

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, September 23, 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, August 26, 2020*

RESOLUTIONS FOR MEMORIALIZATION

#202023C
Susan Kerr

Bulk C Variance
Block: 20503 Lot: 43

#202008CDCUPFMSP
Provco Pinegood Erial Clementon, LLC

Prelim & Final Major Site Plan
Conditional Use, Bulk C & Use D Variances
Block: 16401 Lot: 1,2,3,4, & 42

#202021CD
The Gardens @ Marksmen

Bulk C & Use "D" Variance
Block: 13801 Lot: 5

APPLICATIONS FOR REVIEW

#202024C
Bruce T Hebert
Zoned: R3

Bulk C Variance
Block: 15819 Lot: 3
Location: 6 Kristian Dr., Sicklerville

16' x 7; deck w/ 3.8' R setback

#20200825C
Adam Fischer
Zoned: R3

Bulk C Variance
Block: 11103 Lot: 1
Location: 45 Millbridge Rd, Clementon

15' x 30' above ground pool w/ R setbacks

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, AUGUST 26, 2020**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Absent
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Acevedo	Absent
Mr. Rosetti	Present
Mr. Treger	Present
Mrs. Kelly	Absent
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 will sit in for Mr. Acevedo and Mr. Treger will sit in for Mr. Scarduzio.

MINUTES FOR ADOPTION

Zoning Board Minutes Wednesday August 12, 2020.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#202010C

Mark Morozin

Bulk C Variance

Block: 15806 Lot: 5

#202019C

John Conway

Bulk C Variance

Block: 12007 Lot: 6

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Resolutions Approved.**APPLICATIONS FOR REVIEW****#202023C****Susan Kerr****Zoned: R3****Bulk C Variance****Block: 20503 Lot: 43****Location: 29 Meadowyck Dr., Laurel Springs****14' x 24' patio roof w/20' setback.**

Mr. Costa swears in Ms. Kerr.

Ms. Kerr states her home is on a corner lot and can not meet the 30' setback. The patio is already existing and she is just putting a roof over it.

Chairman McMullin asks if there will be gutters installed.

Ms. Kerr states "yes".

Open to Professionals:

No Comments:

Open to the Public:
No Comments:

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Application Approved.

#202008CDCUPFMSP

Provco Pinegood Erial Clementon, LLC

Zoned: NC

Prelim & Final Site Plan

Conditional Use, Bulk C, & Use D Variances

Block: 16401 Lot: 1,2,3,4, & 42

**Location: 1990 New Brooklyn – Erial Rd & 2071,2077 & 2085
Erial Clementon Rd.**

Wawa w/fueling stations, improvements including parking area, construction of underground utilities such as water and sewer, storm water conveyance system & storm water basin.

Mr. Costa swears in Mr. Giel (Professional Planner), Mr. Hammond (Traffic Engineer), Mr. CJ Bock (Civil Engineer).

Mr. Prime Esq. explains the application:

A1 colored rendering of plan 8 ½" x 11"

A2 use and operations statement

A3 colored rendering of plan

The former use of the site was a bank. The other corners are occupied by a Rite Aid, a Pronto convenience store and the Erial Fire House. The Wawa will be a 24hr/7day a week operation. The applicant is looking for a conditional use, site approval and variances tonight. This is not an application for a use variance for a prohibited use. The applicant doesn't have the 3 acres required. It is an appropriate use but a conditional use variance, the focus is on the conditions not the use. There are also setbacks and bulk variances.

Mr. Bock (site engineer):

- Presentation review of site layout,
- 55 parking spaces
- Canopy
- Air machine etc...
- Access from New Brooklyn, using old bank access,
- Full driveway in the rear,
- 3-acre lot minimum not met 2.214 acres,
- 69.2 % impervious coverage
- Sign package

Design waivers:

- Street trees may not be planted because of low overhead wires,
- Vegetation and landscaping
- Buffer width required is 50'//7'.3" in one corner away from residents,
- 15' and 10' buffers,
- Design relief for lighting and illumination 2.96,
- There are hotspots for lighting by driveways,
- Review letters: most items addressed, new sidewalks, additional access to the site, fencing will be estate style around the basin. No longer providing oversize parking spaces.
- All along the periphery 8' to 6' trees.

A4- colored rendition of canopy

A5- elevations of building

Mr. Mellett has gone through the subsequent review, the engineering is sound, the traffic and drainage will be overviewed by the county. Waivers for buffers: 7'.3" vs. 50"; parking 7.3 vs. 10. The lighting is 2ft. candles vs. 2.96 is skewed by the canopy.

Mr. Bock states the back lighting on the canopy is required.

Mr. Mellett asks if they can meet the 2' outside the canopy.

Mr. Bock states they should be able to along the residential properties.

Mr. Lechner: they have revised and met his letter.

- New sidewalks
- Pedestrian access link
- Estate style fencing

Mr. Hammond: (Traffic Engineer):

- Reviewed the letter from 7-31-2020 submission from revised 10/2019.
- Traffic along both roadways,
- Using the bank entrances and 1 new one,
- They have meetings w/Camden County planning board,
- Intersection "B" level or better,
- Peak hours on 9/2019 76% pass-by traffic,
- 5 comments in Mr. Lechner's letter: mass transit study, crosswalks, bike racks, traffic study, pedestrian traffic.
- Internal site circulation: minimum aisle width 4' but Wawa is 26'; parking spaces minimum 9' x 18' but Wawa's are 10' x 20'.

Mr. Giel (Professional Planner):

- D3 conditional use,
- Zoned for mix uses,
- Commercial use,
- A normal use for a commercial zone,
- Number of pumps 8 Wawa pumps vs. 4, 2.214 acres vs. 3 required, 50' buffer.

(Legal reference: Coventry Square)

- Adequate space for parking,
- 8 fuel dispensers promote capacity for customers,
- Site design keep impacts away from the residential properties,
- Minimum lot area no less suitable,

Summary:

- Negative criteria – no substantial negative impact,
- Appropriate for the Township master plan w/no negative impact in spirit or plan.

- C variances – design of property,
- Screening,
- Lot coverage due to larger parking spaces,
- Drainage issues addressed,
- Signage – corner lot has to be identified.
- C2 criteria

PUBLIC PORTION:

Mr. Brian Burns: lives w/in ¼ mile

Mr. Burns want to know why the zoning board meeting isn't online. He states he is speaking for his neighbors.

Mr. Costa states we have access for 37 and there are only 26 here. Mr. Costa informs Mr. Burns that he can only speak for himself. The meeting isn't normally online and the question doesn't pertain to the application.

Mr. Burns insists the meeting needs to be available online for busy families. The bank was commercial and he doesn't understand how this property was rezoned commercial in a residential neighborhood.

Vice Chairman Simiriglia explains the function of the zoning board.

Mr. Lechner states the property is zoned neighborhood commercial. The bank was permitted, the Wawa is permitted and technically the single-family homes are an existing non-conforming use.

Mr. Burns states there are 2 residential homes being torn down for the Wawa.

Mr. Lechner states the 2 homes are in a commercial zone.

Mr. Burns wanted the petition forwarded w/over 100 signatures on it.

Mr. Costa states the zoning board can not accept petitions; it is not allowed by law. Anyone can come and ask questions.

Mr. Burns states we already have a Wawa and continues to name multiple locations. He believes there is an oversaturation of Wawa's. He believes he will see lights in his backyard. Mr. Burns states he thinks Wawa's bring more crime into the area. He doesn't want it and won't support it. He states there are 4 Wawa's in a small radius.

Mr. Bucceroni states: Several years ago, the town was having a parade and he went to the Almonesson Wawa and requested waters. The Manager of that Wawa gave us a dump truck load of water, lemonades and ice tea. They gave us all of that with no questions asked. I believe Wawa's are great neighbors.

Mr. Costa states the board has to focus on the lack of 3 acres and the buffers. That is all the board can consider in their decision. Not how many Wawa's are in town.

Mr. Burns states they shouldn't get any waivers and should go somewhere else.

Mr. Rosati states Mr. Burns should be courteous and let others talk.

Mr. Sam Sweet: Elizabeth Pl, Erial

Mr. Sweet states he lives about 1 ½ miles from the property. He states he only hears 2 conditionals.

Mr. Costa states: I said it is permitted but the board can only focus on 2 conditions by law.

Mr. Sweet mentions the lighting.

Mr. Costa states they would face the same waivers at the planning board. The 2 conditions are the only reason they are

in front of the zoning board; they don't have 3 acres and the buffers.

Mr. Lechner states the site lighting is considered site improvements like fencing. Waivers are not variances, but because they are in front of the zoning board the board can consider the other signs and waivers.

Mr. Sweet discusses the traffic report: the professional testifies about the traffic report and says there are about 110 trips, is that new?

Mr. Hammond (traffic engineer) states 55 additional vehicles with 1 vehicle equals 2 trips = 110.

Mr. Sweet inquiries about the school bus routes at that time.

Mr. Hammond states the township planner requested mass transit and school transportation. We count traffic at peak hours. We add proposed traffic to traffic count we get.

Mr. Sweet states it will be adding traffic. He did request crash history from Camden County. The left-hand turn is dangerous and is requesting a light. He is worried about the additional traffic and safety. There are a lot of kids and the traffic will be hazardous to bike riders. He questions if there is an environmental impact because they will have 8 pumps instead of 4. He believes the rules are there for a reason and the board should not grant the variances.

Mr. Costa states anyone can ask for variances. There would be no reason for a zoning board if there was no relief. Residents come in all the time and the board grant them variances. Anybody can ask for relief.

Mr. Sweet states everyone will be affected by this Wawa not just one or two neighbors. He believes it is an environmental issue.

Mr. Prime Esq. states the fuel tanks are state of the art.

Mr. Lechner discusses an environmental impact statement.

Mr. Bock (Civil Engineer): Discusses the safety of the fuel tanks.

They are double walled w/salt water solution in between the walls. There are tons of electronic controls, pads that would soak up fuel from the area and access to the shut off button.

Mr. Bucceroni asks about if a customer drives off with the nozzle still in the vehicle.

Mr. Bock states there is an automatic shut off upstream from the hose, it contains a quick connect. Wawa is a 5-star operation, everything is top notch.

Mr. Treger asks if 4 pumps adds 4 tanks.

Mr. Bock states there will be 3 tanks that can blend.

Mr. Treger asks about the low buffer under 5'.

Mr. Bock states they re-worked the plan and it is now 7.3' and farthest away from the residential area.

Mr. Sweet asks about the lighting being brighter because of the 8 bays vs. 4 bays.

Mr. Bock states it is the larger canopy.

Mr. Sweet discusses the 2.96 illumination, would it be less if there were 4 bays.

Mr. Bock states it is convoluted and would love to do the calculation but its hundreds of numbers. No Wawa has 4 pumps. The canopy lights are recessed and LED so there are no hotspots; they are evenly distributed with less "sky glow".

Mr. Sweet states they mentioned hot spots by a driveway.

