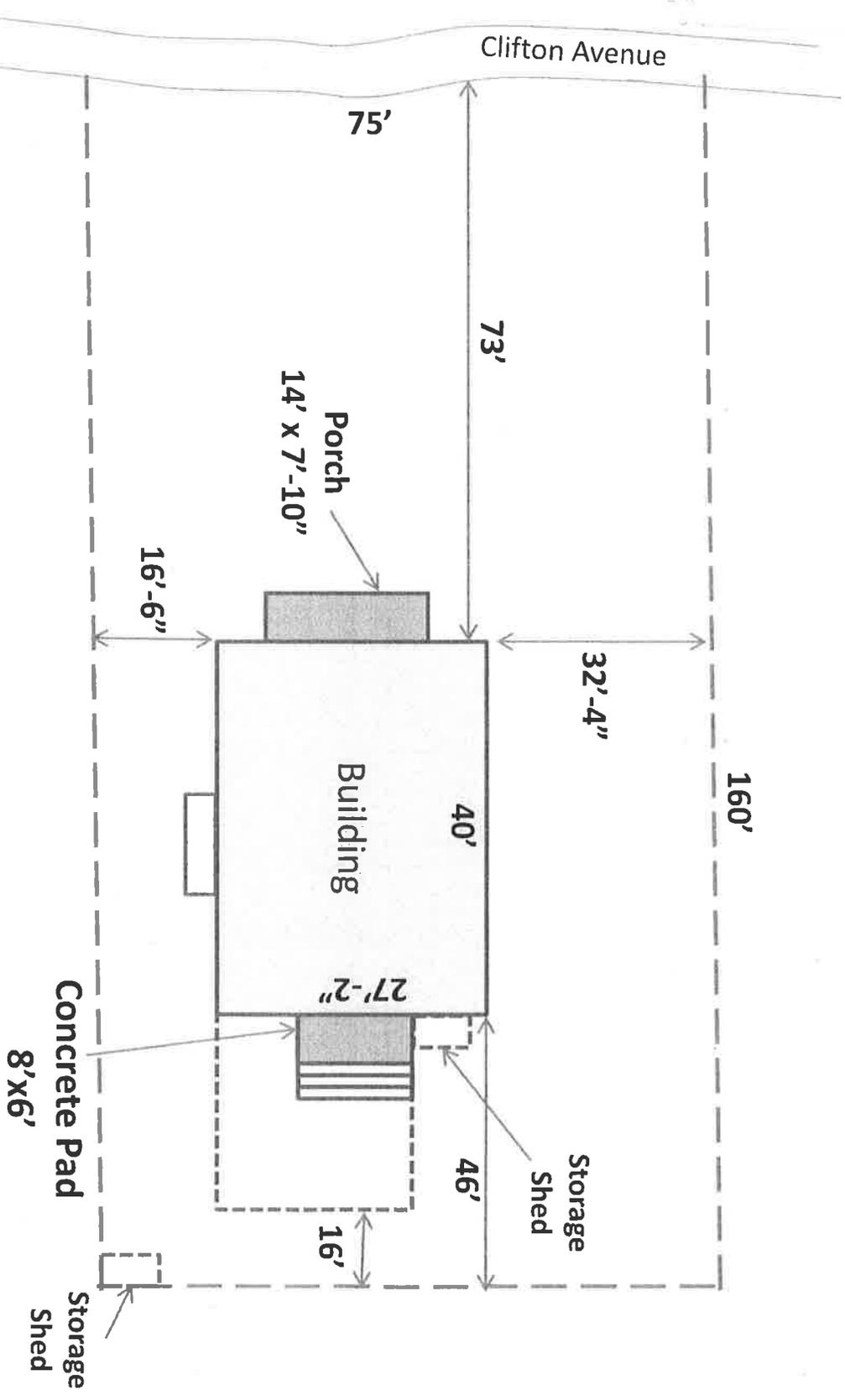
18' x 20' deck 16' from rear prop. line

Deliver to...

M. MONSHED
244 CLIFTON AVENUE
BLACKWOOD NJ 08012

Handwritten signature

**Property line and Structures
(244 Clifton Avenue, Blackwood, NJ 08012)**





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 Mohammed Morshed

Address 244 Clifton Ave. Blackwood, NJ 08012

Block 11505 Lot 5

11-13-19
Date

Maryann Balsa
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector
Gloucester Township
Camden County

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 #192055C**
Edward Rost
12 Benson Way
BLOCK 14504, LOT 8

DATE: November 19, 2019

The Applicant requests approval for a 12' x 16' Residential Tool 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	±14,258 sf	yes
Lot frontage (min.) – cul-de-sac	56.25 ft.	50 ft.	enc
Lot depth (min.)	125 ft.	125.47 ft.	yes
Building coverage (max.)	20%	±16.7% ¹	yes
Lot coverage (max.)	40%	±37.7% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	30 ft.	33.32 ft.	yes
Side yard (min.)	10 ft.	±18 ft. / 22.06 ft.	yes / yes
Rear yard (min.)	30 ft.	±42 ft. ¹	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

- ¹ = Scaled data.
- enc = Existing nonconformance.
- n/a = Not applicable.

Description	Required	Proposed	Complies
§422.L, RESIDENTIAL TOOL SHED			
Shed area (max.)	168 sf	192 sf	no*
Number (max.)	1	2	no*
Shed height (max.)	12 ft.	8 ft.	yes
Wall height (max.)	9 ft.	n/p	—
Distance between adjacent buildings	10 ft.	>10 ft.	yes
Front yard (min.)	N.P.	±112 ft. ¹	yes
Side yard (min.)	5 ft.	±72 ft. ¹ / ±60 ft. ¹	yes / yes
Rear yard (min.)	5 ft.	5 ft.	yes

- ¹ = 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: (192 sf provided v. 168 maximum allowed).
2. Number; (2 provided v. 1 maximum allowed).

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

3. Wall height: 9 ft. minimum required.

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

4. 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).

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.: #192055C Taxes Paid Yes/No: Yes (Initial) _____
 Planning Board Zoning Board of Adjustment Fees: 160.00 Project #: 13623
 Escr. 150.00 Escr.# 13623

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>EDWARD ROST</u> Address: <u>12 BENSON WAY</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 630-3099</u> Fax: <u>(856) 435-8916</u> Email: <u>eddie.rost@gmail.com</u>	2. Owner(s) (List all Owners) Name(s): <u>EDWARD ROST</u> <u>MELISSA ROST</u> Address: <u>12 BENSON WAY</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 630-3099</u> Fax: <u>(856) 435-8916</u>
--	---

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: EDWARD ROSE
Address: 12 BENSON WAY
Profession: BUSINESS OWNER
City: BLACKWOOD
State, Zip: NJ 08012
Phone: 856 630-3099 Fax: 856 435-8916
Email: eddie.rose@gmail.com

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

7. Location of Property:

Street Address: 12 BENSON WAY Block(s): 14504
Tract Area: _____ Lot(s): 8

8. Land Use:

Existing Land Use: R3
Proposed Land Use (Describe Application): R3 INSTALL 2ND SHED W 0' SET BACK TO PROPERTY LINE THAT ADJOINS OPEN/GRAY/ BUNSHIP PROPERTY. I HAVE BEEN MAINTAINING THIS PROPERTY FOR 25+ YEARS, REMOVE DEBRIS, TIRES ETC TIME AFTER TIME

9. Property:

Number of Existing Lots: _____	Proposed Form of Ownership:
Number of Proposed Lots: _____	<input type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative
Are there <i>existing</i> deed restrictions?	<input type="checkbox"/> Condominium <input type="checkbox"/> Rental
Are there <i>proposed</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes (If yes, attach copies)
	<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	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	192
Garage height	_____	Shed height	8'
Number of garages (Include attached garage if applicable)	_____	Setback from R.O.W.1	_____
Number of stories	_____	Setback from R.O.W.2	_____
		Setback from property line 1	0'
		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

11/12/19

 Date

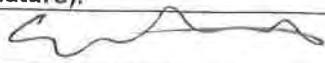
 Signature of Co-applicant

 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).

11-12-19
Date


Signature

Edward Rost
Print Name

Sworn and Subscribed to before me this

12th day of November
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 of Applicant

Edward Rost

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 11/3/19, shows and discloses the premises in its entirety, described as Block 14504 Lot 3; 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:

EDWARD ROST 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

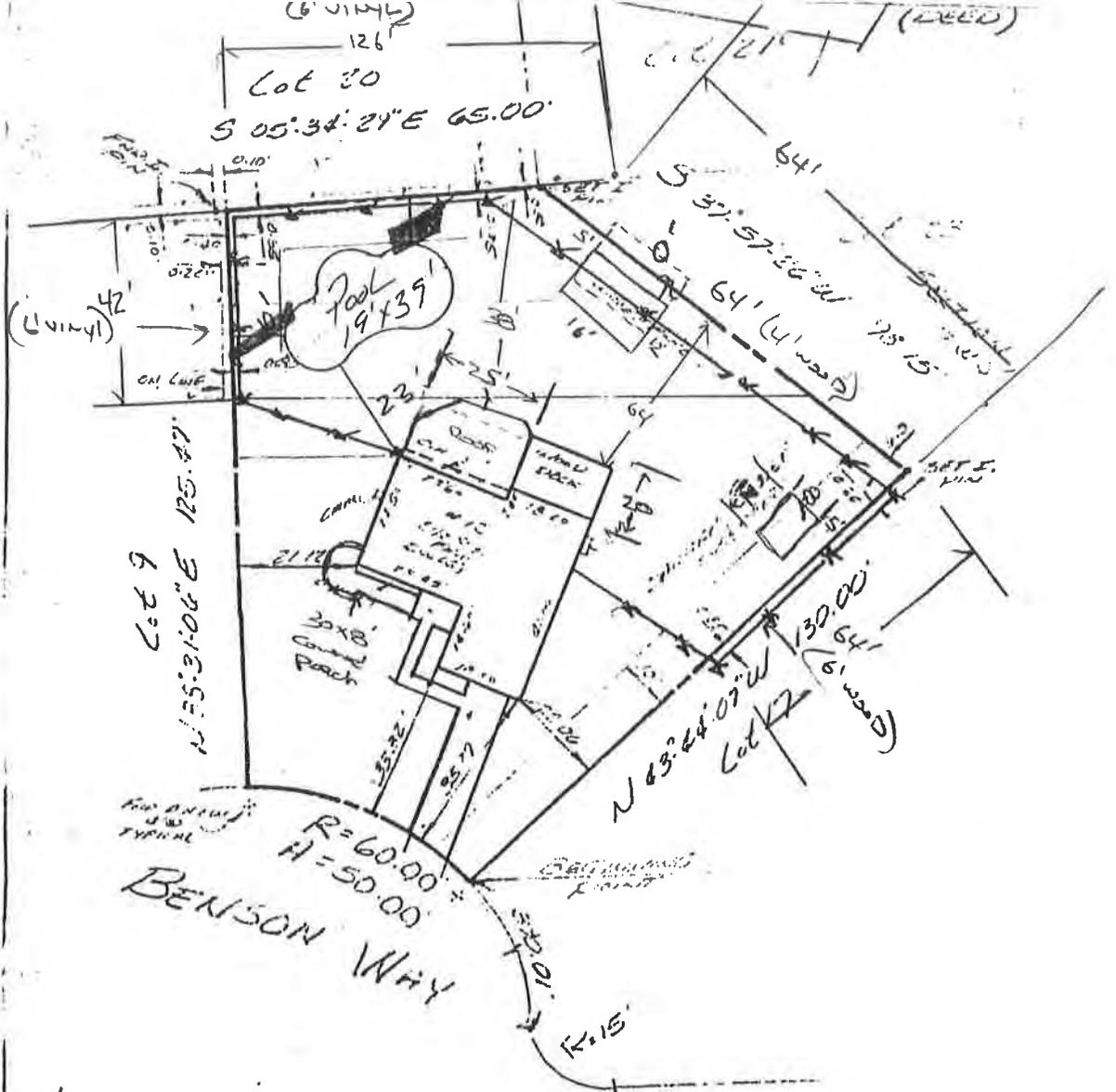
On this 12th day of November 20 19 before the following authority.



Name of property owner or applicant


Notary public

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



NOTES:

- 1) BEING Lot 8, Block 3534, Sec. 1 PLAN OF LOTS OF "FOX CHASE" FILED MAY 20, 1976 (MAY 10 5:56 P)
- 2) A.K.A. Lot 9, Block 1504, Page 105 ON THE TOWN PLAN MAP.

FOX CHASE DRIVE

CERTIFIED TO

- 1) CHEMICAL BANK AND ITS SUCCESSORS AND OR HEIR(S).
- 2) (NUMERICAL ABSTRACT COMPANY)

TO THE OWNER *James T. Sapio*
 TO THE INSURER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for the insurer of title to insure the title to the lands and premises shown hereon.

