

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, February 12, 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.

MINUTES FOR ADOPTION

Zoning Board Minutes - *Wednesday, January 22, 2020*

RESOLUTIONS FOR MEMORIALIZATION

Zoning Board of Adjustment 2019 Annual Report

#192058C
Nichol & Doug Moore

Bulk C Variance
Block: 15204 Lot: 6

APPLICATIONS FOR REVIEW

#202001C
John L. Frantzis, Jr.
Zoned: R3

Bulk C Variance
Block: 5001 Lot: 21
Location: 646 Good Intent Rd., Blackwood

Carport 24'x 18'; 2nd oversize detached garage 30' x 40' x 12' w/setbacks

#202002C
Cal Atlantic Group, Inc./Lennar
Zoned: HC-R3

Bulk C Variance
Block: 17409 Lot: 15, 16, 171 & 18
Location 54, 56,58 & 60 Iron Gate Rd

Residential decks with setbacks

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JANUARY 22, 2020**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Absent
Mr. Scarduzio	Present
Mrs. Chiumento	Absent
Mr. Rosati	Present
Mr. Acevedo	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 Mr. Bucceroni and Mrs. Kelly sits in for Mrs. Chiumento.

MINUTES FOR ADOPTION

Zoning Board Minutes Wednesday January 08, 2020.

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

Roll Call:

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

Minutes Approved.

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2019 Annual Report.

A motion to approve the Zoning Board of Adjustment 2019 Annual Report was made by Mr. Scarduzio and seconded by Mr. Rosetti.

Roll Call:

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

2019 Annual Report Approved.

RESOLUTIONS FOR MEMORIALIZATION

#192057C

Bilal Akbar & Terrye McGilberry

Bulk C Variance

Block: 16703 Lot: 1

#192059C
Elissa & Thomas Martino
Bulk C Variance
Block: 1105 Lot: 8

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

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

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

Mr. Costa swears in Mr. Doug Moore and Mrs. Nichol Moore.

Mrs. Moore states the new shed will be a garden shed but a little less rustic. They are starting to get outside more and using the back yard. She states: The girls in the office (Construction and Zoning) have been fabulous. They have helped her through the whole project. The shed is a prefab shed that will be delivered whole.

Mr. Lechner states the code official states 2 sets of plans and a foundation are needed. Anything over 200 sq. ft. needs footings.

Mr. Moore states there will be a full cement pad.

Mrs. Moore states they were well aware of the process because they had built a deck a year ago.

Chairman McMullin asks if there were going to be gutters on the shed.

Mr. Lechner states no gutters should be installed because the rain blows against the wood and then it has to be replaced.

Mr. Costa asks if there are any other sheds on the property.

Mr. and Mrs. Moore state "no other sheds are on the property."

Open to the Public:

No Comments.

Open to the Professionals:

No Additional Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Rosati	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 Mrs. Kelly.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

ANNUAL REPORT 2019

WHEREAS, NJSA 40:55d-70.1 requires that at least once a year, a board of adjustment shall review its decision on applications and appeals for variances and prepare and adopt by resolution a report on the findings on the zoning ordinance provisions that were the subject of the variance requests and its recommendation for zoning ordinance amendments or revisions, if any; and

WHEREAS, the Gloucester Township Zoning Board of Adjustment desires to adopt the Annual Report of 2019 attached hereto.

NOW, THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of January, 2020 the Annual Report of 2019 of the Zoning Board of Adjustment as set forth in this resolution is approved. A copy of this resolution shall be information pursuant to NJSA 40:55D-70.1.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Rich Rosetti	Yes
Dorsett Kelly	Yes
Jay McMullin	Yes
Carmen Scarduzio	Yes
Andy Rosati	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 12th Day of February ,2020.

Ken Lechner, 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 #182030CDSPWMSP	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; addit'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 PMSFMS	Granted w/conditions	07/24/2019
15	#182047CDPMSFMS	MNT GLOUCESTER PARTNERS, LLC (THE PARK)	Love Rd., Gloucester Twp.	13103	2, 3, 3.01, 9 10, 25	270 Rental Apts. (Lots 2 & 25 Redevelopment)	CD PMS FMS	Withdrawn	04/15/2019
16	#192018C	Anthony Staghiano	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	#172045DPMSFMS (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 # 192058C
Nichol Kavchok Moore & Doug Moore
Block 15204, Lot 6**

WHEREAS, Nichol and Doug Moore are is the owners of the land and premises located at 9 Winfield Road in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 12' x 18' shed 216 sq. Feet instead of the required 168 sq. feet for the property located upon Block 15204, Lot 6, 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 22, 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 applicants Nichol and Doug Moore are the owners of the land and premises located at 9 Winfield Road in the Erial section of Gloucester Township, New Jersey, as shown on Block 15204, Lot 6, 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 buying the 12' x 18' shed pre fabed and this is the size available. The shed is a she shed and will be used for storage and garden equipment and it is only 28 sq. feet over the requirement. The applicant agreed as a condition of approval they will submit 2 sets of constructions plans along with a foundation design.

