

Township of Gloucester
Zoning Board of Adjustment
Wednesday, October 28, 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, September 23, 2020*

RESOLUTIONS FOR MEMORIALIZATION

#202024C
Bruce T Hebert

Bulk C Variance
Block: 15819 Lot: 3

#202025C
Adam Fischer

Bulk C Variance
Block: 11103 Lot: 1

APPLICATIONS FOR REVIEW

#202029C
Kenson Napoleon
Zoned: R3

Bulk C Variance
Block: 17102 Lot: 67
Location: 2 Parsons Ct., Sicklerville

6' vinyl fence w/ 10' EOP2 setback

#202031C
Amanda Dube'
Zoned: R3

Bulk C Variance
Block: 8104 Lot: 6
Location: 1618 Ellis Ave., Laurel Springs

6' vinyl fence w/ 0' setbacks

#202033C
Susanne Galanek
Zoned: R3

Bulk C Variance
Block: 5806 Lot: 3
Location: 5 Sycamore Dr., Blackwood

6' vinyl fence w/ 3' F2 setbacks

#202034C
Nicholas Louie
Zoned: R3

Bulk C Variance
Block: 19306 Lot: 3.10
Location: 19 Erik Ct., Sicklerville

In ground pool 16' x 32' w/ 5' R & 8' S setbacks too pool apron

#202038C
Jim Hudrick
Zoned: R3

Bulk C Variance
Block: 9102 Lot: 13
Location: 1201 Mardale Dr., Somerdale

6' vinyl fence w/setbacks

#202039C
Nicole Webb
Zoned: R3

Bulk C Variance
Block: 18309 Lot: 5
Location: 9 Red Gravel Circle, Sicklerville

2nd Shed 12' x 12' w/setbacks

#182039DCPFMSP(a)
Hutton Gloucester NJ ST, LLC
Zoned: OF

Prelim/Final Major Site Plan Amended
Block: 18103 Lot: 7.01
Location: 810 New Brooklyn Erial Rd

Car Wash

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 23, 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	Present
Mrs. Chiumento	Absent
Mr. Rosati	Present
Mr. Acevedo	Absent
Mr. Rosetti	Present
Mr. Treger	Absent
Mrs. Kelly	Absent
Chairman McMullin	Present

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

Mr. Rosetti will sit in for Mrs. Chiumento.

MINUTES FOR ADOPTION

Zoning Board Minutes Wednesday August 26, 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. Rosetti	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#202023

Susan Kerr

Bulk C Variance

Block: 20503 Lot: 43

#202021CD

The Gardens @ Marksmen

Bulk C & Use "D" Variance

Block: 13801 Lot: 5

#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

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. Rosetti	Yes
Chairman McMullin	Yes

Resolutions Approved.

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

Mr. Costa swears in Mr. Hebert.

Mr. Hebert states he can't meet the 10' requirement because his whole back yard is 10'.8". There will be no roof on the deck. The steps will be on the side. Mr. Hebert lives in a 55 & over community with smaller lots.

Mr. Lechner states this is common in the Four Seasons development.

Open to Professionals:

No Comments:

Open to the Public:

No Comments:

A motion to approve the abovementioned application was made by Mr. Scarduzio and seconded by Mr. Rosetti.

Roll Call:

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

Application Approved.

#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

Mr. Costa swears in Mr. Fischer.

- 5' rear vs. 10' and lot coverage 46%.

The existing patio would push the pool right on top of the patio.

Mr. Lechner states the GTMUA has an easement on your property. Mr. Fischer will have to contact them for a mark out before the pool is installed. It is on the deck side.

Open to the Public:

No Comments:

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

Roll Call:

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

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 202024C

**Bruce Hebert
Block 15819, Lot 3**

WHEREAS, Bruce Hebert is the owner of the land and premises located at 6 Kristian Drive in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a bulk variance to permit a 7'x16' deck 3'8" from the rear property line instead of the required 10' for the property located upon Block 15819, Lot 3, as shown on the Official Map of the Township of Gloucester, located in a SCR 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 September 23, 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 Bruce Hebert is the owner of the land and premises located at 6 Kristian Drive in the Sicklerville Springs section of Gloucester Township, New Jersey, as shown on Block 15819, Lot 3, on the Official Tax Map of the Township of Gloucester, located in an SCR 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 he has a very short back yard and this is the only location to construct a deck.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 23rd day of September, 2020, the applicant Bruce Hebert is hereby granted the aforesaid variances for the property located upon Block 15819, Lot 3 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Carmen Scarduzio	Yes
Andy Rosati	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 28th day of October, 2020.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 202025C

Adam Fischer

Block 11103, Lot 1

WHEREAS, Adam Fischer is the owner of the land and premises located at 45 Millbridge Road in the Clementon 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 lot overage of 46% instead of the required 40% and to permit an above ground pool 5' from the rear property line instead of the required 10' for the property located upon Block 11103, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro se.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 23, 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 Adam Fischer is the owner of the land and premises located at 45 Millbridge Road in the Clementon Springs section of Gloucester Township, New Jersey, as shown on Block 11103, Lot 1, 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 he wants to place the 15' x 30' pool next to the existing patio.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 23rd day of September, 2020, the applicant Adam Fischer is hereby granted the aforesaid variance for the property located upon Block 11103, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, some of which are incorporated herein.

ROLL CALL:

LIST NAMES

Carmen Scarduzio	Yes
Andy Rosati	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 28th day of October, 2020.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #202029C**
Kenson Napoleon
2 Parsons Court
BLOCK 17102, LOT 67

DATE: September 10, 2020

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 - Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	±11,807 sf	yes
Minimum lot frontage			
Parsons Court	75 ft.	84.635 ft.	yes
Prospect Avenue	75 ft.	127.315 ft.	yes
Minimum lot depth	125 ft.	132.68 ft.	yes
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
Parsons Court	30 ft.	n/a	n/a
Prospect Avenue	30 ft.	n/a	n/a
Side yard	10 ft.	n/a	n/a
Rear yard	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	n/a	n/a

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

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

II. VARIANCE COMMENTS

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

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence approximately seven (7) feet from the property line along Prospect Avenue (15 ft. minimum required).

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

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

POSITIVE CRITERIA ("D1" use variance)

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 425.C(3) to construct a six (6) foot high vinyl fence approximately seven (7) feet from the property line along Prospect Avenue (15 ft. minimum required).

IV. RECOMMENDATIONS

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

cc: Kenson Napoleon
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

~~INCOMPLETE~~
3/25/20

Update Permit #14092
TOWNSHIP OF GLOUCESTER RECEIVED
1261 Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
Community Development & Planning: (856) 374-3500 – FAX: (856) 332-6229
SEP 01 2020

For Office Use Only

Submission Date: _____ Application No.: #202029C
 Planning Board Zoning Board of Adjustment Redevelopment Entity

Taxes paid: YES NO (Initial) SNB

Fees: 160.00 Project #: 14272

Escrow: 150.00 Escr. #: 14272

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

Fire District # _____

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Kenson Napoleon</u> Address: <u>2 Parsons Ct</u> City: <u>Sicklerville</u> State, Zip: <u>NJ 08081</u> Phone: <u>(234) 380 - 3195</u> Fax: () - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Kenson Napoleon</u> Address: <u>2 Parsons Ct</u> City: <u>Sicklerville</u> State, Zip: <u>NJ 08081</u> Phone: <u>(234) 380 - 3195</u> Fax: () -
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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: _____ Firm: _____ Address: _____	City: _____ State, Zip: _____ Phone: () - - Fax: () - Email: _____
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6. Name of Persons Preparing Plans and Reports:

Name: Kenson Napoleon
Address: 2 Parsons ct
Profession: Homeowner
City: Sicklerville
State, Zip: NJ, 08081
Phone: 234 380 3195 Fax: () -
Email: napoleonk@comcast.net

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

7. Location of Property:

Street Address: 2 Parsons Ct Sicklerville NJ 08081
Block(s): 17102, Lot(s): 67

8. Land Use:

Existing Land Use (Describe the Application): RESIDENTIAL
Proposed Land Use (Describe the Application): 6' vinyl fence EOP 1 40' front of the house
EOP 2 ~~10'~~ 10' Side of the house

9. Property:

Number of Existing Lots: 1
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:

List all applications on a separate sheet.

13. Zoning

All Applications (property dimensions)	Abbreviations/Footnotes
Lot frontage 1 _____	¹ = E.O.P = Edge of pavement ² = Applies to corner lots.
Lot frontage 2 (corner lots) _____	
Lot depth _____	
Lot area _____	

Fence Application	Shed Application
Setback from roadway E.O.P. ¹ 1 _____	Shed area (length x width) _____
Setback from roadway E.O.P. ² (corner lots) 40' <u>10'</u>	Shed height _____
Fence type (i.e. wood, vinyl, etc.) <u>Vinyl</u>	Shed wall height _____
Fence height <u>6'</u>	Setback from front property line 1 _____
	Setback from front property line 2 ² _____
	Setback from side property line _____
	Setback from rear property line _____
	Number of sheds _____
	Distance from other building(s) _____

Garage Application	Swimming Pool Application
Garage Area (length x width) _____	Swimming pool area or diameter _____
Garage height _____	Setback* from front property line 1 _____
Garage wall height _____	Setback* from front property line 2 ² _____
Number of stories _____	Setback* from side property line _____
Number of garages _____	Setback* from rear property line _____
(Includes attached garages if applicable) _____	Distance** from dwelling _____
Distance from other building(s) _____	
	* 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	7/30/20 _____ 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).

8/24/20
Date

Kenson
Signature

KENSON Napoleon
Print Name

Sworn and Subscribed to before me this

24 day of AUGUST,

2020 (Year).

[Signature]
Signature

SEJAL PATEL
Print Name

Sejal Patel
Notary Public
New Jersey
My Commission Expires 3-13-2023
No. 2371077

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?

No Yes

IF YES:

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

[Signature]
Signature of Applicant

Kenson Napoleon
Print Name

7/30/20
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 8/14/20, shows and discloses the premises in its entirety, described as Block 17102 Lot 67; 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:
KENSON NAPOLEON 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 24 day of AUGUST,
2020 before the following authority.

[Signature]
Name of property owner or applicant

[Signature]
Notary public

Sejal Patel
Notary Public
New Jersey
My Commission Expires 3-13-2023
No. 2371077

FILE PLAN

PARSONS COURT (50' WIDE)

PROSPECT AVENUE

N 26° 52' E 65.00'

R=25.00'
A=39.27'

FND. I.R.

CABLE

FND. D.H.

CONC. DRIVE

2 STORY
FRAME

No. 2

132.68'

LOT 66

63° 08' 00" W 107.68'

EOP2

22.02'

21.99'

ENC.

C.L.

12.69'

12.76'

35.92'

35.92'

EOP2
10'

FND. CROSS

3.40
ENC.

0.50'

0.45'

FND. I.R.

C.C.L. FENCE

S 26° 52' 00" W

90.00'

LOT 30

BEING LOT 67, BLOCK 17102, WOODHILL, SECT. 4, FILED 6-15-94,
AS MAP # 814-7.

A.K.A. LOT 67, BLOCK 17102, TAX MAP.

ABN AMRO MORTGAGE GROUP & NATIONAL CITY
BANK, ITS SUCCESSORS AND/OR ASSIGNS

UNITED GENERAL TITLE INSURANCE COMPANY-NJ
SAFEGUARD TITLE AGENCY, JAMES A. TAMBURRO, ESQ

ZONING PERMIT DENIED

2 PARSONS CT
Block/Lot 17102/67

Applicant
NAPOLEON KENSON
2 PARSONS COURT
ERIAL, NJ 08081

Real Estate Owner
NAPOLEON KENSON
2 PARSONS COURT
ERIAL, NJ 08081

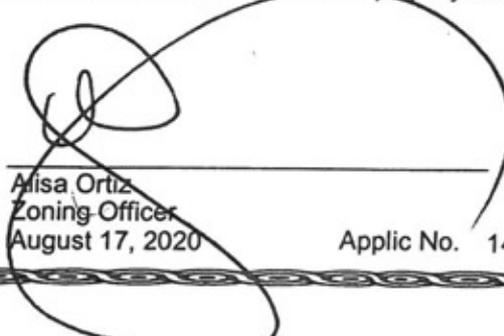
This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 6' vinyl fence as per survey submitted.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:

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

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



Alisa Ortiz
Zoning Officer
August 17, 2020

Applic No. 14092
8472

Cut Here

Deliver to...

NAPOLEON KENSON
2 PARSONS COURT
ERIAL, NJ 08081

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: Kenson Napoleon

Address: 2 Parsons Court

Block: 17102 Lot: 67

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

Date: August 25, 2020

Sandra L. Ferguson
Gloucester Township Tax Collector

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
September 8, 2020

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



Re: Application #202029C
Kenson Napoleon
2 Parsons Court, Sicklerville, NJ 08081
Block 17102, Lot 67

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 1, 2020

APPLICATION No. #202029C

APPLICANT: KENSON NAPOLEON

PROJECT No. 14272

BLOCK(S): 17102

LOT(S): 67

LOCATION: 2 PARSONS CT., SICKLERVILLE 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C
 Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by SEPTEMBER 14, 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



Signature

[Handwritten Signature]
 9/8/20

Vinyl Fence

No Issues.

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #202031C**
Amanda Dube'
 1618 Ellis Avenue
 BLOCK 8104, LOT 6
DATE: September 30, 2020

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 - Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	15,686.8 sf	yes
Minimum lot frontage			
Ellis Avenue	75 ft.	101 ft.	yes
Maurer Avenue	75 ft.	145.07 ft.	yes
Minimum lot depth	125 ft.	167.52 ft.	yes
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
Ellis Avenue	30 ft.	n/a	n/a
Maurer Avenue	30 ft.	n/a	n/a
Side yard	10 ft.	n/a	n/a
Rear yard	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	n/a	n/a

n/a = Not applicable.

* = Variance required.

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

II. VARIANCE COMMENTS

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

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence zero (0) feet from the property line along Maurer Avenue (15 ft. minimum required).

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

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

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 variance:

From Section 425.C(3) to construct a six (6) foot high vinyl fence zero (0) feet from the property line along Maurer Avenue (15 ft. minimum required).

IV. RECOMMENDATIONS

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

cc: Amanda Dube'
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit # 14094

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 Date: _____ Application No.: # 202031C

Taxes paid (YES NO) NO (Initial)

Planning Board Zoning Board of Adjustment Redevelopment Entity

Fees 1600⁰⁰ Project # 14302

Escrow 150⁰⁰ Escr.# 14302

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

Fire District # _____

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Amanda Dube

Address: 1618 Ellis Ave

City: Laurel Springs

State, Zip: NJ, 08021

Phone: (609) 682 0752 Fax: (N/A)

Email: ad61185@yahoo.com

2. Owner(s) (List all Owners)

Name(s): Amanda Dube

Address: _____

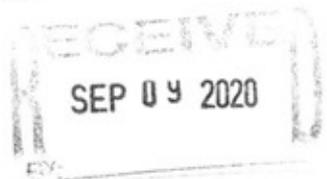
City: _____

State, Zip: _____

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

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

- | | |
|---|---|
| <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> 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: _____

Firm: _____

Address: _____

City: _____

State, Zip: _____

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

Email: _____

6. Name of Persons Preparing Plans and Reports:

DOING FENCE INSTALL
REPLAC

Name: Amanda Dube
 Address: 1618 Ellis Ave
 Profession: 1st Grade Teacher
 City: Laurel Springs
 State, Zip: NJ 08021
 Phone: (609) 682-0752 Fax: () -
 Email: ad61185@yahoo.com

Name: A-Omega Fence
 Address: 2901 Rt. 42
 Profession: Fence Co.
 City: Sicklerville
 State, Zip: NJ, 08081
 Phone: (856) 728-3108 Fax: () -
 Email: _____

7. Location of Property:

Street Address: 1618 Ellis Ave. Laurel Springs, NJ 08021
 Block(s): 8104, Lot(s): 6

8. Land Use:

Existing Land Use (Describe the Application): SFD
 Proposed Land Use (Describe the Application): replace existing fence w/vinyl privacy fence 6ft.
Fence on Maurer will be ~~6ft.~~ 3ft. from street & stop 25 ft. before stop sign on Maurer Ave. Existing picket fence will remain (same place it is now)

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

<p>All Applications (property dimensions)</p> <p>Lot frontage 1 _____</p> <p>Lot frontage 2 (corner lots) _____</p> <p>Lot depth _____</p> <p>Lot area _____</p>	<p>Abbreviations/Footnotes</p> <p>¹ = E.O.P = Edge of pavement</p> <p>² = Applies to corner lots.</p>
---	--

and survey
see back in packet

<p>Fence Application</p> <p>Setback from roadway E.O.P.¹ _____</p> <p>Setback from roadway E.O.P.² (corner lots) _____</p> <p>Fence type (i.e. wood, vinyl, etc.) <u>vinyl</u></p> <p>Fence height <u>6 ft.</u></p>	<p>Shed Application</p> <p>Shed area (length x width) _____</p> <p>Shed height _____</p> <p>Shed wall height _____</p> <p>Setback from front property line 1 _____</p> <p>Setback from front property line 2² _____</p> <p>Setback from side property line _____</p> <p>Setback from rear property line _____</p> <p>Number of sheds _____</p> <p>Distance from other building(s) _____</p>
--	---

3 ft. current spot
3 ft.

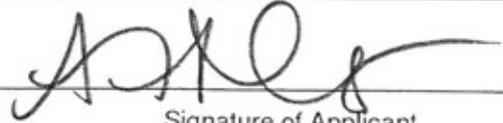
<p>Garage Application</p> <p>Garage Area (length x width) _____</p> <p>Garage height _____</p> <p>Garage wall height _____</p> <p>Number of stories _____</p> <p>Number of garages _____</p> <p>(Includes attached garages if applicable) _____</p> <p>Distance from other building(s) _____</p>	<p>Swimming Pool Application</p> <p>Swimming pool area or diameter _____</p> <p>Setback* from front property line 1 _____</p> <p>Setback* from front property line 2² _____</p> <p>Setback* from side property line _____</p> <p>Setback* from rear property line _____</p> <p>Distance** from dwelling _____</p> <p>* Setback = Distance from pool apron.</p> <p>**Distance = Distance from edge of water.</p>
---	---

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	<u>8/22/20</u> _____ Date
_____ Signature of Co-applicant	_____ Date

★ Picket fence will remain ★

Privacy fence will line up w/picket fence on Maurer Ave.

Privacy fence will line up starting 28 feet from STOP SIGN on Maurer Ave. and take place of picket fence

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).

9/2/2020
Date

[Signature]
Signature

Amanda Dube
Print Name

Sworn and Subscribed to before me this
2 day of September
2020 (Year).

Signature

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

[Signature]
Signature of Applicant
Amanda Dube
Print Name

9-9-2020
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 _____, shows and discloses the premises in its entirety, described as Block _____ Lot _____; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey / sketch plat with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Amanda Dube
Name of property owner or applicant

Sworn and subscribed to
On this 2 day of September,
20 20 before the following authority.

[Signature]
Notary public

SUSAN M SUTPHEN-WILSON
Notary Public
State of New Jersey
My Commission Expires Nov. 14, 2022
I.D.# 2426968

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).

9/2/2020
Date

[Signature]
Signature

Amanda Dube
Print Name

Sworn and Subscribed to before me this

2 day of September,

2020 (Year).

Signature

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

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of 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).

Signature of Applicant

Print Name

9-9-2020
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 _____, shows and discloses the premises in its entirety, described as Block _____ Lot _____; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey / sketch plat with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Amanda Dube
Name of property owner or applicant

Sworn and subscribed to

On this 2 day of September,
20 20 before the following authority.

[Signature]
Notary public

SUSAN M SUTPHEN-WILSON
Notary Public
State of New Jersey
My Commission Expires Nov. 14, 2022
I.D.# 2426968

ZONING PERMIT DENIED

1618 ELLIS AVE
Block/Lot 8104/6

Applicant

DUBE AMANDA
1618 ELLIS AVENUE
LAUREL SPRINGS NJ 08021

Real Estate Owner

DUBE AMANDA
1618 ELLIS AVENUE
LAUREL SPRINGS NJ 08021

This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 6' vinyl fence.. This application for approval is hereby denied

Zone

R3

Application is

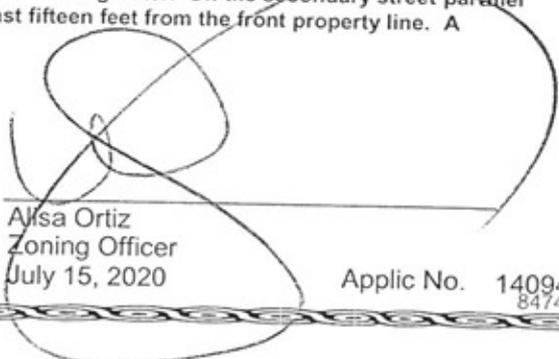
Denied

Comments on Decision:

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

Gloucester Township

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


Aisa Ortiz
Zoning Officer
July 15, 2020

Applic No. 14094
8474

Cut Here

Deliver to...

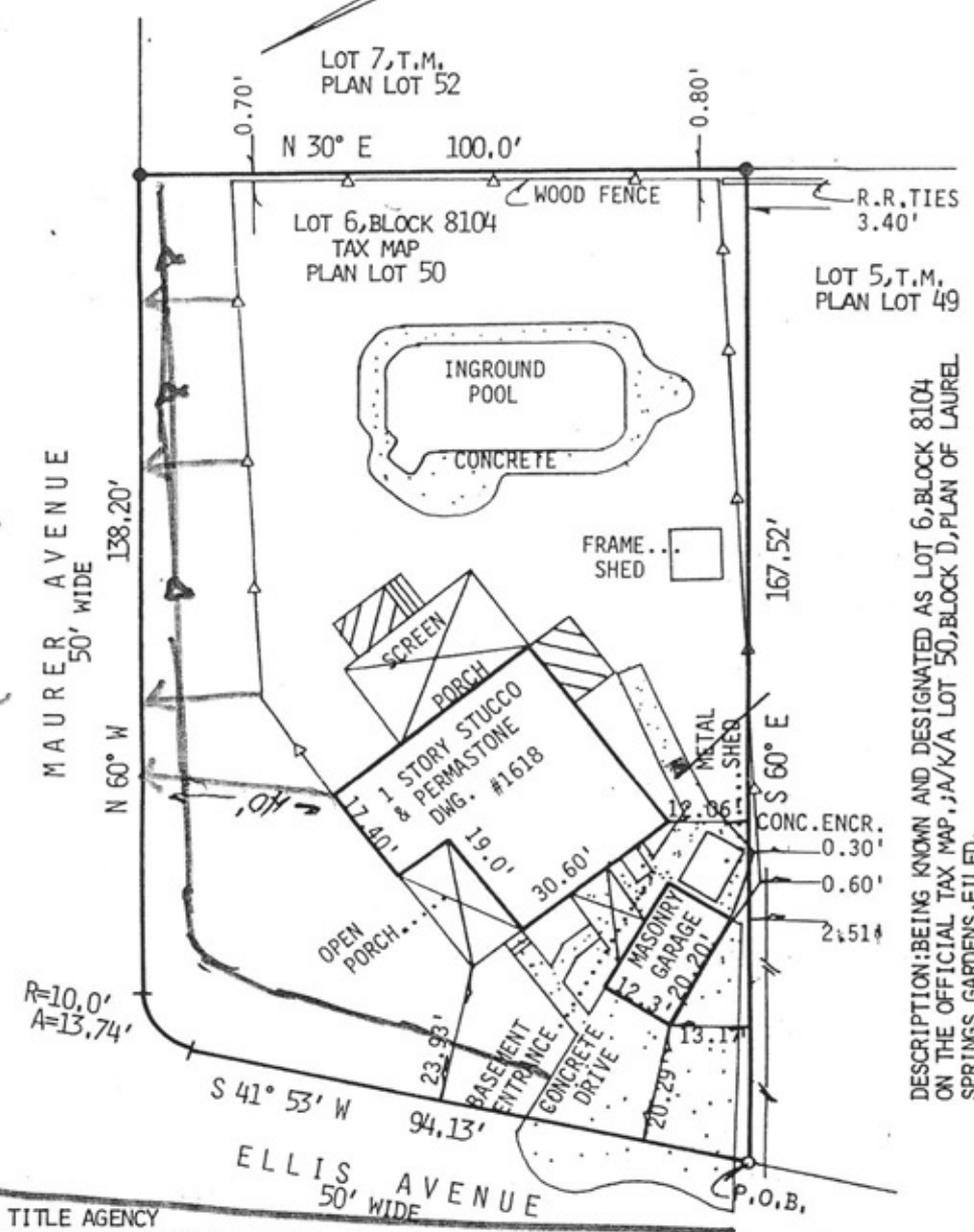
DUBE AMANDA
1618 ELLIS AVENUE
LAUREL SPRINGS NJ 08021

NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE.

MERIDIAN - DEED BASE ___ TAX MAP BASE XX PLAN BASE ___ FORMER SURVEY BASE ___

● = REBAR/IRON PIPE SET
 ■ = CONCRETE MONUMENT SET

new vinyl fence (privacy)
existing picket (3 ft. from curb)



DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 6, BLOCK 8104 ON THE OFFICIAL TAX MAP, J.A./K/A LOT 50, BLOCK D, PLAN OF LAUREL SPRINGS GARDENS, FILED, AREA=15,686.8± S.F.

TO: WEICHERT TITLE AGENCY
 NEW JERSEY TITLE INSURANCE COMPANY

existing picket (6 ft. from curb) staying in same place.

SEP 0 1999

TO THE OWNER: AUGUST W. HEILIG & GERALDINE A. HEILIG, H/W	SURVEY OF PREMISES NO. 1618 ELLIS AVENUE				
TO THE INSURER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished in regard to this transaction only per below date, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of lands or on the surface of lands and not visible) as an inducement for the insurer of title to insure the title to the lands and premises shown hereon.	SITUATE TOWNSHIP OF GLOUCESTER CAMDEN COUNTY, NEW JERSEY				
	ALBERT N. FLOYD & SON LAND SURVEYORS ALBERT N. FLOYD ... N.J. L.I.C. NO. 21759 ALBERT N. FLOYD, JR. N.J. L.I.C. NO. 36725 P.O. BOX 903, ELMER, NEW JERSEY 08318				
	DATE 7/6/99	SCALE 1" = 25'	DRAWN DAM	CHECKED A.N.F.	NUMBER 99-1149

Albert N. Floyd
 ALBERT N. FLOYD L.S.

Land Survey & Fence Locations

Metal shed removed 2016

Existing wood fence will push out to existing picket fence **3**ft from curb on Maurer Ave.

Privacy fence will stop **26** feet from stop sign on Maurer Ave

Existing picket fence (**6**ft. from curb) will remain on Ellis Ave.
~~EXISTING PICKET FENCE WILL REMAIN ON ELLIS AVE.~~

1618 Ellis Ave.

Block 8104
Lot 5D



CRAFTSMEN IN FENCING FOR OVER 30 YEARS

AOMEGA FENCE CO.

INDUSTRIAL - RESIDENTIAL

2901 RT. 42, SICKLERVILLE, NJ 08081 • PHONE/FAX (856) 728-3708

PROPOSAL TO Amanda Dube
ADDRESS 1618 ELLIS Ave
Laurel Springs Clementon
PHONE 609-682-0752

ERECTED AT same
START DATE weather permitting
COMPLETION DATE 1 day

NJ State ID 13VH00925400

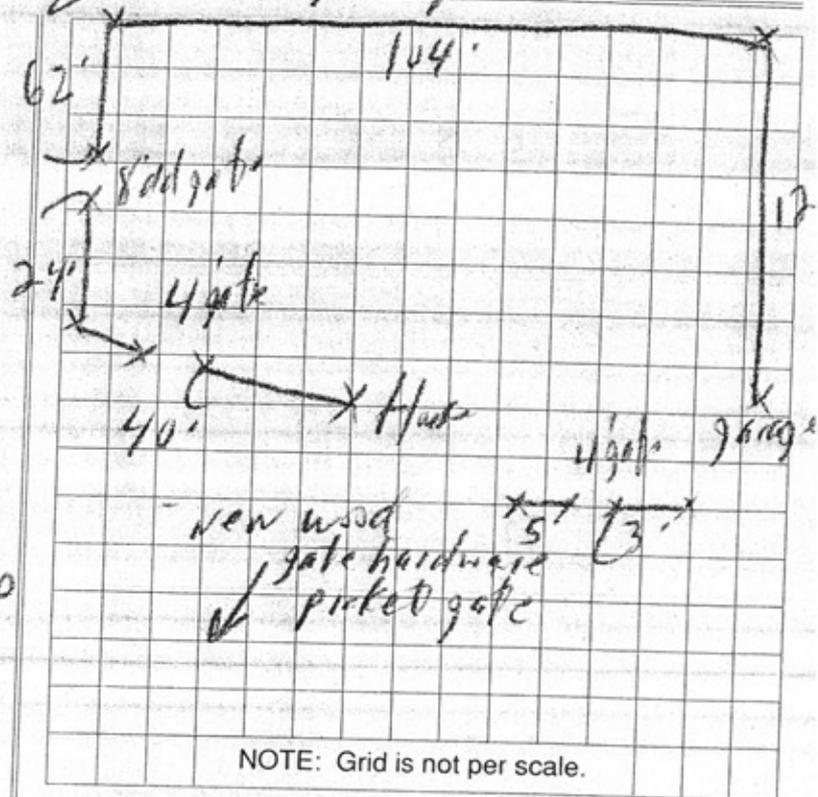
Email: Info@a-omegafence.com

This proposal when accepted by AOMEGA FENCE CO., becomes an agreement between two parties.

6 'X8' solid Tongue & groove white 100% virgin vinyl 2-4' gates 1-8' double drive gate
Black stainless steel hardware Aluminum gate inserts
Flat caps 60 pounds of concrete per post

INSTALLERS TAKE NOTE

- * Tear out wood fence 62' Take away
- * 5 year warranty on labor



NOTE: Grid is not per scale.

All Permits are Customer's Responsibility

TERMS:

Total Price \$ 9,200
 Deposit \$
 Balance \$

Payable on commencement of work, which is the Start Date above.

Accepted

By: [Signature] AOMEGA FENCE CO.

Date Date 6-19-20

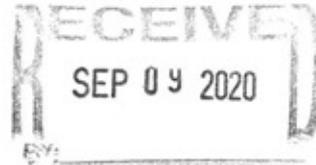
CONDITIONS ON REVERSE SIDE



TOWNSHIP OF GLOUCESTER

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

(856) 228-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)



To whom it may concern:

This is to certify that the below resident does not have any tax or sewer liens on their property or any outstanding balances.

Name Amanda Dube

Address 1618 Ellis Ave. Laurel Springs, NJ

Block 8104 Lot 6

9-9-20
Date

Maupann Bush
Asst. Gloucester Township Tax Collector

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
September 21, 2020

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

Re: Application #202031C
Amanda Dube
1618 Ellis Avenue, Laurel Springs, NJ 08021
Block 8104, Lot 6



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr
Executive Director

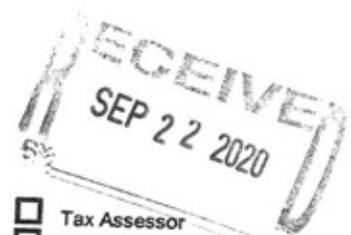
RJC:mh

please email me @ dbarrette@glotwp

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 10, 2020
APPLICANT: Amanda Dube'
BLOCK(S): 8104 LOT(S): 6
LOCATION: 1618 Ellis Avenue, Laurel Springs, NJ 08021

APPLICATION No. #202031C
PROJECT No. 14302



TRANSMITTAL TO:

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

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

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

STATUS OF APPLICATION:

- New Application - Bulk C
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review.
- For Your Files.

Please Forward Report by SEPTEMBER 21, 2020
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

REVIEWED
 APPROVED NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2

FIRE OFFICIAL: *[Signature]*
DATE: 9-18-2020

W/O Comment
Signature

No jurisdiction on Planned Action

BW#16



TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 10, 2020

APPLICATION No. #202031C

APPLICANT: Amanda Dube'

PROJECT No. 14302

BLOCK(S): 8104 LOT(S): 6

LOCATION: 1618 Ellis Avenue, Laurel Springs, 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.
 For Your Files.

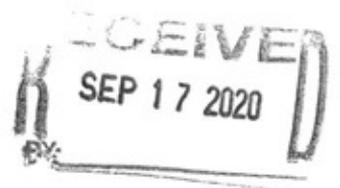
Please Forward Report by SEPTEMBER 21, 2020

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

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



OK 9-15-20 JTG Bldg-

Signature _____

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: Amanda Dube

Address: 1618 Ellis Avenue

Block: 8104 Lot: 6

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

Date: September 10, 2020

Sandra L. Ferguson
Gloucester Township Tax Collector

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 #202034C**
Nicholas Louie
19 Erik Court
BLOCK 19306 LOT 3.10

DATE: October 6, 2020

The application is to permit a 16' x 32' in-ground swimming pool within the R-2 Residential (cluster) District as per the submitted sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Minimum lot size	10,000 sf	±10,000 sf	yes
Minimum lot frontage	80 ft.	80.24 ft.	yes
Minimum lot depth	100 ft.	125 ft.	yes
Maximum building coverage	40%	±14.5% ¹	yes
Maximum lot coverage	50%	±37.9% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	40 ft.	n/p	---
Side yard (dwelling)	15 ft.	n/p	---
Rear yard (dwelling)	35 ft.	n/p	---
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a
RESIDENTIAL SWIMMING POOL REQUIREMENTS			
Front yard	40 ft.	n/a	n/a
Side yard	10 ft.	±34 ft.	yes / yes
Side yard	10 ft.	8 ft.	no*
Rear yard	10 ft.	0 ft. and 5 ft.	no*
Distance from dwelling	10 ft.	±23 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:

§422.K, Residential Swimming Pools and Cabana

1. Side yard: (8 ft. provided v. 10 ft. minimum required).
2. Rear yard: (0 ft. provided v. 10 ft. minimum required).
3. 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:

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.K, Residential Swimming Pools and Cabana to permit an in-ground swimming pool eight (8) feet from the side property line and zero (0) feet and 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: Nicholas Louie
Anthony Costa, Esq.
James Mellett, PE

K:\ZBA Reviews\Year 2020\pools\Louie-R2-202034C\Rpt\IR_202034C-R2-Nicholas Louie.docx

APPLICATION #202034C

Nicholas Louie

19 Erik Court

BLOCK 19306 LOT 3.10

LOT 4

5' from pool apron to rear property line

S14°56'39"W
80.00'

LOT 3

8' from pool apron to side property line

Existing Concrete

Approved for variance to build Deck pass setback line back in Ju LOT 3.09 20

LOT 3.11

S75°03'21"E
127.37'

2 STORY FRAME DWELLING
F.F.=173.0
T.B.=171.9

CONC. STOOP, STEPS & WALK

CONCRETE DRIVEWAY

POINT OF BEGINNING

STREET TREE
DEDICATED TO
TOWNSHIP OF GLOUCESTER
ON FILED PLAN.

UTILITY BOX

UTILITY BOXES

CONC. WALK

L=15.61'
R=51.00'

N14°56'39"E
64.63'

ERIK COURT
(50.00' WIDE)

BEING A TOTAL TANGENT DISTANCE OF 789.22'
FROM THE NORTHERLY END OF A 25.00' RADIUS
CURVE CONNECTING THE EASTERLY LINE OF ERIK
COURT (50' WIDE) WITH THE NORTHEASTERLY LINE
OF JOHNSON ROAD VARIABLE WIDTH).

Porra,
Use this sketch

Update Permit #14255

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 Date: _____ Application No.: #202034C

Taxes paid YES NO (Initial)

Fees 160.00 Project # 14318

Planning Board Zoning Board of Adjustment Redevelopment Entity

Escrow 150.00 Escr.# 14318

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

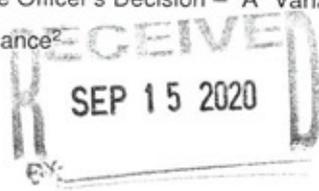
Fire District # _____

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: <u>Nicholas Louie</u>	Name(s): <u>Nicholas + Melissa Louie</u>
Address: <u>19 Erik Court</u>	Address: <u>19 Erik Court</u>
City: <u>Sicklerville</u>	City: <u>Sicklerville</u>
State, Zip: <u>NJ</u> , <u>08081</u>	State, Zip: <u>08081</u> , <u>NJ</u>
Phone: <u>(856) 261-2056</u> Fax: ()	Phone: <u>(856) 261-2056</u> Fax: ()
Email: <u>NLOUIE731@gmail.com</u>	

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

<input type="checkbox"/> Informal Review ²	<input type="checkbox"/> Planned Development ²
<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> 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: Del Val Pools
Address: 4431 NJ-42
Profession: _____
City: Blackwood
State, Zip: NJ 08012
Phone: 856-629-2999 Fax: () - _____
Email: _____

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

7. Location of Property:

Street Address: 19 Erik Court
Block(s): 19306, Lot(s): 3.10

8. Land Use:

Existing Land Use (Describe the Application): Residential
Proposed Land Use (Describe the Application): inground pool 16X32
5 feet from rear property line to pool apron
8 feet from side property line to pool apron

9. Property:

Number of Existing Lots: _____	Proposed Form of Ownership:	
Number of Proposed Lots: _____	<input type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
	<input type="checkbox"/> Condominium	<input type="checkbox"/> Rental
Are there any existing deed restrictions?	<input type="checkbox"/> No <input 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

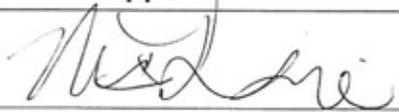
All Applications (property dimensions) Lot frontage 1 _____ Lot frontage 2 (corner lots) _____ Lot depth _____ Lot area _____		Abbreviations/Footnotes 1 = E.O.P = Edge of pavement 2 = Applies to corner lots.	
Fence Application Setback from roadway E.O.P. ¹ 1 _____ Setback from roadway E.O.P. ² (corner 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 2 ² _____ 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 <u>16x32</u> Setback' from front property line 1 _____ Setback' from front property line 2 ² _____ Setback' from side property line <u>8'</u> Setback' from rear property line <u>5'</u> 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	<u>9/15/20</u> _____ Date
 _____ Signature of Co-applicant	<u>9/15/20</u> _____ 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 defined and necessary by the municipal agency. (If owned by a corporation, attach documentation authorizing application and officer signature).



9/15/20
Date

Nicholas Louie
Signature
Nicholas Louie
Print Name

Sworn and Subscribed to before me this
15 day of September
2020 (Year).

Melissa Louie
Signature
Melissa Louie
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

Nicholas Louie
Signature of Applicant
Nicholas Louie
Print Name

9/15/20
Date

18. Survey / sketch plat waiver certification:

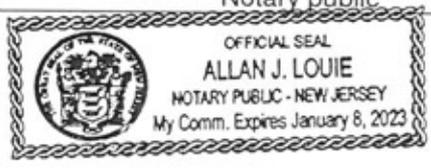
As of the date of this application, I hereby certify that the survey / sketch plat submitted with this application, under the date of 9/15/20, shows and discloses the premises in its entirety, described as Block 19306 Lot 3.10; and I further certify that no buildings, fences or other facilities have 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:
Nicholas Louie 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 15 day of September,
2020 before the following authority.

Nicholas Louie
Name of property owner or applicant

Allan J. Louie
Notary public



ZONING PERMIT DENIED

19 ERIK CT
Block/Lot 19306./3.10

Applicant

LOUIE NICHOLAS J & MELISSA T
19 ERIK COURT
SICKLERVILLE NJ 08081

Real Estate Owner

LOUIE NICHOLAS J & MELISSA T
19 ERIK COURT
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 32'X16' inground pool.. This application for approval is hereby denied

**Zone
R3
Application is**

Denied

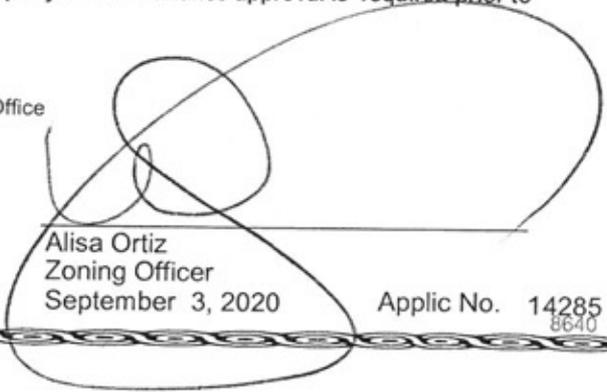
Comments on Decision:

Pool apron is to maintain a minimum of 10' from any 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

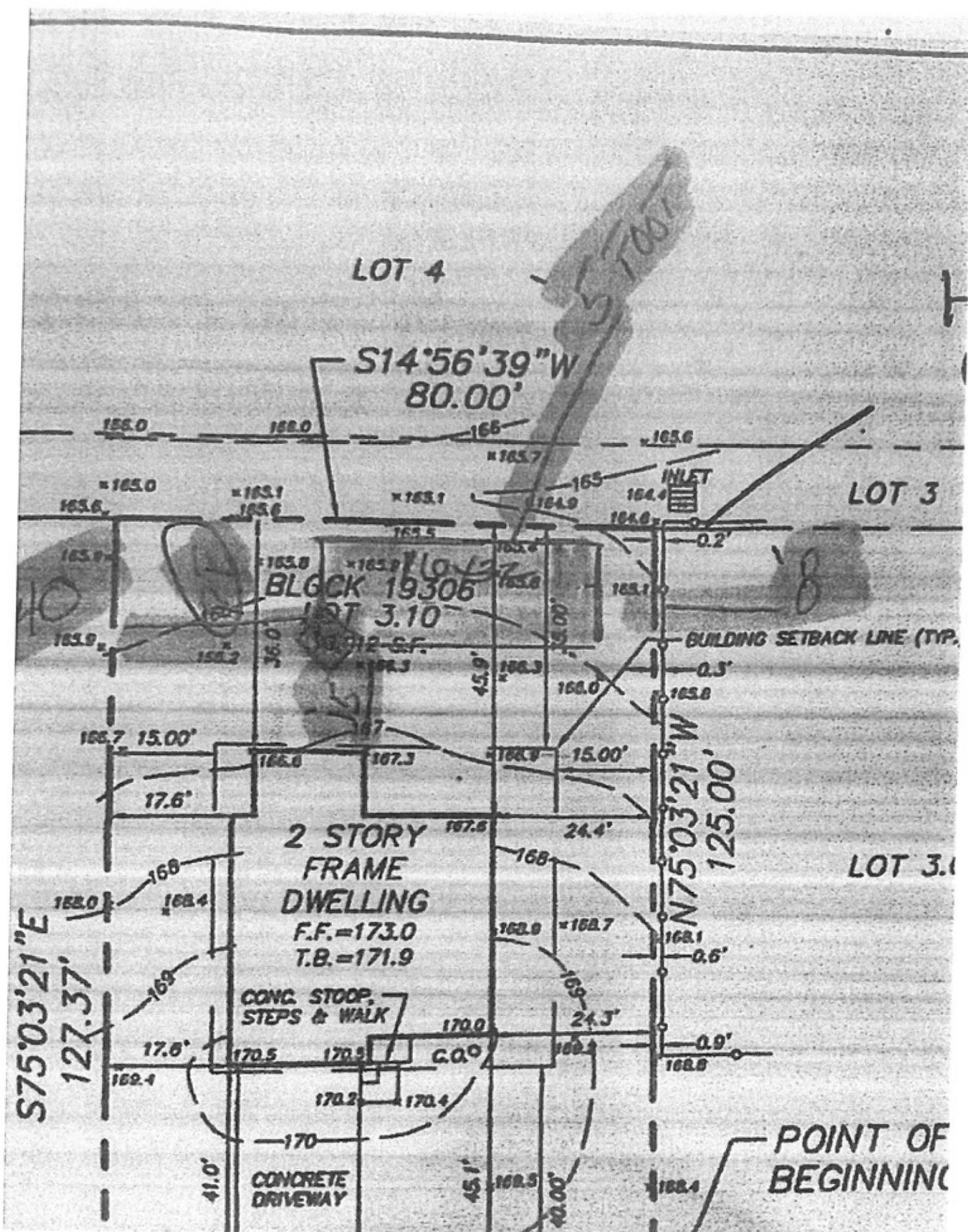

Alisa Ortiz
Zoning Officer
September 3, 2020

Applic No. 14285
8640

Cut Here

Deliver to...

LOUIE NICHOLAS J & MELISSA T
19 ERIK COURT
SICKLERVILLE NJ 08081



REAR Fence
Door

↔ 9' →

2'

3'

16' x 32'

↕ 5' ↕

Existing concrete

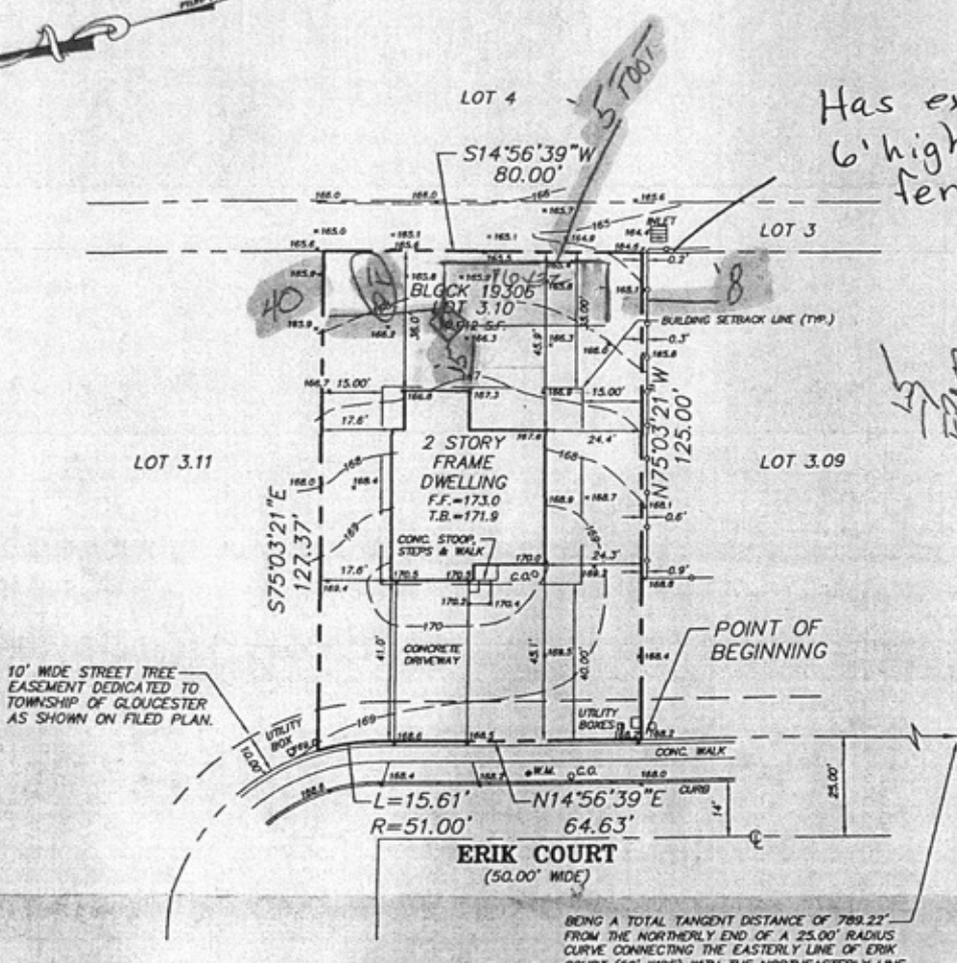
Existing 16' x 20'
Deck

Morning
Room

↔ 10' ↔

4'

4'



Has existing
6' high vinyl
fence

House

10' WIDE STREET TREE
EASEMENT DEDICATED TO
TOWNSHIP OF GLOUCESTER
AS SHOWN ON FILED PLAN.

BEING A TOTAL TANGENT DISTANCE OF 789.22'
FROM THE NORTHERLY END OF A 25.00' RADIUS
CURVE CONNECTING THE EASTERLY LINE OF ERIK
COURT (50' WIDE) WITH THE NORTHEASTERLY LINE
OF JOHNSON ROAD VARIABLE WIDTH.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13: 40-5(D).

THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 4/15/14. ANY ALTERATIONS, ADDITIONS, ETC. DONE ON THE PROPERTY AFTER THAT DATE WILL NOT BE SHOWN.

TO: NICHOLAS J. LOUIE & MELISSA T. LOUIE,
FIRST AMERICAN TITLE INSURANCE COMPANY-TA,
LEGACY TITLE AGENCY, LLC AND
NVR MORTGAGE FINANCE, INC.
IT'S SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, PROMULGATED BY THE NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS CERTIFICATION IS ISSUED SOLELY TO THE HEREIN NAMED FOR THIS TRANSACTION ONLY. IF NO FEE IS PAID FOR THIS SURVEY, THIS CERTIFICATION IS INVALID.

NOTES

1. ONLY COPIES OF THE ORIGINAL OF THIS PLAN BEARING THE LICENSED LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.
2. DO NOT SCALE FROM PHOTO-COPIED PRINTS OF THIS PLAN.
3. BEARINGS ARE SHOWN IN DEGREES, MINUTES, AND SECONDS.
4. DISTANCES ARE SHOWN IN FEET.
5. THE FOLLOWING INFORMATION WAS USED IN PREPARE SURVEY:
A. PLAN NOTED DEED DESCRIPTION.

● DENOTES PIN SET AT CORNER.

DEED DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, STATE OF NEW JERSEY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEING LOT 3.10, BLOCK 19306 ON A PLAN ENTITLED "SUBDIVISION PLAN, GLOUCESTER CHASE, BLOCK 19306, LOT 3, 908 JOHNSON ROAD, GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY, DATED MARCH 2011, REVISED 12/22/11, PREPARED BY TAYLOR, WISEMAN & TAYLOR AND HAS BEEN FILED IN THE CAMDEN COUNTY CLERK'S OFFICE ON 6/11/12 AS FILE NO. 2012039416.

CONTAINING 10,012 SQUARE FEET OF LAND MORE OR LESS.

PLAN OF SURVEY

19 ERIK COURT
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

"GLOUCESTER CHASE"
BLOCK 19306 - LOT 3.10

DATE: 4/17/14
SCALE: 1"=30'
DRAWN BY: JMM

SHEET: 1 OF 1
JOB NO. 11079

Joseph W. Maxcy
JOSEPH W. MAXCY
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE No. 32652

4/17/14
DATE



PETERMAN • MAXCY ASSOCIATES, LLC
ENGINEERING • SURVEYING • PLANNING
189 S. LAKEVIEW DRIVE, SUITE 101, GIBBSBORO, NJ 08026
PHONE (856) 282-7444 FAX (856) 282-7443
CERTIFICATE OF AUTHORIZATION 246A28131700

19 Erik Ct
Sicklerville NJ 08081

Block 19306
Lot 3.10

5'

Fence

16' x 22'

8'

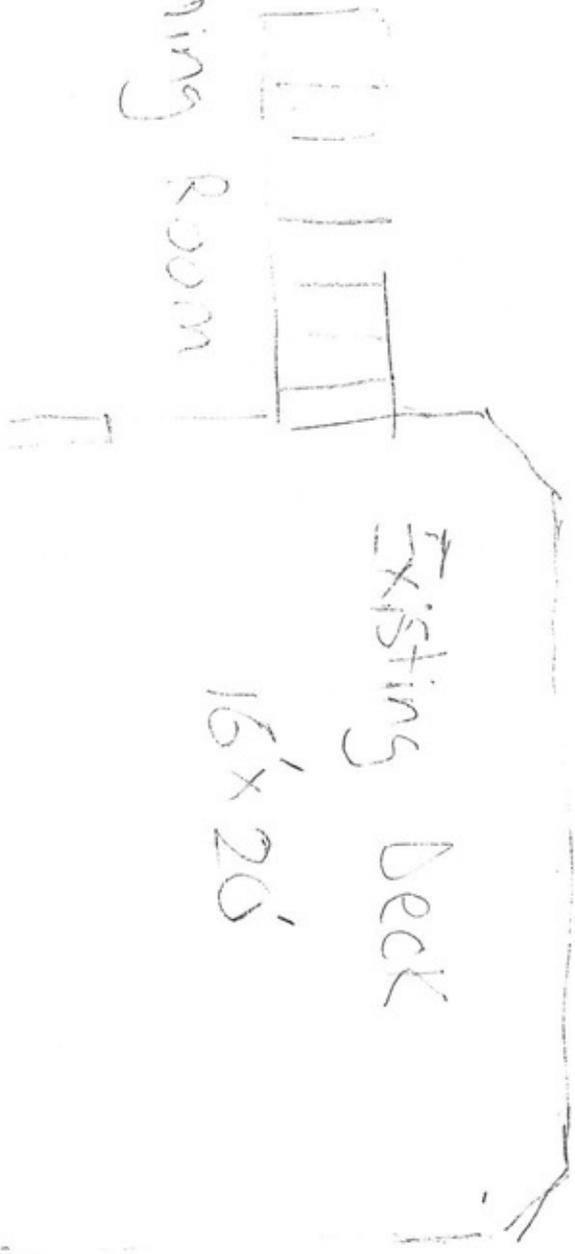
Fence

10'

Existing Deck

16' x 20'

Morning Room

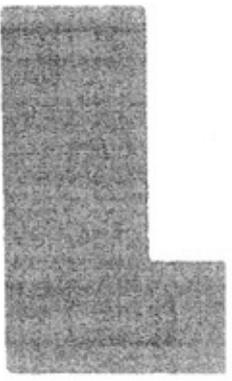


16 X 32

Grecian



Roman End



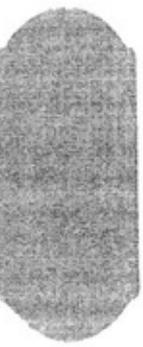
True Ell



Lazy Ell



Lagoon



Double Roman End



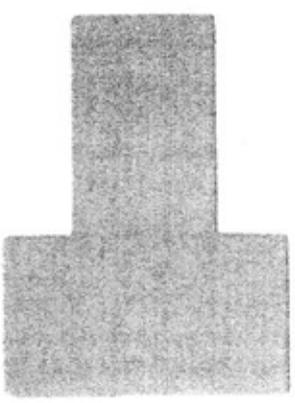
Mountain Lake



Oval



Mountain Pond



Tee



Celebrity



Double Rectangle



Oasis



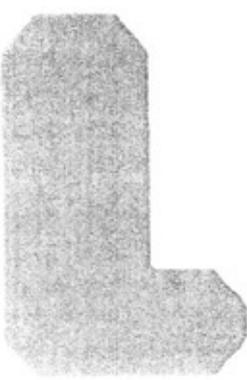
Rectangle



Kidney



Gothic



Grecian True Ell



TOWNSHIP OF GLOUCESTER

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

(856) 228-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)

To whom it may concern:

This is to certify that the below resident does not have any tax or sewer liens on their property or any outstanding balances.

Name Nicholas + Melissa Louie

Address 19 Erik Ct. Sicklerville, NJ 08081

Block 19306 Lot 3.10

9-15-20
Date

Mayann Bessa
Asst. Gloucester Township Tax Collector

~~B~~

Bwp #14

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 15, 2020

APPLICATION No. #202034C

APPLICANT: NICHOLAS LOUIE

PROJECT No. 14318

BLOCK(S): 19306 LOT(S): 3.10

LOCATION: 19 ERIK CT., SICKLERVILLE, NJ 08081

SEP 22 2020

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 SEPTEMBER 28, 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 9-22-20 JLG Bldg

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 Lisse, PE, CME
Consulting Engineer

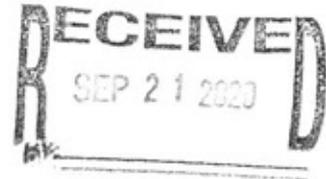
**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

September 21, 2020

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

Re: Application #202034C
Nicholas Louie
19 Erik Court, Sicklerville, NJ 08081
Block 19306, Lot 3.10



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 15, 2020

APPLICATION No. #202034C

APPLICANT: NICHOLAS LOUIE

PROJECT No. 14318

BLOCK(S): 19306 LOT(S): 3.10

LOCATION: 19 ERIK CT., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:

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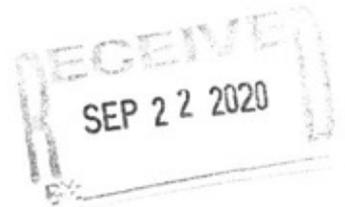
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- 1 Copy - Traffic Report
- 1 Copy - Development Plan
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- 1 Copy - E.I.S.
- Recycling Report

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



INGROUND POOL

CLOSE TO PROPERTY LINE.

Signature

J. Louie
Assembled
9/16/20

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 #202033C**
Susanne Galanek
5 Sycamore Drive
BLOCK 5806, LOT 3

DATE: September 30, 2020

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 - Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	±14,060 sf	yes
Minimum lot frontage			
Sycamore Drive	75 ft.	102.22 ft.	yes
Magnolia Drive	75 ft.	130.74 ft.	yes
Minimum lot depth	125 ft.	135.03 ft.	yes
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
Sycamore Drive	30 ft.	n/a	n/a
Magnolia Drive	30 ft.	n/a	n/a
Side yard	10 ft.	n/a	n/a
Rear yard	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	n/a	n/a

n/a = Not applicable.

* = Variance required.

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

II. VARIANCE COMMENTS

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

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence two and twenty six hundredths (2.26) feet from the property line along Magnolia Drive (15 ft. minimum required).

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

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

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 variance:

From Section 425.C(3) to construct a six (6) foot high vinyl fence zero (0) feet from the property line along Maurer Avenue (15 ft. minimum required).

IV. RECOMMENDATIONS

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

cc: Susanne Galanek
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Update Permit # 14284

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.: # 202033C

Taxes paid: YES NO (Initial)
 Fees 160 Project # 14306
 Escrow 50 Escr.# 14306
 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>Susanne Galanek</u> Address: <u>5 Sycamore DR</u> <u>B</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 934-8733</u> Fax: () - Email: <u>smgalanek@yahoo.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Susanne Galanek</u> Address: <u>5 Sycamore DR.</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 934-8733</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 _____
---	---

RECEIVED
SEP 15 2020

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

6. Name of Persons Preparing Plans and Reports:

Name: James T. Sapia
Address: 19 Stratford Ave.
Profession: Surveyor, Lic. 17786
City: Stratford
State, Zip: NJ 08084
Phone: 856 783-0055 Fax: () -
Email: _____

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

7. Location of Property:

Street Address: 5 SYCAMORE DR.
Block(s): 5806, Lot(s): 3

8. Land Use:

Existing Land Use (Describe the Application): residential / single family home
Proposed Land Use (Describe the Application): Replace existing wood fence with white vinyl fencing in same location
F2 s/b 3'

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 1
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:

List all applications on a separate sheet.

13. Zoning

All Applications (property dimensions)
 Lot frontage 1 ± 86.51
 Lot frontage 2 (corner lots) ± 115.03
 Lot depth ± 135.03
 Lot area ± 9,500 ϕ

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

Fence Application
 Setback from roadway E.O.P.¹ ± 30.78'
 Setback from roadway E.O.P.² (corner lots) ± 2.26'
 Fence type (i.e. wood, vinyl, etc.) Vinyl
 Fence height 6'

Shed Application
 Shed area (length x width) _____
 Shed height _____
 Shed wall height _____
 Setback from front property line 1 N/A
 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 N/A
 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) _____

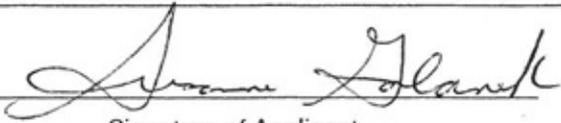
Swimming Pool Application N/A
 Swimming pool area or diameter _____
 Setback* from front property line 1 _____
 Setback* from front property line 2² _____
 Setback* from side property line _____
 Setback* from rear property line _____
 Distance** from dwelling _____
 * Setback = Distance from pool apron.
 **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

9/14/2020
 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).

9/12/20
Date

[Signature]
Signature

SUSANNE GALANEK
Print Name

Sworn and Subscribed to before me this

12 day of Sept.
2020 (Year).

[Signature]
Signature

[Signature]
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 or individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

- No Yes

[Signature]
Signature of Applicant

SUSANNE GALANEK
Print Name

9/12/20
Date

18. Survey / sketch plat waiver certification:

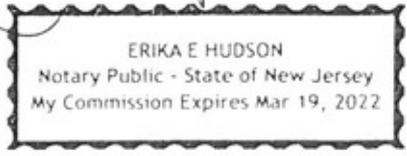
As of the date of this application, I hereby certify that the survey / sketch plat submitted with this application, under the date of Sept 12 2020 shows and discloses the premises in its entirety, described as Block 5806 Lot 3; and I further certify that no buildings, fences or other facilities have 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:
SUSANNE GALANEK of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

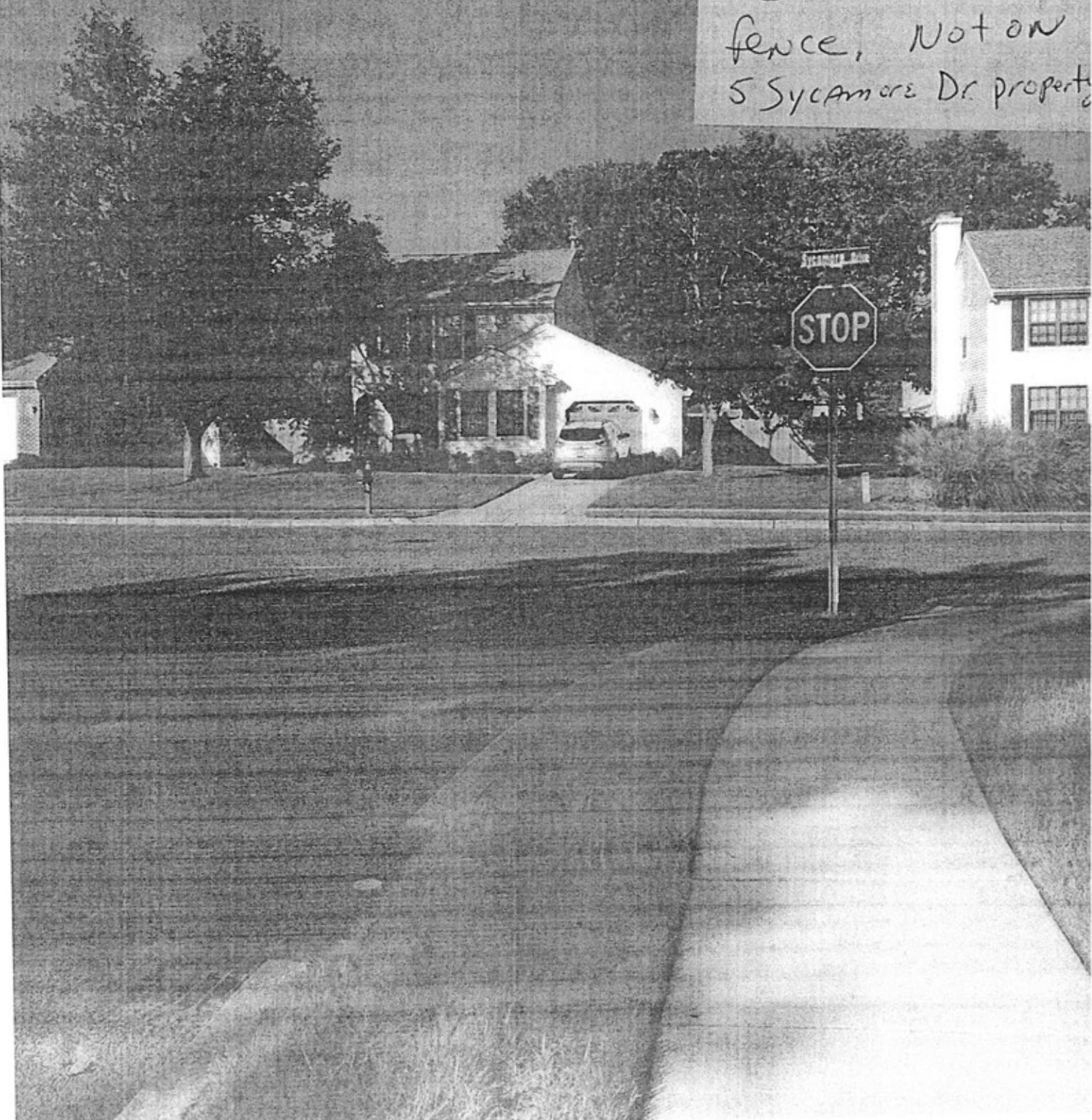
Sworn and subscribed to
On this 12 day of Sept,
20 20 before the following authority.

SUSANNE GALANEK / [Signature]
Name of property owner or applicant

[Signature]
Notary public



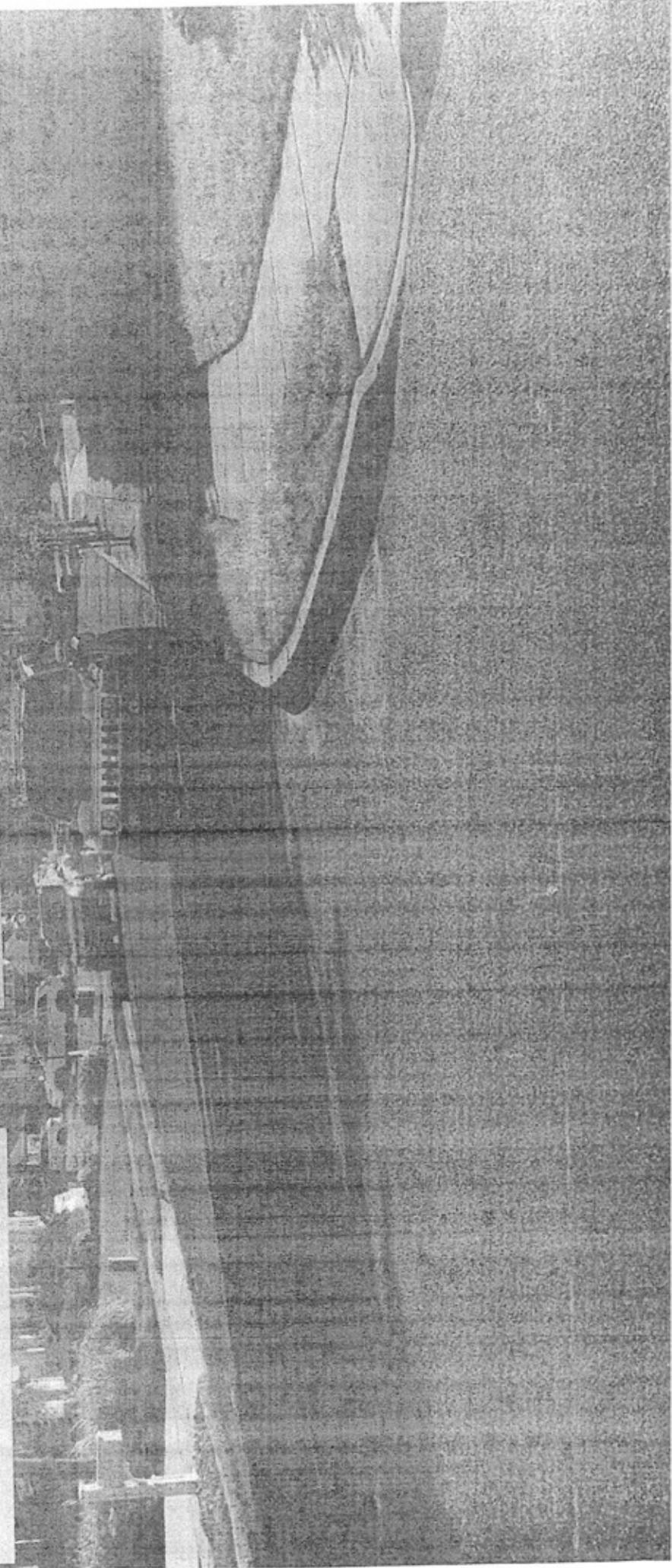
Picture shows
"Stop" sign
on street
side w/ no
fence, Not on
5 Sycamore Dr. property



View of
fence from
Sycamore
Looking
North.

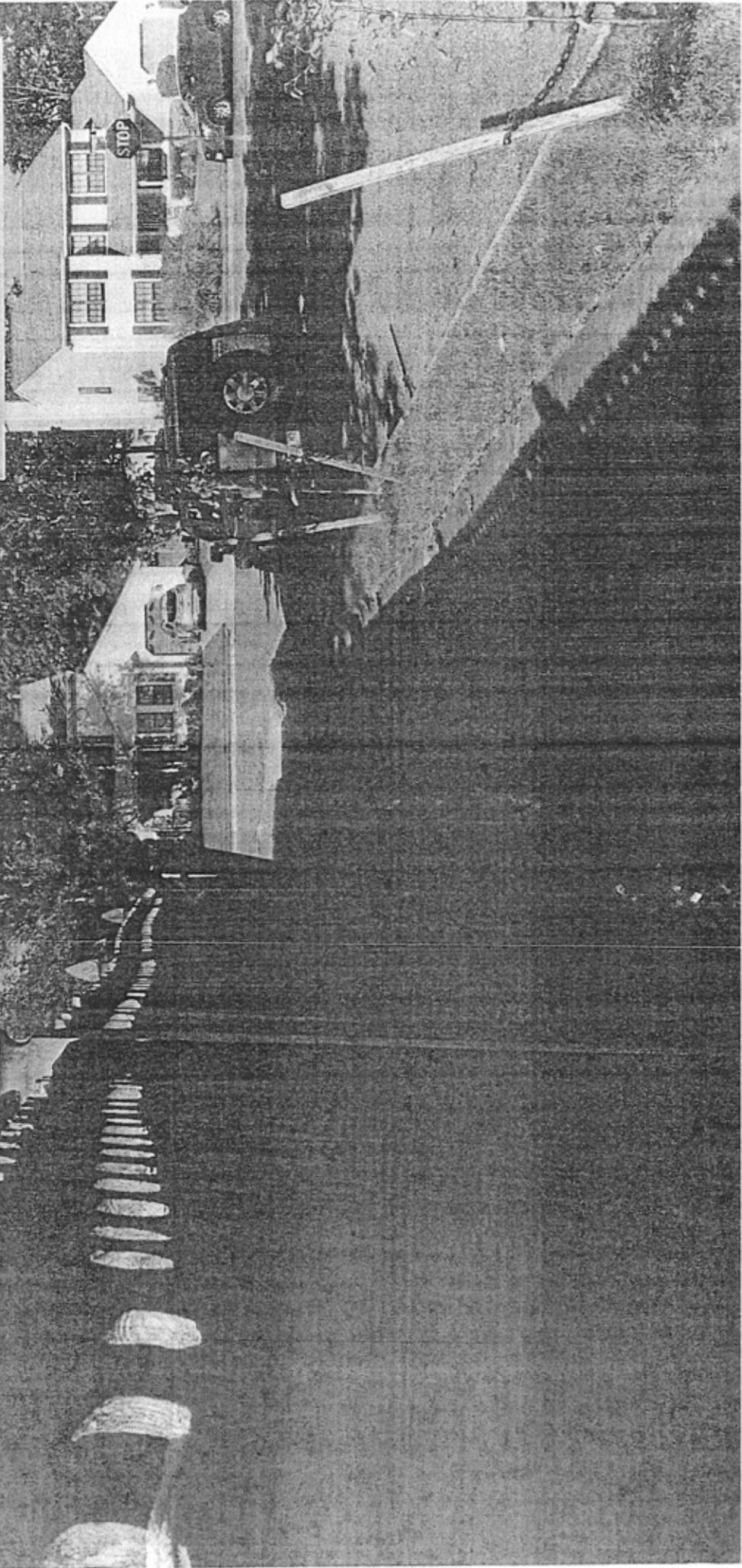
Picture shows
fence not
obstructing
view for traffic.

Existing
fence
to be
removed
→



These pictures
will serve
as my 'traffic'
impact statement

Thank you,
Aimee



ZONING PERMIT DENIED

5 SYCAMORE DR
Block/Lot 5806/3

Applicant

GALANEK, SUSANNE M
5 SYCAMORE DRIVE
BLENHEIM NJ 08012

Real Estate Owner

GALANEK, SUSANNE M
5 SYCAMORE DRIVE
BLENHEIM NJ 08012

This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 6' vinyl fence as per survey submitted.. This application for approval is hereby denied

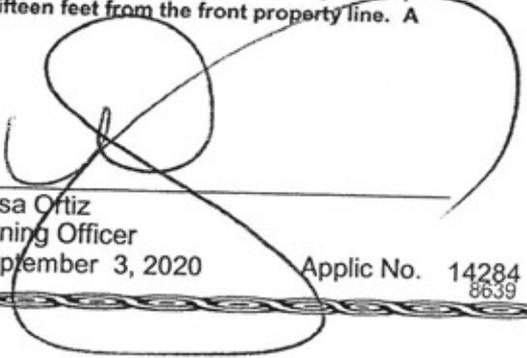
Zone
R3
Application is

Denied

Comments on Decision:

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

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



Alisa Ortiz
Zoning Officer
September 3, 2020

Applic No. 14284
8639

Cut Here

Deliver to...

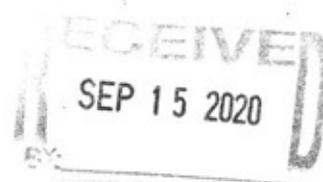
GALANEK, SUSANNE M
5 SYCAMORE DRIVE
BLENHEIM NJ 08012



TOWNSHIP OF GLOUCESTER

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

(856) 228-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)



To whom it may concern:

This is to certify that the below resident does not have any tax or sewer liens on their property or any outstanding balances.

Name Susanne Galanek

Address 5 Sycamore Dr. Blenheim, NJ 08021

Block 5806 Lot 3

9-15-20
Date

Maryann Buzza
Asst. Gloucester Township Tax Collector

Please email your response to

dmbarratt@glofwy.com

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 15, 2020

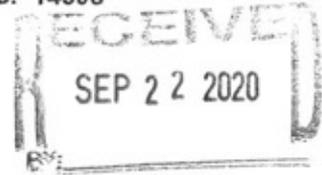
APPLICATION No. #202033C

APPLICANT: SUSANNE GALANEK

PROJECT No. 14306

BLOCK(S): 5806 LOT(S): 3

LOCATION: 5 SYCAMORE DR., BLACKWOOD 08012



TRANSMITTAL TO:

- | | | | | | |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|----------------------|
| <input type="checkbox"/> | Township Engineer | <input type="checkbox"/> | Zoning Board Planner | <input type="checkbox"/> | Tax Assessor |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer | <input type="checkbox"/> | G.T.M.U.A. |
| <input type="checkbox"/> | N.J. American Water Co. | <input type="checkbox"/> | Aqua N.J. Water Co. | <input checked="" type="checkbox"/> | Fire District 123456 |
| <input type="checkbox"/> | Taxes | <input type="checkbox"/> | Construction | | |

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

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- For Your Review. **Please Forward Report by SEPTEMBER 28, 2020**
 For Your Files. ATTACHED: APPLICATION, SURVEY & DRAWINGS

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

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



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

September 21, 2020

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

Re: Application #202033C
Susanne Galanek
5 Sycamore Drive, Blackwood, NJ 08012
Block 5806, 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 be "RJC", written over a horizontal line.

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 15, 2020

APPLICATION No. #202033C

APPLICANT: SUSANNE GALANEK

PROJECT No. 14306

BLOCK(S): 5806 LOT(S): 3

LOCATION: 5 SYCAMORE DR., BLACKWOOD 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

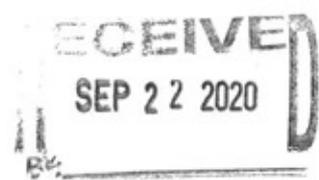
- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by SEPTEMBER 28, 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



Replace Fence

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

Signature

[Handwritten Signature]
9/16/20

No Issues.

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #202038C**
Jim Hudrick
 1201 Mardale Drive
 BLOCK 9102, LOT 13
DATE: October 7, 2020

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 - Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	±10,968 sf	yes
Minimum lot frontage			
Mardale Drive	75 ft.	85.20 ft.	yes
Clement Drive	75 ft.	107.52 ft.	yes
Minimum lot depth	125 ft.	126.60 ft.	yes
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
Mardale Drive	30 ft.	n/a	n/a
Clement Drive	30 ft.	n/a	n/a
Side yard	10 ft.	n/a	n/a
Rear yard	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	n/a	n/a

n/a = Not applicable.
 * = Variance required.

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

II. VARIANCE COMMENTS

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

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence one and five tenths (1.5) feet from the property line along Clement Drive (15 ft. minimum required).

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

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

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 variance:

From Section 425.C(3) to construct a six (6) foot high vinyl fence one and five tenths (1.5) feet from the property line along Clement Drive (15 ft. minimum required).

IV. RECOMMENDATIONS

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

cc: Jim Hudrick
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

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.: # 2020 381

Taxes paid: YES NO (Initial) JH

Planning Board Zoning Board of Adjustment Redevelopment Entity

Fees 1500 Project # 14346

Escrow 1600 Escr. # 14346

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

Fire District # _____

LAND DEVELOPMENT APPLICATION

1. Applicant

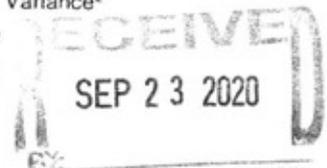
Name: JIM HUDRICK
 Address: 1201 MARDALE DRIVE
 City: SOMERDALE
 State, Zip: NJ, 08083
 Phone: (215) 531-0126 Fax: () -
 Email: jhudrick@me.com

2. Owner(s) (List all Owners)

Name(s): JIM HUDRICK
 Address: 1201 MARDALE DRIVE
 City: SOMERDALE
 State, Zip: NJ, 08083
 Phone: (215) 531-0126 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	(R-3)	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: _____ Firm: _____ Address: _____	City: _____ State, Zip: _____ Phone: () - - Fax: () - Email: _____
--	---

13. Zoning

All Applications (property dimensions)

Lot frontage 1 70'
 Lot frontage 2 (corner lots) 122.72'
 Lot depth 126.60'
 Lot area 7,000 sq ft

Abbreviations/Footnotes

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

Fence Application

Setback from roadway E.O.P.¹ 5'
 Setback from roadway E.O.P.² (corner lots) 46'
 Fence type (i.e. wood, vinyl, etc.) VINYL
 Fence height 6'

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

9-21-20
 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).

9-21-20

Date

Signature

JIM HUDRICK

Print Name

Sworn and Subscribed to before me this

21 day of SEPTEMBER

2020 (Year).

Signature

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

Signature of Applicant

JIM HUDRICK

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 9-21-20, shows and discloses the premises in its entirety, described as Block 12601 Lot 5; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey / sketch plat with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Jim Hudrick

Name of property owner or applicant

Sworn and subscribed to

On this 21 day of September
20 20 before the following authority.

Notary public

TARA M. SHOVER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/24/2021

ZONING PERMIT DENIED

1201 MAR DALE DR
Block/Lot 9102/13

Applicant
HUDRICK JAMES
1201 MARDALE DR
SOMERDALE NJ 08083

Real Estate Owner
HUDRICK JAMES
1201 MARDALE DR
SOMERDALE NJ 08083

This is to certify that the above-named applied for a permit to/authorization for a proposed 6' vinyl fence as per surve submitted.. This application for approval is hereby denied

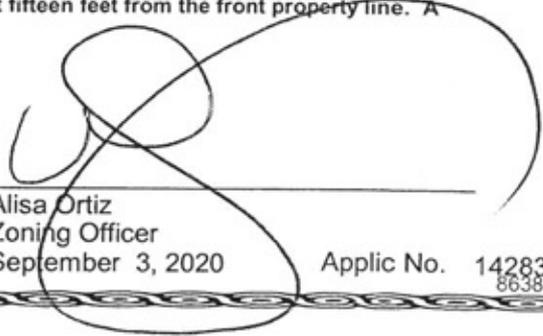
Zone
R3
Application is

Denied

Comments on Decision:

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

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



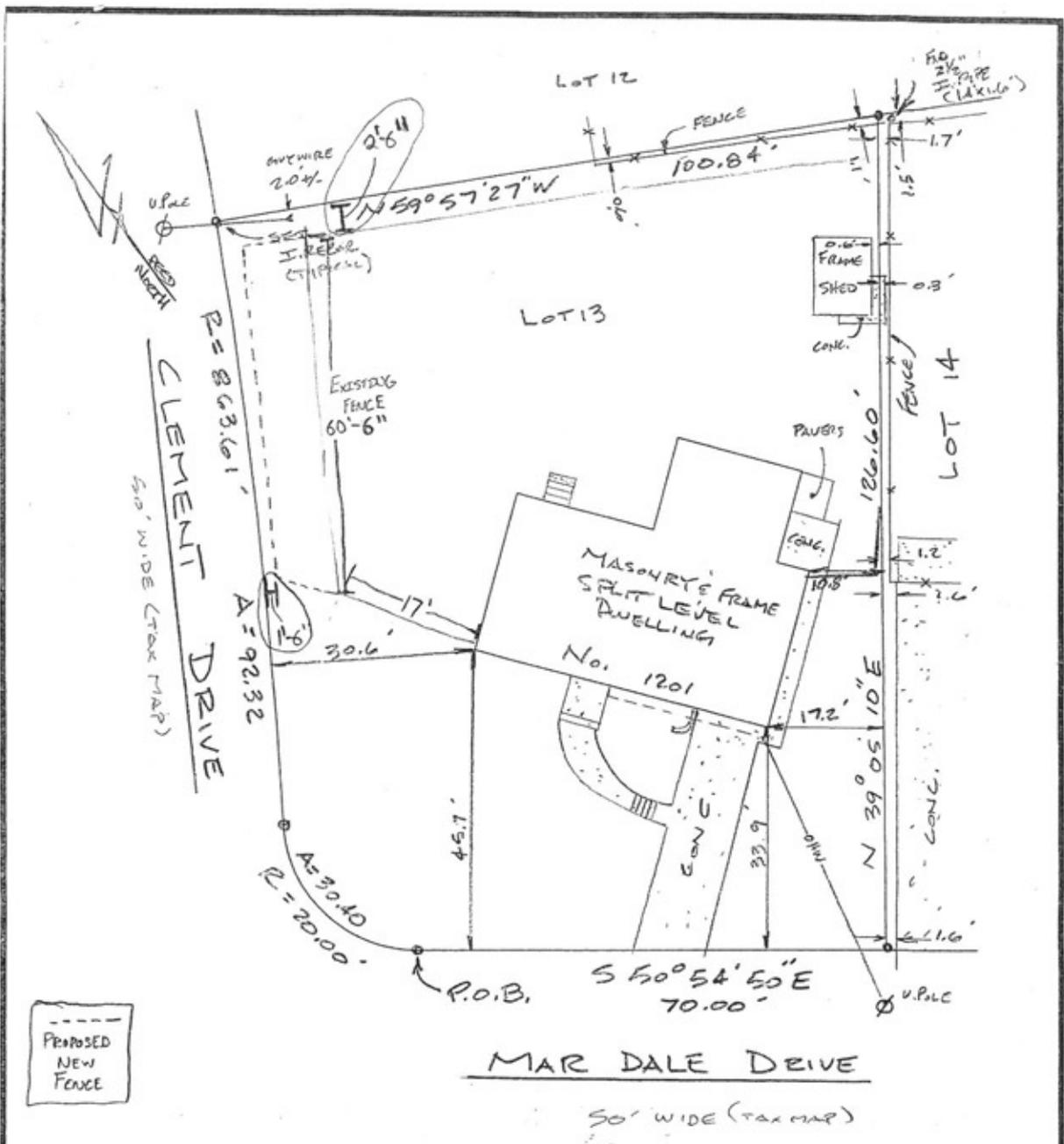
Alisa Ortiz
Zoning Officer
September 3, 2020

Applic No. 14283
8638

Cut Here

Deliver to...

HUDRICK JAMES
1201 MARDALE DR
SOMERDALE NJ 08083



 PROPOSED
 NEW
 FENCE

BEING KNOWN AS LOT 13 BLOCK 9102 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF GLOUCESTER,

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE AND IS SUBJECT TO ANY EASEMENT ON, ABOVE OR BELOW THE GROUND OR ANY OTHER PERTINENT FACT THAT SUCH A REPORT MAY DISCLOSE THAT MAY ALTER THIS PLAN. THE PRESENCE OF WETLANDS, WETLANDS BUFFER AND/OR ANY OTHER ENVIRONMENTAL STUDY TYPE LINES, RESTRICTIONS OR CONDITIONS ARE NOT SHOWN ON THIS PLAN AND HAVE NOT BEEN DETERMINED.

FOR JAMES & ASHLEY HUDRICK

PLAN OF SURVEY
 LOT: 13 BLOCK: 9102
 GLOUCESTER TOWNSHIP,
 CAMDEN COUNTY, NEW JERSEY

TO:
 ANY INSUROR OR TITLE RELYING HEREON AND ANY OTHER PARTY IN 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 AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSUROR TO ENTER INTO AN AGREEMENT TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON. THIS RESPONSIBILITY IS LIMITED TO THE CURRENT MATTER FOR WHICH IT IS BEING USED."

JAMES A. CLANCY
 Professional Engineer & Land Surveyor, NJ LIC. # 33998
 DATE: 2/8/2017

DATE: 2/7/17
 SCALE: 1"=20'
 JOB NO: 02717
 DRAWN: JTB

H. C. E. & S., LLC
 ENGINEERS, PLANNERS, &
 LAND SURVEYORS
 601 ASBURY AVENUE
 NATIONAL PARK, NEW JERSEY 08063
 PHONE: (856) 853-7306
 FAX: (856) 853-7381

CERTIFICATE OF AUTHORIZATION NO. 24GA27943500

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

September 28, 2020

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



Re: Application #202038C
Jim Hudrick
1201 Mardale Drive, Somerdale, NJ 08083
Block 9102, Lot 13

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to be "RJC", written in a cursive style.

Raymond J. Carr
Executive Director

RJC:mh

Bulk
14

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 23, 2020

APPLICATION No. #202038C

APPLICANT: JIM HUDRICK

PROJECT No. 14346

BLOCK(S): 9102 LOT(S): 13

LOCATION: 1201 MARDALE DRIVE, SOMERDALE



TRANSMITTAL TO:

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

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

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

STATUS OF APPLICATION:

- New Application - Bulk C
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review.
- For Your Files.

Please Forward Report by OCTOBER 3, 2020

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
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- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
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- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

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

OK 9-28-20 JTW Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 23, 2020

APPLICATION No. #202038C

APPLICANT: JIM HUDRICK

PROJECT No. 14346

BLOCK(S): 9102 LOT(S): 13

LOCATION: 1201 MARDALE DRIVE, SOMERDALE

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

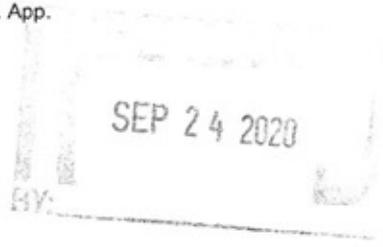
PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by OCTOBER 3, 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
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- 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
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- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

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



Signature

J. R. [Signature]
assess
9/23/20

*Fence up against sidewalk?
Along roadway - any utility
issues?*

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #202039C**
Nicole A. Webb
9 Red Gravel Circle
BLOCK 18309, LOT 5

DATE: October 7, 2020

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

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Lot size (min.)	9,375 sf	±11,469 sf ¹	yes
Lot frontage (min.)	75 ft.	88.89 ft.	yes
Lot depth (min.)	125 ft.	146.53 ft.	yes
Building coverage (max.)	20%	±15.9% ¹	yes
Lot coverage (max.)	40%	±24.2% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.) - Dwelling	30 ft.	31.8 ft.	yes
Side yard (min.) - Dwelling	10 ft.	11.7 ft. / 10.2 ft.	yes / yes
Rear yard (min.) - Deck	30 ft.	±69 ft.	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	n/a	n/a

¹ = Scaled data.
 n/a = Not applicable.

Description	Required	Proposed	Complies
§422.L, RESIDENTIAL TOOL SHED			
Shed area (max.)	168 sf	144 sf	yes
Number (max.)	1	2	no*
Shed height (max.)	12 ft.	6 ft.	yes
Wall height (max.)	9 ft.	≤ 6 ft.	yes
Distance between adjacent buildings	10 ft.	11 ft.	yes
Front yard (min.)	N.P	n/a	n/a
Side yard (min.)	5 ft.	±45 ft. / 5.5 ft.	yes / yes
Rear yard (min.)	5 ft.	5.5 ft.	yes

¹ = Scaled data.

N.P. = Not Permitted.

* = Variance required.

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

II. VARIANCE COMMENTS

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

§422.L, Residential Tool Shed

- Number: (2 provided v. 1 maximum allowed).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.L, Residential Tool Shed to permit two (2) sheds (1 maximum allowed).

IV. RECOMMENDATIONS

1. The Applicant must address the underlined comments.

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

cc: Nicole A. Webb
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

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 Date: _____ Application No: 2020396 Taxes paid (YES) (Initial) AW
 Planning Board Zoning Board of Adjustment Redevelopment Entity Fees: 1600 Project # 14347
 Escrow 150 Escr. # 14347
 Fire District # _____

LAND DEVELOPMENT APPLICATION

1. Applicant

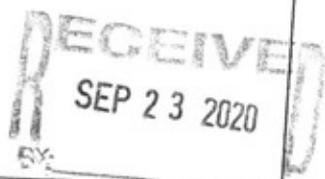
Name: Nicole A Webb
 Address: 9 Red Gravel Cir
 City: Sicklerville
 State, Zip: NJ 08081
 Phone: (856) 885-0369 Fax: ()
 Email: nicolewebb9182@gmail.com

2. Owner(s) (List all Owners)

Name(s): Nicole A Webb
 Address: 9 Red Gravel Cir
 City: Sicklerville
 State, Zip: NJ 08081
 Phone: (856) 885-0369 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	GEMS
New Vision	Interchange	College Drive	Lakeland	DESCO	Moffa's Farm	

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: Nicole A Webb
Address: 9 Red Gravel Cir
Profession: System Administrator
City: Sicklerville
State, Zip: NJ 08081
Phone: 856-885-0369 Fax: () -
Email: Nicolewebb918@gmail.com

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

7. Location of Property:

Street Address: 9 Red Gravel Circle
Block(s): 18309, Lot(s): 5

8. Land Use:

Existing Land Use (Describe the Application): SFD
Proposed Land Use (Describe the Application): Second Shed on property

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 1
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:

List all applications on a separate sheet.

13. Zoning

All Applications (property dimensions)

Lot frontage 1 88.89'
 Lot frontage 2 (corner lots) _____
 Lot depth 150.82
 Lot area 13,406

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) 12' x 12'
 Shed height 9'
 Shed wall height 6'
 Setback from front property line 1 _____
 Setback from front property line 2² _____
 Setback from side property line 5'6"
 Setback from rear property line 5'6"
 Number of sheds 2
 Distance from other building(s) 11'

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

Russell J Webb
 Signature of Applicant

9-22-20
 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).

9-22-2020
Date

Nicole A Webb
Signature

Nicole A Webb
Print Name

Sworn and Subscribed to before me this
22nd day of September
2020 (Year).

MARLAINA T CONTINO
Signature
Notary Public - State of New Jersey
My Commission Expires Aug 9, 2022
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
 No Yes
 No Yes
 No Yes
 No Yes
 No Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of 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

Nicole A Webb
Signature of Applicant

9/22/20
Date

Nicole A Webb
Print Name

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 9-22-20, shows and discloses the premises in its entirety, described as Block 18509 Lot 5; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey / sketch plat with the exception of the structures shown.

State of New Jersey,
County of Camden:

Marlaina Contino 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 22nd day of September
2020 before the following authority.

Nicole A Webb
Name of property owner or applicant

Marlaina T. Contino
Notary public

MARLAINA T CONTINO
Notary Public - State of New Jersey
My Commission Expires Aug 9, 2022

ZONING PERMIT DENIED

9 RED GRAVEL CIRCLE
Block/Lot 18309/5

Applicant
WEBB NICOLE
9 RED GRAVEL ROAD
SICKLERVILLE NJ 08081

Real Estate Owner
WEBB NICOLE
9 RED GRAVEL ROAD
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 12'X12' 2nd shed as per survey submitted.. This application for approval is hereby denied

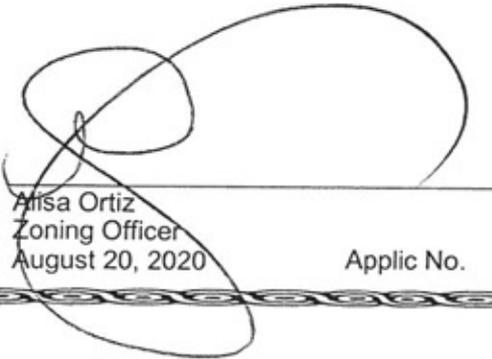
Zone
R3
Application is

Denied

Comments on Decision:

Only one shed permitted, a Variance approval is required prior to issuance of permit.

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



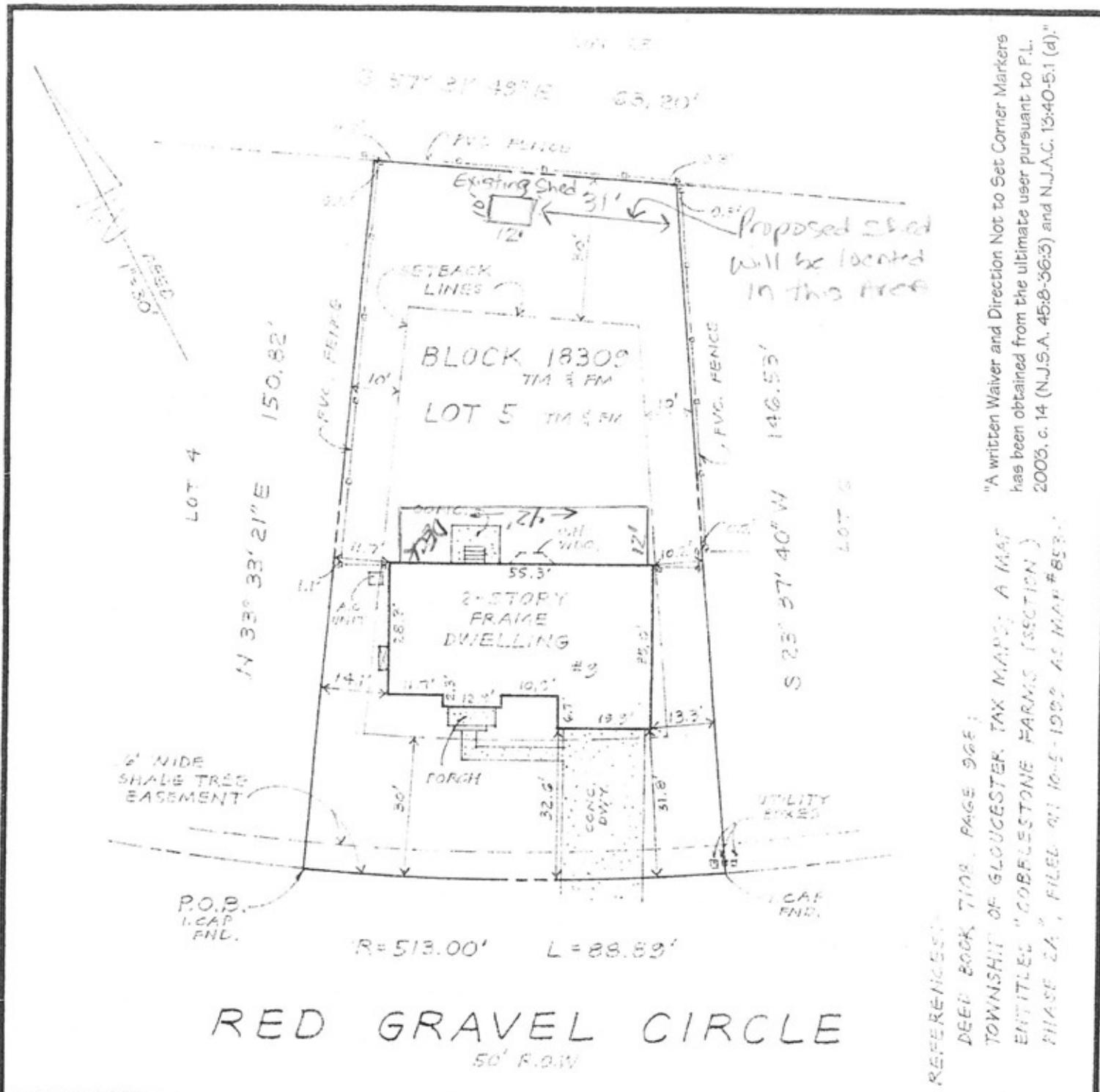
Alisa Ortiz
Zoning Officer
August 20, 2020

Applic No. 14241
8599

Cut Here

Deliver to...

WEBB NICOLE
9 RED GRAVEL ROAD
SICKLERVILLE NJ 08081



"A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2005, c. 14 (N.J.S.A. 45:8-36.3) and N.J.A.C. 13:40-5.1 (4)."

REFERENCE:
DEED BOOK 7108, PAGE 966;
TOWNSHIP OF GLOUCESTER TAX MAPS; A MAP
ENTITLED "COBBLESTONE FARMS (SECTION)
PHASE 2A", FILED 01/10/05-1999 AS MAP #853.

RED GRAVEL CIRCLE
50' R.O.W.



Brunswick Surveying Incorporated
Licensed Land Surveyors
61 Stelton Road Piscataway, New Jersey
(732) 752-0100 08854

PLAN OF SURVEY

Nicole Grayson
Township of Gloucester
Camden County, New Jersey
Block 18309 Lot 5

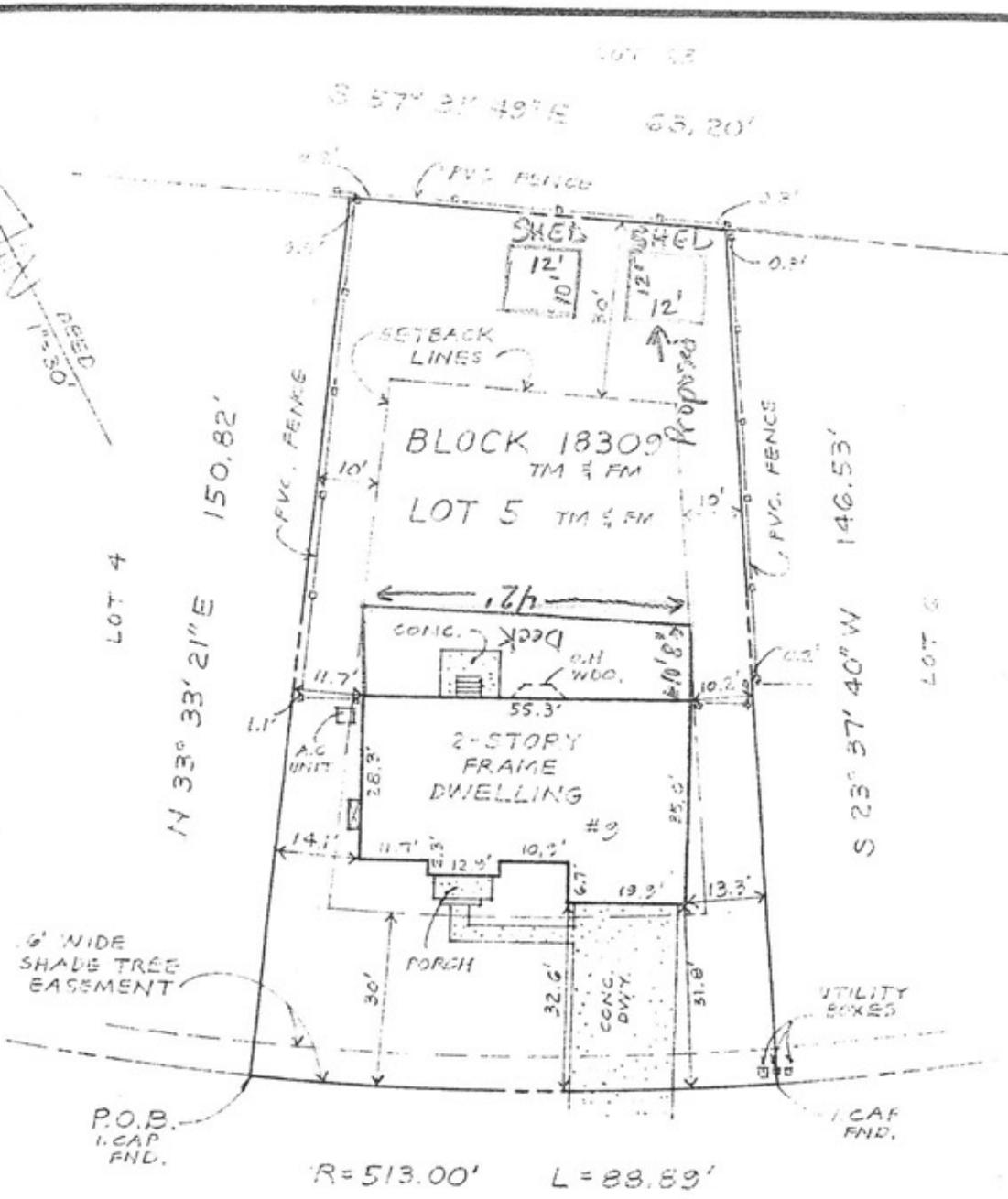
CERTIFICATE # 24GA27940000

Drawn by Jun Job No. 1214-06 Date 6-15-06
Checked by RH Drawing No. Scale 1"=30'

I hereby certify this survey to:
Nicole Grayson; Couch Braunsdorf
Title Agency; First American
Title Insurance Company; Alison
E. Kosberg, Esq.; National City
Bank of Indiana, its successors
and/or assigns as their interests
may appear

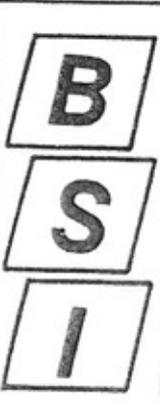
[Signature]

ROBERT M. HORVATH N.J.L.S. 27476
 JAY A. STUHL, JR. N.J.L.S. 36762



"A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003, c. 14 (N.J.S.A. 45:8-36:3) and N.J.A.C. 13:40-5.1 (d)."

REFERENCES:
DEED BOOK 7108, PAGE 966;
TOWNSHIP OF GLOUCESTER TAX MAPS; A MAP ENTITLED "COBBLESTONE FARMS (SECTION) PHASE 2A", FILED 01/10/5-1999 AS MAP # 853.



Brunswick Surveying Incorporated
Licensed Land Surveyors
61 Stelton Road Piscataway, New Jersey
(732) 752-0100 08854

PLAN OF SURVEY

Nicole Grayson
Township of Gloucester
Camden County, New Jersey
Block 18309 Lot 5

CERTIFICATE # 24GA27940000

Drawn by Jun Job No. 1214-06 Date 6-15-06
Checked by RH Drawing No. Scale 1"=30'

I hereby certify this survey to:
Nicole Grayson; Couch Braunsdorf
Title Agency; First American
Title Insurance Company; Alison
E. Kosberg, Esq.; National City
Bank of Indiana, its successors
and/or assigns as their interests
may appear

ROBERT M. HORVATH N.J.L.S. 27476
 JAY A. STUHL, JR. N.J.L.S. 36762



TOWNSHIP OF GLOUCESTER

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

(856) 228-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)

To whom it may concern:

This is to certify that the below resident does not have any tax or sewer liens on their property or any outstanding balances.

Name Nicole Grayson

Address 9 Red Gravel Sicklerville, NJ 08081

Block 18309 Lot 5

9-23-20
Date

Maryann Bessa
Asst. Gloucester Township Tax Collector

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

September 28, 2020

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

Re: Application #202039C
Nicole Webb
9 Red Gravel Circle, Sicklerville, NJ 08081
Block 18309, Lot 5



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to be "RJC", written over a faint, larger version of the signature.

Raymond J. Carr
Executive Director

RJC:mh

BW
15

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 23, 2020

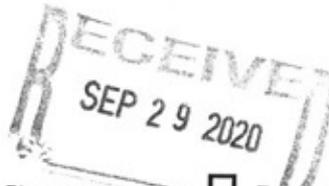
APPLICATION No. #202039C

APPLICANT: NICOLE WEBB

PROJECT No. 14347

BLOCK(S): 18309 LOT(S): 5

LOCATION: 9 RED GRAVEL CIR, SICKLERVILLE



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by OCTOBER 3, 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 9-29-20 JTG JWG

Signature

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 23, 2020

APPLICATION No. #202039C

APPLICANT: NICOLE WEBB

PROJECT No. 14347

BLOCK(S): 18309 LOT(S): 5

LOCATION: 9 RED GRAVEL CIR, SICKLERVILLE

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

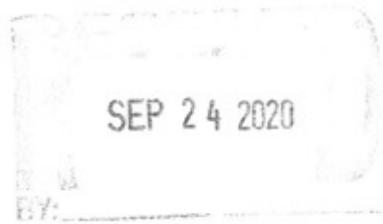
PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by OCTOBER 3, 2020**
 For Your Files. ATTACHED: APPLICATION, SURVEY & DRAWINGS

SHZ
(second one)

ENCLOSED:

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



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

Signature

[Handwritten Signature]
Assessor
9/23/20

*Regular shed 12x12
2 SHEDS? No major
issues, but should make
1 bigger shed?*

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: #182039DC *for MSP(a)*
Hutton Gloucester NJ ST, LLC Escrow #13759
Block 18103, Lot 7.01

DATE: September 24, 2020

The Applicant received preliminary approval and requests final major site plan approval to construct a 4,600 SF express car wash" within the OF – Office District. The project is located on the northwest corner of Berlin - Cross Keys Road and New Brooklyn - Blackwood Road.

The Zoning Board of Adjustment previously approved a use variance for the subject property by Resolution #182039DC adopted October 24, 2018 and preliminary approval for final major site plan approval by Resolution #182039DC adopted August 12, 2020.

The plan and support documents have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

Applicant: Hutton Gloucester NJ ST, LLC, 736 Cherry Street, Chattanooga, TN 37402.
Owner: Garden Development In., 10989 State Road A1A, North Palm Beach, FL 33408.
Engineer: T.Y. Lin International, 255 East Avenue, Rochester, NY 14604 (telephone #585-512-2000).
Attorney: Damien O. Del Duca, Esq., Del Duca Lewis, LLC, 21 E. Euclid Avenue, Suite 100, Haddonfield, NJ 08033 (telephone #856-427-4200).

I. INFORMATION SUBMITTED

New Information

1. Del Duca Lewis, LLC Transmittal/Summary Letter dated 9/08/20.
2. Land Development Application checklist.
3. Hydrologic Study, as prepared by Tylin International, dated 9/02/2020.
4. Stormwater Facilities Maintenance Measures, as prepared by Tylin International, dated 9/02/2020.
5. Engineering plans, as prepared T.Y. Lin International consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Title Sheet	01-3-20 / 9-02-20
1 of 1	ALTA/NSPS Land Title Survey Control Point Associates, Inc.	9-20-18 / 3/04/19
C-1.0	Demo & Erosion Control Plan – Phase I	01-31-20 / 9-02-20
C-1.1	Erosion Control Plan – Phase II	01-31-20 / 9-02-20
C-2.0	Site Plan	01-31-20 / 9-02-20
C-2.1	Layout Plan	01-31-20 / 9-02-20
C-2.2	Property Owners Exhibit	01-31-20 / 9-02-20
C-2.3	Existing Structure/Use Exhibit	01-31-20 / 9-02-20
C-2.4	Site Plan – Sidewalk Extension	01-31-20 / 9-02-20
C-2.5	Truck Route	01-3-20 / 9-02-20
C-3.0	Grading Plan	01-31-20 / 9-02-20
C-3.1	Sight Triangles 1	01-31-20 / 9-02-200
C-3.2	Sight Triangles 2	01-31-20 / 9-02-20
C-3.3	Grading Plan – Sidewalk Extension	01-31-20 / 9-02-20
C-3.4	Road & Pipe Profiles	01-31-20 / 9-02-20

C-4.0	Utility Plan	01-31-20
PH-1.0	Photometric Plan	01-31-20 / 5-01-20
L-1.0	Landscape Plan	01-31-20 / 9-02-20
L-1.1	Landscape Notes & Details	01-31-20 / 9-02-20
I-1.0	Irrigation Plan	01-31-20 / 9-02-20
I-1.1	Irrigation Details and Specifications	01-31-20 / 9-02-20
SD-1.0	Standard Details – 1	01-31-20 / 9-02-20
SD-1.1	Standard Details – 2	01-31-20 / 9-02-20
SD-1.2	Standard Details – 3	01-31-20 / 9-02-20
SD-1.3	Standard Details – 4	01-31-20 / 9-02-20
SD-1.4	Standard Details – 5	01-31-20 / 9-02-20
SD-1.5	Standard Details – 6	01-31-20 / 9-02-20
SD-1.6	Standard Details – 7	01-31-20 / 9-02-20

Previous Information

6. Stormwater Management Data Report – Soil Borings, as prepared by Terracon Consultants, Inc. dated 3/13/20.
7. Recycling Report-Environmental Impact and Wetlands-Soil Erosion and Sediment Contr (ESC) Plan Report comprising one (1) sheet.
8. Township Land Development Ordinance Checklist Footnotes dated 5/05/20.
9. Signage Details (Color), as prepared by ID Pros comprising eight (8) sheets (Ledger Size) dated 01/23/20.
10. Building Elevations (Color), as prepared by SA Group comprising two (2) sheets (Ledger Size) dated 4/24/20.
11. Wetland Permit Application plan, as prepared by T.Y. Lin International comprising one (1) sheet dated 5/01/20.
12. Engineering plans, as prepared T.Y. Lin International consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Title Sheet	01-3-20 / 5-01-20
1 of 1	ALTA/NSPS Land Title Survey Control Point Associates, Inc.	9-20-18 / 3/04/20
C-1.0	Demo & Erosion Control Plan – Phase I	01-31-20
C-1.1	Erosion Control Plan – Phase II	01-31-20
C-2.0	Site Plan	01-31-20 / 5-01-20
C-2.1	Layout Plan	01-31-20 / 5-01-20
C-2.2	Property Owners Exhibit	01-31-20
C-3.0	Grading Plan	01-31-20 / 5-01-20
C-3.1	Sight Triangles 1	01-31-20 / 5-01-20
C-3.2	Sight Triangles 2	01-31-20 / 5-01-20
C-4.0	Utility Plan	01-31-20 / 5-01-20
PH-1.0	Photometric Plan	01-31-20 / 5-01-20
L-1.0	Landscape Plan	01-31-20
L-1.1	Landscape Notes & Details	01-31-20
I-1.0	Irrigation Plan	01-31-20
I-1.1	Irrigation Details and Specifications	01-31-20
SD-1.0	Standard Details – 1	01-31-20
SD-1.1	Standard Details – 2	01-31-20
SD-1.2	Standard Details – 3	01-31-20
SD-1.3	Standard Details – 4	01-31-20
SD-1.4	Standard Details – 5	01-31-20
SD-1.5	Standard Details – 6	01-31-20
SD-1.6	Standard Details – 7	01-31-20

13. Del Duca Lewis, LLC Traffic Assessment Letter dated 3/06/20.

14. Del Duca Lewis, LLC Disclosure Letter dated 3/03/20.

- a. Ownership Disclosure Statement

15. Del Duca Lewis, LLC Transmittal Letter dated 3/06/20.
16. Land Development Application Form and checklist dated 02/13/20.
 - a. Summary of Application.
 - b. Checklist location list.
17. Hydrologic Study, as prepared by Axis Infrastructure, dated 01/16/2020.
18. Geotechnical Investigation, as prepared by Advanced GeoServices, dated 12/17/2019.
19. Traffic Engineering Assessment, as prepared by Shropshire Associates, LLC, dated 3/05/2020.

II. ZONING DISTRICT COMMENTS

ZONE: OF - Office District [§413].

1. An automatic car wash is not a permitted use in the district [§413.B].

<u>Description</u>	<u>Required</u>	<u>Proposed</u>	<u>Conforms</u>
Description	All Uses	Proposed	Complies
Lot size (min.)	20,000 sf	3.627 acres	yes
Lot frontage (min.)			
Berlin – Cross Keys Road	125 ft.	294.55ft.	yes
New Brooklyn Road	150 ft.	513.93 ft.	yes
Minimum lot depth (min.)	150 ft.	328.94 ft.	yes
Building coverage (max.)	20%	3.2%	yes
Lot coverage (max.)	65%	21.7%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)			
Berlin – Cross Keys Road	50 ft.	50 ft.	yes
New Brooklyn Road	50 ft.	71.39 ft. ¹	yes
Side yard (min.)	10 ft. one side. 25 ft. aggregate	±113 ft. ¹ one side. ±185 ft. ¹ aggregate	yes
Rear yard (min.)	30 ft.	±288 ft. ¹	yes
Maximum Height (max.)	35 ft.	25.33 ft.	yes

PARKING AREA			
From building	10 ft.	10 ft.	yes
From arterial or collector street			
Berlin – Cross Keys Road	35 ft.	±65 ft. ¹	yes
New Brooklyn Road	35 ft.	35 ft.	yes
New Brooklyn Road	35 ft.	14.83 ft.	no*
From residential access street	25 ft.	n/a	n/a
From side or rear property line	10 ft.	41.29 ft.	yes

¹ = Scaled data.

n/a = Not applicable.

* = Variance required.

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

2. Free-Standing Signs.

a. The following variances are approved by Zoning Board of Adjustment Resolution #182039DCPFMSP adopted August 12, 2020.

SIGN STANDARDS (FREE-STANDING)			
Description	Required	Proposed	Conforms
Number (max.) - §426.Y(2)	1	2	no*
Area (max.) - §426.R			
Berlin – Cross Keys Road (45 MPH - nonresidential)	50 sf	49.94 sf	yes
New Brooklyn Road (45 MPH – nonresidential)	50 sf	49.94 sf	yes
Height (max.) - §426.Y(2)			
Berlin – Cross Keys Road	6 ft.	7.83 ft.	no*
New Brooklyn Road	6 ft.	7.83 ft.	no*
Property line setback (min.) - §426.Y(2)			
Berlin – Cross Keys Road	10 ft.	13.66 ft.	yes
New Brooklyn Road	10 ft.	12.71 ft.	yes

* = 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.

3. Facade Signs

a. The following variances are approved by Zoning Board of Adjustment Resolution #182039DCPFMSP adopted August 12, 2020.

SIGN STANDARDS (FACADE)			
Description	Required	Proposed	Conforms
Number - §426.Q(2)	2	4	no*
Area – (max.) - §426.Y(3)			
Berlin – Cross Keys Road (South Elevation)	60 sf	54.24 sf	yes
New Brooklyn Road (West Elevation) §426.Q(1)	32.66 sf	40.08 sf	no*
North Elevation (No frontage)	n/p	54.24 sf	no*
East Elevation (No frontage)	n/p	67.72 sf	no*

* = 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.

4. Directional Signs

SIGN STANDARDS (DIRECTIONAL)			
Description	Required	Proposed	Conforms
Area - §426.O(d)	4 sf	2.55 sf	yes
Height - §426.O(d)	30 in.	24 in.	yes

III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist. The Applicant must provide the following checklist requirements or request a waiver.

1. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
 - a. The plans must be revised and provide a symbol in the legend and at least two (2) permanent benchmarks based upon U.S.G.S datum.
2. *The plan is revised to provide concrete sidewalks along Berlin-Cross keys and New Brooklyn Road as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.*

IV. WAIVER COMMENTS

The Applicant received a waiver from the following checklist requirements:

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
2. Acceleration/deceleration lanes. [Checklist #75].
3. Traffic channelization [Checklist #76].
4. Fire lanes [Checklist #77].
 - a. Defer to the Fire Marshal.
5. Sidewalks and bike routes [Checklist #83]
6. Loading areas and number thereof [Checklist #80].
 - a. Center line profiles at horizontal scale not less than 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
 - b. Fire hydrants. [Checklist #101].
 - c. Trench repair details for street crossings [Checklist #103].
7. Environmental Constraints Map (See §519). [Checklist #108].

V. VARIANCE COMMENTS

The following variances are approved by Zoning Board of Adjustment Resolution #182039DCPFMSP adopted August 12, 2020.

§413.E, Area, Yard Height and Building Coverage

1. Parking Setback – New Brooklyn Road: (14.83 ft. provided v. 35 ft. min. required).
 - a. This applies to the access drive parallel with New Brooklyn Road.

§426, Signs

Free-Standing Signs

2. Number: (2 provided v. 1 maximum allowed).
3. Height (Berlin-Cross Keys Road): (7.83 ft. provided v. 6 ft. maximum allowed).
4. Height (New Brooklyn Road): (7.83 ft. provided v. 6 ft. maximum allowed).

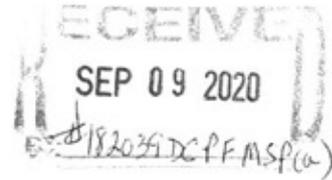
Facade Signs

5. Number: (4 provided v. 2 maximum allowed).
6. Area: (West Elevation): (40.8 sf provided v. 32.66 sf maximum allowed).
7. Area: (North Elevation): (Not permitted v. provided).
 - a. The north elevation has no property frontage. However, the proposed sign at 54.24 sf is within the area requirements as a percentage of the building facade.
8. Area: (East Elevation): (Not permitted v. provided).
 - a. The east elevation has no property frontage. The proposed combined signage including lettering and logo is 67.72 sf where 34.97 sf is the maximum allowed as a percentage of the building facade.

September 8, 2020

VIA HAND DELIVERY

Kenneth D. Lechner, Director
Office of Community Development & Planning
Township of Gloucester
1261 Chews Landing Road
Laurel Springs, New Jersey 08021



**RE: HUTTON GLOUCESTER NJ ST, LLC
BLOCK 18103, LOT 7.01, SICKLERVILLE, GLOUCESTER TOWNSHIP, NEW JERSEY**

Dear Ken:

As you know, this firm represents the applicant, Hutton Gloucester NJ ST, LLC ("Applicant"), the contract purchaser of property located at 810 New Brooklyn-Erial Road and designated as Block 18103, Lot 7.01 on the municipal tax map. The Applicant applied for preliminary and final site plan approval to construct a 4,600-sf express car wash at this property on or about February 13, 2020. We appeared before the Zoning Board of Adjustment on July 8, 2020 and only received preliminary major site plan approval at that time. The approval was memorialized in Resolution 182039D, adopted on August 12, 2020.

The Applicant now returns for amended preliminary and final major site plan approval to construct a 4,241-sf car wash. Some of the changes to the site plan since receiving preliminary site plan approval in July include the reduced width of the car wash building, the elimination of the exit lane on the westerly side of the parking lot and the addition of an exit lane on the easterly side of the parking lot, the shifting of the parking spaces slightly and the addition of two vacuum parking spaces opposite the drive lane adjacent to the building.

I enclose the following items in connection with this application:

1. Twelve (12) copies of a revised Summary of Application;
2. Twelve (12) Preliminary and Final Site Plans prepared by Tylin International, dated January 30, 2020, last revised September 2, 2020;
3. Four (4) copies of Hydrologic Study prepared by Tylin International, dated September 2, 2020;
4. Four (4) copies of Stormwater Facilities Maintenance Measures prepared by Tylin International, dated September 2, 2020;
5. Seven (7) copies of Submission Checklist;
6. An electronic copy of the complete submission; and
7. One (1) check in the amount of \$7,000.00, which represents additional escrow fee required to begin review for final major site plan.

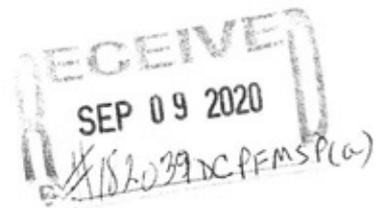
Summary of Application
Township of Gloucester Zoning Board
Hutton Gloucester NJ ST, LLC
Block 18103, Lot 7.01
810 New Brooklyn-Erial Road
Gloucester Township, New Jersey

The applicant, Hutton Gloucester NJ ST, LLC is a contract purchaser of real property located at 810 New Brooklyn-Erial Road, and designated as Block 18103, Lot 7.01 on the municipal tax map. The property is currently undeveloped and consists of approximately 3.61 acres. It is located at the corner of New Brooklyn-Erial Road and Berlin-Cross Keys Road. Triple C Development, Inc. received use variance approval from the Zoning Board under Resolution No. 182039DC, adopted on October 24, 2018, to permit a 4,600 sf express car wash on the property. Triple C Development, Inc. has since assigned all approvals and plans concerning the property to the applicant.

The applicant now seeks amended preliminary and final major site plan approval. The applicant received preliminary major site plan approval on July 8, 2020 to construct a 4,600 sf express Mod Wash car wash on the subject property. The following plan changes have been made since the applicant received preliminary major site plan approval:

1. The car wash tunnel/building area changed from 4,600 sf to 4,241 sf due to the reduced width of the overall building.
2. The exit lane on the westerly side of the parking lot has been eliminated and added to the easterly side of the parking lot.
3. Two more vacuum parking spaces were added opposite the drive lane adjacent to the building for an overall increase of parking from 18 spaces to 20 spaces.
4. A total of four non-vacuum parking spaces are proposed along the main drive aisle as opposed to two non-vacuum parking spaces previously.

The final major site plan application does not require any new variances, to the applicant's knowledge. To the extent that the Zoning Board determines that any variances or other waivers and approvals are required, the applicant requests approval of same.



Formerly N/A Triple C Development, Inc.

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date: _____ Application No. 152039DCFRMS (a) Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees 11500 Project # 13759

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

Escr. 5600 Escr. # 13159

LAND DEVELOPMENT APPLICATION

1. Applicant

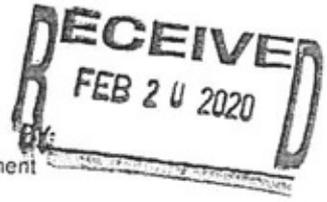
Name: Hutton Gloucester NJ ST, LLC
Address: 736 Cherry Street
City: Chattanooga
State, Zip: TN 37402
Phone: () - - Fax: () - -
Email: _____

2. Owner(s) (List all Owners)

Name(s): Garden Development Inc.
c/o Paparone Homes
Address: 10989 State Road A1A
City: North Palm Beach
State, Zip: FL, 33408
Phone: () - - Fax: () - -

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: <u>Damien O. Del Duca, Esquire</u>	Firm: <u>Del Duca Lewis, LLC</u>
Address: <u>21 E. Euclid Avenue, Suite 100</u>	State, