

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, January 22, 2020  
7:00 P.M.**

**Agenda**

**Salute to the Flag  
Commencement Statement**

**General Rules**

Meeting will start at 7:00P.M.

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

All persons testifying before the board must be sworn in.

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes - *Wednesday, January 08, 2020*

**ADOPTION OF ANNUAL REPORT**

Zoning Board of Adjustment 2019 Annual Report

**RESOLUTIONS FOR MEMORIALIZATION**

#192057C Bilal Akbar & Terry McGilberry	Bulk C Variance Block: 16703 Lot: 1
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#192059C Elissa & Thomas Martino	Bulk C Variance Block: 1105 Lot: 8
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**APPLICATIONS FOR REVIEW**

#192058C Nichol & Doug Moore Zoned: R3	Bulk C Variance Block: 15204 Lot: 6 Location: 9 Winfield Rd., Erial
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(She Shed) 18' x 12' shed w/5' R & S s/b

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JANUARY 08, 2020**

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

**Roll Call:**

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

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

**REORGANIZATION**

A motion to elect Mr. McMullin as Zoning Board of Adjustment Chairman was made by Mr. Rosati and seconded by Vice Chairman Simiriglia.

<b>Roll Call:</b>	<b>Mr. Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Scarduzio</b>	<b>Yes</b>
	<b>Mrs. Chimento</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>

**Motion Approved.**

A motion to elect Frank Simiriglia as Vice Chairman of The Zoning Board of Adjustment was made by Mr. Bucceroni and seconded by Mrs. Chimento.

<b>Roll Call:</b>	<b>Mr. Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Scarduzio</b>	<b>Yes</b>
	<b>Mrs. Chimento</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Motion Approved.**

A motion to elect Ken Lechner as Secretary of The Zoning Board of Adjustment was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Scarduzio</b>	<b>Yes</b>
	<b>Mrs. Chimento</b>	<b>Yes</b>

<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Motion Approved.**

A motion to elect Mrs. Jean Gomez as the recording secretary of the Zoning Board of Adjustment was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Scarduzio</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Motion Approved.**

A motion to elect Mr. Anthony Costa as Solicitor of the Zoning Board of Adjustment was made by Mr. Bucceroni and seconded by Mr. Rosati.

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Scarduzio</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Motion Approved.**

A motion to elect Churchill Engineering (Mr. James Mellett) as engineering firm for The Zoning Board of Adjustment was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Scarduzio</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Motion Approved.**

A motion to choose meeting dates; with one meeting for 5 months due to Councils' schedule, for the Zoning Board of Adjustment was made by Vice Chairman Simiriglia and seconded by Mr. Rosetti.

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Scarduzio</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Motion Approved.**

A motion to approve The Courier Post and The Philadelphia Inquirer/South Jersey Addition as advertising newspapers was made by Mr. Scarduzio and seconded by Mrs. Kelly.

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Scarduzio</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Motion Approved.**

A motion to approve the agenda procedures was made by Mr. Scarduzio and seconded by Mr. Rosati.

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Scarduzio</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Motion Approved.**

Chairman McMullin has the professionals sworn in:

**MINUTES FOR ADOPTION**

**Zoning Board Minutes – Wednesday, December 11, 2019.**

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Scarduzio</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mr. Rosetti</b>	<b>Yes</b>
	<b>Mrs. Kelly</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#192052C  
William Santarlasci**

**Bulk C Variance  
Block: 18607 Lot: 4**

**#192053C  
Frank Cucunato**

**Bulk C Variance  
Block: 3009 Lot: 8**

#192054C  
Jennifer & Mark Grasso

Bulk C Variance  
Block: 11507 Lot: 7

#192055C  
Edward Rost

Bulk C Variance  
Block: 14504 Lot: 8

#192056C  
M. Monshed

Bulk C Variance  
Block: 11505 Lot: 5

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Rosati	Yes
	Mr. Acevedo	Yes
	Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#192059C  
Elissa & Thomas Martino  
Zoned: R4  
Bulk C Variance  
Block: 1105 Lot: 8  
Location: 129 12<sup>th</sup> Ave., Glendora  
5' x 10' attached front porch 10' from F property line.

Mr. Costa swears in Ms. Martino.  
Ms. Martino states they would like to enclose their porch. 10' front setback w/ 13' from Glendora Ave.  
There was an existing porch and she is just following the setback.  
Mr. Bucceroni states they porches are enclosed up and down the street. It is very common in the area and her home is the only one with a porch which is not enclosed,

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
	Mrs. Chiumento	Yes
	Mr. Rosati	Yes
	Mr. Acevedo	Yes
	Chairman McMullin	Yes

Application Approved.

#192057C

**Bilal Akbar & Terrye McGillberry**

**Zoned: R3**

**Bulk C Variance**

**Block: 16703 Lot: 1**

**Location: 1 Dunlin Way, Sicklerville**

**6' Vinyl fence w/6' setback along Jarvis Rd.**

Mr. Costa swears in Ms. McGillberry.

Mr. Mellett revisited the site and the new recommendation is to move the fence back 5 feet from the current fence.

Ms. McGillberry asks if the tree growing will displace the fence.

Mr. Mellett states not necessarily.

Ms. McGillberry suggests 18' from the shoulder of the road, a measurement her husband had come up with.

Mr. Bucceroni states the measurement is taken from the inside of the curb.

Mr. Mellett states the fence is 8'.3" off the property line now; the new measurement should be 13'.3" off the property line with the additional 5'.

Vice Chairman asks if there is curbing around the property.

Ms. McGillberry states only on the front of the property not on the Jarvis Rd. side.

Mr. Mellett states the curb is on the property line. Jarvis does have a partial curb.

Mr. Lechner states it is basically a 2' variance.

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Scarduzio</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.**

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

**ZONING BOARD OF ADJUSTMENT**

Township of Gloucester – Camden County – New Jersey

2019 Annual Report

Application	Name	Street	Block	Lot	Description	Type	Decision	Date
01 #192002C	NJHR3,LLC	311 Marshall Ave., Blackwood	5001	25	SFD w/setbacks	C	Granted w/conditions	03/27/2019
02 #192003C	Michael Cimer	21 Pinewood Ct., Erial	16403	23	6' chain link & 6' blk alum fence w/setbacks	C	Granted	02/27/2019
03 #192004C	Anthony Karpovich	11 King Arthurs Ct., Erial	15821	62	14'x5'x8' Trek deck w/4' setbacks	C	Granted	03/27/2019
04 #182056CD	Empire Investments, LLC	44 Coles Rd., Blackwood	10902	12	Bulk & Use variances to permit individual manufacturing, etc.	C D	Granted w/conditions	05/08/2019
05 #182053C	Teresa Garvey	316 Byron Ct., Sicklerville	15701	5	Replacing 14'x16' deck/porch w/10.4' R setbacks	C	Granted	02/27/2019
06 #182054C	John C. Burt	2804 Garwood Rd., Sicklerville	14901	35	40'x60'x14.6' pole barn w/5' F s/b 10' R s/b	C	Granted w/conditions	02/27/2019
07 #182044D	Maria Cruz	113 Marshall Ave., Blackwood	19103	1	Converting triplex into quadplex	D	Denied	05/08/2019
08 #192005C	Michael Leonetti	900 Station Ave., Glendora	202	16	6' fence on F2 w/26' s/b	C	Granted w/conditions	04/24/2019
09 #192006C	Robert Bigwood	37 Clement Dr., Somerdale	9101	13	Open Car Port 12x20 in front yard s/b	C	Granted w/conditions	04/24/2019
10 #192008DSPW	OVAH Treatment Center, LLC	1115 Black Horse Pike, Blackwood	6501	1	Hair Salon not permitted in CR Zone	D SPW	Granted w/conditions	04/24/2019
11 #192012C	Sign Pros (Skeeters)	7 Coles Rd., Blackwood	8301	7	Raceway sign on roof of bldg.	C	Granted	04/24/2019
12 #182030CDSPWMSF	Dr. Mem, LLC	1271 Little Gloucester Rd., Clementon	13102	18, 19, 01, 19, 02, 20	Move plastic extrusion operation & other permitted uses	MSP	Granted w/conditions	05/08/2019
13 #192014CD	Auto Image, LLC	401 S. BH Pk, Blackwood	12509	1	Cont'd auto body repair; expansion or bldg. w/60x50 addition; add'l fencing etc.; bldg. restoration	CD	Granted w/conditions	05/08/2019

14	#192016CDPMSFMS	SJ Dining, INC (Burger King)	1370 Blkwood-Clementon Rd., Clementon	13303	2	Drive thru – 1,000 ft. w/in distance of another fast food chain	CD	Granted w/conditions	07/24/2019
15	#182047CDPMSFMS	MINT GLOUCESTER PARTNERS, LLC (THE PARK)	Love Rd., Gloucester Twp.	13103	2, 3, 3.01, 9 10, 25	270 Rental Apts. (Lots 2 & 25 Redevelopment)	PMSEMS CD PMS FMS	Withdrawn	04/15/2019
16	#192018C	Anthony Stagliano	411 Plantation Dr, Glendora	2905	10	10 x 19 open porch w/A frame 28' s/b	C	Granted	05/22/2019
17	#192020C	Diane Cimino	1145 Oak Ave., Glendora	902	11	Carpport 27 x 12 w/s/b 3.4'	C	Granted	07/24/2019
18	#192021C	Kyle & Melissa Seidel	42 Whitall Dr., Sicklerville	15601	30	19 x 14 extend roof over patio 3' from edge of pool	C	Granted	07/24/2019
19	#192022C	David M. Lackner, MD	316 Hillcrest La, Blackwood	7805	4	SFD w/detached garage & shed w/s/b	C	Granted w/conditions	07/24/2019
20	#192023C	Stacey Jones	1 Cinnamon Ct., Sicklerville	20901	52	9 x 7 Bathroom; 16 x 25 Bedroom additions w/s/b	C	Granted	07/24/2019
21	#172045DPMSEMS (ext) 1	Lance's Tavern	7 Coles Rd., Blackwood	8301	7	EXTENSION	(ext) 1	Granted w/conditions	07/24/2019
22	#192024C	Nicholas Palumbo	304 Lake Ave, Glendora	1802	4	6' vinyl fence w/setback	C	Granted	07/24/2019
23	#192025C	Salvatore Matarazzo	806 Davistown Rd., Blackwood	13103	16	6' vinyl fence w/setbacks	C	Granted w/conditions	08/14/2019
24	#192026C	Bernice Grundy	16 Thornhill Ct, Sicklerville	15703	141	12'x24' deck w/setbacks	C	Granted	08/14/2019
25	#192029C	Kenneth Boyer	One Arlington Rd., Erial	15810	12	14'x24 shed w/setbacks	C	Granted	09/11/2019
26	#192030C	Garrett Carlsen II	117 Front St., Glendora	2101	19	15.6'x11.6' deck w/setback	C	Granted	09/11/2019
27	#192031CD	Ville III, LLC	1401 Sicklerville Rd, Sicklerville	18601	7, 8, 9	230 Townhouses Maj SubDiv	CD	Granted w/conditions TWNH Use Only	10/09/2019
28	#192032CDM	McDonald's USA, LLC	1505 Blackwood-Clementon Rd, Blackwood	20101	9	Impervious coverage, signage, realignment of drive- thru lanes, 1000' to another establishment	CD M	Granted w/conditions	09/11/2019
29	#192033C	Rosemary Watkins	199 Indiana Ave., Blackwood	11901	15	8'x16' covered deck/roof 9'x16' w/sb	C	Granted	10/09/2019
30	#192034D	Donald Taggart	11 Marcia Ct., Erial	14702	29	Home Base Landscape Business	D	Granted	10/09/2019
31	#192036C	Hellenic Holdings	260 Cedar Ave., Blackwood	10401	2	5'x6' covered porch w/roof w/sb	C	Granted	10/09/2019
32	#192037D	Garden State Storage, LLC	2580-2530 Sicklerville Rd, Sicklerville	14701	1 & 12	Storage & Day Care Facility	D	Granted w/conditions Storage Use Only	10/23/2019
33	#192038C	Phillip Pimpinello	42 Edinburgh Rd, Blackwood	12802	10	Attached garage 15'x25'x14' w/sb	C	Granted	10/23/2019
34	#192039C	George Reese	514 E Lake Ave, Blackwood	11805	5	24'round pool w/ sb	C	Granted	10/23/2019



**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 192057C**

**Terrye McGilberry**

**Block 16703, Lot 1**

**WHEREAS**, Terrye McGilberry is the owner of the land and premises located at 1 Dunlin Way in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 6' fence 6' from the property line along Jarvis Road instead of the required 15' for the property located upon Block 16703, Lot 1, 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 January 8, 2020 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 Terrye McGilberry is the owner of the land and premises located at 1 Dunlin Way in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16703, Lot 1, 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 she is trying to save the tree and this location will do this. Mr. Mellett suggested the 13' from the property line along Jarvis and was of the opinion this location will save the tree.

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 seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of January, 2020, the applicant Terrye McGilberry is hereby granted the aforesaid variance for the property located upon Block 16703, 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  
Arlene Chiumento Yes  
Andy Rosato Yes  
Mike Acevedo Yes  
Frank Simiriglia Yes  
Jay McMullin Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd day of January, 2020.

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Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 192059C**

**Elissa Martino  
Block 1105, Lot 8**

**WHEREAS**, Elissa Martino is the owner of the land and premises located at 129 Twelfth Avenue in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a front porch 10' from the front property line and 13' from the front property line along Glendora Avenue instead of the required 20' for the property located upon Block 1105, Lot 8, as shown on the Official Map of the Township of Gloucester, located in a R-4 Zone, said application being pro-se.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on January 8, 2020 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 Elissa Martino is the owner of the land and premises located at 129 Twelfth Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1105, Lot 8, on the Official Tax Map of the Township of Gloucester, located in an R4 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified she is following the setback of the existing porch and is enclosing it.

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 seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of January, 2020, the applicant Elissa Martino is hereby granted the aforesaid variances for the property located upon Block 1105, Lot 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

Arlene Chiumento Yes

Andy Rosato Yes

Mike Acevedo Yes

Frank Simiriglia Yes

Jay McMullin Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd day of January, 2020.

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Ken Lechner, Secretary

Prepared by:

**ANTHONY P. COSTA, Esquire**



## 2019 ZONING BOARD AGENDA LOG

Meeting Date	Applicant	Application#	Granted	Denied	Tabled	Minutes	Resolution Adopted
March 27, 2019	Robert Bigwood	#192006C	X With conditions			X	April 24, 2019
	Michael Leonetti	#192005C	X With conditions				April 24, 2019
	OVAH Treatment Center, LLC	#192008DSPW	X With conditions				April 24, 2019
	Sign Pros (Skeeters)	#192012C	X				April 24, 2019
	Maria Cruz	#182044D					Tabled to April 24, 2019
	DR MEM, LLC	#182030CDSPWMSP			X		Tabled to April 24, 2019
April 10, 2019							CANCELLED
April 24, 2019	Empire Investments, LLC	#182056CD	X With conditions			X	May 8, 2019
	DR MEM, LLC	#182030CDSPWMSP	X With conditions				May 8, 2019
	Auto Images, LLC	#192014CD			X		Tabled to May 8, 2019
	Maria Cruz	#182044D		X			May 8, 2019



## 2019 ZONING BOARD AGENDA LOG

Meeting Date	Applicant	Application#	Granted	Denied	Tabled	Minutes	Resolution Adopted
July 24, 2019	Salvatore Matarazzo	#192025C	X With conditions			X	August 14, 2019
	Bernice Grundy	#192026C	X				August 14, 2019
August 14, 2019	Kenneth Boyer	#192029C	X			X	September 11, 2019
	Garrett Carlsen II	#192030C	X				September 11, 2019
	Ville, III, LLC	#192031CD			X		Tabled to September 11, 2019
	McDonald's USA, LLC c/o Jonathan Baske	#192032CDM	X With conditions				September 11, 2019
August 28, 2019							CANCELLED
September 11, 2019	Rosemary Watkins	#192033C	X			X	October 9, 2019
	Donald Taggart	#192034D	X				October 9, 2019
	Hellenic Holding Investment LLC	#192036C	X				October 9, 2019
	Ville, III, LLC	#192031CD	X W/conditions TNHS only				October 9, 2019

## 2019 ZONING BOARD AGENDA LOG

Meeting Date	Applicant	Application#	Granted	Denied	Tabled	Minutes	Resolution Adopted
September 25, 2019							CANCELLED
October 9, 2019	George Reese	#192039C	X			X	October 23, 2019
	Phillip Pimpinello	#192038C	X				October 23, 2019
	Kathleen Dyess Heather Holland	#192040C	X & gravel parking area				October 23, 2019
	Martha Simpson	#192044C	X				October 23, 2019
	Arthur J. Spencer	#192045C	X				October 23, 2019
Amend APP to remove Daycare	Garden State Storage, LLC	#192037D	X storage				October 23, 2019
	McDonald's USA,LLC	#192032CDM Corrected	X				October 9, 2019
October 23, 2019	Amy Tarves	#192041CDMFSPa			X	X	Tabled to November 13, 2019
	Lisa (Fleck) Sullivan & Brian Sullivan	#192043C	X				November 13, 2019
	Empire Investment Ent., LLC	#182056CDPMSFMS			X		Tabled to November 13, 2019

## 2019 ZONING BOARD AGENDA LOG

Meeting Date	Applicant	Application#	Granted	Denied	Tabled	Minutes	Resolution Adopted
November 13, 2019	Amy Tarves	#192041CDMFSPa	X With conditions			X	December 11, 2019
	Empire Investment Ent., LLC	#182056CDPMSFMS	X With conditions				December 11, 2019
	Robert Marroletti	#192047C	X				December 11, 2019
	Justin McManus	#192048C	X				December 11, 2019
	Frank Anzelmi	#192051C	X				December 11, 2019
	James E. Rusin, Jr Chews United Methodist Church	#192049DSPW	X				December 11, 2019
December 11, 2019	William Santarlasci	#192052C	X			X	January 08, 2020
	Frank Cucunato	#192053C	X				January 08, 2020
	Jennifer & Mark Grasso	#192054C	X				January 08, 2020
	Edward Rost	#192055C	X With conditions				January 08, 2020
	M. Monshed	#192056C	X With conditions				January 08, 2020



**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 #192058C**  
*Nichol-Kavchok Moore & Doug Moore*  
**9 Winfield Road**  
**BLOCK 5204, LOT 6**

**DATE:** December 16, 2019

The Applicant requests approval for a 12' x 18' 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	9,375 sf	yes
Lot frontage (min.)	75 ft.	75 ft.	enc
Lot depth (min.)	125 ft.	125 ft.	yes
Building coverage (max.)	20%	±12.7% <sup>1</sup>	yes
Lot coverage (max.)	40%	±18.9% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (min.)	30 ft.	n/a	n/a
Side yard (min.)	10 ft.	n/a	n/a
Rear yard (min.)	30 ft.	n/a	n/a
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

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

Description	Required	Proposed	Complies
<b>§422.L. RESIDENTIAL TOOL SHED</b>			
Shed area (max.)	168 sf	216 sf	no*
Number (max.)	1	n/p	---
Shed height (max.)	12 ft.	±10 ft.	yes
Wall height (max.)	9 ft.	8.75 ft.	yes
Distance between adjacent buildings	10 ft.	> 10 ft.	yes
Front yard (min.)	N.P.	±108 ft.	yes
Side yard (min.)	5 ft.	5 ft. / ±52 ft.	yes / yes
Rear yard (min.)	5 ft.	5 ft.	yes

n/p = Not provided.

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 variance from the Land Development Ordinance based on scaled data from the sketch provided by the Applicant.

### **§422.L, Residential Tool Shed**

- Area: (216 sf provided v. 168 maximum allowed).

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

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

### NEGATIVE CRITERIA

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

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane *Update Permit # 13610*  
 P.O. Box 8 Blackwood, NJ 08012  
 (856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

## For Office Use Only

Submission Date<sup>1</sup>: \_\_\_\_\_ Application No.: A192058C

Taxes Paid Yes/No Yes (Initial) MMB

Planning Board  Zoning Board of Adjustment

Fees 160.00 Project # 13648

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

Escr. 150.00 Escr.# 13648

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

Name: Nichol Kavchok-Moore + Doug Moore  
 Address: 9 Winfield Road  
 City: Erial  
 State, Zip: NJ, 08081  
 Phone: 856 316 5776 Fax: ( ) -  
 Email: kavmoo@comcast.net

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

Name(s): Doug Moore  
 Address: [Signature]  
 City: \_\_\_\_\_  
 State, Zip: \_\_\_\_\_  
 Phone: ( ) - - Fax: ( ) - -

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

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

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

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

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Nichol Kavchok-moore  
Address: 9 Winfield Road  
Profession: \_\_\_\_\_  
City: Er. al  
State, Zip: NJ 08081  
Phone: 856-782-8363 Fax: ( ) -  
Email: Kavmo@comcast.net

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

7. Location of Property:

Street Address: 9 Winfield Rd Block(s): 15204  
Tract Area: \_\_\_\_\_ Lot(s): 6 *all*

8. Land Use:

Existing Land Use: RESIDENTIAL  
Proposed Land Use (Describe Application): 18' x 12' 6" shed (she shed)  
5' REAR s/b  
5' 5' s/b *all*

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	5'	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	5'	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	216
Garage height	_____	Shed height	12.4
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)	_____	Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	5'
		Setback from property line 2	_____

**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**

*Michael...*

Signature of Applicant

11/7/19

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)

11/13/19

Date

*[Signature]*

Signature

Nichol Kavchok-Moore

Print Name

Sworn and Subscribed to before me this

13<sup>th</sup> 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]*

Signature of Applicant

Nichol Kavchok-Moore

Print Name

11/13/19

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 11/13/19, shows and discloses the premises in its entirety, described as Block 15204 Lot 6; 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 13<sup>th</sup> day of November,  
2019 before the following authority.

Nichol Kavchok-Moore full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

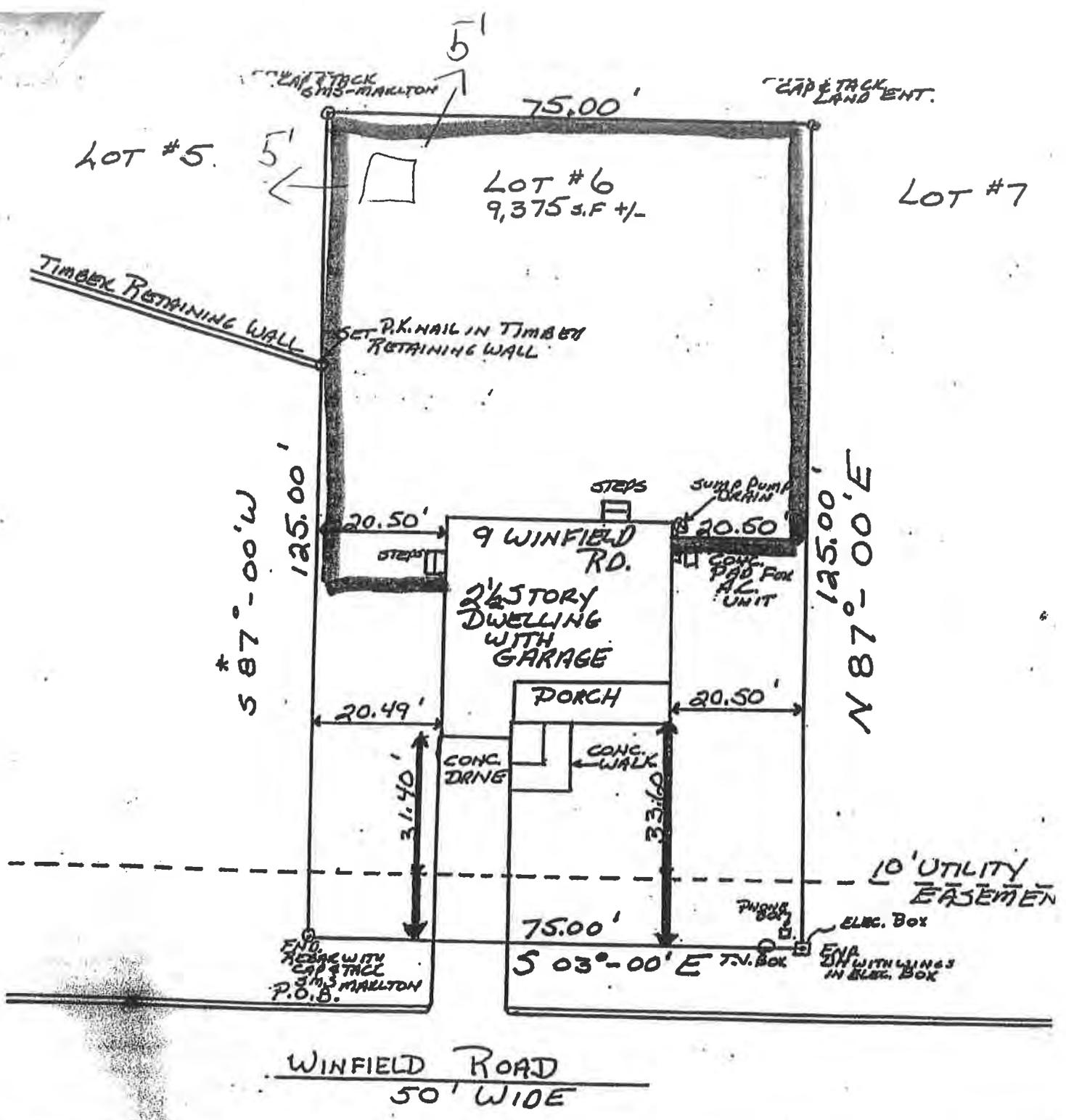
*[Signature]*

Name of property owner or applicant

Sejal Patel  
Notary Public  
New Jersey

My Commission Expires 3-13-2023  
No. 2371077

*[Signature]* 11/13/19



## ZONING PERMIT DENIED

9 WINFIELD RD  
Block/Lot 15204/6

Applicant

MOORE NICHOL KAVCHOK- & DOUGLAS C  
9 WINFIELD ROAD  
ERIAL NJ 08081

Real Estate Owner

MOORE NICHOL KAVCHOK- & DOUGLAS C  
9 WINFIELD ROAD  
ERIAL NJ 08081

*This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 18'x12' shed. This application for approval is hereby denied*

Zone

R3

Application is

**Denied**

*Comments on Decision:*

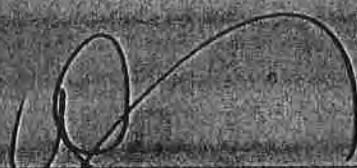
*Shed cannot exceed 168sq.ft A Variance approval is required prior to issuance of permit.*

**Gloucester Township**

P O Box 8

Blackwood, NJ 08012

(856)228-4000 FAX(856)232-6229

  
Ailsa Oniz

Zoning Officer

November 5, 2019

Applic No. 13610

Cut Here

**Deliver to...**

MOORE NICHOL KAVCHOK- & DOUGLAS C

9 WINFIELD ROAD

ERIAL NJ 08081



NOV 14 2019  
*[Signature]*

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:

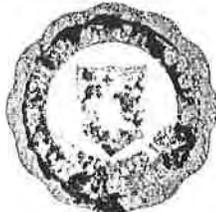
Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: Moore, Nichol Kavchok - & Douglas C.  
Address: 9 Winfield Road  
Block: 15204 Lot: 6

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

Sandra L. Ferguson  
Gloucester Township Tax Collector

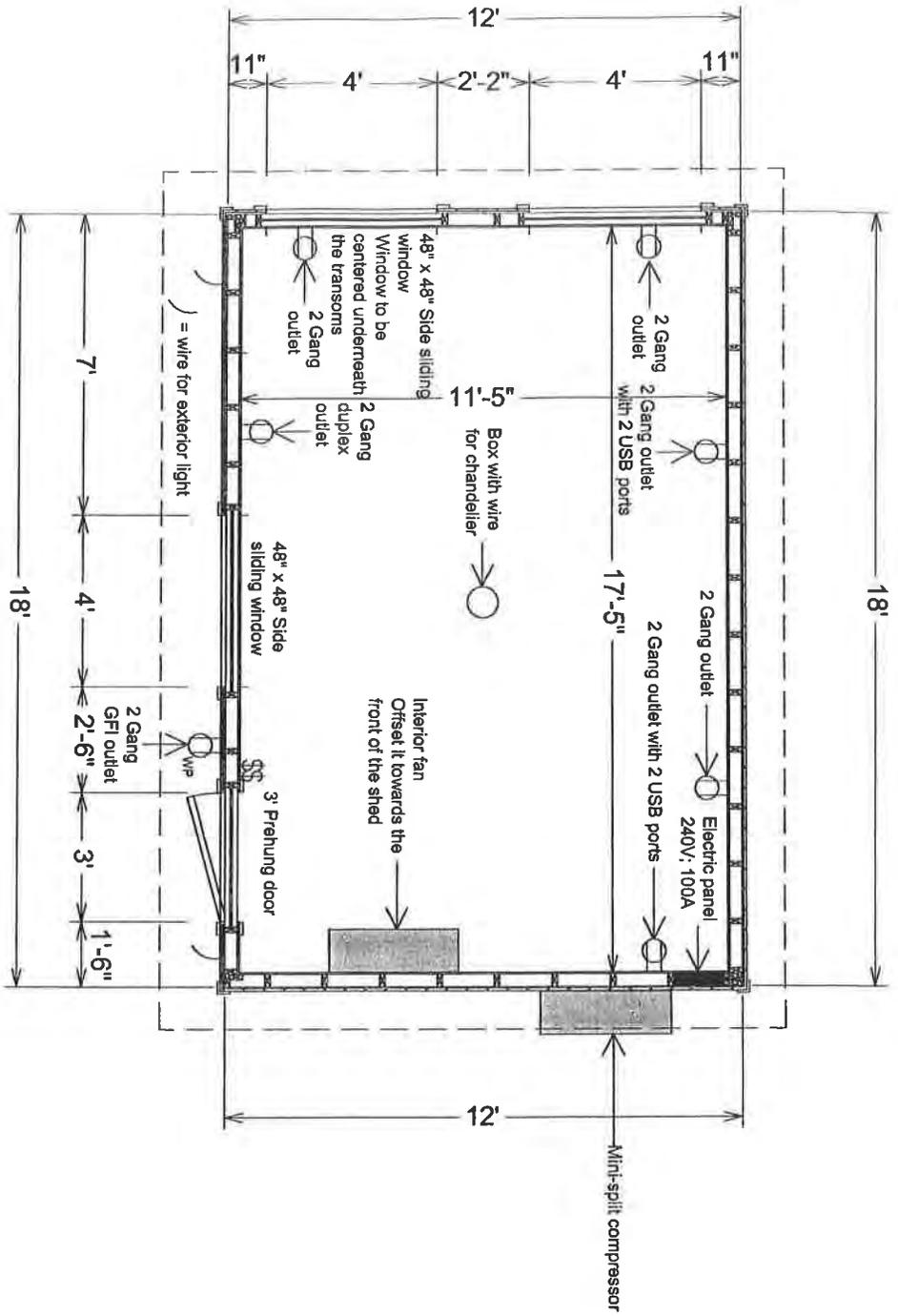
OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County



Printed on recycled paper



- Building Specifications**
- Floor:**
- Pressure treated 4x4 skids
  - Pressure treated 2x4 floor joists, 16" O.C.
  - 2" Closed cell spray foam
  - Pressure treated 5/8" plywood
- Walls:**
- 2x4 Wall framing, 16" O.C.
  - 2" Closed cell spray foam
  - Double top header
  - Single bottom plate
  - 7/16" LP Grovelless sliding with battens
- Roof:**
- 2x6 Rafters, 16" O.C.
  - 2" Closed cell spray foam
  - 7/16" OSB Sheathing
  - Underlayment
  - Standing seam metal

Sheds Unlimited  
 2025 Valley Rd.  
 Morgantown, PA 19543  
 Phone: 717-442-3281  
 office@shedsunlimited.net

Customer:  
 Nichol Moore  
 9 Winfield Rd.  
 Erla, NJ 08081

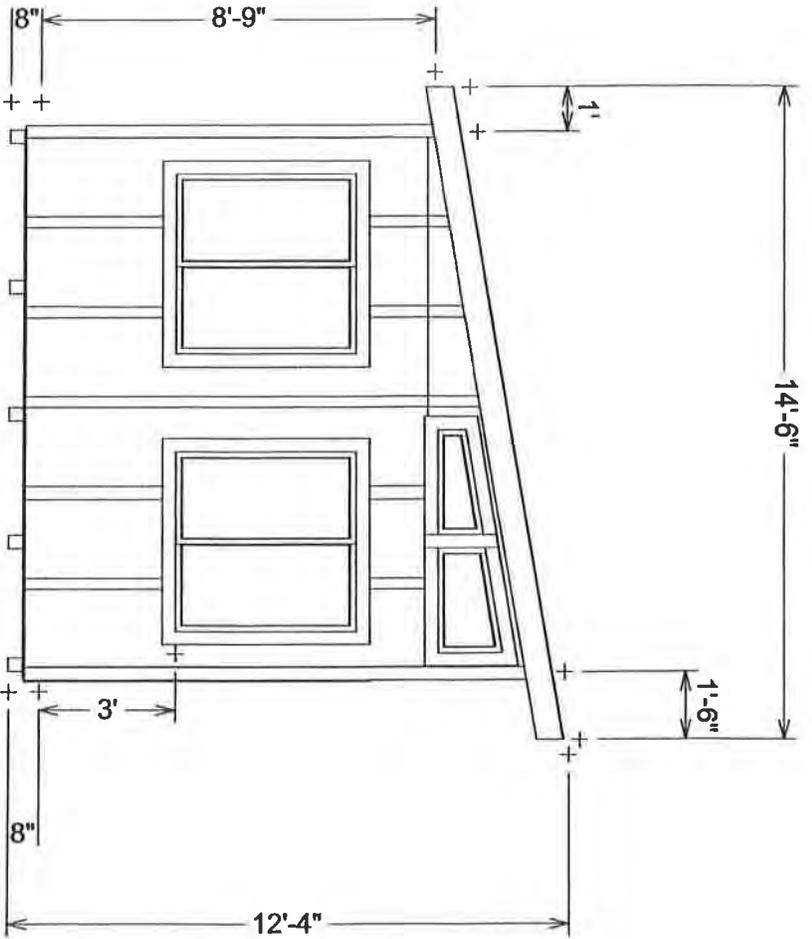
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 Floor Plan  
 Scale  
 1/4" to 1'

Revisions  
 11/1/2019  
 11/6/2019

Drawn By:  
 Kyle Zook  
 Date:  
 10/31/2019

Page No:  
 1

12x18 Studio 1



Sheds Unlimited  
 2025 Valley Rd.  
 Morgantown, PA 19543  
 Phone: 717-442-3281  
 office@shedsunlimited.net

Customer:  
 Nichol Moore  
 9 Winfield Rd.  
 Enal, NJ 08081

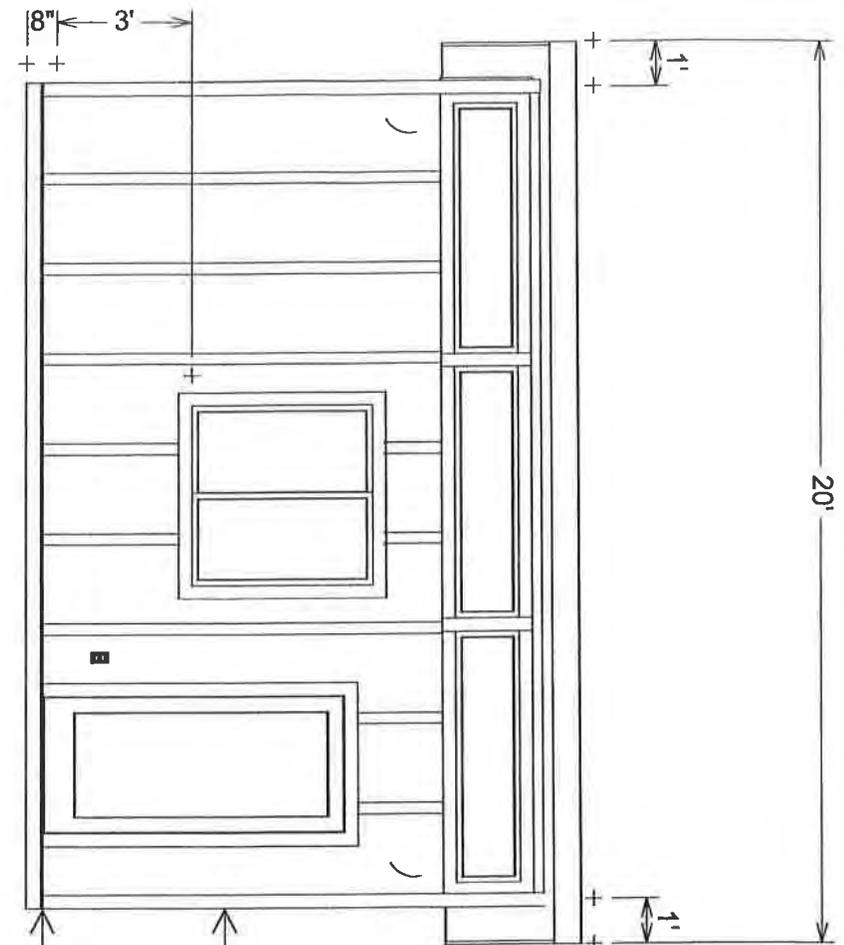
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 End View  
 Scale  
 1/4" to 1"

Revisions  
 11/1/2019  
 11/6/2019

Drawn By:  
 Kyle Zook  
 Date:  
 10/31/2019

Page No:

2



- 2x4 Wall framing, 16" O.C.
- Double top header
- Single bottom plate
- 7/16" LP Grooveless siding with battens
- 5 - Pressure treated 4x4 skids
- 2x4 floor joists, 16" O.C.
- 3" Closed cell spray foam
- 5/8" Plywood

**Sheds Unlimited**  
 2025 Valley Rd.  
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 Phone: 717-442-3281  
 office@shedsunlimited.net

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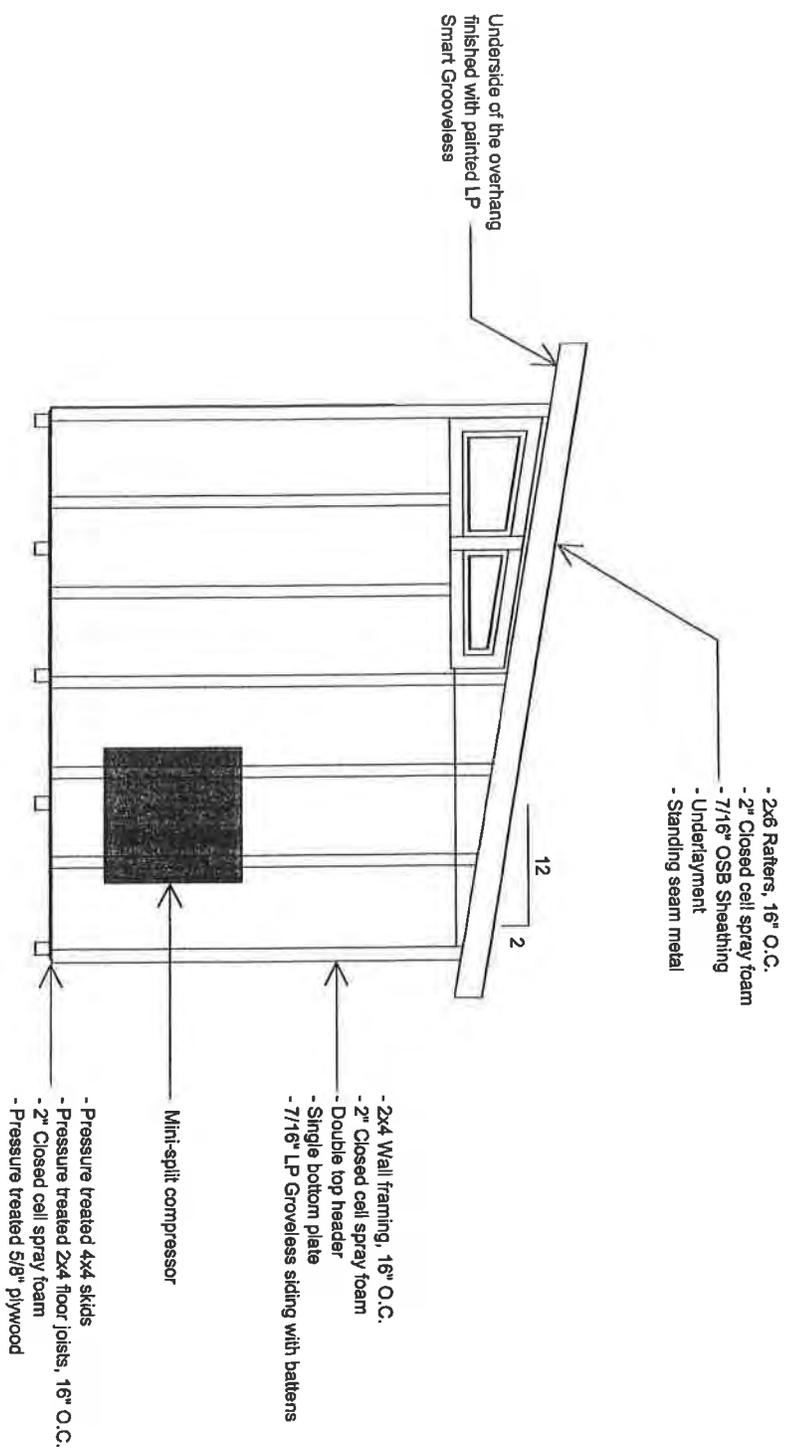
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 Side View  
 Scale  
 1/4" to 1'

**Revisions**  
 11/1/2019

**Drawn By:**  
 Kyle Zook  
 Date:  
 10/31/2019

**Page No:**  
 3





Sheds Unlimited  
 2025 Valley Rd.  
 Morgantown, PA 19543  
 Phone: 717-442-3281  
 office@shedsunlimited.net

Customer:  
 Nichol Moore  
 9 Winfield Rd.  
 Erial, NJ 08081

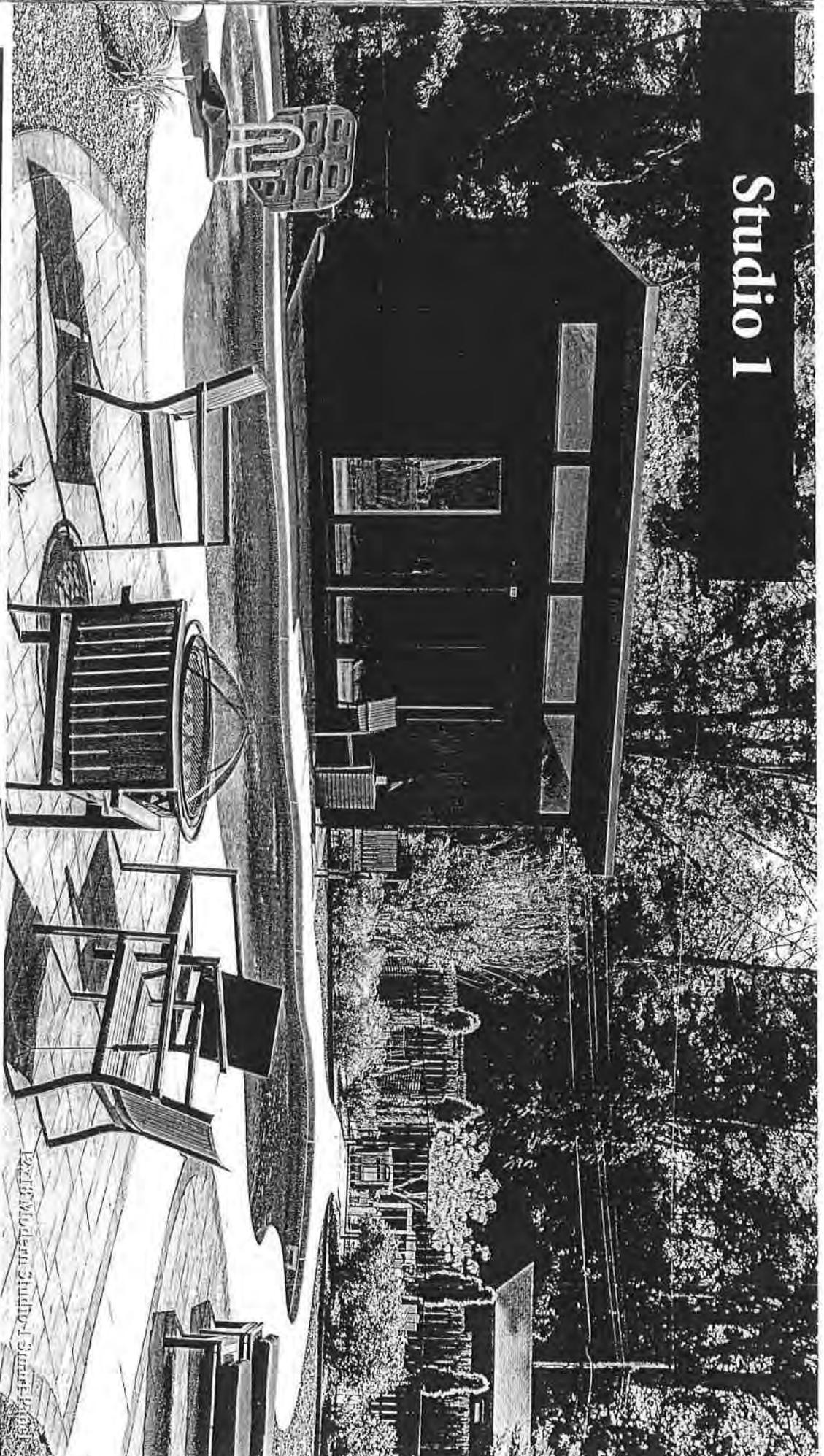
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 End View  
 Scale  
 1/4" to 1'

Revisions

Drawn By:  
 Kyle Zook  
 Date:  
 10/31/2019

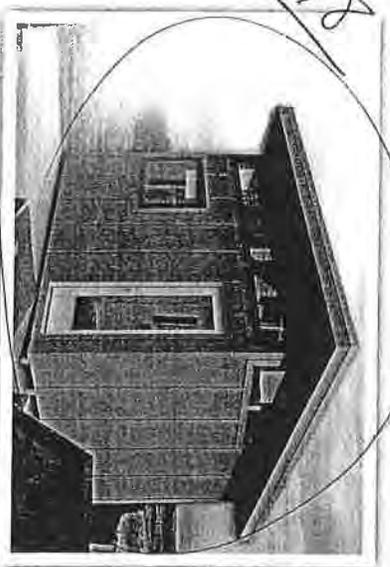
Page No:  
**5**

# Studio 1



## Modern Studio 1 Features:

- Smart Panel with battens
- Prehung modern doors (no glass)
- Standing seam metal roof
- Two 36"x36" insulated windows
- Modern transoms across the front
- Large overhangs



# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: November 25, 2019

APPLICATION No. #192058C

APPLICANT: NICHOL & DOUG MOORE

PROJECT No. 13648

BLOCK(S): 15204 LOT(S): 6

LOCATION: 9 WINFIELD RD, ERIAL 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 DECEMBER 6, 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

*[Handwritten Signature]*  
 assem  
 11/25/19

*No Issues.*

*BASIC STED IN REAR*

*(OK)*

Bnt 63  
B

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: November 25, 2019

APPLICATION No. #192058C

APPLICANT: NICHOL & DOUG MOORE

PROJECT No. 13648

BLOCK(S): 15204 LOT(S): 6

LOCATION: 9 WINFIELD RD, ERIAL 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         |                          |                           |

### STATUS OF APPLICATION:

- New Application - Bulk C       Revision to Prior Application

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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



Signature

12/9/19 Site Plan OK JTB - Bldg  
 Note This size shed requires 2 set of  
 Construction Plans along with a  
 Foundation Design - Construction Permit  
 Required.  
 Treacher,  
 Please  
 Type Note for Plan



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

*Date: December 10, 2019*

*To: Ken Lechner*

*From: Jim Gallagher*

*Re: Site Plan Review*

*Applicant: Nichol & Doug Moore*

*Site: 9 Winfield Rd*

*Block: 15204 Lot: 6*

*Application #: 192058C*



- 1. Site plan OK. Note: This size shed requires (2) sets of construction plans along with a foundation design. Construction permit required.*

*Thank you,*

*Jim Gallagher  
Building SubCode Official*