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 22nd day of January, 2020, the applicants Nichol and Doug Moore are hereby granted the aforesaid variance for the property located upon Block 15204, Lot 6 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

Carman Scarduzzio	Yes
Rich Rosetti	Yes
Andy Rosato	Yes
Dorsett Kelly	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 12th day of February, 2020.

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 #202001C**
John L. Frantzis Jr.
 646 Good Intent Road
 BLOCK 5001, LOT 21

DATE: January 22, 2020

The application is to permit a 30' x 40' x 12' detached private garage within the R-3 Residential district as per the attached 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>
Lot size (min.)	9,375 sf	28,600 sf	yes
Lot frontage (min.)	75 ft.	100 ft.	yes
Lot depth (min.)	125 ft.	286 ft.	yes
Building coverage (max.)	20%	±12.8% ¹	yes
Lot coverage (max.)	40%	±28.3% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.) - dwelling	30 ft.	79.84 ft.	yes
Side yard (min.) - dwelling	10 ft.	25.75 ft. / ±19 ft. ¹	yes / yes
Rear yard (min.) - dwelling	30 ft.	±176 ft. ¹	yes
Height (max.)	35 ft.	n/a	n/a
§422.H, PRIVATE GARAGES			
Area (Max.)	800 sf	1,200 sf	no*
Less than area of principal building	±1,590 sf ¹	1,200 sf	yes
Stories (max.)	1	1	yes
Number of garages (max.)	1	2	no*
Front yard (min.)	N.P.	±236 ft. ¹	yes
Side yard (min.)	10 ft.	30 ft. / 30 ft.	yes / yes
Rear yard (min.)	10 ft.	20 ft.	yes
Side wall height (max.)	9 ft.	n/p	---
Garage height (max.)	14 ft.	12 ft.	yes

- 1 = Scaled data.
 n/p = Not provided.
 = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances:

§422.H, Private Garages

1. Area: (1,200 sf provided v. 800 sf max. allowed).
2. Number of garages: (2 provided v. 1 max. allowed).

The Applicant must provide the side wall height to determine if a variance is required.

3. Side wall height: (not provided v. 9 ft. 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 required 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 422.H, Private Garages to permit a detached private garage one thousand two hundred (1,200) square feet (800 sf maximum allowed) and two (2) private garages (1 maximum allowed).

cc: John L. Frantz Jr.
Anthony Costa, Esq.
James Mellett, PE

Update Permit # 13611

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: # 202001C

Taxes Paid Yes/No (Initial) [Signature]

Planning Board Zoning Board of Adjustment

Fees 160.00 Project # 13694

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

Escr. 150.00 Escr.# 13694

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: John Frantzis Jr
Address: 646 Good Intent Rd
City: Blackwood
State, Zip: NJ 08012
Phone: (609) 254-1453 Fax: () -
Email: v8mustang64@hotmail.com

2. Owner(s) (List all Owners)

Name(s): John L Frantzis Jr
Address: 646 Good Intent Rd
City: Blackwood
State, Zip: NJ 08012
Phone: (609) 254-1453 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: John L Frantzis Jr

Address: 646 Good Intent Rd

Profession: _____

City: Blackwood

State, Zip: NJ 08012

Phone: (609) 254-1453 Fax: () - _____

Email: v8mustang64@hotmail.com

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: () - _____ Fax: () - _____

Email: _____

7. Location of Property:

Street Address: 646 Good Intent Rd Block(s): 5001

Tract Area: _____ Lot(s): 21

8. Land Use: Home

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): Garage 30'x40'x12'

2ND OVERSIZED DETACHED

CARPORT = 24'x18'

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: see ~~the~~ Plans

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	<u>30' x 40'</u>	Shed area	_____
Garage height	<u>12' Side Height</u>	Shed height	_____
Number of garages	<u>0</u>	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	<u>0</u>	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

John L. Frantziis J.
Signature of Applicant

1-8-2020
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).

1-2-2020
Date

John L Frantzis Jr
Signature

John L Frantzis Jr
Print Name

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

Sworn and Subscribed to before me this

2nd day of January
2020 (Year)

[Signature]
Signature

LORRAINE GALLAGHER
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

John L Frantzis Jr
Signature of Applicant

John L Frantzis Jr
Print Name

1-2-2020
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 1/2/20, 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:

John L Frantzis Jr of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to LORRAINE GALLAGHER
On this 2nd day of January
20 20 before the following authority.

John L Frantzis Jr
Name of property owner or applicant

[Signature]
Notary public

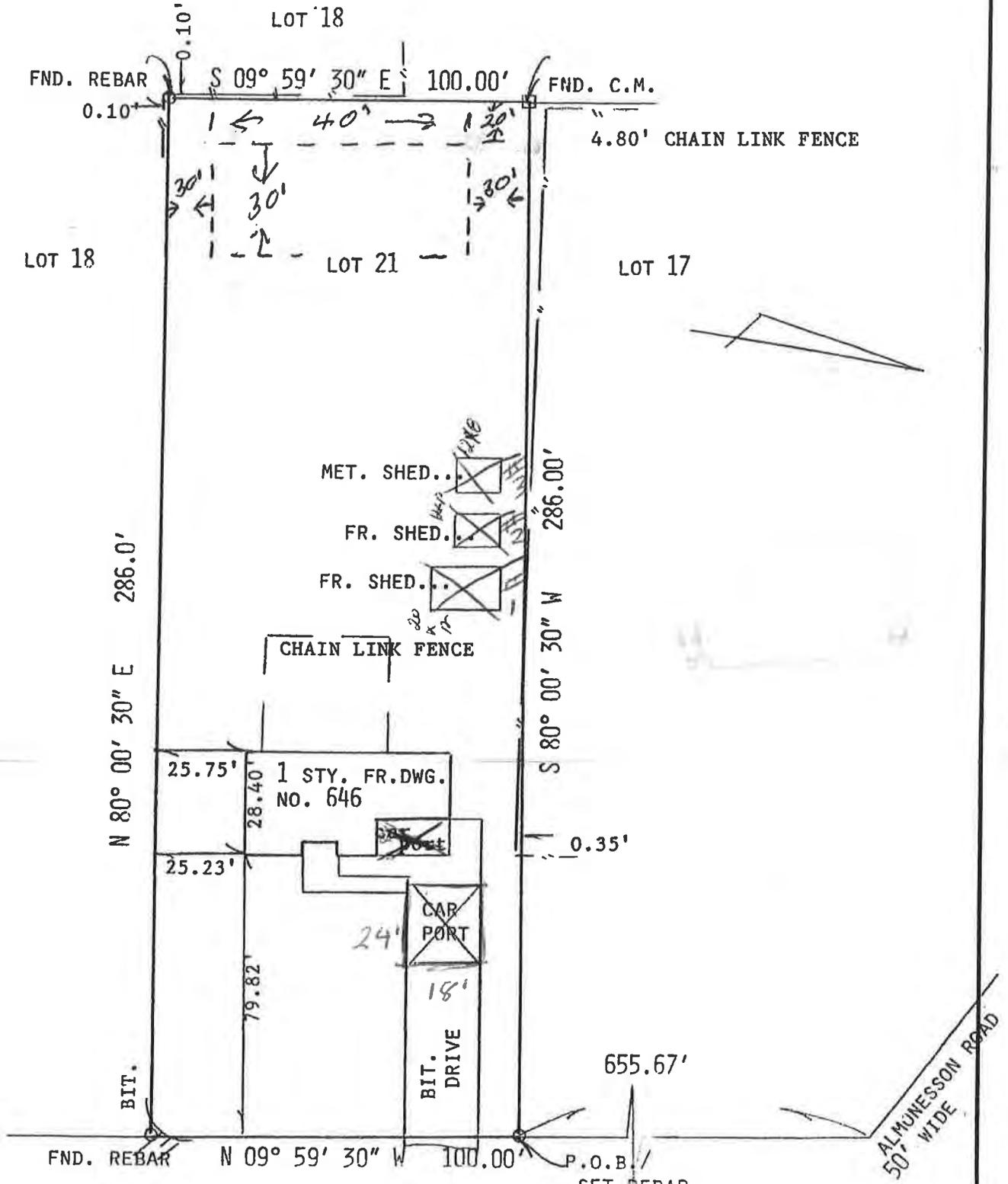
LORRAINE GALLAGHER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/7/2023

UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE MERIDIAN-DEED BASE TAX MAP BASE PLAN BASE FORMER SURVEY BASE

- = REBAR/IRON PIPE SET
- = CONCRETE MONUMENT SET

DESCRIPTION: BEING KNOWN AS LOT 21, BLOCK 5001 ON THE OFFICIAL TAX MAP; A/K/A PART OF LOT 3, MAP OF BLENHEIM FARMS; AREA = 28,600.0± S.F.

TO: YOUR HOMETOWN TITLE, LLC
WFG NATIONAL TITLE INSURANCE COMPANY
OAK MORTGAGE COMPANY, LLC
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR





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: John L. Frantzis Jr.
Address: 646 Good Intent Road
Block: 5001 Lot: 21

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

ZONING PERMIT DENIED

646 GOOD INTENT RD
Block/Lot 5001/21

Applicant
FRANTZIS JOHN L JR
646 GOOD INTENT ROAD
BLACKWOOD NJ 08012

Real Estate Owner
FRANTZIS JOHN L JR
646 GOOD INTENT ROAD
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 40'X30' detached garage. This application for approval is hereby denied

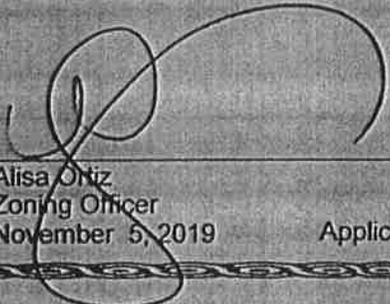
Zone
R3
Application is
Denied

Comments on Decision:

Garage cannot exceed 800sq.ft. 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 5, 2019

Applic No. 13611

Cut Here

Deliver to...

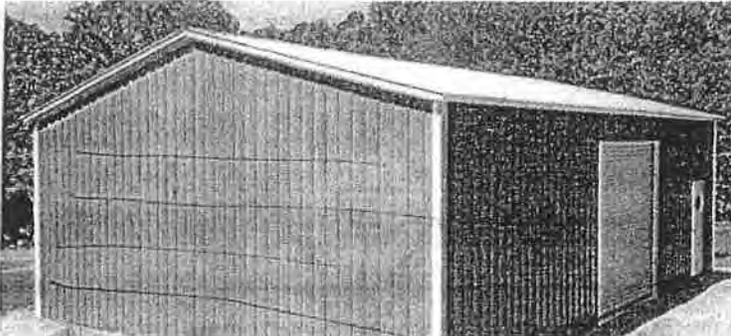
FRANTZIS JOHN L JR
646 GOOD INTENT ROAD
BLACKWOOD NJ 08012

10.3

12.4

30x40 Metal Shop Building

3,165.08



ITEM AV304112

[VIEW COLOR OPTIONS](#)

(<https://www.carportcentral.com/metal-buildings-color-planner>)

STARTING AT: **\$15,155.00**

(*Price varies by state and location)

195.91

78mo

Lower Prices Available

+1 (888) 509-6024

R11

REQUEST PRICE

DESIGN IT YOURSELF

The dimensions for this featured metal shop are 30'W x 40'L x 12'H. This 30' wide building includes a vertical roof style and is fully-enclosed with vertical paneling. As you can see in the picture above, it has one 10'x10' garage door and one standard walk-in door on the side.

You can customize this 40' long metal shop to your exact specifications AND budget! Please keep in mind, we DO NOT provide concrete or groundwork, and your site must be level before the day of installation.

You can also use the following keywords when searching for this building:

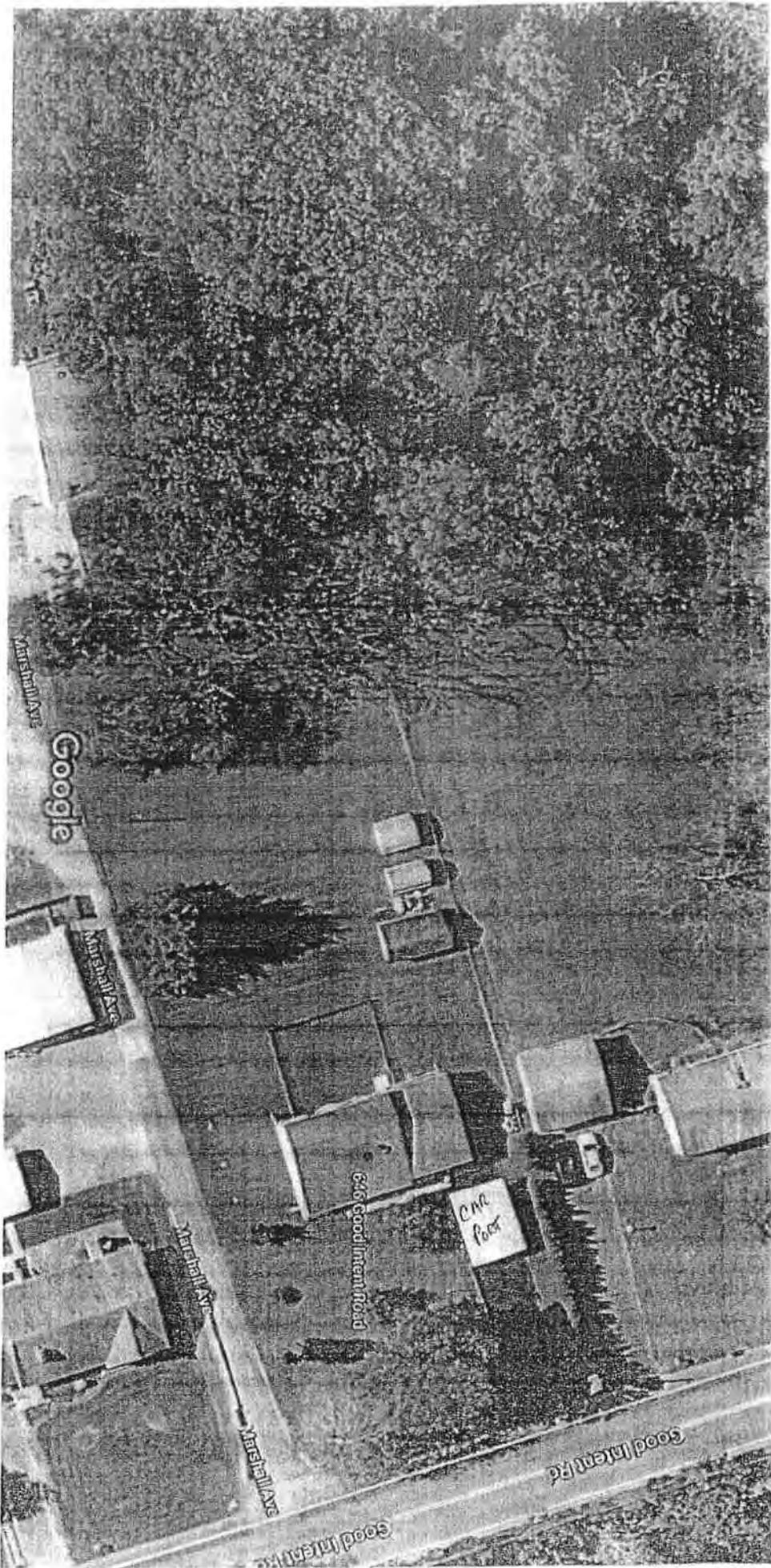
- Metal Shop Building Kit
- Metal Shop Building Plan
- Metal Shop Building Structure
- Building for Shop
- 30' Wide Metal Shop
- 40' Long Metal Shop Building



- <https://www.carportcentral.com/product-category/garage>),
- <https://www.carportcentral.com/product-category/workshops>),
- <https://www.carportcentral.com/product-category/garage/vertical-roof-garages>),
- <https://www.carportcentral.com/northern-states-sale>)
- <https://www.carportcentral.com/product-category/workshops/vertical-roof->
- <https://www.carportcentral.com/clear-span-metal-buildings> ([tel:+1 \(888\) 509-6024](tel:+1(888)509-6024))



Google Maps 646 Good Intent Rd



Blk 65

[Handwritten mark]

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 9, 2020

APPLICATION No. #202001C

APPLICANT: JOHN L. FRANTZIS, JR

PROJECT No. 13694

BLOCK(S): 5001 LOT(S): 21

LOCATION: 646 GOOD INTENT RD., BLACKWOOD

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by Jan 20, 2020*
 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 - 1-22-20 JLG Bldg

Signature

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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



Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

January 15, 2020

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



Re: Application #202001C
John L. Frantzis, Jr.
646 Good Intent Road, Blackwood, NJ 08012
Block 5001, Lot 21

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #202002C
CalAtlantic Group, Inc. / Lennar
BLOCK 17409, LOTS 15, 16, 17 & 18

DATE: January 22, 2020

The above application is to permit elevated wood decks within the rear yard (reverse front yard) within the RA - Residential Attached District as per the submitted sketch.

The Applicant also requests "three (3) one year extensions of Major Subdivision approval until May 13, 2020."

Applicant: CalAtlantic Group, Inc./Lennar, 2465 Kuser Road, 3rd Floor, Hamilton, NJ 08690 (telephone #609-245-2200).
Owner (Lot 15): Flores Bolivar III & Alexandra B., 54 Iron Gate Road, Sicklerville, NJ 08081.
Owner (Lot 16): McGillan Peter J & Elizabeth Lauren, 56 Iron Gate Road, Sicklerville, NJ 08081.
Owner (Lot 17): Bragg Courtland & Esperanza I, 58 Iron Gate Road, Sicklerville, NJ 08081.
Owner Lot 18): CalAtlantic Group, Inc./Lennar, 2465 Kuser Road, 3rd Floor, Hamilton, NJ 08690 (telephone #609-245-2200).
Surveyor: Joseph W. Maxcy, PLS, Peterman Maxcy Associates, LLC, 189 S. Lakeview drive, Suite 101, Gibbsboro, NJ 08026 (telephone 856-282-7444).
Attorney: Niall O'Brien, Esq., Archer & Greiner, P.C., One Centennial square, Haddonfield, NJ 08033 (Telephone #856-616-2696).

I. INFORMATION SUBMITTED

1. Land Development Application Form dated 01/15/2020.
2. Ownership Disclosure dated 01/06/2020.
3. Final Plan of Lots (Copy - Ledger Size), as prepared by Dimensions Engineering, comprising one (1) sheet dated 5/26/16, last revised 10/25/16.
4. As-Built Plan, as prepared by Peterman Maxcy Associates, LLC comprising one (1) sheet dated 01/15/18.

I. ZONING INFORMATION

1. RA ~ Residential District [§407].

Standard	Required (Fee-Simple Townhouse)	Proposed	Complies
Lot size (min.) – Lot 15	2,500 sf	4,207 sf	yes
Lot size (min.) – Lot 16	2,500 sf	2,131 sf	enc
Lot size (min.) – Lot 17	2,500 sf	2,033 sf	enc
Lot size (min.) – Lot 18	2,500 sf	3,501 sf	yes
Lot frontage (min.) – Lot 15	20 ft.	41.95 ft.	yes
Lot frontage (min.) – Lot 16	20 ft.	21.13 ft.	yes
Lot frontage (min.) – Lot 17	20 ft.	20.28 ft.	yes
Lot frontage (min.) – Lot 18	20 ft.	35.01ft.	yes
Lot depth (min.) – Lot 15	125 ft.	110.24 ft.	enc
Lot depth (min.) – Lot 16	125 ft.	103.54 ft.	enc
Lot depth (min.) – Lot 17	125 ft.	100.36 ft.	enc
Lot depth(min.) – Lot 18	125 ft.	100.36 ft.	enc
Building coverage – Lot 15	40%	±16.73%	yes
Building coverage – Lot 16	40%	±30.03%	yes
Building coverage – Lot 17	40%	±31.48%	yes
Building coverage – Lot 18	40%	±20.11%	yes
Lot coverage – Lot 15	60%	±31.19%	yes
Lot coverage – Lot 16	60%	±53.40%	yes
Lot coverage – Lot 17	60%	±53.27%	yes
Lot coverage – Lot 18	60%	±30.39%%	yes

¹ = Scaled data.
enc = Existing nonconformance.

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.) – dwelling – Lot 15	30 ft.	±43 ft.	enc
Front yard (min.) - dwelling – Lot 16	30 ft.	±35 ft.	enc
Front yard (min.) - dwelling – Lot 17	30 ft.	±33 ft.	enc
Front yard (min.) - dwelling – Lot 18	30 ft.	31 ft.	enc
Side yard (min.) - deck – Lot 15	20 ft. end wall only	±14 ft.	no[*]
Side yard (min.) - deck – Lot 16	20 ft. end wall only	n/a	n/a
Side yard (min.) - deck – Lot 17	20 ft. end wall only	n/a	n/a
Side yard (min.) - deck – Lot 18	20 ft. end wall only	±14 ft.	no[*]
Rear yard (min.) - deck – Lot 15	30 ft.	24.6 ft.	no[*]
Rear yard (min.) - deck – Lot 16	30 ft.	26.8 ft.	no[*]
Rear yard (min.) - deck – Lot 17	30 ft.	24.6 ft.	no[*]
Rear yard (min.) - deck – Lot 18	30 ft.	26.7 ft.	no[*]
Minimum Useable Yard Area	40%	n/a	n/a
Maximum Height	35 ft.	n/a	n/a

¹ = Scaled data.

enc = Existing nonconformance.

n/a = not applicable.

= Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

§407.F – RA –Residential Attached, Area, Yard, Height and Building Coverage

1. Side yard - Lot 15: (±14 ft. provided v. 20 ft. minimum required).
2. Side yard - Lot 18: (±14 ft. provided v. 20 ft. minimum required).
3. Rear yard - Lot 15: (24.6 ft. provided v. 30 ft. minimum required).
4. Rear yard - Lot 16: (26.8 ft. provided v. 30 ft. minimum required).
5. Rear yard - Lot 17: (24.6 ft. provided v. 30 ft. minimum required).
6. Rear yard - Lot 18: (26.7 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 variances:

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

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

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 407.F, Area, Yard, Height and Building Coverage, to permit a deck, as follows:

Lot 15 - Approximately fourteen (14) feet from the side property line (20 ft. minimum required) and twenty four and six tenths (24.6) feet from the rear property line (30 feet minimum required).

Lot 16 - Twenty four and eight tenths (24.8) feet from the rear property line (30 feet minimum required).

Lot 17 - twenty four and six tenths (24.6) feet from the rear property line (30 feet minimum required).

Lot 18 - Approximately fourteen (14) feet from the side property line (20 ft. minimum required) and twenty four and seven tenths (24.7) feet from the rear property line (30 feet 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: Niall O'Brien, Esq.
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

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

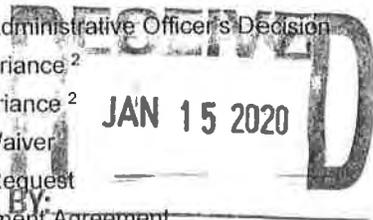
For Office Use Only			
Submission Date ¹ : _____	Application No.: <u>#2012002C</u>	Taxes Paid Yes/No <u>DMES</u> (Initial)	
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Zoning Board of Adjustment	Fees <u>200⁰⁰</u>	Project # <u>13169</u>
¹ Upon receipt of all fees, documents, plans, etc.		Escr. <u>400⁰⁰</u>	Escr.# <u>13169</u>

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>CalAtlantic Group, Inc. / Lennar</u> Address: <u>2465 Kuser Road 3rd Floor</u> <u>Attn: Tony Paz, Area Manager</u> City: <u>Hamilton</u> State, Zip: <u>New Jersey 08690</u> Phone: <u>(609) 245-2200</u> Fax: <u>() -</u> email: <u>Tony.Paz@Lennar.com</u>	2. Owner(s) (List All Owners) Name(s): <u>Various Ownership</u> <u>Please see attached Owner Addendum</u> Address: <u>Various</u> City: _____ State, Zip: _____ Phone: _____ Fax: _____
---	--

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

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



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	<u>RA</u>	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	<u>HC</u>	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

Name of Attorney: <u>Niall J. O'Brien, Esquire</u>	Firm: <u>Archer & Greiner, P.C.</u>
Address: <u>One Centennial Square</u>	State, Zip: <u>New Jersey 08033</u>
	Phone: <u>(856) 616-2696</u> Fax: <u>(856) 795-0574</u>

City Haddonfield Email: Nobrien@archerlaw.com

6. Name of Persons Preparing Plans and Reports:

Name: <u>Joseph W. Maxcy, P.L.S.</u>	Name: _____
Address: <u>189 S. Lakeview Drive, Suite 101</u>	Address: _____
Profession: <u>Licensed Professional Land Surveyor</u>	Profession: _____
City: <u>Gibbsboro</u>	City: _____
State, Zip <u>NJ 08026</u>	State, Zip _____
Phone: <u>(856) 282-7444</u> Fax: <u>(856) 282-7443</u>	Phone: _____ Fax: _____
Email: _____	Email: _____

7. Location of Property:

Street Address: 54, 56, 58 & 60 Iron Gate Road Block(s): 17409
 Tract Area: 4,207; 2,131; 2,033; & 3,501 s.f., respectively Lot(s): 15, 16, 17 & 18

8. Land Use:

Existing Land Use: Townhouse Subdivision
 Proposed Land Use (Describe Application) Rear Yard Setback Variance Approvals for residential decks associated with units in Iron Gate Community The Applicant seeks Variances from the Ordinance Rear Yard Setback requirement of 30 feet to allow setbacks of: (i) Lot 15: 24.6 feet; (ii) Lot 16: 26.8 feet; (iii) Lot 17: 24.6 feet; and (iv) Lot 18: 26.7 feet. (Rear Yard Setback of 25 feet was required at time of Subdivision.)
 Applicant also seeks three (3) one year extensions of Major Subdivision Approval until May 13, 2020

9. Property

Number of Existing Lots: <u>4</u>	Proposed Form of Ownership:	
Number of Proposed Lots: <u>4 (No change)</u>	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
	<input type="checkbox"/> Condominium	<input type="checkbox"/> Rental
Are there <i>existing</i> deed restrictions?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes (If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	<input checked="" 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. **Please refer to attached cover letter.**

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. **None.**

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	> 30 feet	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	See above	Fence type	_____
Side setback 1	12.9 ± feet	Fence height	_____
Side setback 2	12.9 ± feet	*E.O.P. = Edge Of Pavement	
Lot frontage	20/35 feet	Pool Requirements	
Lot depth	100/132 feet	Setback from R.O.W. 1	_____
Lot area	0.05/0.10 acre	Setback from R.O.W. 2	_____
Building height	< 35 feet	Setback to property line 1	_____
		Setback to 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	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

Number of parking spaces required: <u>2 per lot</u>	Number of parking spaces provided: <u>2 per lot</u>
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:

Archer & Greiner, P.C., Attorneys for Applicant,
CalAtlantic Group, Inc. / Lennar

By:  1/8/2019 Date

Niall J. O'Brien, Esquire

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).

Owner Consents to be submitted under
By: separate cover

Date

Signature

Print Name

Sworn and Subscribed to before me this

day of _____,
2020 (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 land into six (6) 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 this applicant a corporation? No Yes
- E. Is this applicant a limited liability corporation? No Yes
- F. Is the applicant a partnership? No Yes

IF YES TO ANY OF THE ABOVE:

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

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 stockholders and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

No Yes

Archer & Greiner, P.C., Attorneys for Applicant,
CalAtlantic Group, Inc. / Lennar
By: *NJO*
Niall J. O'Brien, Esquire

January 8, 2020
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:
_____ of full age, being duly sworn to
law, on oath and says that all of the above statement
herein is true.
N/A As-Built Survey is Enclosed.

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

Name of property owner or applicant

Notary Public

CalAtlantic Group Inc. / Lennar – Iron Gate Community

ADDENDUM OF PROPERTY OWNERSHIP

Application for Variances for Rear Yard Decks and Extension of Final Major Subdivision

Approval

Block 17409, Lots 15, 16, 17 & 18 / 54, 56, 58 & 60 Iron Gate Road

Lot 15/54 Iron Gate Road: FLORES BOLIVAR III & ALEXANDRA B, 54 IRON GATE ROAD, SICKLERVILLE NJ 08081

Lot 16/56 Iron Gate Road: MCGILLAN PETER J & ELIZABETH LAUREN, 56 IRON GATE RD, SICKLERVILLE NJ 08081

Lot 17/58 Iron Gate Road: BRAGG COURTLAND & ESPERANZA I, 58 IRON GATE ROAD, SICKLERVILLE NJ 08081

Lot 18/60 Iron Gate Road: CALATLANTIC GROUP, INC. (Applicant)

217845140v1

CalAtlantic Group, Inc.

Gloucester Township, Camden County

January 6, 2020

Ownership Disclosure

N.J.S.A. 40:55D-48.1 et. seq. the names and address of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed:

If a corporation – names and addresses of all stockholders owning at least 10% of its stock of any class.
If a partnership – names and addresses of the individual partners having at least 10% interest in the partnership.

CalAtlantic Group, Inc. (owner)

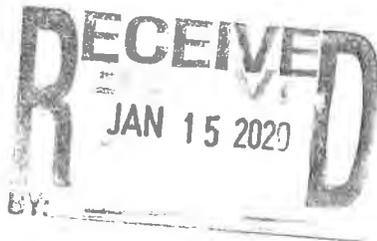
2465 Kuser Rd, 3rd Floor
Hamilton, NJ 08690

(a). Stuart Miller, 700 Northwest 107th Avenue, Miami, FL 33172 owned 57.9% of the Class B Common Stock as of February 12, 2019.

(b). The Vanguard Group, 100 Vanguard Blvd., Malvern, PA 19355 owned 10.8% of the Class A Common Stock as of February 12, 2019.



Stephen M. Dahl
CalAtlantic Group, Inc. – Applicant/Owner



2465 Kuser Road, 3rd Floor, Hamilton, New Jersey 08690
PHONE: 609-245-2200



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.

54-56-58 + 60

Name Various Owner Iron Gate Rd.
Address Various addresses
Block 17409 Lot 15, 16, 17 + 18

1-15-20
Date

Maryann Busa
Asst. Gloucester Township Tax Collector

RECEIVED
JAN 15 2020
BY: _____

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 15, 2020

APPLICATION No. #202002C

APPLICANT: CalAtlantic Group Inc./Lennar

PROJECT No. 13709

BLOCK(S): 17409 LOT(S): 15, 16, 17, & 18

LOCATION: 54, 56, 58 & 60 Iron Gate Rd., Erial

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

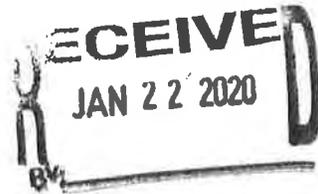
- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by January 26, 2020***
 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 w/ext Maj Subdiv Use (D) Variance

Signature

[Handwritten Signature]
assess
 1/16/2020

No Issues. There is plenty of space w/ assoc prop as buffer.



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

January 21, 2020

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



Re: Application #202002C
CalAtlantic Group, Inc./Lennar
54, 56, 58 & 60 Iron Gate, Erial, NJ 08081
Block 17409, Lots 15, 16, 17 & 18

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