This responsibility limited to the current matter as of the date of this survey. E: Property owners not get any contractual agreement.

**SURVEY OF PREMISES
 No 13 BENSON WAY**

SITUALE
 TOWNSHIP OF GLACESTER
 COUNTY OF CAMDEN, N.J.

JAMES T. SAPIO
 LAND SURVEYOR
 NEW JERSEY LIC. No. 17780
 #19 STRATFORD AVE.
 STRATFORD, N.J.

<i>James T. Sapio</i>	Date	Scale	Drawn	Checked	No.
JAMES T. SAPIO	5-24-76	1"=40'	JTS	JTS	17780-16

ZONING PERMIT DENIED

12 BENSON WAY
Block/Lot 14504/8

Applicant
ROST, EDWARD & MELISSA
12 BENSON WAY
BLACKWOOD RD NJ 08012

Real Estate Owner
ROST, EDWARD & MELISSA
12 BENSON WAY
BLACKWOOD RD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 12'X16' 2nd shed located 0' from property line.. This application for approval is hereby denied

Zone
R3
Application is

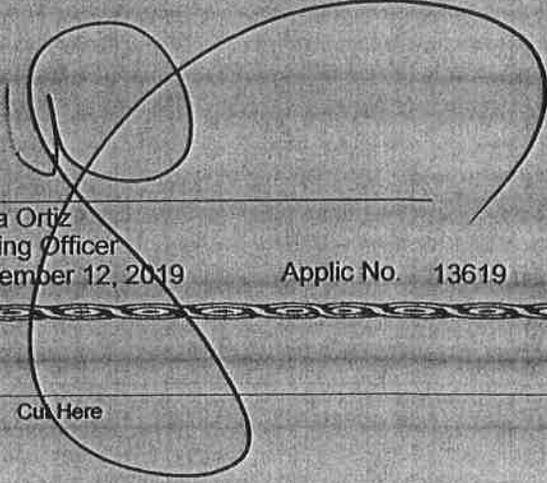
Denied

Comments on Decision:

Shed cannot exceed 168sq.ft, only ONE shed permitted and must be located a minimum of 5' from property line.
A Variance approval is required prior to issuance of permit.

Additional permits must be obtained through the Construction Office

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



Alisa Ortiz
Zoning Officer
November 12, 2019

Applic No. 13619

Cut Here

Deliver to...

ROST, EDWARD & MELISSA
12 BENSON WAY
BLACKWOOD RD 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.

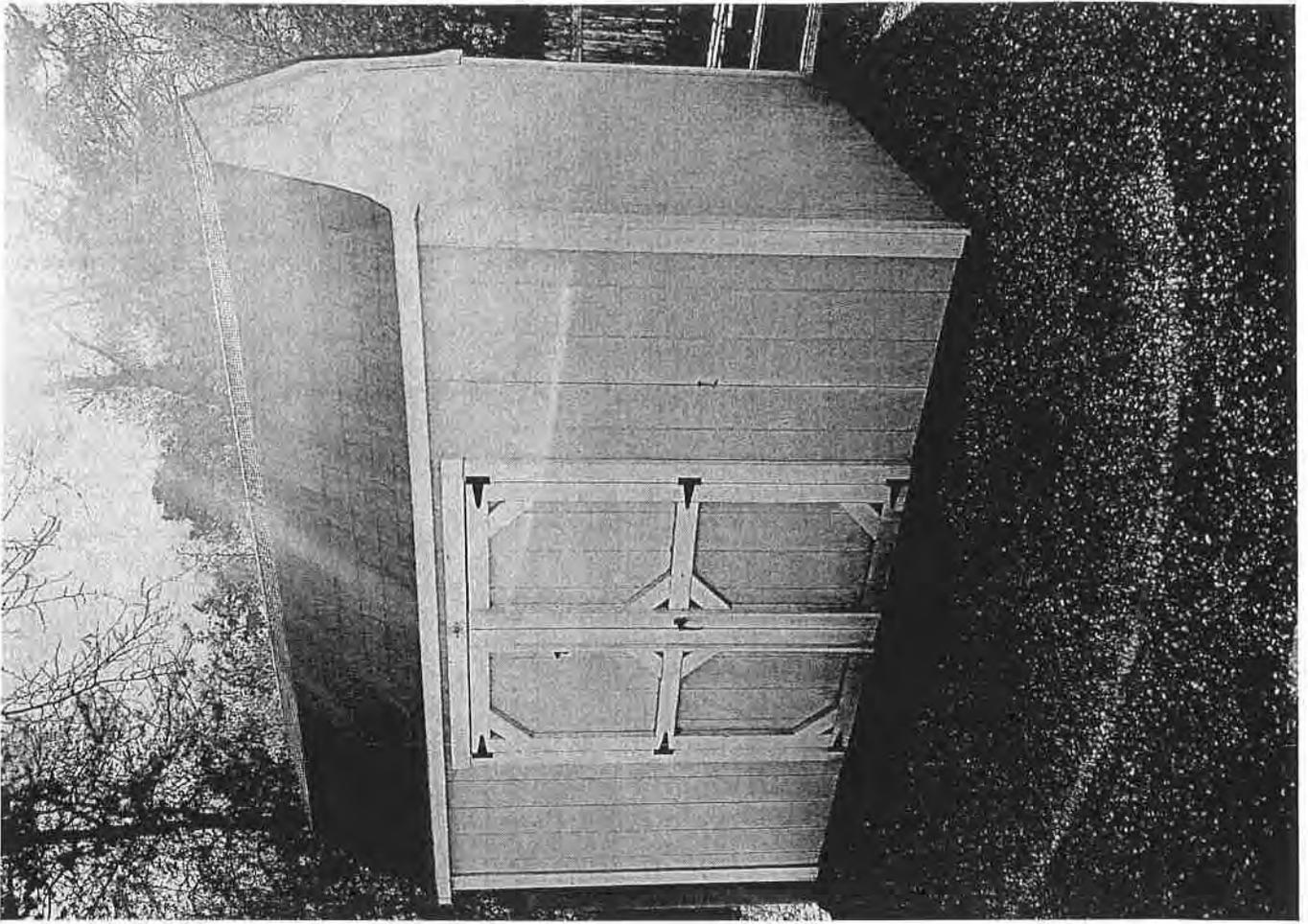
Name: Edward & Melissa Rost
Address: 12 Benson Way
Block: 14304 Lot: 8

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





1060

Drawn by:
ROLANDO M. PAL
Date: 02/12/05
Revised by:

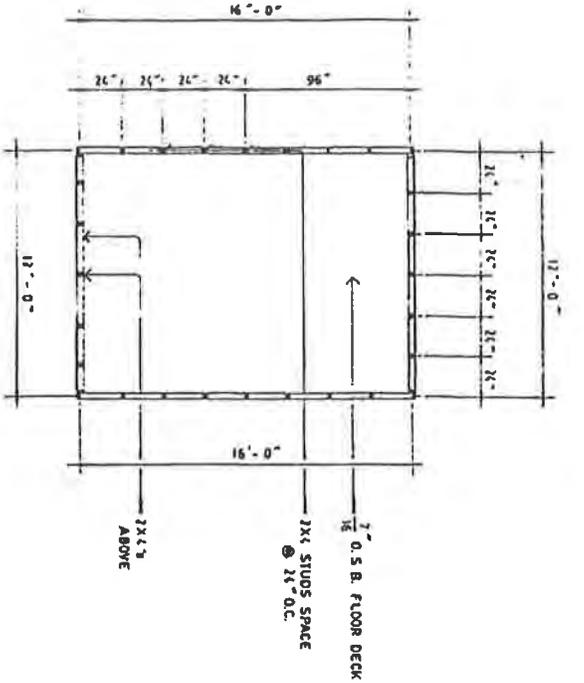
Manufactured by: American Sheds
1401 N. Black Horse Pike
Williamstown, NJ 08094
856-728-5561

Home Improvement License #
13VH02509500
Federal ID# 83-0444990

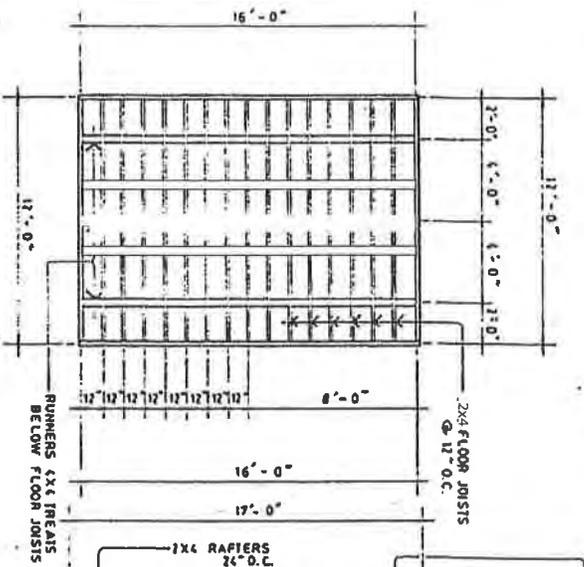
Address: 1950 GREENHOUND COURT, RD BOX 1770 CAMDEN, NJ 08313 TEL: (856) 846-9710

Scale: 1/4" = 1' - 0"
12 x 16 x 14 DUTCH BARN

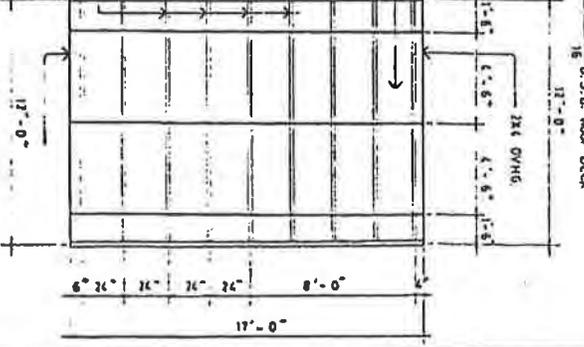
REMARKS



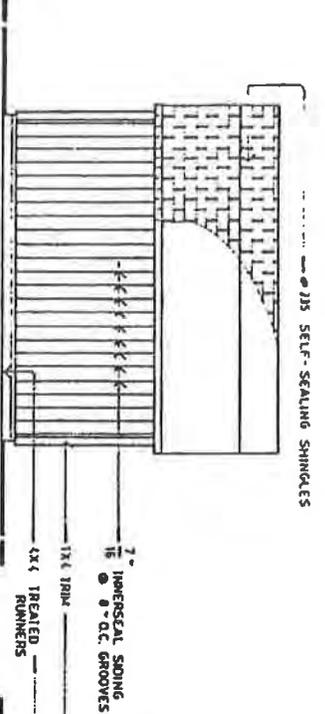
- FLOOR PLAN -



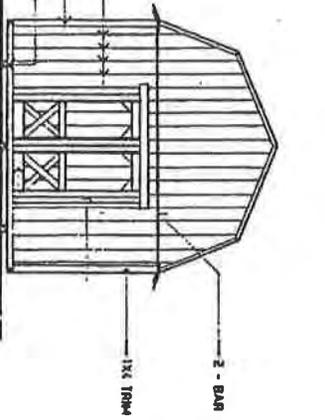
- FLOOR FRAMING -



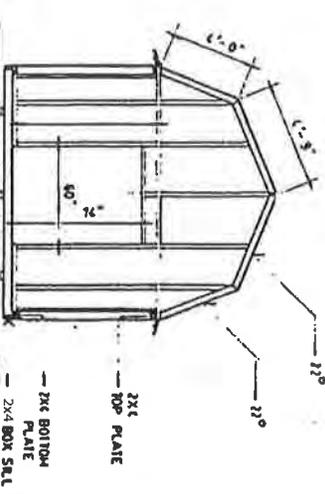
- ROOF FRAMING -



- LEFT - SIDE ELEVATION -



- FRONT ELEVATION -



- FRONT WALL SECTION -

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

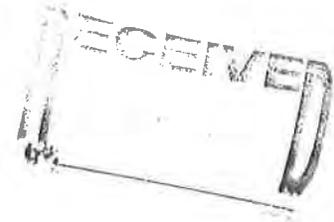
**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

November 18, 2019

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

Re: Application #192055C
Edward Rost
12 Benson Way, Blackwood, NJ 08012
Block 14504, Lot 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".

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 #192054C**
Mark & Jennifer Grasso
124 W. Central Avenue
BLOCK 11507 LOT 7
DATE: November 19, 2019

The above application is to permit a 6' x 20' and 8' x 26' wrap around front porch within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	15,000 sf ¹	yes
Minimum lot frontage	75 ft.	100 ft.	yes
Minimum lot depth	125 ft.	150 ft.	yes
Maximum building coverage	20%	±10.4% ¹	yes
Maximum lot coverage	40%	±13.4% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (porch)	30 ft.	12 ft.	no*
Side yard (porch)	10 ft.	32.33 ft. / ±39 ft. ¹	yes / yes
Rear yard (dwelling)	30 ft.	±83 ft. ¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

¹ = Scaled data.