Mr. Bock states for safety reasons it has to be that way (4.9). Mr. Sweet states it is in a residential area even though it is zoned commercial. He is worried about crime and doesn't think Wawa should get the variances.

Mr. Ray Polidoro – Highland Ave. Erial

Mr. Polidoro states he lives behind Erial fire house. He discusses the pros and cons of Wawa's and the impact on the area and other small businesses. There are 2 schools in the a Proximity. He is worried about the parents picking up their kids along with extra traffic at the Wawa for that "second cup of coffee" for the parents picking up their children. Mr. Polidoro states he is also worried about the apparatus getting out of the fire house in a timely matter. Minutes wasting getting out of the firehouse could make big difference in a small home if its on fire: response time.

Mr. Bucceroni states that the schools get out at a different time since they use the same buses.

Mr. Polidoro states he was referring more to the parents picking up creating extra traffic than the buses.

Mr. Hammond (traffic engineer):

The school buses are between 7am and 9 am in the morning and between 4pm and 6pm in the afternoon. Elementary schools would be more a 2:30 pm to 3:30 pm pick up time. He doesn't know too much about the "second cup of coffee stop". He data would catch all of the above traffic flow. The difference between 4 and 8 pumps isn't significant. The extra pumps are more for the convenience of the customer, so they have an

empty pump to pull up to. There isn't a significant impact on traffic because of the 8 pumps.

Mr. Lechner asks Mr. Hammond to explain the "B" level of service rating for the intersection.

Mr. Hammond explains the levels of A (being good) – F (being bad) levels of service. The longer the delay the worse the service on an average. Typically, "D" is an appropriate design service and this is a "B".

Mr. Polidoro: safety and response time was his concern but if we have done our due diligence and are satisfied. He did reach out for accident data sheets from fire and police.

Mr. Patel: Pantry Food Mart across the street:

They did not get notified about the application or what was going to be built there. He states he could have gotten legal help if he had known. His business, across the intersection from the proposed Wawa, supports a couple of families and this will affect their lives. He believes he should get more time.

Mr. Costa asks if he is the property owner.

Mr. Prime (Esq.) states they noticed within 200'.

Mr. Costa states this application goes back a month.

Mr. Lechner states he is looking up the property and they are not within the 200'. They are just outside the 200', it's a very large intersection.

Mr. Patel states he feels they should have gotten notice even if they weren't within the 200'. We don't need anymore Wawa's.

Mr. Blaine Johnson (Wynfield):

Mr. Johnson states he has lived in his house for 26 years and it used to be a quiet area. It is a residential area and he would like to be able to sit on his back porch in peace and quiet. Now, he feels, the signs and noise will change that. He also states that Wawa's do a substantial walk up business. Kids will ride their bikes there and he is concerned about the extra traffic and the kids. The Speedline traffic comes through there and it's very busy. He feels the noise and lighting are a big concern and the benefits don't outweigh the negatives.

Mr. Bucceroni asks Mr. Johnson about Speedline traffic?

Mr. Johnson states the traffic coming back from the Speedline and they make a lot of left hand turns at that intersection.

Ms. Lynn McKay – Fairmount Ave.

Ms. McKay states she lives ¼ mile away behind the baseball field. She states they have two additional developments down the street. How would those new developments affect the traffic.

Mr. Hammond states they increased the count by 2.25% to account for those developments. There will be 75 homes with 1 trip for each home during peak hours. The townhouses .7 to .6 trips per hour.

Ms. McKay states there are enough Wawa's. When she moved there 10 years ago it was a quiet area.

Ms. Dorothy Hope-Daleo: Erial Clementon Rd.

Ms. Daleo states her home she rents will be demolished. She has lived her whole life in Erial and it was a nice town. The development never stops. She paid taxes on the house 12,000

dollars. Our property was stolen away from us. What happens when Pine Hill has to come for an emergency call or when an ambulance has to get out. They have to go through that intersection. When I pull into my driveway those cars fly down that road. The traffic in that intersection is bad. We don't need another Super Wawa. Contrary to what everyone thinks, not everyone loves Wawa. A matter of 2 or 3 minutes in an emergency could mean someone's life. This town is turning into a city. Union Valley students live in that area. Added traffic to the Speedline traffic. This Wawa will add to the nightmare. Ms. Johnson asks if the Pine Hill Wawa will close and if anyone has considered the affect that will have on Pine Hill residents. Three homes are residential properties that are being demolished. She doesn't see the Wawa being beneficial to Erial residents.

Mr. Prime (Esq.):

Mr. Prime discusses the board deciding on less then 3 acres that trigger the variance and the buffers that trigger a variance. He states Wawa has a lot of experience with residents and Buffers. The store manager will address any issues with the residents that may arise. The site is zoned for this use.

Mr. Bucceroni asks if this is phase I or II of the application.

Mr. Lechner states this is use and final site plan.

Mr. Rosati clarifies the property is a commercial property.

Chairman McMullin states: Yes, it is a permitted use.

Mr. Costa states it is not he typical D1 Variance. No special reasons are necessary. The board can only focus on the applicant not having the required 3 acres and the buffer zone.

Mr. Costa reads from the Cox book: non-complying 40-55D.

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

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Application Approved.

5 MINUTE BREAK:

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Rosetti	Present
Mr. Treger	Present
Chairman McMullin	Present
Mr. Costa	Present
Mr. Mellett	Present
Mr. Lechner	Present

#202021CD**The Gardens @ Marksman****Zoned: R1****Bulk C & Use "C" Variance****Block: 13801 Lot: 5****Location: 1842 Erial Rd., Blackwood****Parking & Maintenance Facility: 4 bay structure 60' x 80'**

Mr. Mintz (Esq.)

Mr. Costa swears in: Ms. Morrissey (planner), Mr. Anthony Marks – owner, Mr. Rogers PE, Mr. Vandrimo – Real estate appraiser.

Mr. Mintz: explains the property is across the street from the Gloucester Township Public Works building. The variance is a 403D – commercial use in a R1 residential zone. Mr. Marks trucking facility is out of town. He would be bringing 40 jobs from Winslow to Gloucester Township. He would like to keep his businesses in 1 area. The property is 1100' deep, they will maintain the current vegetation. They do not abut a residential community. They want to Develop the site and maintain natural growth. The existing structure will be maintained and there will be an additional structure built. The existing building has a non-conforming setback. The business is tractor trailers and hauling. The trucks will only be parked and serviced at the location, no warehousing or loading. An office will be in the existing building. The property will be mainly for tractor and trailer storage, trailers will be mainly at the produce warehouse on the road. They have an essential business with no layoffs.

Mr. Rogers (PE):

- A1 Site Plan
- 560' SW is the closet intersection,
- 198' frontage, 1100' deep,
- Existing garage will be an office,
- Zoned R1
- Proposed construction of a 4800 sq. ft. maintenance building w/4 bay doors.
- The driveway will be asphalt, 30' wide, 5 car parking spaces and 1 handicap.
- Felt trucks only // tractor trailers,
- 20 spaces 10' x 53' for trailers
- 29 spaces for tractor and truck,
- 54 spaces in total,
- Loading and delivery for the maintenance building,
- The back will have a dense grade aggregate
- There will be 2 above ground 1000-gallon fuel tanks; double walled and a concrete area for diesel.
- 200-gallon waste oil tank for used oil,
- Spill control kits,
- Masonry trash enclosure,
- Storm water basin 4' high w/split rail fence,
- A buffer to reduce headlight glare,
- Public water and sewer will be connected,
- Lighting will be shoebox w/rear shields to reduce glare,
- Shade trees along the front,
- Facility is a transportation of produce,
- Oil delivered and stored inside building,

- Traffic use is 24/7, but majority is during working hours, not during typical peak hours, distribution throughout the day (6 pm 2 vehicles, 8am 2 trips),
- ITE – no designation for this use they tell you to use a similar facility,
- Route will be Erial Rd to College Dr. to Rt. 42; 1.29 miles,
- Articulation turn and space present on the site,
- Variances: bulk

Chairman McMullin asks how many trucks will be on the property.

Mr. Rogers states the owner will answer that question.

Mr. Mellett asks why there is no buffer to the south.

Mr. Rogers states the owner owns that property too.

Mr. Mellett states it's still a residential use.

Mr. Rogers states it will stay.

Vice Chairman Simiriglia states you could eliminate the lot lines, and the buffer is a township requirement.

Mr. Mintz states two circumstances can occur:

1. Not consolidate and tie up the entire mortgage for a small lot,
2. It is for estate planning purposes. It's not for sale, provide notice, no intent.

Vice Chairman Simiriglia states that's the reason for no buffer?

Mr. Mintz states the owner of the lot agrees to no buffer, it is a rental house. The terms of the lease will explain the no buffer.

Mr. Mintz discusses if it were a flag lot, but if it is a concern, the site plan could be a separate application.

Mr. Lechner asks if they need a 98' drive aisle. You could decrease that and increase the buffer.

Mr. Rogers states it can be reduced but this is the optimum area for the use.

Mr. Mellett states the aisle can be reduced on the site plan. The applicant owns to the south, this just sets the applicant up for variances. Why can't you provide the 25' when you own both properties. To the north is 10'.

Mr. Lechner states the applicant owns both properties and can meet both buffer requirements.

Mr. Mellett states he has 400' in the rear to use.

Mr. Lechner lot 6 is well over an acre, you can subdivide.

Mr. Mintz because it is existing, they need a variance.

Mr. Rogers states the pre-existing non-conforming 35% vs. 15% lot coverage.

Mr. Bucceroni asks Mr. Costa is there is one owner can they deed restrict it? So, if they sold it the buffer would revert back to 25'.

Mr. Lechner asks if it is a possibility to subdivide the property?

Mr. Mintz states in the first 100' there isn't room for the 25' buffer because of the home.

Mr. Lechner states they can notch out 14' w/variance on the other side.

Mr. Mintz discusses the variances further.

Mr. Lechner states they go with the land.

Mr. Mintz states it makes the other lot less compliant.

Vice Chairman Simiriglia states the residence only requires 1 acre and lot frontage.

Mr. Costa asks how far from the property line is the house.

Mr. Mintz states 37' from side yard and in the north meet w/an overlap.

Mr. Mellett asks where the 20 trucks are in this 10'.

Mr. Treger asks for the total tractors?

Mr. Rogers states 20 trailers, 29 tractors, 5 car spaces = 54 total spaces.

Mr. Mintz states up to 54 doesn't usually occur.

Mr. Lechner asks how many tractors will be on the site.

Mr. Mintz states will be no greater than 50 tractors if no trailers, or 20 trailers.

Mr. Bucceroni states no more than 54 in all.

Mr. Mintz "yes".

Mr. Roger existing garage 38', width 198' vs. 200', R1 zone covers up to 35% proposed.

Mr. Lechner asks if the stie layout could change to meet the buffers.

Mr. Rogers states the basin is in the middle because of the natural drainage.

Mr. Lechner states the buffers are caused by the site layout.

Mr. Rogers states if they changed, he layout it would be harder for the tractor trailers to turn.

Mr. Mellett states it can be done, it's not a binary thing. If you start with a 25' buffer and redesign it is doable.

Mr. Mintz states they were trying to reach maximum efficiency of the site w/ reduced improvements.

Mr. Mellett discusses for a 25' buffer w/no improvements.

Mr. Mintz discusses shifting the site to the 25' buffer.

Mr. Mellett states the priority is to the north because they don't own that property.

Mr. Mintz states the applicant is considering utilizing the garage to maintain the landscape trucks that are across the street.

Mr. Rogers states the GTPD didn't see any anticipated traffic problems. The tractor trailers would be hauling produce; he sees this as consistent with the neighborhood since GTPW is across the street.

Mr. Lechner asks If the applicant is limiting the use variance to produce.

Mr. Mintz states the applicant isn't asking for anything that specific. There are no environmentally unsafe materials, all tractor trailers will be empty.

Mr. Lechner discusses the vehicles that will be on the property. He wants to make sure they are vehicles that are allowed: flat beds, dumpsters, trailers.

Mr. Anthony Marks: Partner/manger/resident:

- There will be 22 trucks
- 40 trucking employees
- Landscape 40 employees, w/those vehicles being repaired at the truck garage,
- 5 mechanics on site,
- Administration and drivers,
- More from Winslow,
- As of today, they only haul produce,
- No warehousing,
- Will haul other items,
- Units won't be running,
- 35 tractors, 15 trailers,
- No gasoline on site only diesel,
- All are in a sealed system and will be removed in a sealed system, which will be removed monthly,

- Hours are 8am to 7pm,
- Night movement of trucks should be for emergencies only,
- The drivers come pick up the truck and go,
- Other deliveries – diesel fuel only,
- Other materials – occasionally tires,
- Hauler will pick up used tires,
- The tires will be stored inside,
- Hours of operation: very few out trips, county traffic report, vehicles are tested for emissions, use of lot 4 is a commercial cleaning company, trash picked up by a licensed hauler.

Chairman McMullin there is still an issue with the north side buffer.

Vice Chairman Simiriglia asks if in the hours of operations will the drivers be picking up trucks at night.

Mr. Marks states No, they would be going in for service only at night. Pickups will be 8am to 7pm.

Vice Chairman Simiriglia asks if any trucks will be in or out during night hours.

Mr. Marks states trucks do return throughout the night but with no trailers, about 1 per hour.

Mr. Mellett clarifies no trailers at night.

Mr. Mark states they will be stored at the warehouse.

Mr. Jim Vandrimo (real estate appraiser):

- Erial Rd is a county road,
- Homes are close to the road and are older homes,
- Mix use up and down Erial road,
- Old landfill down the road,

Mr. Mintz states the residential are close to the county road. Mr. Vandrimo states the neighborhood being closer to the road may be a negative impact, along with the age and mixed use. Doesn't see any negative impact on the other residents, 4A is a commercial property already. This will be a complimentary use and an improvement.

Ms. Morrissey (Planner):

Ms. Morrissey states she has reviewed the ordinance and the master plan for the use variance:

- Previously the property was non-residential,
- Existing non-conforming,
- The site and use are suited to each other,
- The site has sufficient space,
- R1 isolated and smaller located across from GTPW,
- Oversize lot 4.89 acres,
- Under minimum lot width,
- This R1 zone is surrounded by commercial zones,
- Impervious coverage is 35% vs. 15% allowed,
- The buffering is important along the residential,
- Increase north and south buffering,
- The applicant is bringing his business back to Gloucester Township,
- They will be transporting essentials,
- Works well w/the developing of the property,
- A 98' drive aisle allows proper use of the land,
- Provides sufficient space,
- Since 1999 the set goals and objectives of the master plan,
- Previous commercial use on land,
- Good design and location,

- Appropriately located and doesn't substantially negatively affect or change the master plan,
- Will work w/the board on the buffering,
- Low traffic use, will minimize impact on roads,
- Benefits outweigh the detriments.

Mr. Mellett discusses the buffers and increasing the one to the north and don't decrease the buffer to the south. He doesn't recommend gravel or aggregate for parking.

Vice Chairman Simiriglia asks what the existing building will be used for.

Mr. Mintz states the residence will be an office.

Public Portion:

Mr. Wonderland: Windmill dr.

Mr. Wonderland states he sees a lot of variances in the application and doesn't agree with the non-compliance, it concerns him. He has lived here for 37 years. The tractor trailers//18wheelers maintenance concerns him too. There will be extra noise because of the use of gravel for the driveway. There are 6 houses that are within 100 yds. and 3 houses within 200 yds. His wife runs and these developments 4 days a week and will have to pass this thing. Mr. Marks will make it look nice, but there will be fumes from the trucks and refueling. Mr. Marks told him it will be used 24 hours a day. People are asleep and will be disturbed by the noise. Mosquitos kill more people and the basin will be an attraction for them.

Ms. Ruby Coffrin; Bluegrass Rd.

Ms. Coffrin states she is on the other side of the high-tension wires. All the wooded area was maintained but a large area has been cleared. Those trees were our buffer from the noise. Ms. Coffrin is worried about water run off because so many trees have been removed and fuel leaks from trucks and diesel pumps. Mr. Marks property on the other side of Erial Rd. doesn't back up to a residential area. Now that the trees have been taken down, she can see a lot more light in between the trees that are left. She has been living here for 32 years.

Mr. and Mrs. Czechowski: Erial Rd.

Mr. Czechowski isn't suggesting they don't do business there. He has known Mr. Marks for 15 years. Mr. Czechowski suggests putting a screening up so the lights don't shine on his property; light deflectors. Will there be mechanics on duty or truck noises. How about Saturday or Sunday? Mr. Marks is asking for 24/7 for the freedom to bring in breakdowns only? He is glad they won't be running refrigerator trucks on the property.

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

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mrs. Chiumento	No
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mr. Treger	No

Chairman McMullin

Yes

Application Denied.

A motion to Adjourn was made by Mr. Rosati and seconded by Mrs. Chimento.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 202023C

Susan Kerr

Block 20503, Lot 43

WHEREAS, Susan Kerr is the owner of the land and premises located at 29 Meadowyck Drive in the Laurel Springs 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 bulk variance to permit a patio roof 20' from the front property line instead of the required 30' for the property located upon Block 20503, Lot 43, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on August 26, 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 Susan Kerr is the owner of the land and premises located at 29 Meadowyck Drive in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 20503, Lot 43, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified she has a corner lot and she wants to construct a roof 14'x24' over an existing patio.

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 26th day of August, 2020, the applicant Susan Kerr is hereby granted the aforesaid variance for the property located upon Block 20503, Lot 43 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Arlene Chiumento Yes
Ken Treger Yes
Andy Roasti Yes
Richard Rosetti Yes
Kevin Bucceroni 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 23rd day of September, 2020.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

**APPLICATION # 202008CDUPFMSP
Provco Pinegood Erial Clementon LLC
Block 16401, Lots 1, 2, 3, 4 and 42**

WHEREAS, Provco Pinegood Erial Clementon is the contract purchaser of the land and premises located at 2071, 2077 and 2085 Erial Clementon Road & 1990 New Brooklyn-Erial 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 Conditional Use variance to permit a Wawa with fueling stations in the NC-Zone and variances for lot area 3' required 2.214 provided, buffer 50' required 7' provided, parking setbacks Erial Road 18.8 provided, 25' required, side property 7' provided 10' required along with sign variances enumerated in Mr. Lechner' s report dated June 29, 20220 and Waivers listed on plan sheet C-03 for the property located upon Block 16401, Lots 1, 2, 3, 4 and 42, as shown on the Official Map of the Township of Gloucester, located in a NC Zone, said application being represented by Tim Prime Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on August 26, 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 Provco Pinegood is the contract purchaser of the land and premises located at Erial Clementon and New Brooklyn Road in the Erial section of Gloucester Township,

New Jersey, as shown on Block 16401, Lots 1, 2, 3, 4 and 42, on the Official Tax Map of the Township of Gloucester, located in an NC 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 produced C.J. Bock, a Professional Engineer, who testified the site is at the intersection of 2 County Roads and was formerly a Bank. The area is surrounded by a Fire House, a Rite Aid pharmacy and some Residential uses. He stated a convenience store is allowed and so is a gas station however 3 acre are needed to combine both together. He explained the site and ingress and egress, buffering, lighting and parking. He agreed with all the comments in Mr. Lechner's report dated June 29, 2020 and Mr. Mellett's report dated July 1, 2020. Introduced into evidence was A-1 colored rendering of the site, A-2 Use and operating statement and A-3 a Revised Site Plan.

Matt Hammond, a Traffic Engineer, testified they would be using the two existing driveways and will apply to the County for one new driveway. He stated the traffic would be at a Level 2 service or better and much of the traffic is pass by and not destination. He stated they will comply with all of the comments of the Board Professionals.

Paul Gremell, a Professional Planner, testified the previous use was a bank and the site is at the intersection of two County Roads, and the site is surrounded by commercial and residential uses. He was of the opinion that 8 fueling pumps are better than 4 because of easier flow of vehicles. His opinion is that this site can accommodate the use because of its location, other commercial uses in the area, the fueling is opposite the residential property, fencing and shrubbery will buffer the properties and 3 acres are not needed due to the layout of the site and he sees no substantial

detriment to the area and no violation of the intent of the Master Plan because other commercial uses are permitted in the Zone.

5. Seven residents spoke in opposition to the project. Among their concerns were too many Wawa's already in the area, traffic, noise, lighting, conflicts with emergency vehicles and no variances and waivers should be granted.

UPON MOTION duly made and seconded to grant the applicant a Conditional Use variance bulk variances and waivers, the Board voted six (6) in favor, one (1) against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may 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 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 26th day of August, 2020, the applicant Provco Pinegood Erial Clementon, LLC is hereby granted the Conditional Use variance, bulk variances and waivers for the property located upon Block 16401, Lots 1, 2, 3, 4 and 42 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
Rich Rosetti	Yes
Andy Rosati	Yes
Ken Treger	Yes
Frank Simiriglia	No
Arlene Chiumento	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 23rd day of September, 2020.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 202021CD

Gardens at Marksmen LLC

Block 13801, Lot 5

WHEREAS, Gardens at Marksmen is the owner of the land and premises located at 1842 Erial 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 Use variance to permit a parking and maintenance facility for up to 50 tractors with trailers including a 60'x80' building and accessory parking that is not permitted in a R-1 Zone and bulk variances for lot frontage, lot coverage, front yard setback and a buffer variance for the property located upon Block 13801, Lot 5, as shown on the Official Map of the Township of Gloucester, located in a HC Zone, said application being represented by Robert Mintz Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on August 26, 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 Gardens at Marksmen is the owner of the land and premises located at 1842 Erial Road in the Erial section of Gloucester Township, New Jersey, as shown on Block 13801, Lot 5, on the Official Tax Map of the Township of Gloucester, located in an R-1 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 produced Norm Rogers, a Professional Engineer, who testified the site is 4.83 acres and is near the Township maintenance garage. He described the property and the surrounding area as well as ingress and egress to the site, landscaping and stated the operation would have minimal traffic. He explained the property is 1000' deep and has a 100' utility easement and will maintain natural growth for buffering to the rear of the property. He was of the opinion that the tractor trailer hauling business of produce is consistent with the area because Marksmen landscaping is across the street and the Gloucester Township Maintenance is down the street. Introduced into evidence was A-1 Site Plan.

Anthony Marks, owner, described the business as a hauling business for produce that has been operating for the last 15 years and he wants to bring it to Gloucester Township. There will be 5 mechanics and no warehousing of produce. He has 40 employees and the hours of operation are 8AM to 7 Ppm with 1 or 2 trucks coming to the site during the night. He stated they own lot 4 and there is no need for a residential buffer.

Tiffany Morrissey, a Professional Planner, testified the previous use was nonresidential and this site is particularly suited because there are commercial uses and the Gloucester Township Public Works nearby and the new building is close to Erial Road and this will provide a better buffer to the rear of the property. She testified this use would be a positive fit for this site and the surrounding area. She did not see any substantial detriment.

James Grandremo, a Professional Appraiser, testified there would be no deterrent to property values in the area.

5. Three residents expressed concerns among them being noise and fumes from the tractors, buffering, and traffic on Erial Road, tree removal and lightening.

UPON MOTION duly made and seconded to grant the applicant a Use variance bulk variances and waivers, the Board voted four (4) in favor, three (3) against and zero (0) abstentions, thus denying the relief requested since 5 votes are required to grant a Use variance; and

WHEREAS, the Board has determined that the relief requested by the applicant may not 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 5 votes are required and 3 members were of the opinion that traffic and noise would be to intense; and

WHEREAS, the statutory purposes will not 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 26th day of August, 2020, the applicant Gardens at Marksmen is hereby denied the Use variance for the property located upon Block 13801, Lot 5 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
Rich Rosetti	Yes
Andy Rosati	Yes
Ken Treger	No
Frank Simiriglia	No
Arlene Chiumento	No
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 23rd day of September, 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
 Dept. of Community Development & Planning
RE: Bruce T. Hebert
6 Kristian Drive
BLOCK 15819, LOT 3

DATE: August 31, 2020

The above application is to permit a 7' x 16' deck within the SCR – Senior Citizen Residential District, specifically, the Reserves at Forest Meadows.

I. ZONING INFORMATION

1. Zone: SCR ~ Senior Citizen Residential District [§409].

SCR ~ Senior Citizen Residential District [Reserves at Forest Meadows¹]:

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	4,250 sf	5,850 sf	yes
Minimum lot frontage	50 ft.	65 ft.	enc
Minimum lot depth	85 ft.	90 ft.	yes
Maximum lot coverage	55%	±40.6%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	20 ft.	20.2 ft.	yes
Side yard (deck)	4 ft.	±34 ft. / ±15 ft.	yes
Side yard (Aggregate)	15 ft.	±49 ft.	yes
Rear yard	10 ft.	3 ft. 8 in.	no*
Maximum Height	35 ft.	≤ 35 ft.	yes

¹ = Zoning schedule applies to the Reserves at Forest Meadows approval.

* = 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:

DECK §409.F – SCR – Senior Citizen Residential District, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval.

1. Rear yard (deck): (3 ft. 8 in. provided v. 10 ft. minimum required).

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

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

2. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical

features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

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 409.F, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval to permit a deck three (3) feet eight (8) inches from the rear property line (10 feet minimum required).

cc: Bruce T. Hebert
Anthony Costa, Esq.
James Mellett, PE

Update Permit # 14170

TOWNSHIP OF GLOUCESTER

1261 Chews-Landing Clementon Road at Hider Lane
 P.O. Box 8 Blackwood, NJ 08012
 Community Development & Planning: (856) 374-3500 – FAX: (856) 232-6229

For Office Use Only

Submission Date¹: _____ Application No. 14202024c

Taxes paid YES NO (Initial)

Fees 1600.00 Project # 14200

Escrow 150.00 Escr.# 14200

Fire District # _____

Planning Board Zoning Board of Adjustment Redevelopment Entity

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

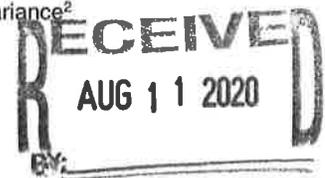
LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Bruce T Hebert</u> Address: <u>6 Kristian Dr</u> City: <u>Sickerville</u> State, Zip: <u>NJ</u> , <u>08081</u> Phone: <u>(851) 276-3949</u> Fax: () - Email: <u>bthebert12@yahoo.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Catherine L Hebert</u> Address: <u>6 Kristian Dr</u> City: <u>Sickerville</u> State, Zip: <u>NJ</u> , <u>08081</u> Phone: <u>(851) 276-3949</u> Fax: () -
--	--

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

<input type="checkbox"/> Informal Review ²	<input type="checkbox"/> Planned Development ²
<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Appeal of Administrative Officer's Decision – "A" Variance
<input type="checkbox"/> Preliminary Major Subdivision ²	<input type="checkbox"/> Interpretation – "B" Variance ²
<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"/> Other _____

² Applicant shall provide public notice in the official newspaper and to all property owners within 200 feet [Basis N.J.S.A. 40:55D-12].



4. Zoning Districts or Redevelopment Areas (Circle all zones or redevelopment area that apply)

ER	R-1	R-2	<u>R-3</u>	R-4	RA	APT
SCR	GCR	SCR-HC	OR	OF	CR	IA-APT
NC	HC	GI	BP	IN	PR	FP
Blackwood West RDAs		G-RD	M-RD	BW-RD	L-RD	Glen Oaks
New Vision	Interchange	College Drive	Lakeland	DESCO	Moffa's Farm	GEMS

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

6. Name of Persons Preparing Plans and Reports:

Name: Bruce T Hebert

Address: G Kristian Dr

Profession: _____

City: Sickeruille

State, Zip: NJ 08081

Phone: (951) 776-7942 Fax: () -

Email: bthebert12@yahoo.com

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: () - Fax: () -

Email: _____

7. Location of Property:

Street Address: G Kristian Dr Sickeruille NJ 08081

Block(s): 15819, Lot(s): 3

8. Land Use:

Existing Land Use (Describe the Application): existing stairs to backyard

Proposed Land Use (Describe the Application): A proposed rear yard attached frame 16'x7' deck. Deck would be 3'8" from property line, instead of the 10' minimum. This is a 55' community with small lots.

9. Property:

Number of Existing Lots: _____

Number of Proposed Lots: _____

Proposed Form of Ownership:

- Fee Simple Cooperative
 Condominium Rental

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

Are there any 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: None

List all applications on a separate sheet.

13. Zoning

All Applications (property dimensions)

Lot frontage 1 65'
 Lot frontage 2 (corner lots) -
 Lot depth 90'
 Lot area 5850 sf

Abbreviations/Footnotes

¹ = E.O.P = Edge of pavement
² = Applies to corner lots.

Fence Application

Setback from roadway E.O.P.¹
 Setback from roadway E.O.P.² (corner lots)
 Fence type (i.e. wood, vinyl, etc.)
 Fence height

Shed Application

Shed area (length x width)
 Shed height
 Shed wall height
 Setback from front property line 1
 Setback from front property line 2²
 Setback from side property line
 Setback from rear property line
 Number of sheds
 Distance from other building(s)

Garage Application

Garage Area (length x width)
 Garage height
 Garage wall height
 Number of stories
 Number of garages
 (Includes attached garages if applicable)
 Distance from other building(s)

Swimming Pool Application

Swimming pool area or diameter
 Setback* from front property line 1
 Setback* from front property line 2²
 Setback* from side property line
 Setback* from rear property line
 Distance** from dwelling
 * Setback = Distance from pool apron.
 **Distance = Distance from edge of water.

14. Relief Requested (Variances, Conditional Use, Waivers, Exceptions):

- Check here if zoning variances are required.
- Check here if a conditional use is required.
- Check here if waivers from the Land Development Ordinance's performance and design standards are requested.
- 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 from the N.J. Site Improvement Advisory Board].

NOTE: If any of the above are required, attach hereto separate exhibit(s) for each category of relief sought.

15. Signature of Applicant


 Signature of Applicant

8-3-20
 Date


 Signature of Co-applicant

8/3/20
 Date

16. 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 documentation authorizing application and officer signature).**

August 3, 2020
Date

Bruce T Hebert
Signature
Bruce T Hebert
Print Name

Sworn and Subscribed to before me this

3 day of August
2020 (Year).

JM Leonard
Signature
Jean Marie Leonard
Print Name



JEAN MARIE LEONARD
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Aug. 14, 2021

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

Complete each of the following sections (attached names and addresses, if applicable):

- 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 its 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

Bruce T Hebert
Signature of Applicant

Bruce T Hebert
Print Name

Date

18. Survey / sketch plat waiver certification:

As of the date of this application, I hereby certify that the survey / sketch plat submitted with this application, under the date of 1/3/18, shows and discloses the premises in its entirety, described as Block 15819 Lot 3; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey / sketch plat with the exception of the structures shown.

State of New Jersey,

County of Camden:

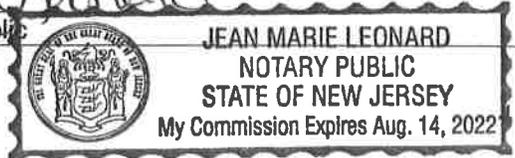
Bruce T Hebert of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to

On this 3 day of August, 2020 before the following authority:

Bruce T. Hebert
Name of property owner or applicant

JM Leonard
Notary public



08/03/2020

Hey Bruce,

Here is the material list you requested for the variance application.

Pressure Treated

4x4 posts

Simpson metal foot base cleats

2x10 beam

2x 8 joist 16" on center

Joist hangars

Ledger board w/ 7" lag bolts

(22" on center)

Carriage bolts, nuts and washers

(For posts)

Azek composite decking boards

Color tiki torch

Azek railings w/ cocktail railing

And aluminum black balusters.

Black post sleeves w/ cap and skirts

DuRockConstruction LLC.

NJ. HIC License # 13VH 07391300

"The Foundation for

Memorable Places!!"

John DiPiero

856-981-0212

(11) List of Application Submission Materials

Bruce T Hebert

6 Kristian Dr

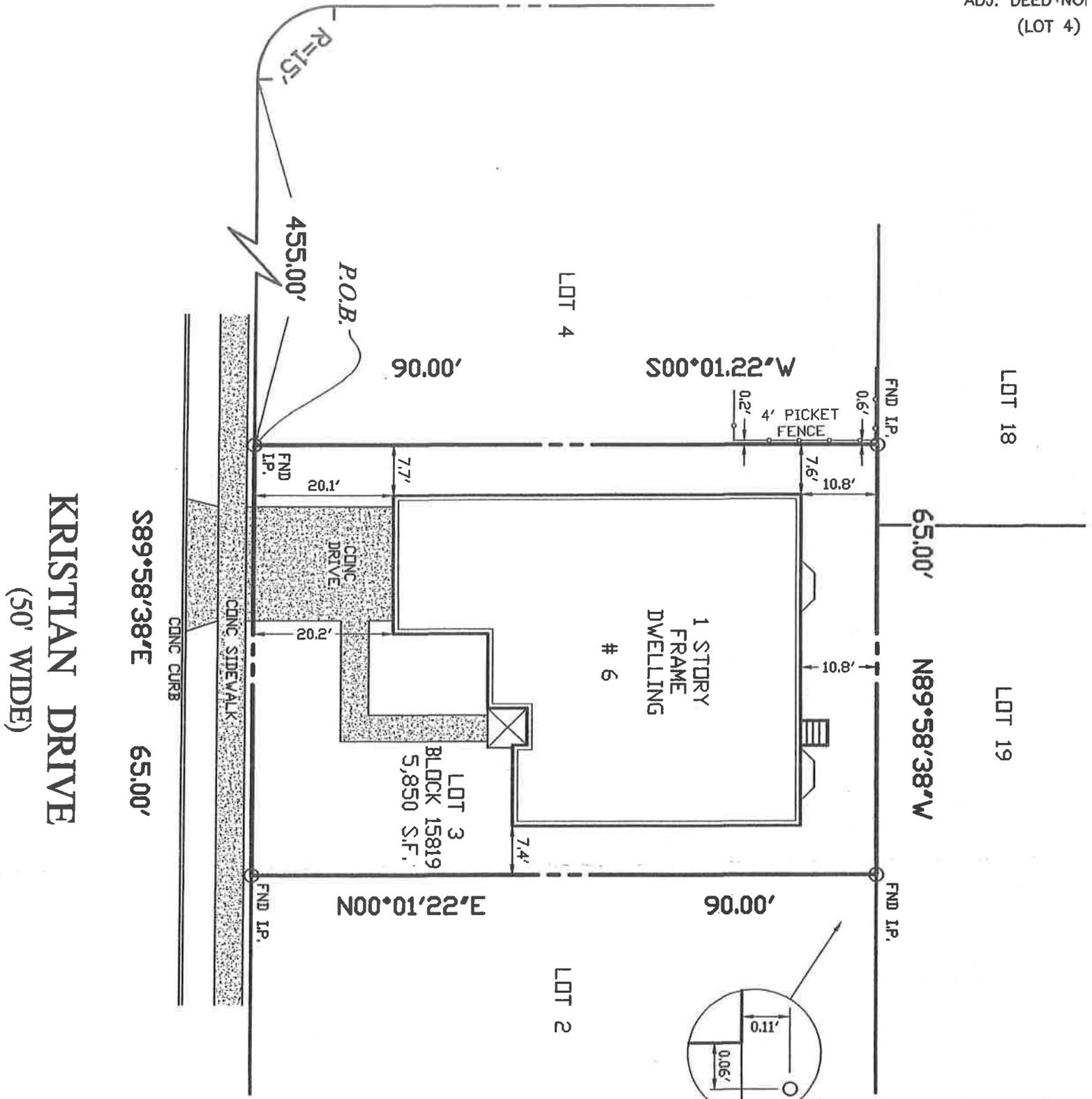
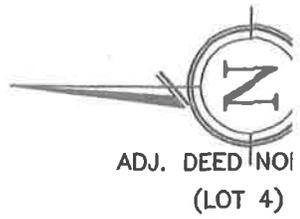
Sickerville NJ 08081

ph 951 276 2949

email bthebert12@yahoo.com

Block 15819 Lot 3

SHELLY STREET (50' WIDE)



GENERAL NOTES

1. IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY (IF NO FEE IS PAID THIS SURVEY IS INVALID) I HEREBY DECLARE TO ITS ACCURACY BASED ON THE RECORD INFORMATION FURNISHED, EXCEPT SUCH EASEMENTS OR STRUCTURES IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE. THIS SURVEY IS ISSUED SOLELY TO THE HEREIN NAMED PARTIES FOR THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY. THE SURVEY IS NOT VALID AND NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO, USE OF THE SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, PERMIT APPLICATIONS OR ANY OTHER PERSON EITHER DIRECTLY OR INDIRECTLY. COPIES MUST BEAR THE PROFESSIONAL'S EMBOSSED SEAL TO BE CONSIDERED VALID.
2. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS PLAN SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF V & I ASSOCIATES AND THE PROFESSIONAL(S) WHO ENDORSED THIS PLAN.
3. SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE.
5. FIELD WORK COMPLETED ON: 1/02/18
6. SITE WAS SNOW COVERED AT THE TIME OF SURVEY. DUE TO FROZEN GROUND A SPIKE / NAIL WAS SET OVER TOP OF THE IRON PINS.
7. BEING LOT 3, BLOCK 15819, AS SHOWN ON FINAL PLAN OF LOTS, "THE RESERVE AT FOREST MEADOWS, PHASE 2", FILED JANUARY 22, 2003 AS MAP #872-12.
8. ISSUED TO:

BRUCE T. HEBERT & CATHERINE L. HEBERT
 TITLE AMERICA AGENCY CORP.
 FIRST AMERICAN TITLE INSURANCE COMPANY

REVISION	DATE	REVISION DESCRIPTION	DRAWN BY:	CHECKED BY:	APPROVED BY:
<p>SURVEY OF PROPERTY FOR BLOCK: 15819, LOT: 3 TOWNSHIP OF GLOUCESTER COUNTY OF CAMDEN STATE OF NEW JERSEY</p>					
<p>V & I Associates <i>LAND SURVEYING & LAND PLANNING</i></p> <p>69 SOUTH WHITE HORSE PIKE, SUITE 101, BERLIN, NEW JERSEY, 08009 TELEPHONE: (856) 767-8162 FAX: (856) 767-6106</p> <p>CERT. OF AUTH: #24GA28041100</p>					
<p>FRANK A. INTESSIMONI P.L.S. LICENSE No. 31656 P.P. LICENSE No. 3493</p>  <p>N.J. PROFESSIONAL LAND SURVEYOR N.J. PROFESSIONAL PLANNER</p>			<p>DATE: 1/02/18</p> <p>SCALE: 1" = 20'</p> <p>DRAWN BY: CNL</p> <p>CHECKED BY: FAI</p> <p>SHEET: 1 OF 1</p> <p>DRAWING No: 19637</p>		

V & I Associates, Inc.

69 South White Horse Pike, Suite 101

Berlin, New Jersey 08009

Certificate of Authorization #24GA28041100

Frank A. Intessimoni, PLS, PP
President

Tel (856) 767-8162 Fax (856) 767-6106
E-mail VANDISURVEY@COMCAST.NET

Description Of A Tract Of Land For Bruce T. Hebert & Catherine L. Hebert

All that certain tract or parcel of land and premises situate in the Township of Gloucester, County of Camden, State of New Jersey, bounded and described as follows:

Beginning at an iron pin found for a point in the southerly line of Kristian Drive (50' wide), said point being westwardly, a distance of 455.00 feet from the northwesterly end of a curve, radius of 15', connecting said line of Kristian Drive with the westerly line of Shelly Street (50' wide), said point also being in the division line, between lot 3 & lot 4, Block 15819 on Plan hereinafter mentioned; thence 1) S00°-01'-22"W along said division line, a distance of 90.00 feet to an iron pin found for a point; thence 2) N89°-58'-38"W a distance of 65.00 feet to a point; thence 3) N00°-01'-22"E along the division line between lot 2 & lot 3 (said plan), a distance of 90.00 feet to an iron pin found for a point in the southerly line of Kristian Drive; thence 4) S89°-58'-38"E along the southerly line of Kristian Drive, a distance of 65.00 feet to the point and place of beginning.

Containing 5,850 square feet of land.

Being Lot 3, Block 15819, As Shown On Final Plan Of Lots, "The Reserve At Forest Meadows, Phase 2", Filed January 22, 2003, As Map #872-12.

Being Lot 3, Block 15819 of the Official Tax Map of Gloucester Township.

This description was compiled from Deed of Records and a field survey performed under the supervision of Frank A. Intessimoni, PLS, PP #31656 of V & I Associates, Inc.



Frank A. Intessimoni, PLS, PP #31656 01/03/18

ZONING PERMIT DENIED

6 KRISTIAN DR
Block/Lot 15819/3

Applicant
HERBERT BRUCE T & CATHERINE L
6 KRISTIAN DRIVE
SICKLERVILLE NJ 08081

Real Estate Owner
HERBERT BRUCE T & CATHERINE L
6 KRISTIAN DRIVE
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard attached frame 16'X7' deck.. This application for approval is hereby denied

Zone
R3
Application is

Denied

Comments on Decision:

Deck is to maintain a minimum of 10' from rear property line. A Variance approval is required prior to issuance of permit.

Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
July 30, 2020

Applic No. 14170
8538

Cut Here

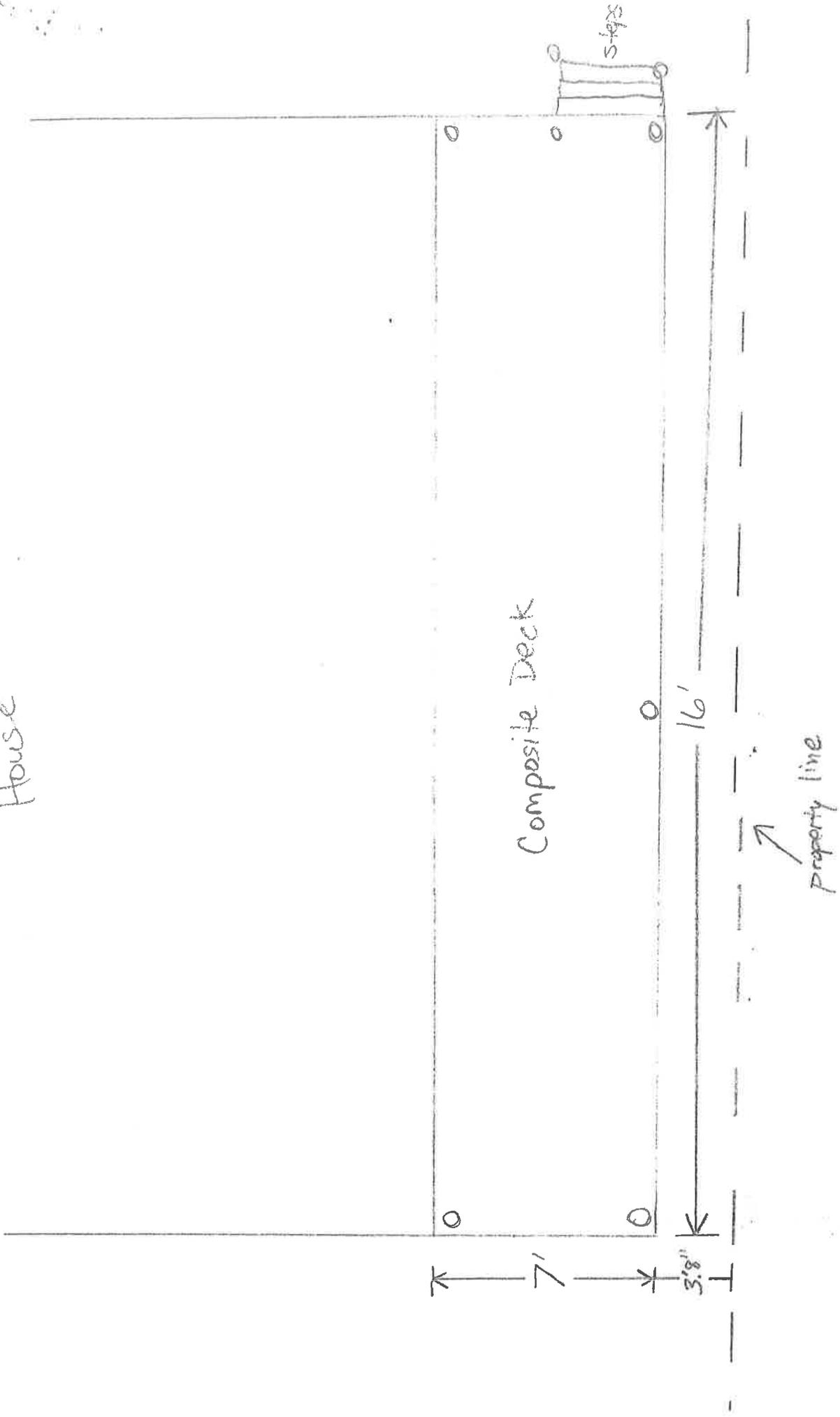
Deliver to...

HERBERT BRUCE T & CATHERINE L
6 KRISTIAN DRIVE
SICKLERVILLE NJ 08081

House

Composite Deck

steps



-ot 3 Block 15819

Bruce Hebert
Kristian Dr,
Sicklerville, NJ 08081

Not Drawn to Scale

TOWNSHIP OF GLOUCESTER
TAX OFFICE
P O BOX 8
BLACKWOOD, N J 08012

To Whom It May Concern:

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

Name: BRUCE & CATHERINE HERBERT

Address: 6 KRISTIAN DRIVE

Block: 15819 Lot: 3

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

Date: August 5, 2020

Sandra L. Ferguson
Gloucester Township Tax Collector

Board of Fire Commissioners

AERIAL FIRE DEPARTMENT

Fire District No. 6
Gloucester Township
1946 Williamstown Road
Aerial, New Jersey 08081
Phone: 856-435-0700 • Fax: 856-435-4274

FAX COVER SHEET

DATE 8/18/2020

TO GT ZONING

FAX NUMBER 856-232-6229

PAGE 1 OF 2

FROM Mike Bruce, Chief

Should you have any questions, please call us at 856-435-0700, Monday through Friday between the hours of 8:00 AM and 4:00 PM.

ATTN: Donna -

Mike -

Please return to
Zoning Bd. Clerk

Donna M Barnett

Thank you.

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Frank Schmidt
Ken Garbowski
Dorothy Bradley
Alisa Smith
Frank Dintino



Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Christopher F. Long, Esq.
Solicitor

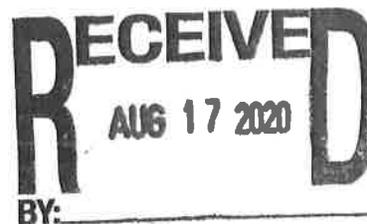
Thomas Leisse, PE, CME
Consulting Engineer

**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

August 14, 2020

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



Re: Application #202024C
Bruce T. Kerbert
6 Kristian Drive, Sicklerville, NJ 08081
Block 15819, Lot 3

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr
Executive Director

RJC:mh

Bin #15

ZB

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: August 11, 2020

APPLICATION No. #202024C

APPLICANT: BRUCE T HERBERT

PROJECT No. 14200

BLOCK(S): 15819

LOT(S): 3

LOCATION: 6 KRISTIAN DR., SICKLERVILLE, 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

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by AUGUST 22, 2020**
 For Your Files. ATTACHED: APPLICATION, SURVEY & DRAWINGS

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 8-12-20 JCG Bldg

Signature

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #202025C**
Adam Fischer
45 Millbride Road
BLOCK 11103 LOT 1

DATE: August 31, 2020

The above application is to permit a 15' x 30' above ground swimming pool within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	13,013 sf	yes
Minimum lot frontage	75 ft.	95.04 ft.	yes
Minimum lot depth	125 ft.	121.14 ft.	yes
Maximum building coverage	20%	±27% ¹	enc
Maximum lot coverage	40%	±41%¹	no*
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	30 ft.	n/p	---
Side yard (dwelling)	10 ft.	n/p	---
Rear yard (dwelling)	30 ft.	n/p	---
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a
RESIDENTIAL SWIMMING POOL REQUIREMENTS			
Front yard	30 ft.	n/a	n/a
Side yard	10 ft.	42 ft. / 42 ft.	yes / yes
Rear yard	10 ft.	5 ft.	no*
Distance from dwelling	10 ft.	±13 ft.	yes

¹ = Scaled data.

* = Variance required.

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

II. VARIANCE COMMENTS

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

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

1. Lot coverage: (±41.1%. provided v. 40%. maximum allowed).

§422.K, Residential Swimming Pools and Cabana

2. Rear yard: (5 ft. provided v. 10 ft. minimum required).

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F - R-3, Residential – Area, Yard, Height & Building Coverage to permit a lot coverage of approximately forty six (46) percent (40% maximum allowed) and from Section 422.K, Residential Swimming Pools and Cabana to permit an above ground swimming pool five (5) feet from the rear property line (10 ft. minimum required).

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

cc: Adam Fischer
Anthony Costa, Esq.
James Mellett, PE

K:\ZBA Reviews\Year 2020\pools\Fischer-R3-202025C\Rpt\R_202025C-R3-Adam Fischer.docx

APPLICATION #1202025C

2

Adam Fischer

45 Millbridge Road

BLOCK 11103 LOT 1

TOWNSHIP OF GLOUCESTER

1261 Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

Community Development & Planning: (856) 374-3500 – FAX: (856) 232-6229

For Office Use Only

Submission Date¹: _____ Application No.: A-202025C

Taxes paid YES NO _____ (Initial)

Fees 160⁰⁰ Project # 14221

Planning Board Zoning Board of Adjustment Redevelopment Entity

Escrow 150⁰⁰ Escr.# 14221

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

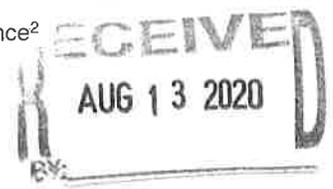
Fire District # _____

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: <u>Adam Fischer</u>	Name(s): <u>Adam Fischer</u>
Address: <u>45 Millbridge Rd</u>	<u>Silvana Cassia</u>
City: <u>Clementon</u>	Address: <u>45 Millbridge Rd</u>
State, Zip: <u>NJ 08021</u>	City: <u>Clementon 08021</u>
Phone: <u>(609) 929-1573</u> Fax: () -	State, Zip: <u>NJ</u>
Email: <u>FISASIDP@COMCAST-NET</u>	Phone: <u>(609) 929-1573</u> 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"/> Appeal of Administrative Officer's Decision – "A" Variance <input type="checkbox"/> Interpretation – "B" Variance ² <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 type="checkbox"/> Other _____
---	---



² Applicant shall provide public notice in the official newspaper and to all property owners within 200 feet [Basis N.J.S.A. 40:55D-12].

4. Zoning Districts or Redevelopment Areas (Circle all zones or redevelopment area that apply)

ER	R-1	R-2	<u>R-3</u>	R-4	RA	APT
SCR	GCR	SCR-HC	OR	OF	CR	IA-APT
NC	HC	GI	BP	IN	PR	FP
Blackwood West RDAs		G-RD	<u>M-RD</u>	BW-RD	L-RD	Glen Oaks
New Vision	Interchange	College Drive	Lakeland	DESCO	Moffa's Farm	GEMS

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

6. Name of Persons Preparing Plans and Reports:

Name: Adam Fische
Address: 45 Millbridge Rd
Profession: Home owner
City: Clementon
State, Zip: NJ 08021
Phone: (609) 921-1573 Fax: ()
Email: fishsup@comcast.net

Name: Roundbire Pools
Address: 19 Cross Key Rd
Profession: Pool Store
City: West Berlin
State, Zip: NJ 08091
Phone: (856) 767-8900 Fax: (856) 767-8920
Email: melisa@roundbirepools.com

7. Location of Property:

Street Address: 45 Millbridge Rd Clementon NJ 08021
Block(s): 11103, Lot(s): 1

8. Land Use:

Existing Land Use (Describe the Application): Residential
Proposed Land Use (Describe the Application): Building of 15x30 Above Ground Pool. Looking to move the pool away from patio closer to the property line within 5' of property line

9. Property:

Number of Existing Lots: <u>2</u>	Proposed Form of Ownership:
Number of Proposed Lots: _____	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative
Are there any existing deed restrictions?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If yes, attach copies)
Are there any proposed deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications (property dimensions)

Lot frontage 1 _____
 Lot frontage 2 (corner lots) _____
 Lot depth _____
 Lot area _____

Abbreviations/Footnotes

¹ = E.O.P = Edge of pavement
² = Applies to corner lots.

Fence Application

Setback from roadway E.O.P.¹ _____
 Setback from roadway E.O.P.² (corner lots) _____
 Fence type (i.e. wood, vinyl, etc.) _____
 Fence height _____

Shed Application

Shed area (length x width) _____
 Shed height _____
 Shed wall height _____
 Setback from front property line 1 _____
 Setback from front property line 2² _____
 Setback from side property line _____
 Setback from rear property line _____
 Number of sheds _____
 Distance from other building(s) _____

Garage Application

Garage Area (length x width) _____
 Garage height _____
 Garage wall height _____
 Number of stories _____
 Number of garages _____
 (Includes attached garages if applicable) _____
 Distance from other building(s) _____

Swimming Pool Application

Swimming pool area or diameter 15' x 30'
 Setback* from front property line 1 102'
 Setback* from front property line 2² 42'
 Setback* from side property line 42'
 Setback* from rear property line 5'
 Distance** from dwelling 26'
 * Setback = Distance from pool apron.
 **Distance = Distance from edge of water.

14. Relief Requested (Variances, Conditional Use, Waivers, Exceptions):

- Check here if zoning variances are required.
- Check here if a conditional use is required.
- Check here if waivers from the Land Development Ordinance's performance and design standards are requested.
- 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 from the N.J. Site Improvement Advisory Board].

NOTE: If any of the above are required, attach hereto separate exhibit(s) for each category of relief sought.

15. Signature of Applicant


 Signature of Applicant

 Date

 Signature of Co-applicant

 Date

16. 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 documentation authorizing application and officer signature).

August 11, 2020
Date

Adam Paul
Signature

Sworn and Subscribed to before me this

Adam Fischer
Print Name

11 day of August,
2020 (Year).

Silvana Fischer
Signature

Silvana Fischer
Print Name

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

Complete each of the following sections (attached names and addresses, if applicable):

- 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 its 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

Adam Paul

Signature of Applicant

Adam Fischer

Print Name

8-11-2020

Date

18. Survey / sketch plat waiver certification:

As of the date of this application, I hereby certify that the survey / sketch plat submitted with this application, under the date of 8/11/2020, shows and discloses the premises in its entirety, described as Block 11103 Lot 1; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey / sketch plat with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Sworn and subscribed to

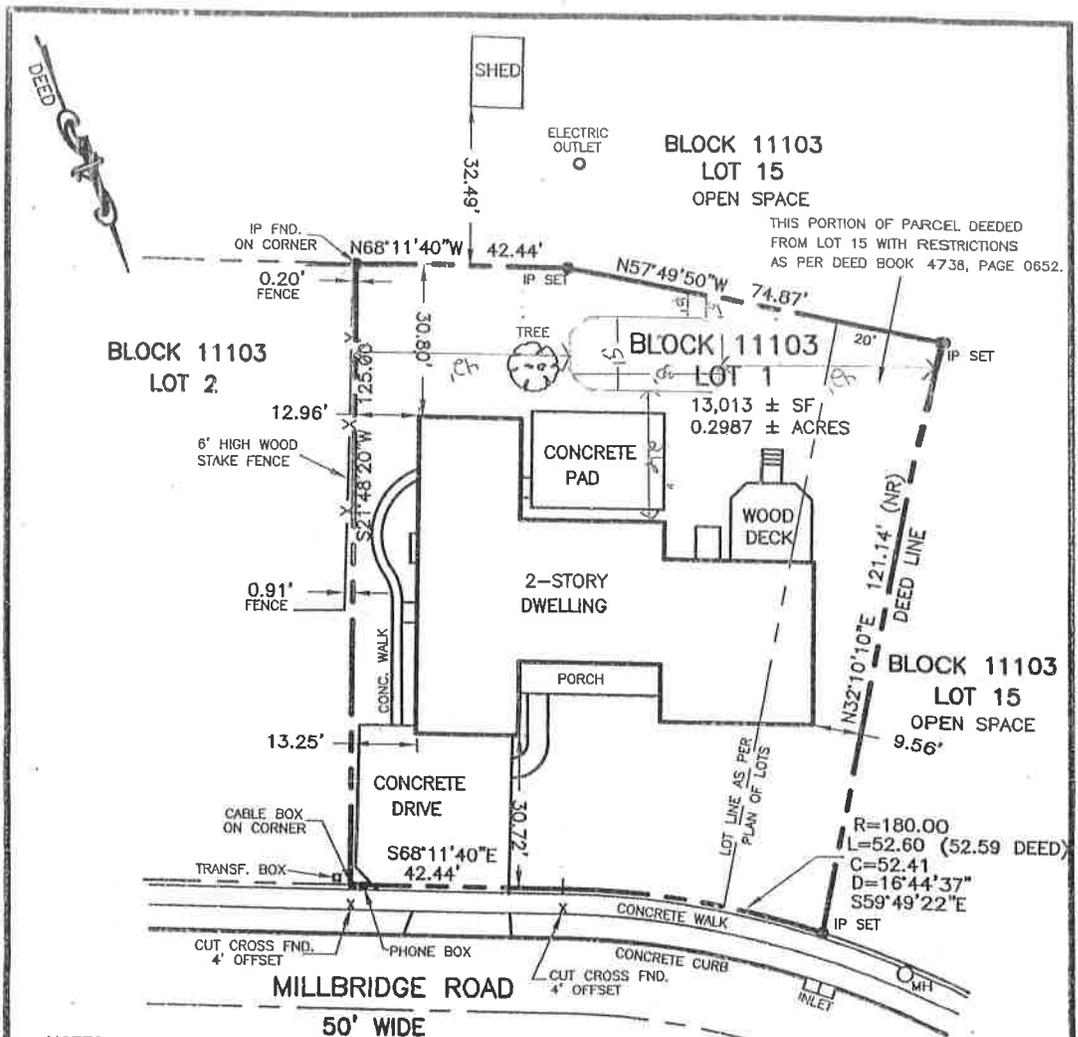
On this 11 day of August,
2020 before the following authority,

Adam Paul

Name of property owner or applicant

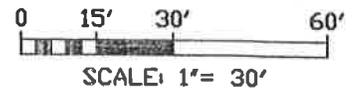
Krista Meo

Notary public



NOTES:

1. LOT AND BLOCK NUMBERS REFER TO THE GLOUCESTER TOWNSHIP TAX MAP.
2. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. BOUNDARY REFERENCED TO A "PLAN F MILLBRIDGE" BY ROBERTSON & JOHNSON, DATED NOV. 1972.
4. THE WESTERLY 20-FOOT WIDE PORTION OF THE PARCEL THAT HAD BEEN DEEDED TO LOT 1 FROM LOT 15 IS RESTRICTED TO CERTAIN ACTIVITIES AS SPECIFIED IN DEED BOOK 4738, PAGES 651-652 INCLUDING THE CONSTRUCTION OF BUILDINGS, STRUCTURES, FENCES OR OBSTRUCTIONS IN ACCORDANCE WITH THE INTENT OF THE "OPEN SPACE" APPROVED BY THE GLOUCESTER TOWNSHIP PLANNING BOARD.



#45 MILLBRIDGE ROAD

ADAM FISCHER
NOT FOR TITLE TRANSFER

TO:
ANY INSURER OF TITLE RELYING HEREON AND ANY OTHER PARTY OF INTEREST:
IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR AT THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN ABOVE.

Scott D. Brown
SCOTT D. BROWN
N.J. PROFESSIONAL ENGINEER
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 246903825000

NO.	REVISION	DATE

PLAN OF SURVEY
LOT 1, BLOCK 11103
GLOUCESTER TOWNSHIP
CAMDEN COUNTY, NJ
SCALE: 1"=30'
DATE: 09/07/06

ACU-PRO
ENGINEERING & SURVEYING
GLEN OAKS PROFESSIONAL BUILDING
1405 CHEWS LANDING ROAD, SUITE 15
LAUREL SPRINGS, NEW JERSEY 08021
PHONE: (856) 228-5020 FAX: (856) 227-0548
CERTIFICATE OF AUTHORIZATION #24GA28005800

ZONING PERMIT DENIED

45 MILLBRIDGE RD
Block/Lot 11103/1

Applicant
FISCHER, ADAM J. & CASSIA, SILVANA
45 MILLBRIDGE ROAD
CLEMENTON, NJ 08021

Real Estate Owner
FISCHER, ADAM J. & CASSIA, SILVANA
45 MILLBRIDGE ROAD
CLEMENTON, NJ 08021

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard 30'X15' above ground pool.. This application for approval is hereby denied

**Zone
R3
Application is**

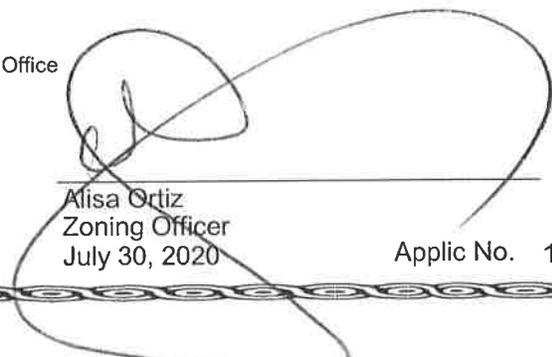
Denied

Comments on Decision:

Pool appears to be located outside the property line. Pool must be located a minimum of 10' from property line.

. Additional permits must be obtained through the Construction Office

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



Alisa Ortiz
Zoning Officer
July 30, 2020

Applic No. 14165
8533

Cut Here

Deliver to...

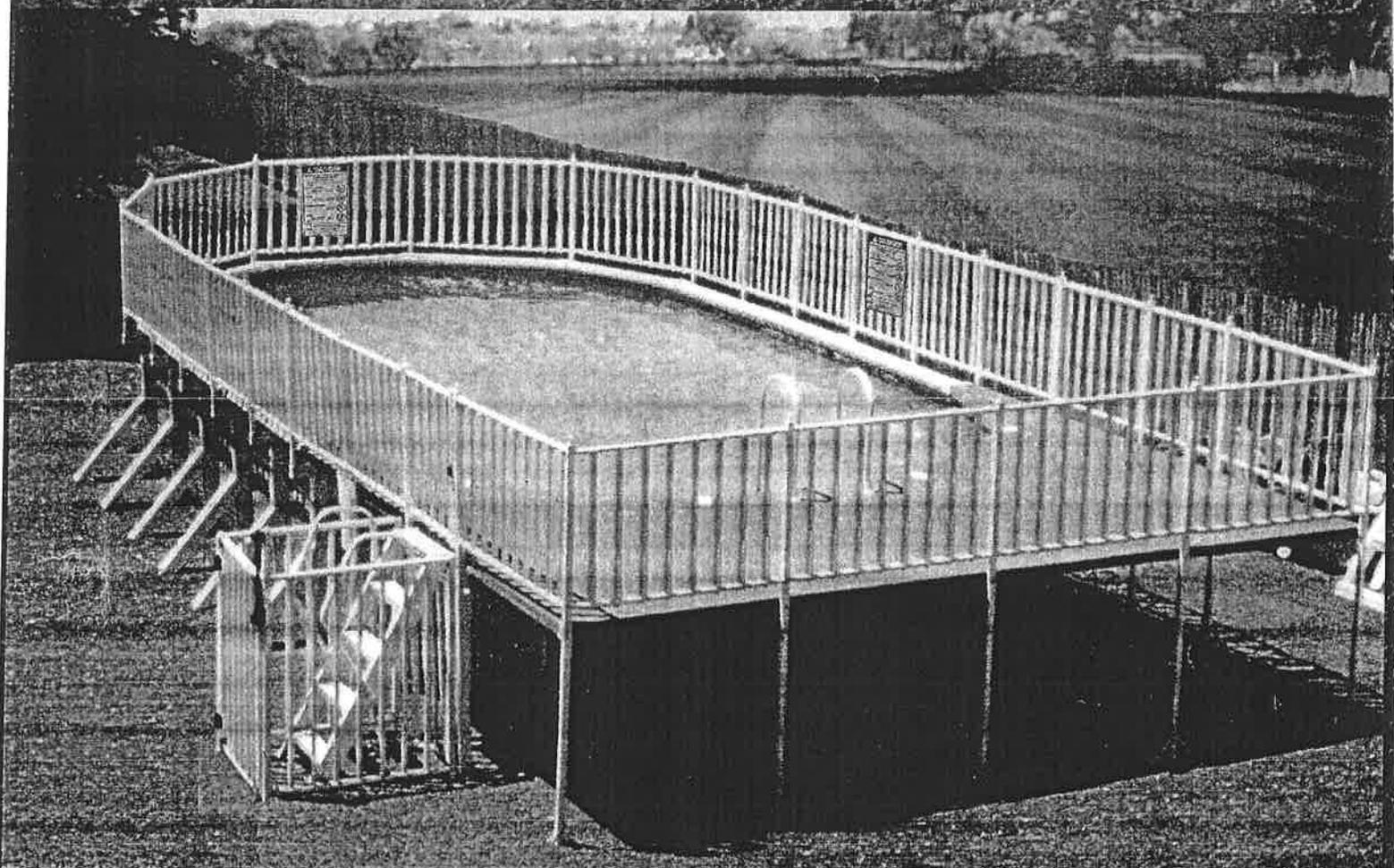
FISCHER, ADAM J. & CASSIA, SILVANA
45 MILLBRIDGE ROAD
CLEMENTON, NJ 08021

THIS IS PICTURE OF POOL
OUT POOL DOESNT HAVE FENCING

Added
VALUE!



COMPLETELY FENCED OVAL POOLS WITH END DECKS



*LED12PP For 1218, 1221, & 1224 Ovals

*LED15PP For 1524 & 1530 Ovals

*LED1218FPP — 1218 Oval & Fenced Pool

*LED1221FPP — 1221 Oval & Fenced Pool

*LED1224FPP — 1224 Oval & Fenced Pool

*LED1524FPP — 1524 Oval & Fenced Pool

*LED1530FPP — 1530 Oval & Fenced Pool

*Pool Entry Enclosure System — PEES
Optional With All
Decks/Pools

⚠ DANGER
NO JUMPING!
NO DIVING!
Shallow water.
You can be permanently injured.



DO NOT DEFACE COVER OR PAINT OVER THIS SIGN

Manufacturer's Availability Schedule for Cantilevered Aluminum End Decks & Side Decks^M



Size of Oval Pool	1218	1221	1224	1524	1530	Fenced Pool
Deck Only Code	CARPETED DECK AREA					Deck & Fence
	IN SQUARE FEET					Code*
*LED12PP	100	100	100			
Long End Decks	100					*LED1218FPP
78" Deep X 156" Long		100				*LED1221FPP
Plus (2) Triangular Wedges			100			*LED1224FPP
*2LED12PP OPTIONAL	200	200	200			
R**1524*ALDF				215		Long End Deck
R**1530*ALDF					233	Plus (2) Triangular Wedges
78" Deep X 214" Long						Plus 18" Walkaround
*LED15PP				122	122	
Long End Decks				122		*LED1524FPP
78" Deep X 192" Long					122	*LED1530FPP
Plus (2) Triangular Wedges						
*2LED15PP OPTIONAL				244	244	
2 Long End Decks				244		*2LED1524FPP
78" Deep X 192" Long					244	*2LED1530FPP
Plus (4) Triangular Wedges						

SAFETY SIGNS SUPPLIED: ALL POOL USERS; DO NOT SWIM BEHIND, UNDER OR THROUGH INPOOL LADDER; DANGER DO NOT DIVE; JUMP, SWING UP & SECURE LADDER; POOL CLOSED; DANGER - DO NOT DIVE OR JUMP.

DECK SECTION: (1) PIECE PRE-WELDED CONSTRUCTION: ALL ALUMINUM EXTRUSIONS. PRE-PUNCHED FOR EASE OF ATTACHMENT TO OTHER SECTIONS. FACTORY PRE-CARPETED BLUE OR GREY. CARPETED TO WATER LINE.

STRUCTURAL POSTS: EXTRUDED 1-1/2" X 1-1/2" HOLLOW ALUMINUM TUBES 88" TALL.

LADDERS: (2) LADDERS SUPPLIED: 23" WIDE IN POOL AND 23" WIDE STAIRCASE LADDER.

FENCING: DELUXE POLYMER RESIN CONSTRUCTION. MAXIMUM PASS THROUGH DOES NOT EXCEED FOUR INCHES (4"). AT LEAST 65% OPEN AREA TO ALLOW VISIBILITY. OVERALL FENCE HEIGHT; 36" INC: FENCE TOP RAIL TO TOP OF POOL RAIL

GATE: SELF CLOSING ALUMINUM AND RESIN GATE. SUPPLIED WITH KEY LOCK.

TRIM: ALL ALUMINUM PARTS ELECTROSTATICALLY POLYESTER DRY POWDER COATED GLOSS WHITE.

REQUIRED: REMOVAL OF ORIGINAL TOP RAIL OR TOP RAILS ON POOL FOR CANTILEVER DECK INSTALLATION

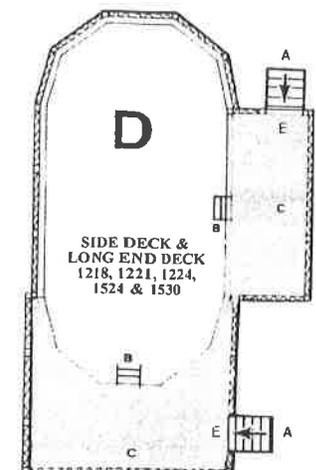
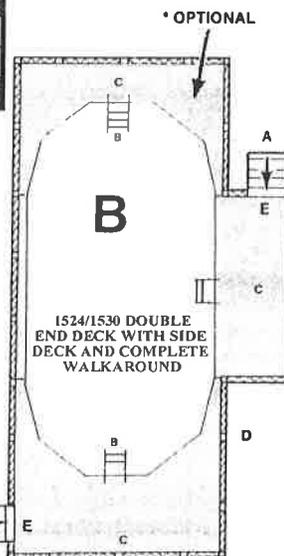
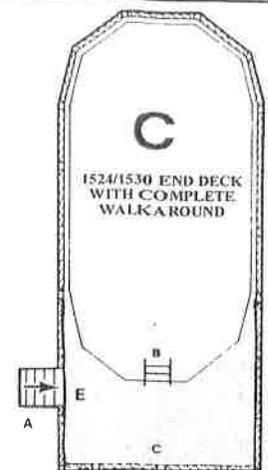
CAUTION^M: FIELD MODIFICATION MAY BE REQUIRED AT TIME OF INSTALLATION.

HARDWARE: ALL STAINLESS STEEL.

NOT SUPPLIED: ENCLOSURES, SECURITY DEVICES (OPTIONAL)

DECK STRUCTURE: DECK DESIGNED USING A STATIC LOAD OF 65 POUNDS PER SQUARE FOOT.

CAUTION: THESE POOL AND DECK COMBINATIONS ARE DESIGNED FOR SWIMMING AND WADING ONLY. THEY ARE NOT DESIGNED FOR DIVING, JUMPING OR SLIDING. DO NOT STAND, SIT, OR WALK ON FENCE RAIL. DO NOT PLACE JUMPING, DIVING OR SLIDING DEVICES ON THE DECK.



- A-Staircase Deck Ladder — DL58-23/52
- B-In Pool Ladder — DIPLA-XHI
- C-All Decks Contain Fencing Around Deck Configuration Only
- D-Fencing Package Around Entire Pool Optional and Available
- E-Self Closing Gate. Supplied with Key Lock

• POOL ENTRY ENCLOSURE SYSTEM—PEES AVAILABLE WITH ALL DECKS/POOLS.

1. With Side Decks
2. With Side Decks & Fenced Pool
3. With Long End Deck
4. With Long End Deck & Fenced Pool

All sizes, weights, measurements, illustrations and other specifications are approximate. The company reserves the right to make changes without notice at any time in color specification, prices on models, and also to discontinue models.

Specifications subject to change without notice.

Product Safety is the joint responsibility of the Manufacturer and End User (Consumer). Failure to comply with all caution signs and all pool safety rules may result in serious permanent body injury. These products are in conformance with the Voluntary Approved Standards for Aboveground/On Ground Residential Swimming Pools ANSI/NSPI-4 1999 or latest approved revision.



AquaSPORTS

P.O. Box 7283, North Brunswick, N.J. 08902 (732) 247-6134

Bum #15



TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: August 13, 2020

APPLICATION No. #202025C

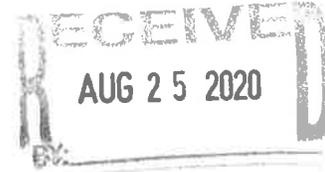
APPLICANT: ADAM FISCHER

PROJECT No. 14221

BLOCK(S): 11103

LOT(S): 1

LOCATION: 45 MILLBRIDGE D., CLEMENTON, NJ 08021



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 AUGUST 25, 2020***
 For Your Files. **ATTACHED: APPLICATION, SURVEY & DRAWINGS**

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 82420 JTK 15125

Signature

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Frank Schmidt
Ken Garbowski
Dorothy Bradley
Alisa Smith
Frank Dintino



Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Christopher F. Long, 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
August 19, 2020

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

Re: Application #202025C
Adam Fischer
45 Millbridge Road, Clementon, NJ 08021
Block 11103, Lot 1

Gentlemen:

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

However, the Authority has an easement line on the property. Prior to any work commencing, applicant must contact the Authority for a sewer mark-out.

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

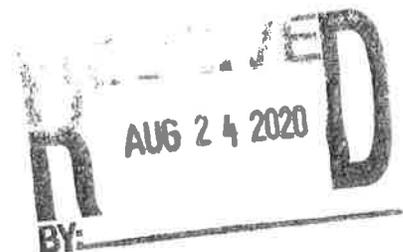
Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr
Executive Director

RJC:mh



TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: August 13, 2020

APPLICATION No. #202025C

APPLICANT: ADAM FISCHER

PROJECT No. 14221

BLOCK(S): 11103

LOT(S): 1

LOCATION: 45 MILLBRIDGE D., CLEMENTON, NJ 08021



TRANSMITTAL TO:

- | | | | | | |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
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| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer | <input type="checkbox"/> | G.T.M.U.A. |
| <input type="checkbox"/> | N.J. American Water Co. | <input type="checkbox"/> | Aqua N.J. Water Co. | <input checked="" type="checkbox"/> | Fire District 1/2/3/4/5/6 |
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- Variance Plan Bulk (C) Variance

REVIEWED

APPROVED NOT APPROVED

GLOUCESTER TWP. FIRE DISTRICT 2

FIRE OFFICIAL: [Signature]

DATE: 8-21-20

[Signature] & w/o comments
 Signature

*NO Subdivision

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: August 13, 2020

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| <input type="checkbox"/> Taxes | <input type="checkbox"/> Construction | |

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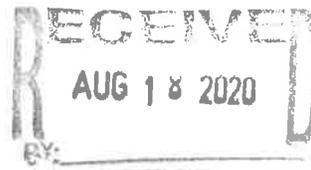
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- Variance Plan Bulk (C) Variance Use (D) Variance

OK No Issues.

Signature

Adam Fischer

8/17/20