* = Variance required.

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

II. VARIANCE COMMENTS

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

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

1. Front yard: (12 ft. provided v. 30 ft. minimum required).

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a wrap around front porch twelve (12) feet from the front property line (30 ft. minimum required).

VI. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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

cc: Mark & Jennifer Grasso
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.: 4192054c

Taxes Paid Yes/No Yes (Initial)

Planning Board Zoning Board of Adjustment

Fees 160.00 Project # 13599

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

Escr. 150.00 Escr.# 13599

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: MARK GRASSO
 Address: 124 W. Central Ave
 City: Blackwood
 State, Zip: NJ, 08012
 Phone: (215) 620-0251 Fax: ()
 Email: phillymg@gmail.com

2. Owner(s) (List all Owners)

Name(s): JENNIFER GRASSO
 Address: 124 W. Central Ave
 City: Blackwood
 State, Zip: NJ, 08012
 Phone: (215) 620-1154 Fax: ()

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

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



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

4. Zoning Districts (Circle all Zones that apply)

ER	<u>(R4)</u>	GCR	CR	BP	G-RD	LP-1
R1	<u>RA</u>	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: MARK GRASSO
Address: 124 W. CENTRAL AVE.
Profession: HOMEDOWNER
City: _____
State, Zip: _____
Phone: (____) ____ - ____ Fax: (____) ____ - ____
Email: _____

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

7. Location of Property:

Street Address: 124 W. CENTRAL AVE BLVD 08012 Block(s): 11507
Tract Area: _____ Lot(s): 1

8. Land Use:

Existing Land Use: RESIDENTIAL
Proposed Land Use (Describe Application): WRAP AROUND PORCH
(size) - 26' x 9' x 8' FRONT PORCH SIDE 20' x 6' x 10'
(setbacks) - F 12ft
5 34.16'

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
Front setback 1	12 ft
Front setback 2	
Rear setback	
Side setback 1	34.14'
Side setback 2	
Lot frontage	180'
Lot depth	150'
Lot area	15000
Building height	

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

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

Pool Requirements	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	
Distance from dwelling	

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

Garage Application

Garage Area	
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	
Shed height	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	

14. Parking and Loading Requirements:

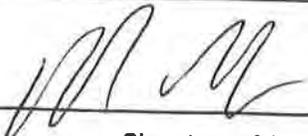
Number of parking spaces required: _____ Number of parking spaces provided: _____
 Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

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

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

16. Signature of Applicant



 Signature of Applicant

10-25-19

 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).

10-25-19
Date

[Signature]
Signature

Mark Grasso
Print Name

Sworn and Subscribed to before me this

25th day of OCTOBER

[Signature]
Signature

2019 (Year) **DEBORAH ANNE SIMONE**

ID # 2404555
NOTARY PUBLIC

DEBORAH SIMONE
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

Mark Grasso
Print Name

10-25-19
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 1/24/01, shows and discloses the premises in its entirety, described as Block 11507 Lot 7; 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:

MARK GRASSO 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 25th day of OCTOBER,
2019 before the following authority.

MARK GRASSO
Name of property owner or applicant

[Signature]
Notary Public **DEBORAH ANNE SIMONE**

ZONING PERMIT DENIED

124 W CENTRAL AVE
Block/Lot 115077

Applicant

GRASSO MARK & JENNIFER
124 W CENTRAL AVENUE
BLACKWOOD NJ 08012

Real Estate Owner

GRASSO MARK & JENNIFER
124 W CENTRAL AVENUE
BLACKWOOD NJ 08012

*This is to certify that the above-named applied for a permit to/authorization for
a proposed front 30'X8' front porch and a 20'X8' side porch.. This application for approval is
hereby denied*

Zone
~~R3R4~~
Application is

Denied

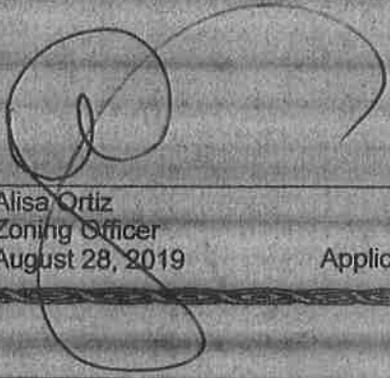
Comments on Decision:

Porch must be located a minimum of 20' from the front property line. A Variance approval is required prior to issuance of permit.

Additional permits must be obtained through the Construction Office

Gloucester Township

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


Alisa Ortiz
Zoning Officer
August 28, 2019

Applic No. 13445

Cut Here

Deliver to...

GRASSO MARK & JENNIFER
124 W CENTRAL AVENUE
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: Mack & Jennifer Grasso

Address: 124 W. Central Ave

Block: 11507 Lot: 7

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

Sandra L. Ferguson
Gloucester Township Tax Collector



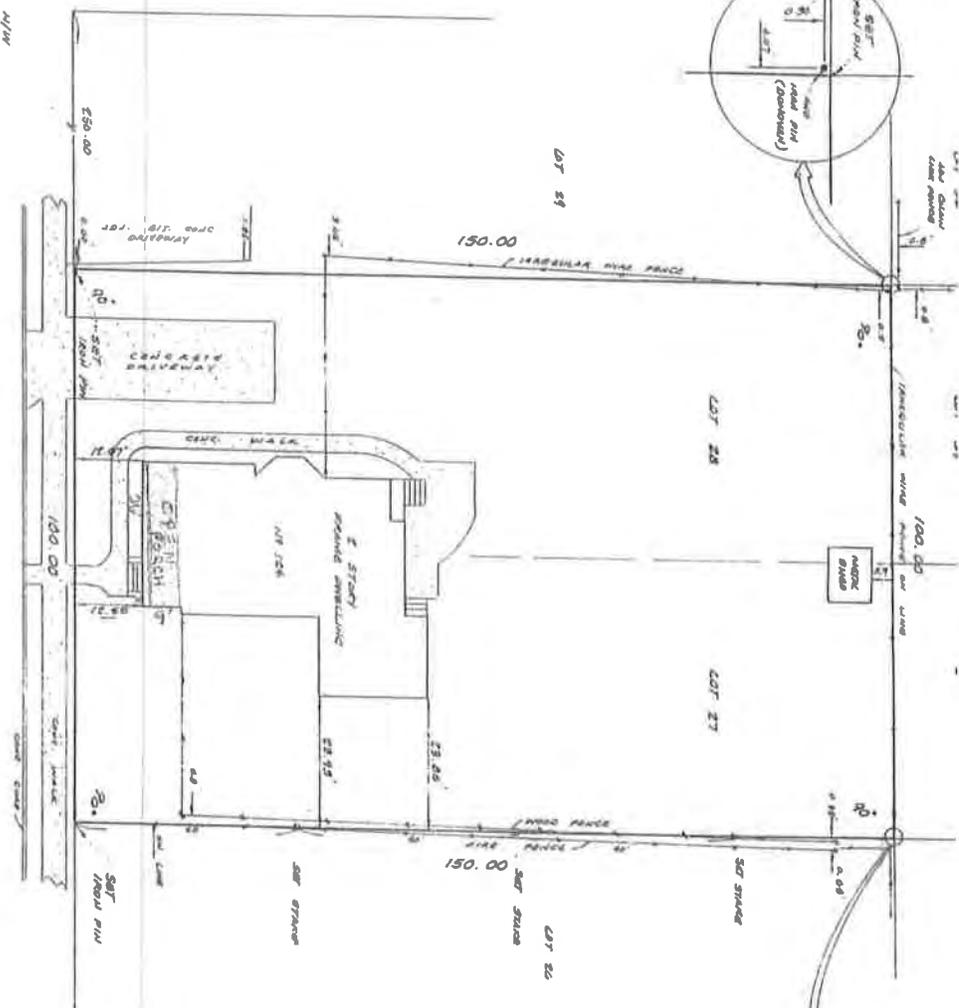
November quarter taxes are open & due.



RECEIVED
NOV 04 2019

ELM (60' wide) AVENUE

CENTRAL (50' wide) AVENUE



CHANGED TO:
DATE: 11/26/01

In consideration of the fee paid for making this survey, I

hereby certify to the accuracy (except as to the extent of any

error) of the foregoing survey and the correctness of the

dimensions of the lands and set forth) as an authorized

BRUCE A. EWING

SURVEY OF PREMISES

SITUATED IN

TOWNSHIP OF GLOUCESTER

CAMDEN COUNTY, NEW JERSEY

DRAWN AND DATE: 11/26/01 SCALE: 1"=20'

LOT NUMBERS REFER TO PLAN OF
BUILDING LOTS OWNED BY JAMES T. HUI,
BEING BLOCK 11507 LOT 7 ON THE
TOWNSHIP OF GLOUCESTER TAX MAPS.

6x6 36 SCUPS

8 SAW TUBE 12"

8 POST FEET

④ 2x10 12'

⑤ 2x8x8

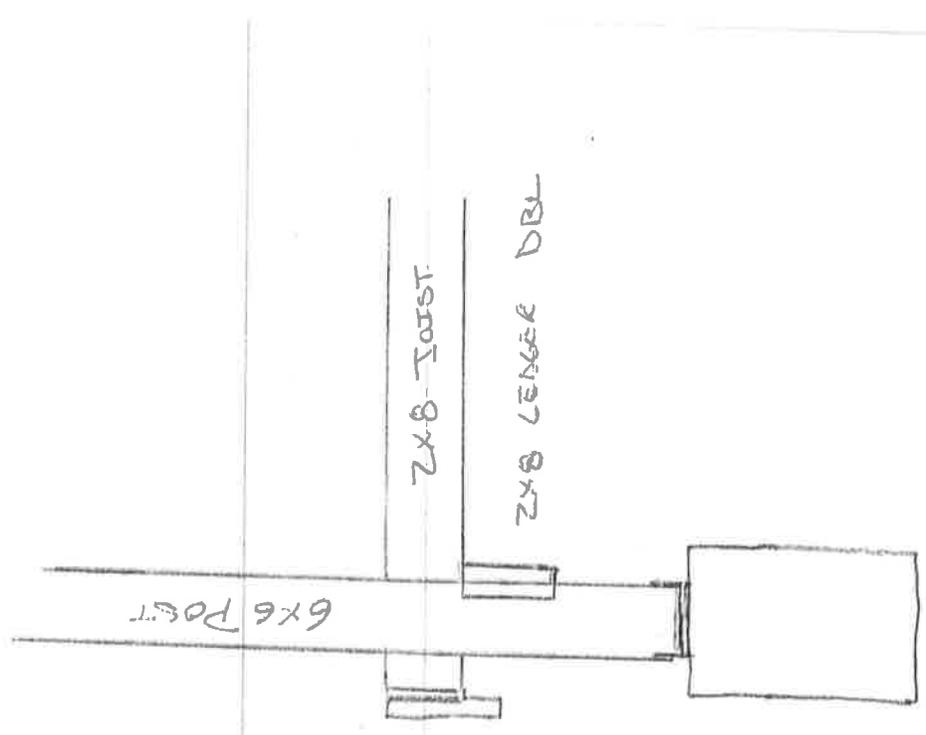
③ 2x6x14

① 2x6x8

⑦ 1x6x12 PT

⑧ 6x6 x 12 POST

⑥ 2x8x14



36 SCUPS 1/4" DIA

36 SCUPS

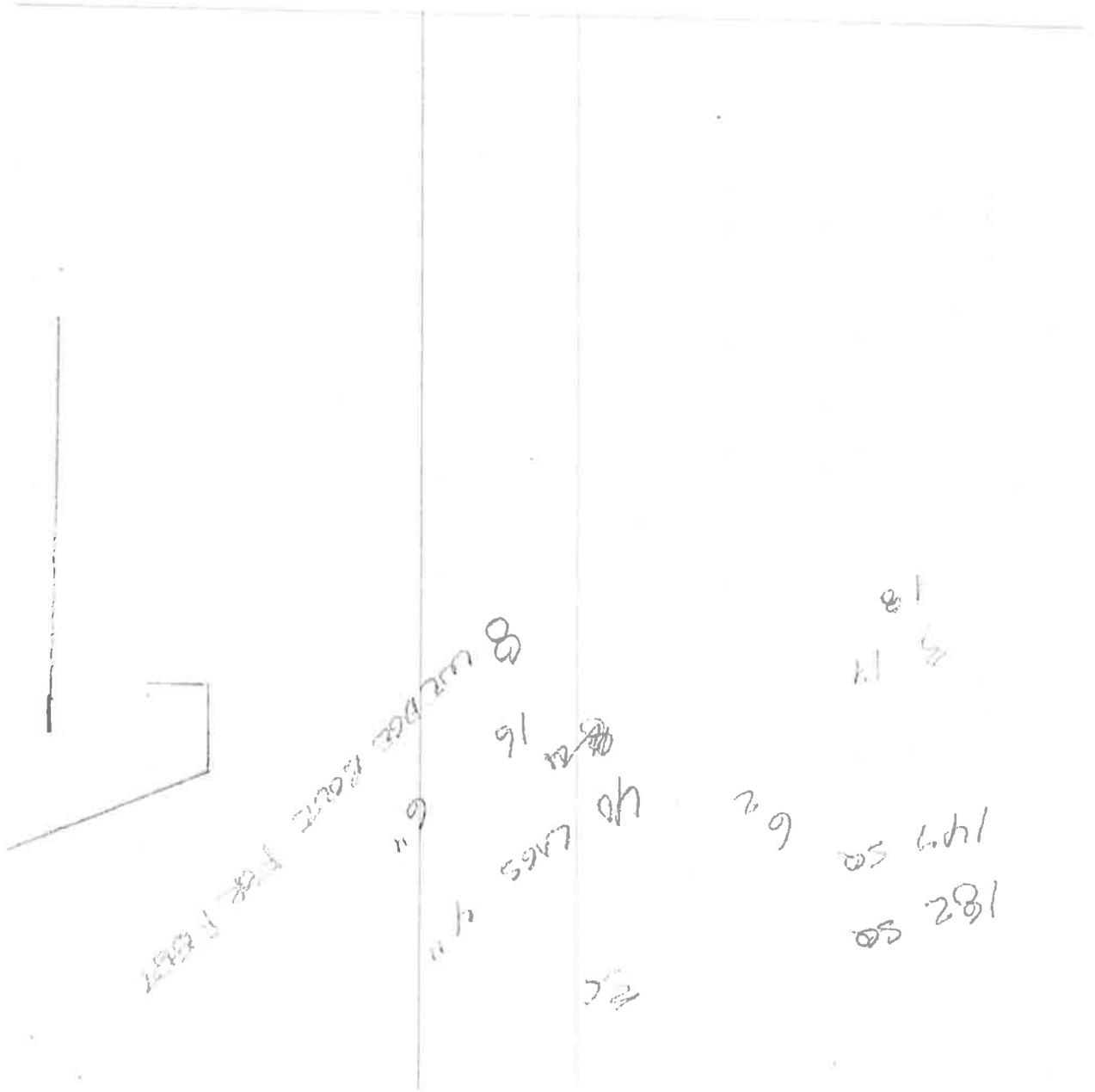
8 6x6 POST FEET

8 WEDGE BARS 15"

4/0 CABS 4"

1/6 CABS 6"

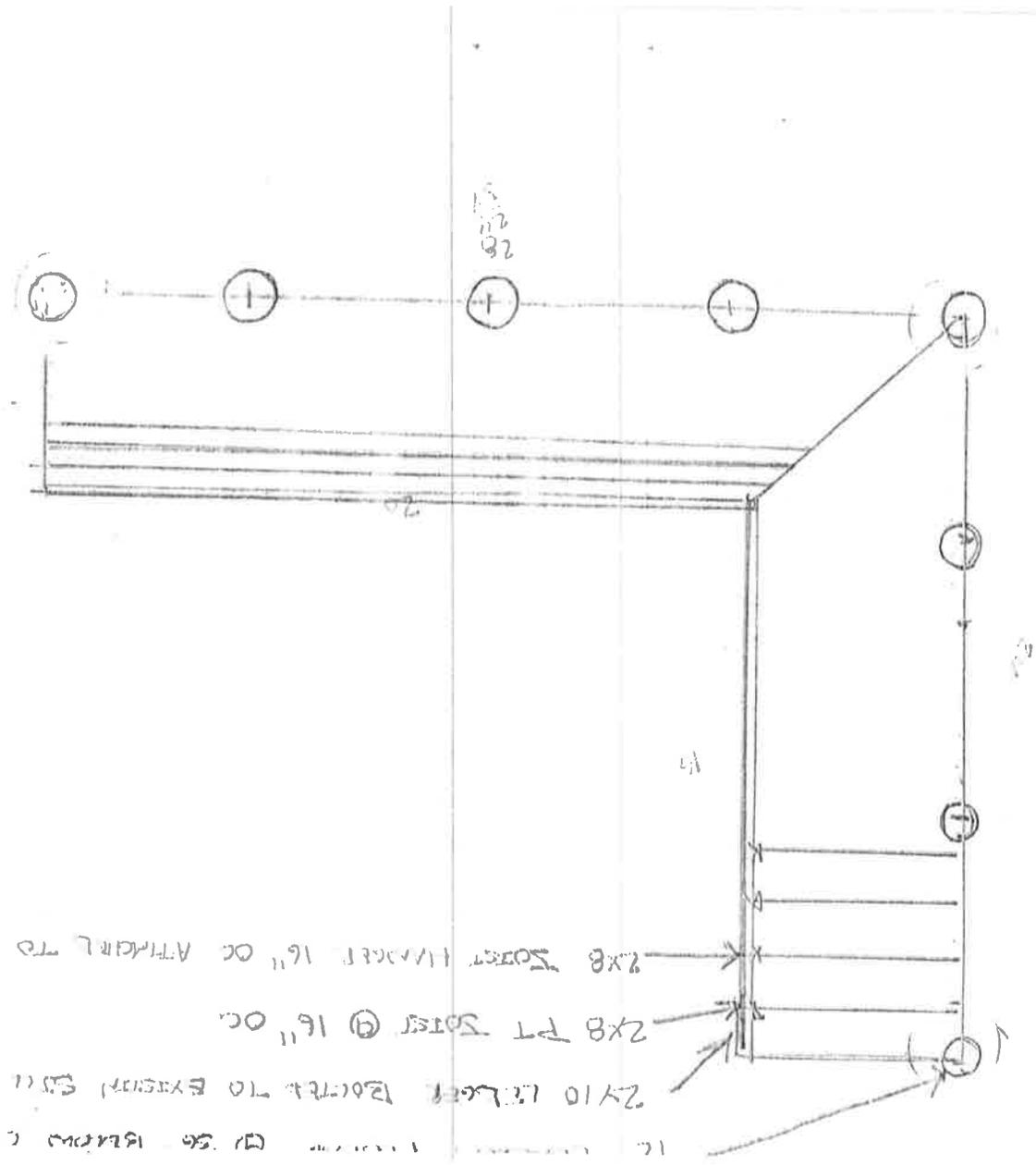
8 SCUP TUBES



CUT DOOR ROUT FOR FRONT
 6"

16
 40 LINES 4"

29
 182 SO
 147 SO
 81



2x10 LVL BEAM BOULDER TO EXTERIOR SIDE
 2x8 PT JOIST @ 16" OC
 2x8 JOIST HANGERS 16" OC ATTACHED TO

2x8
 2x8
 2x8

2x8

16



LedgerLOK

the LedgerLOK can be used to replace the 1/2" Lag Screws called for in Chapter 5 of the International Residential Code (IRC).

In addition, the proprietary coating on this fastener exceeds the corrosion protection provided by code approved hot-dipped galvanized coatings.

INSTALLATION PROCEDURES

- Choose 3-5/8" or 5" LedgerLOK so that threads fully engage the rim material and fastener tip extends beyond the inside face of the rim joist.
- Use a high torque, 1/2" variable speed drill (18V if cordless).
- Follow the minimum spacing and fastening patterns from Figure 1 and Table 1.
- Install fasteners through the ledger and sheathing. Continue into the rim joist until the washer head is drawn firm and flush to the ledger board. Do not overdrive.

CORROSION STATEMENT

The proprietary galvanized and polymer coating applied to the LedgerLOK has been tested under the current ICC standard for evaluating corrosion resistance in treated lumber (AC257) and deemed suitable alternative to code-approved hot-dipped galvanized coatings when exposed to ground contact ACQ preservative treatment in wet-use conditions. A statement of this compliance can be found in the ICC Evaluation Report for LedgerLOK (ESR #1078), available online at icc-es.org or the FastenMaster website. For applications within 1,000 feet of saltwater, we recommend the use of a stainless steel fastener.

SPACING REQUIREMENTS

- Fasteners should be staggered in a "V" pattern and spaced as follows:
- Minimum end distance = 3-3/4"
 - Minimum edge distance = 2"
 - On-center spacing = Per Table 1

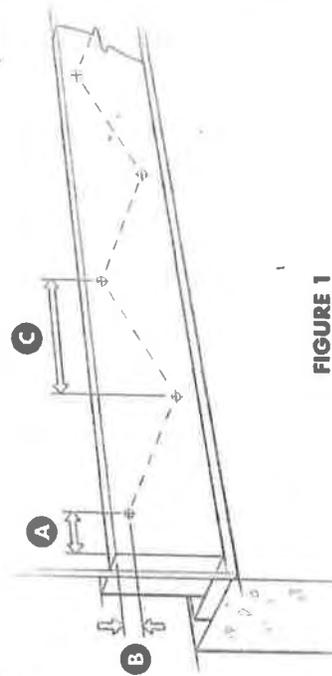


FIGURE 1



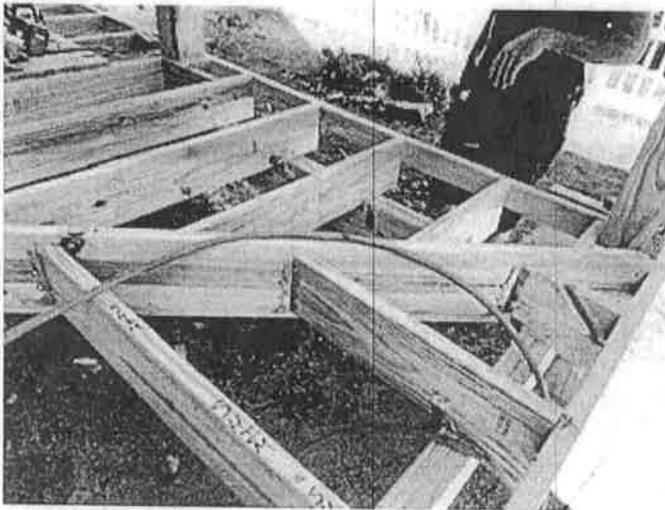
Effective December 1, 2017. Please reference our website to ensure that you are using the most up to date version.

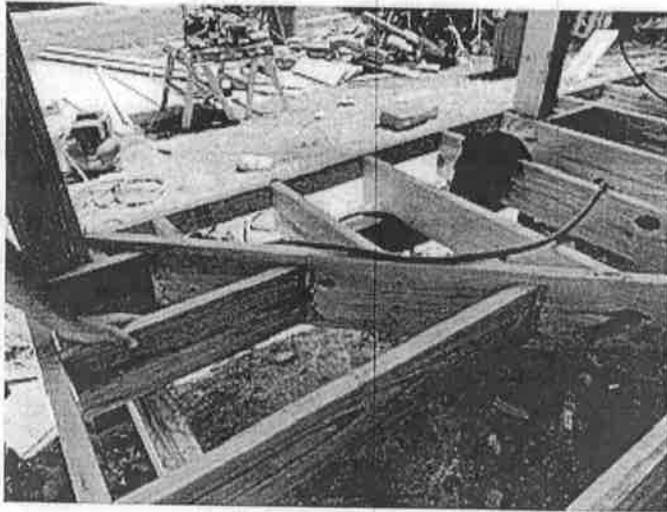
153 BOWLES ROAD, AGAWAM, MA 01001

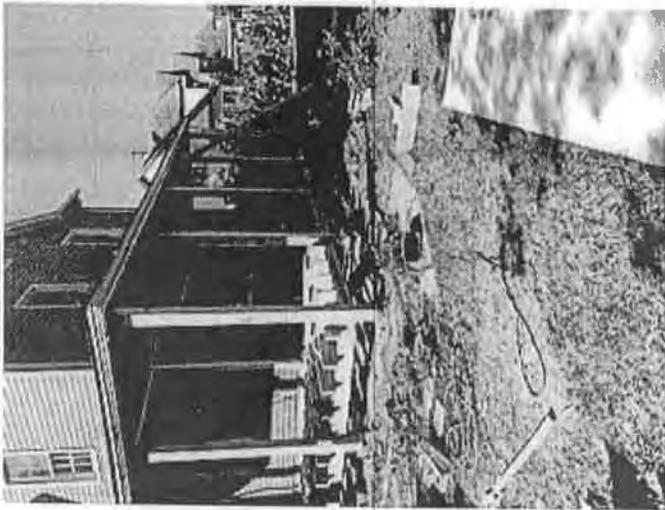
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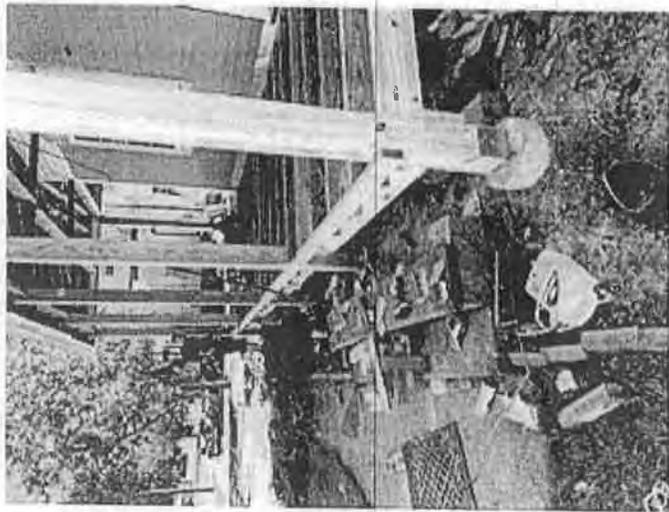
800-518-3569

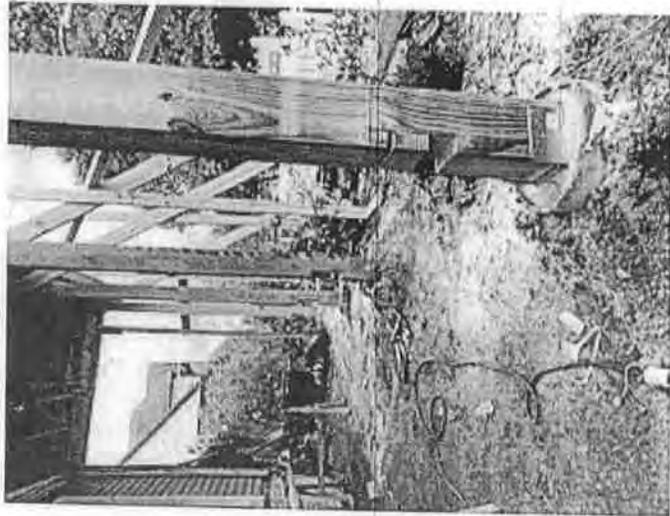
WWW.FASTENMASTER.COM

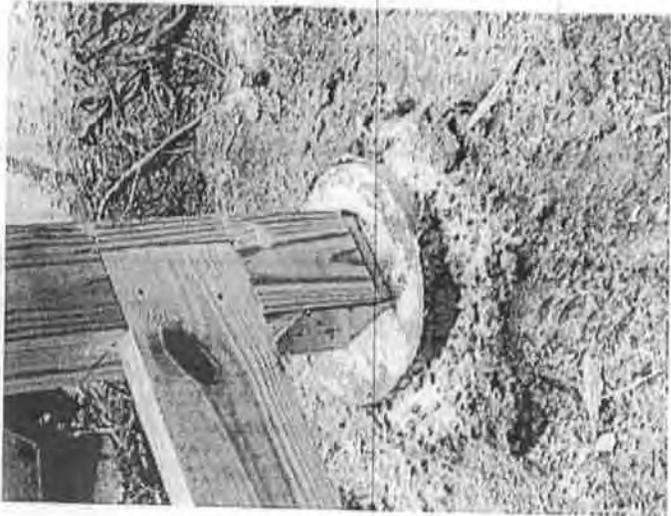


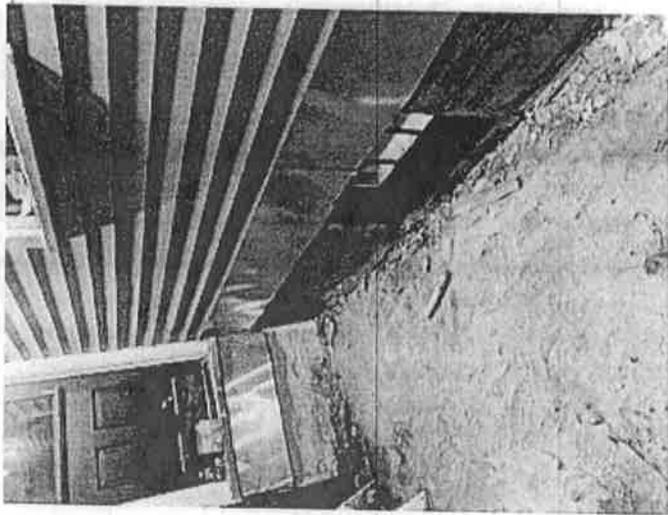


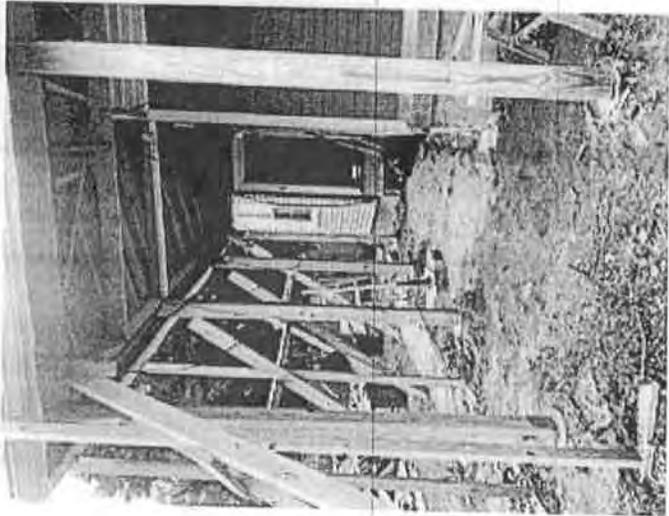


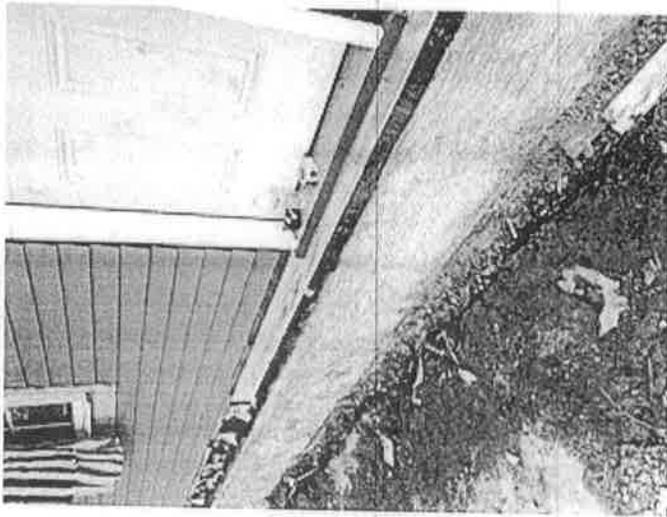


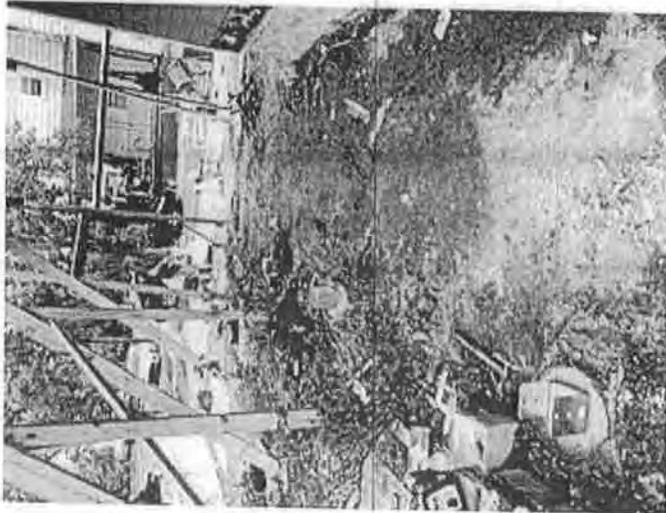


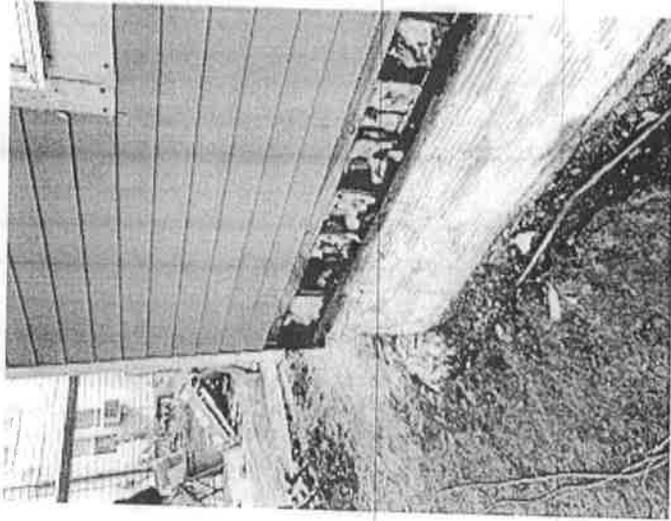




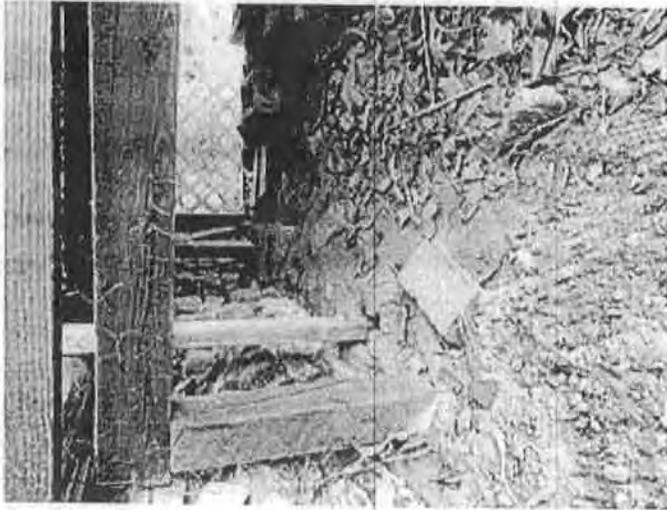


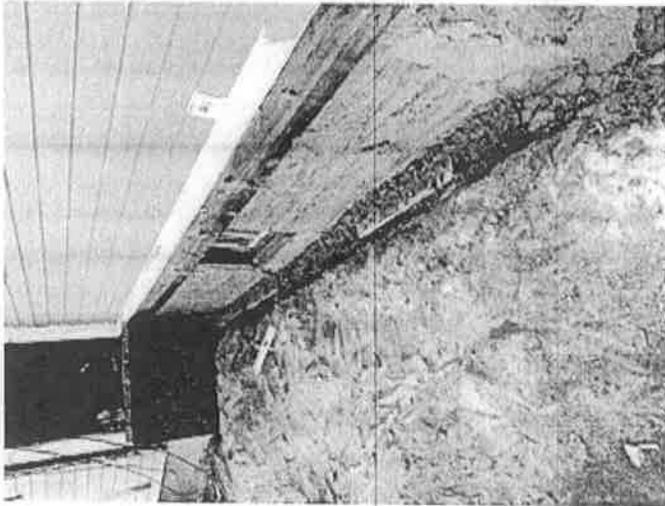






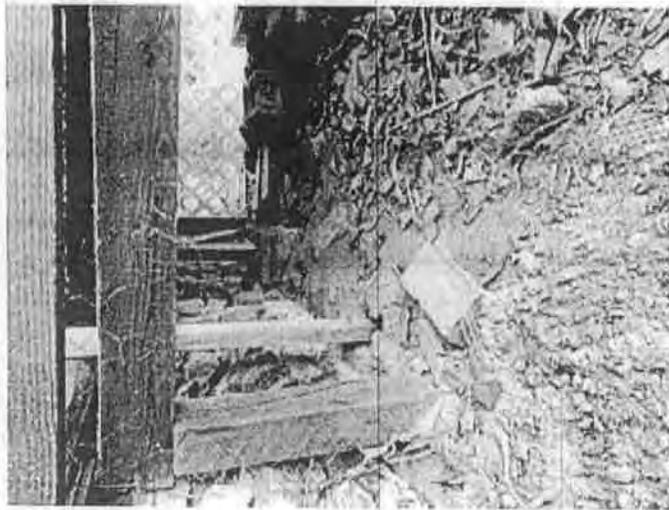


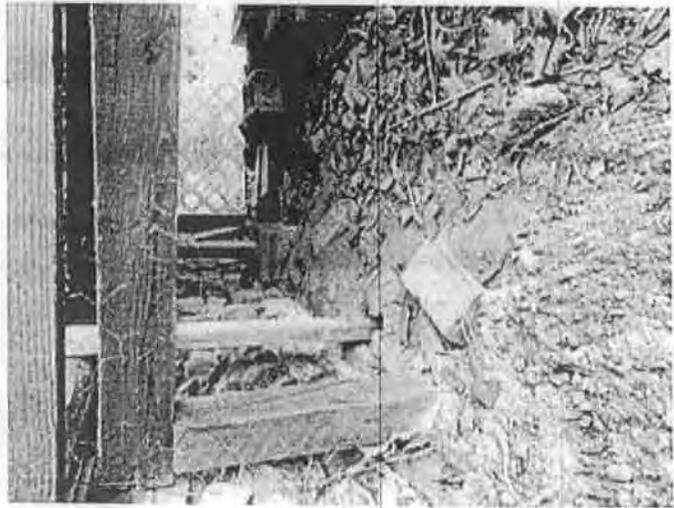












West Central Ave

3' white fence

3' white fence

6' from fence to house
35.3

Porch 26'9"

Porch

3 story + Basement

1,564/sq

32'4"

47'3"

fence

10 feet fence to street

shed 20 x 12

42'9" from fence

10' x 52.9

6'

3' from fence

124 West Central Porch Zones

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

November 7, 2019

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

Re: Application #192054C
Mark & Jennifer Grasso
124 W. Central Avenue, Blackwood, NJ 08012
Block 11507, Lot 7

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 ZONING BOARD TRANSMITTAL

DATE: November 4, 2019

APPLICATION No. #192054C

APPLICANT: MARK & JENNIFER GRASSO

PROJECT No. 13599

BLOCK(S): 11507 LOT(S): 7

LOCATION: 124 W. CENTRAL AVE., BLACKWOOD 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

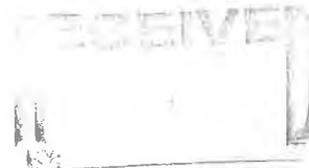
PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by NOVEMBER 15, 2019**
 For Your Files.

ENCLOSED:

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

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



Signature _____

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

Bin# 68

~~B~~

DATE: November 4, 2019

APPLICATION No. #192054C

APPLICANT: MARK & JENNIFER GRASSO

PROJECT No. 13599

BLOCK(S): 11507 LOT(S): 7

LOCATION: 124 W. CENTRAL AVE., BLACKWOOD 08012

TRANSMITTAL TO:

-
-
-
-

Township Engineer
Camden County Planning Board
N.J. American Water Co.
Taxes

-
-
-
-

Zoning Board Planner
Traffic Officer
Aqua N.J. Water Co.
~~Construction~~

-
-
-

Tax Assessor
G.T.M.U.A.
Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

New Application - Bulk C

Revision to Prior Application

PURPOSE OF TRANSMITTAL:

For Your Review.

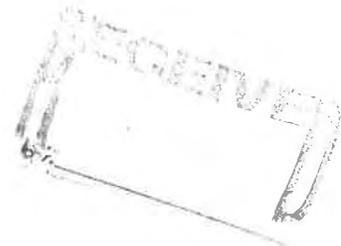
Please Forward Report by NOVEMBER 15, 2019

For Your Files.

ENCLOSED:

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



Variance Plan

Bulk (C) Variance

Use (D) Variance

OK 11-549 - JTW Bldg - Site Plan Only

Signature

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 #192053C**
Frank Cucunato
32 Randy Road
BLOCK 3009 LOT 8

DATE: November 14, 2019

The above application is to permit a 4' x 19' roof and front porch addition within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	±9,594 sf ¹	yes
Minimum lot frontage	75 ft.	75 ft.	yes
Minimum lot depth	125 ft.	115.84 ft.	enc
Maximum building coverage	20%	±31%¹	no*
Maximum lot coverage	40%	±51%¹	no*
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (porch)	30 ft.	22 ft.	no*
Side yard (porch)	10 ft.	±11 ft. ¹ / ±45 ft. ¹	yes / yes
Rear yard (dwelling)	30 ft.	±57 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

¹ = Scaled data.

enc = Existing nonconformance.

= Variance required.

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

II. VARIANCE COMMENTS

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

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

1. Front yard: (22 ft. provided v. 30 ft. minimum required).
2. Building coverage: (±31% provided v. 20% maximum allowed).
3. Lot coverage: (±51% provided v. 40% maximum allowed).

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

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested 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)).
5. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a roof and front porch addition twenty two (22) feet from the front property line (30 ft. minimum required), building coverage of approximately thirty one (31) percent (20% maximum allowed), and lot coverage of approximately fifty one (51) percent (40% maximum allowed).

VI. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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

cc: Frank Cucunato
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. A 192053C

Taxes Paid Yes/No Yes (Initial)

Planning Board Zoning Board of Adjustment

Fees 160 Project # 13598

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

Escr. 150.00 Escr.# 13598

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Frank C. Cucorato</u> Address: <u>32 Randy Rd</u> City: <u>Clementon NJ (cell)</u> State, Zip: <u>08027 609-922-1066</u> Phone: <u>609-922-1066</u> Fax: () - Email: <u>FCucorato@Comcast.NJ</u>	2. Owner(s) (List all Owners) Name(s): _____ Address: <u>S & M T</u> City: _____ State, Zip: _____ Phone: () - Fax: () -
--	--

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Frank C. Cucunato
Address: 32 Randy Rd
Profession: Painter
City: Glendon
State, Zip: HI. 08029
Phone: 609 922 1066 Fax: () - -
Email: FCucunato@Comcast.net

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

7. Location of Property:

Street Address: 32 Randy Rd Block(s): 3009
Tract Area: _____ Lot(s): 8

8. Land Use:

Existing Land Use: _____
Proposed Land Use (Describe Application): 22 Foot Front Porch
19' x 4'
FRONT PORCH 19' x 4'
22' F s/b

9. Property:

Number of Existing Lots: _____	Proposed Form of Ownership:	
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	<input type="checkbox"/> Rental
Are there <i>proposed</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes	(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:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	22'	Setback from E.O.P.*1	
Front setback 2		Setback from E.O.P.*2	
Rear setback		Fence type	
Side setback 1		Fence height	
Side setback 2		*E.O.P. = Edge Of Pavement.	
Lot frontage		Pool Requirements	
Lot depth		Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height		Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area		Shed area	
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:

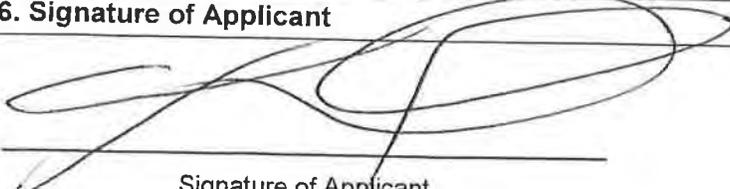
Number of parking spaces required: _____ Number of parking spaces provided: _____
 Number of loading spaces required: _____ Number of loading spaces provided: _____

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

 10/31/19

 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).**

_____ Date _____ Signature _____

Sworn and Subscribed to before me this _____ day of _____, _____ (Year). _____ Signature _____

_____ Print Name _____

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots?
- 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

No Yes

No Yes

No Yes

No Yes

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
Frank C Cocount

Print Name

10/31/19
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

Sworn and subscribed to
On this 30th day of October
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.

Name of property owner or applicant

Notary public

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



ORLANDO MERCADO
Council President

DAVID R. MAYER
Mayor

TRACEY L. TROTTO
Council Vice President

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

THOMAS C. CARDIS
Business Administrator

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

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.

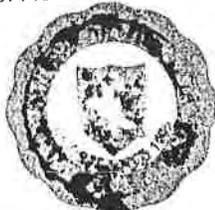
Name: Frank C Cucunato
Address: 32 Randy Road
Block: 3009 Lot: 8

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

Sandra L. Ferguson
Gloucester Township Tax Collector

good til 10/31/19

OFFICIAL VERIFICATION



Tax Collector
Gloucester Township
Camden County



Printed on recycled paper

ZONING PERMIT DENIED

32 RANDY RD
Block/Lot 3009/8

Applicant
CUCUNATO, GILDA
32 RANDY RROAD
GLENDDORA, N J 08029

Real Estate Owner
CUCUNATO, GILDA
32 RANDY RROAD
GLENDDORA, N J 08029

This is to certify that the above-named applied for a permit to/authorization for.
a proposed front yard 19'X4' attached porch located 22' from front property line.. This application for approval is hereby denied

**Zone
R3
Application is**

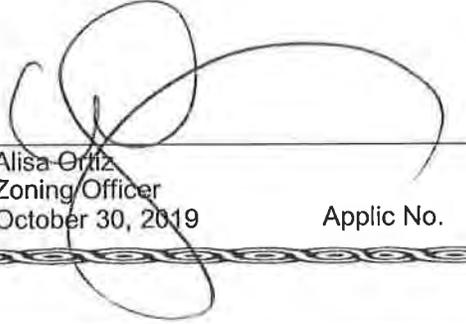
Approved

Comments on Decision:

Porch is to be located a minimum of 30' from front property line. A Variance approval is required prior to issuance of permit.

Additional permits must be obtained through the Construction Office

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



Alisa Ortiz
Zoning Officer
October 30, 2019

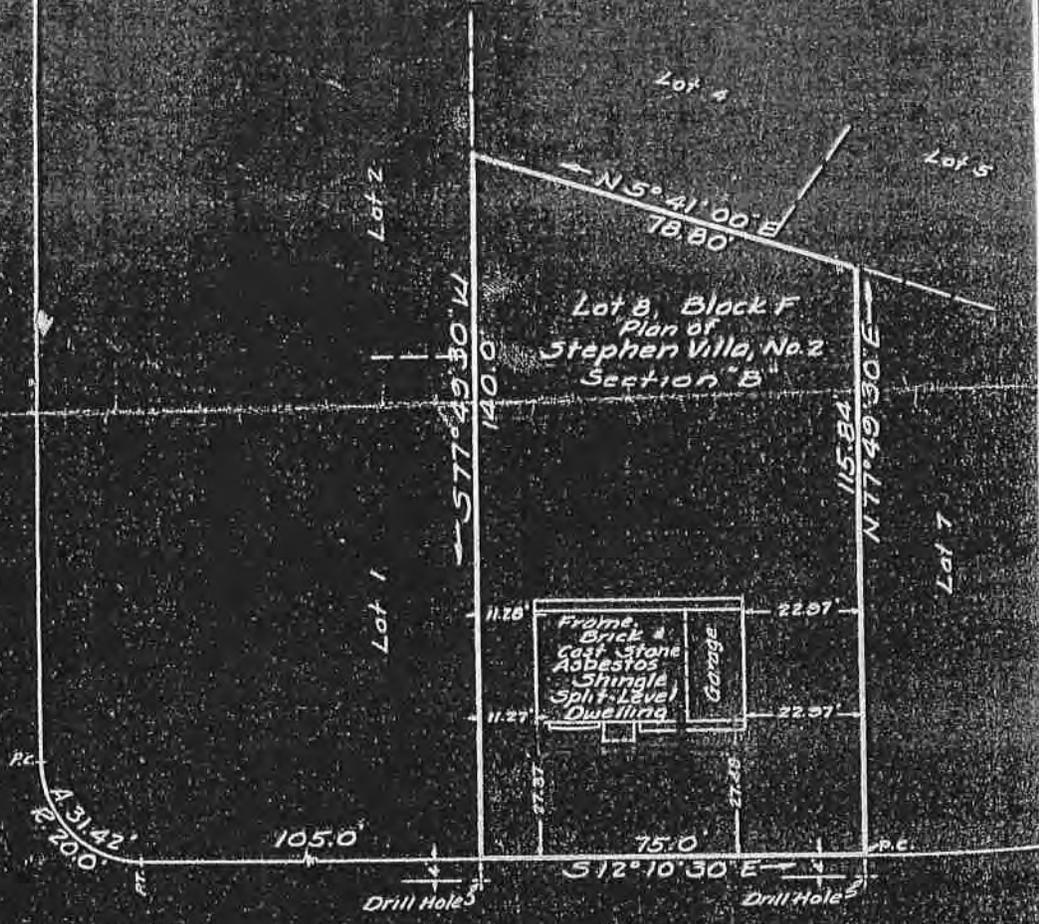
Applic No. 13597
8026

Cut Here

Deliver to...

CUCUNATO, GILDA
32 RANDY RROAD
GLENDDORA, N J 08029

TRUDY LANE (50' Wide)



RANDY ROAD (50' Wide)

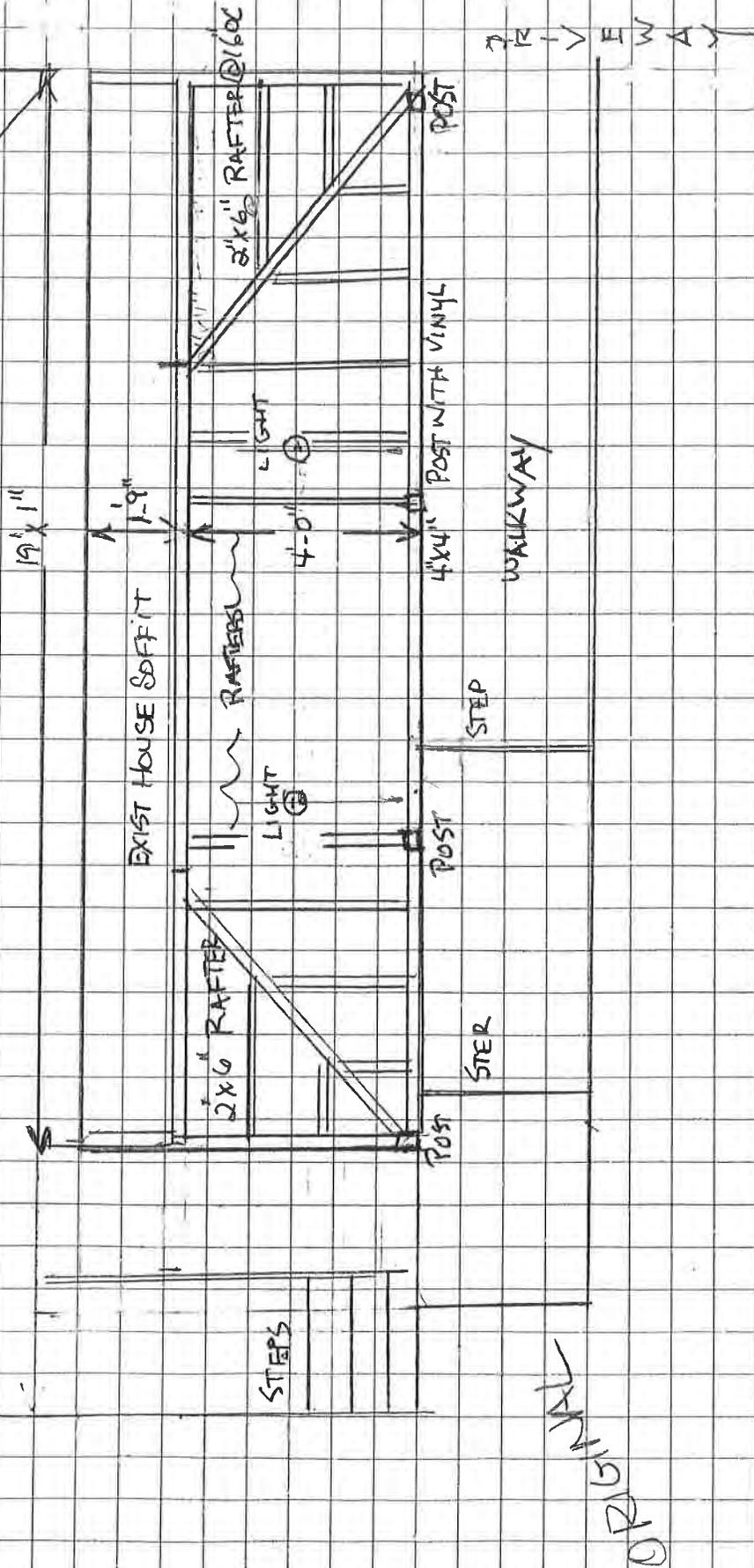
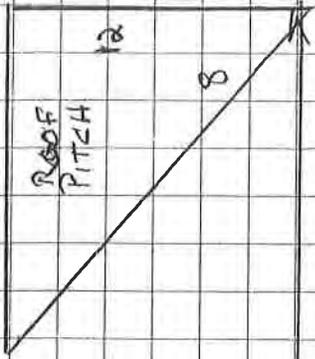
3009/8



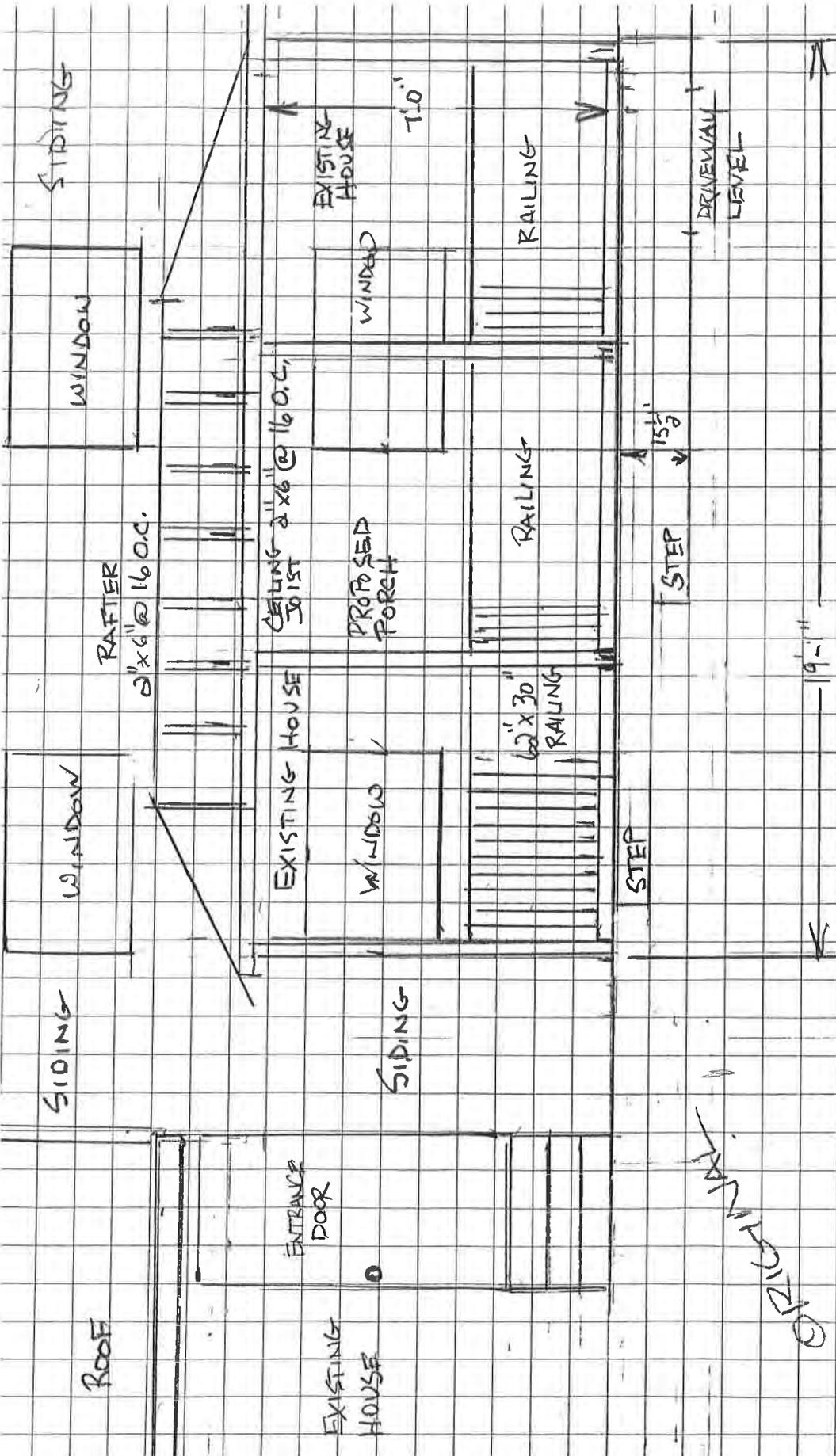
MAP
 Showing Survey of Property
 Situate in
GLOUCESTER TWR., N.J.
 Scale: 1"=30' Feb. 12, 1959
ROBERTSON & JOHNSON,
 Civil Engineers & Surveyors
 221 Clements Br. Rd., Barrington, N.J.



PROPOSED ROOF OVER PORCH
19'1" x 4'-6"



RECEIVED
OCT 31 2009



PROPOSED PORCH CEILING WITH ROOF OVER 1 1/2" X 4" POST SUPPORT

EXHIBIT 1

RECEIVED
OCT 31 2008

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

November 7, 2019

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

Re: Application #192053C
Frank Cucunato
32 Randy Road, Glendora, NJ 08029
Block 3009, Lot 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 read "RJC".

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL



DATE: October 31, 2019

APPLICATION No. #192053C

APPLICANT: FRANK CUCUNATO

PROJECT No. 13596

BLOCK(S): 3009 LOT(S): 8

LOCATION: 32 RANDY RD., 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 - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by NOVEMBER 12, 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

FRONT PORCH

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

Signature

[Handwritten Signature]
Assessor
11/5/19

No Issues.

Bmt# 61
~~B~~

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: October 31, 2019

APPLICATION No. #192053C

APPLICANT: FRANK CUCUNATO

PROJECT No. 13596

BLOCK(S): 3009 LOT(S): 8

LOCATION: 32 RANDY RD., 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 - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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

ENCLOSED:

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



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

OK 11-5-19 JTG Bldg - Site Plan Only

Signature

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 #192052C**
William Santarlaschi
3 Sagebrush Lane
BLOCK 18607, LOT 4

DATE: November 14, 2019

The Applicant requests approval for an 18' x 20' roof overhang addition, which is seven (7) feet from an existing above-ground swimming pool surface 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	±10,016 sf ¹	yes
Minimum lot frontage	75 ft.	75 ft.	yes
Minimum lot depth	125 ft.	129.92 ft.	yes
Maximum building coverage	20%	±16.6% ¹	yes
Maximum lot coverage	40%	±23.7% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (dwelling)	30 ft.	31.0 ft.	yes
Side yard (Addition)	10 ft.	19.3 ft. / 10.9 ft.	yes / yes
Rear yard	30 ft.	±47 ft. ¹	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	< 35 ft.	yes
RESIDENTIAL SWIMMING POOL REQUIREMENTS			
Front yard	30 ft.	n/a	n/a
Side yard	10 ft.	n/a	n/a
Rear yard	10 ft.	n/a	n/a
Distance from dwelling (roof)	10 ft.	7 ft.	no*

¹ = Scaled data.

n/a = Not applicable.

= Variance required.

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

II. VARIANCE COMMENTS

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

§422.K, Residential Swimming Pools and Cabana

1. Distance from dwelling: (3 ft. provided v. 10 ft. min. required).

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 variances:
 - 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.K, Residential Swimming Pools and Cabana to permit a roof overhang addition seven (7) feet from an above-ground swimming pool surface (10 ft. minimum required).

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: William Santarlasci
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 Date¹: _____ Application No.: #192052-C
 Planning Board Zoning Board of Adjustment

Taxes Paid Yes/No Yes (Initial)

Fees 160⁰⁰ Project # 13596

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

Escr. 150⁰⁰ Escr.# 13596

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>William Santarlaschi</u> Address: <u>3 Sagebrush Lane</u> City: <u>Sicklerville</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 371-8466</u> Fax: () - Email: <u>santarlaschi@gmail.com</u>	2. Owner(s) (List all Owners) Name(s): <u>William Santarlaschi</u> Address: <u>3 Sagebrush Lane</u> City: <u>Sicklerville</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 371-8466</u> Fax: () -
---	---

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: William Santarasai
Address: 3 Sagebrush Lane
Profession: Funeral Director
City: Sicklerville
State, Zip: NJ 08081
Phone: (856) 371-8466 Fax: () -
Email: _____

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

7. Location of Property:

Street Address: 3 Sagebrush Lane Block(s): 18607
Tract Area: _____ Lot(s): 4

8. Land Use:

Existing Land Use: Single Dwelling
Proposed Land Use (Describe Application): Attached wood roof 20' x 18'
seven 7' from existing above-ground pool
was R

9. Property:

Number of Existing Lots: 1 Proposed Form of Ownership:
Number of Proposed Lots: _____
 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	7'	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	

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

14. Parking and Loading Requirements:

Number of parking spaces required: _____ 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

<p><u>John E. Santalucia</u> (w)</p> <p>Signature of Applicant</p>	<p>10-29-14</p> <p>Date</p>
<p>_____</p> <p>Signature of Co-applicant</p>	<p>_____</p> <p>Date</p>

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).

10-29-19

Date

William E Santarlasa

Signature

William E Santarlasa

Print Name

Sworn and Subscribed to before me this

29th 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?
- 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

William E Santarlasa

Signature of Applicant

William E Santarlasa III

Print Name

10-29-19.

Date

19. Survey waiver certification:

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

State of New Jersey,

County of Camden:

William E Santarlasa 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 29th day of October, 2019 before the following authority.

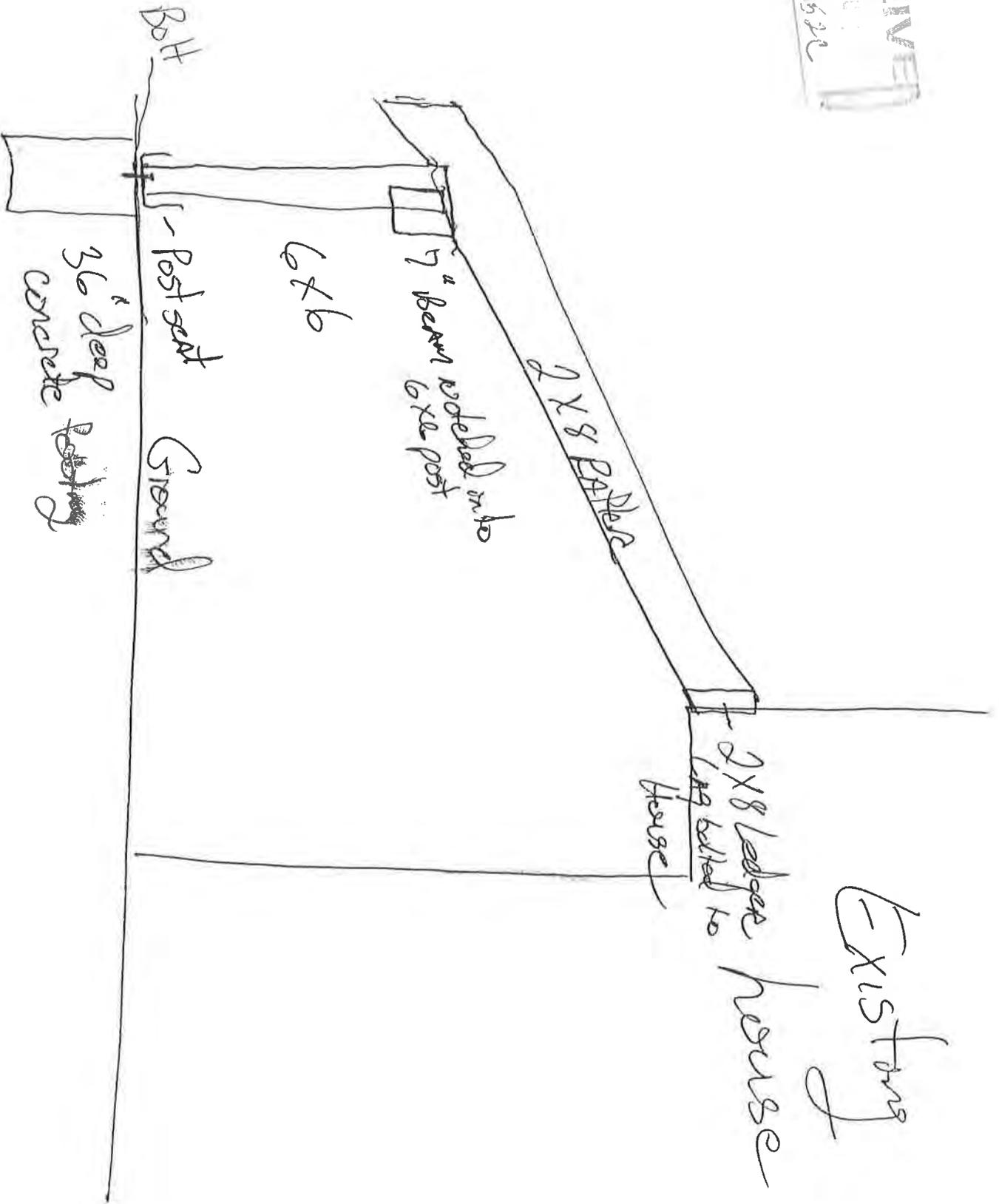
William E Santarlasa

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





Imagery ©2019 Google, Map data ©2019, Map data ©2019 10 ft



10' from water line to roof line.

10' s.p.l.

30' rpl.

3 Sagebrush Ln

Sicklerville, NJ 08081



Directions



Save



Nearby



Send to your phone



Share



Photos



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: William & Nancy Santarlasci
Address: 3 Sagebrush Lane
Block: 18607 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

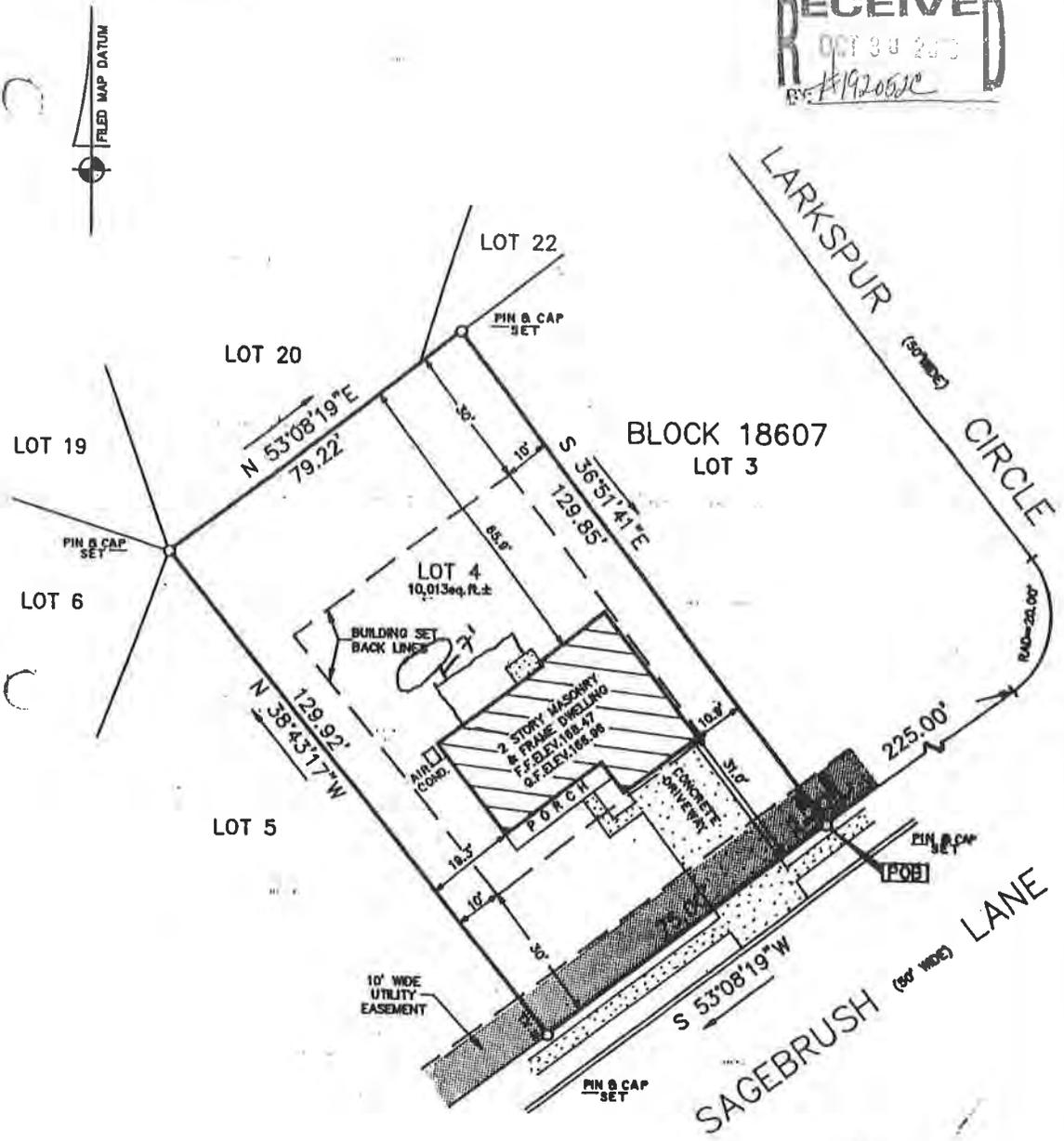


Tax Collector
Gloucester Township
Camden County



Printed on recycled paper

RECEIVED
 OCT 30 2005
 BY: #192062



WE ARE NOT EXPERTS IN THE DETECTION AND IDENTIFICATION OF HAZARDOUS SUBSTANCES, NOR DOES THIS PLAN PURPORT TO REVEAL THE PRESENCE OF SUCH SUBSTANCES.

THE BUILDING TIES ARE TO THE FOUNDATION.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS, VALIDITY OF MAIN OF TITLE, ETC; THAT A SUBSEQUENT SEARCH MAY DISCLOSE... KNOWN AS QUAKER LOT 154.

THE ELEVATIONS ARE BASED ON SITE DATUM.

DEED DESCRIPTION BEING LOT 4 OF BLOCK 18607 AS SHOWN ON A PLAN OF MAYFAIR NORTH, SECTION TWO, SITUATE GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NJ, BY LAND DIMENSIONS ENGINEERING, DATED 12/01/88, REVISED THRU 11/08/91, FILED OR ABOUT TO BE FILED IN THE COUNTY CLERK'S OFFICE.

CERTIFIED TO: ANTHONY & DEBORAH LEONE
 CITIZEN'S TITLE
 FIRST TOWN MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR ITS ASSIGNS AS THEIR INTERESTS MAY APPEAR

11/15/96	FINAL SURVEY	Dom.	
11/05/96	LOCATE FOUNDATION	Dam.	
DATE	REVISIONS	BY	CHK

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. I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY BELOW THE SURFACE AND NOT VISIBLE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES EXCEPT AS FOLLOWS TO THE TITLE INSURER SO THAT IT MAY BECOME WILE TO THE PREMISES SHOWN HEREON TO THE MORTGAGE HOLDER. THE DECLARATION SHALL SURVIVE TO ITS SUCCESSORS OR ASSIGNS.
 CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNED SEAL IMPRESSION OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

SURVEY OF PROPERTY
BLOCK 18607 LOT 4
 WOODS EDGE
GLOUCESTER TOWNSHIP
 CAMDEN COUNTY, NJ

Michael J. Galante
MICHAEL J. GALANTE
 N.J. PROFESSIONAL LAND SURVEYOR LICENSE NO. 27893
 N.J. PROFESSIONAL PLANNER LICENSE NO. 02823

MICHAEL J. GALANTE & ASSOCIATES
 SURVEYORS / PLANNERS
 375 NORTH MAIN STREET
 WILLIAMSTOWN NEW JERSEY 08094

DATE: 06/26/96	SCALE: 1"=30'	DWG BY: Kln	DWG NO. 94-038
----------------	---------------	-------------	----------------

ZONING PERMIT DENIED

3 SAGEBRUSH LA
Block/Lot 18607/4

Applicant

SANTARLASCI WILLIAM & NANCY
3 SAGEBRUSH LANE
SICKLERVILLE NJ 08081

Real Estate Owner

SANTARLASCI WILLIAM & NANCY
3 SAGEBRUSH LANE
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard attached 18'X16' roof overhang over existing patio located 7' from existing above ground pool.. This application for approval is hereby denied

**Zone
R3
Application is
Denied**

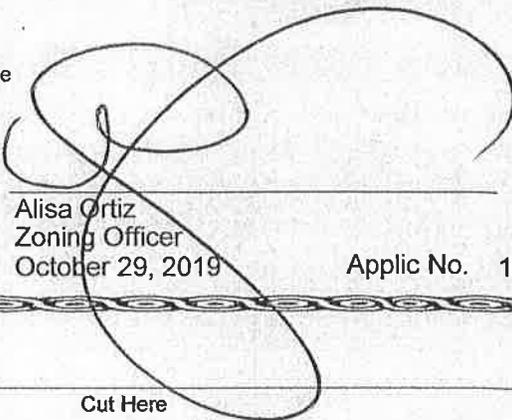
Comments on Decision:

Roof overhang is to be located a minimum of 10' from above ground pool. A Variance application is to be applied for 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 29, 2019

Applic No. 13589

Cut Here

Deliver to...

SANTARLASCI WILLIAM & NANCY
3 SAGEBRUSH LANE
SICKLERVILLE NJ 08081



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

November 4, 2019

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

Re: Application #192052C
William Santarlaschi
3 Sagebrush Lane, Sicklerville, NJ 08081
Block 18607, 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**

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL



DATE: October 30, 2019

APPLICATION No. #192052C

APPLICANT: WILLIAM SANTARLASCIO

PROJECT No. 13596

BLOCK(S): 18607 LOT(S): 4

LOCATION: 3 SAGEBRUSH LANE, SICKLERVILLE, NJ 08081

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 NOVEMBER 11, 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

Leas Porch

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

Signature

William Santarlascio
Assessor
11/5/19

No Issues.

Bin # 66

B

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: October 30, 2019

APPLICATION No. #192052C

APPLICANT: WILLIAM SANTARLASCIO

PROJECT No. 13596

BLOCK(S): 18607 LOT(S): 4

LOCATION: 3 SAGEBRUSH LANE, SICKLERVILLE, NJ 08081

TRANSMITTAL TO:

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

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- 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

Site Plan OK

11-4-19 JIG Bldg - Note: a roof structure this size will put alot of load on the existing cantilever (overhang). This situation should be evaluated by a N.J. Architect or Engineer before a building permit is issued.
 Please - please take note for Ken

Signature



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

Date: November 4, 2019

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: William Santarlasci

Site: 3 Sagebrush Ln

Block: 18607 Lot: 4

Application #: 192052C

- 1. Site plan OK. Note: a roof structure this size will put a lot of load on the existing cantilever (overhang). This situation should be evaluated by a NJ architect or engineer before a building permit issued.*

Thank you,

*Jim Gallagher
Building SubCode Official*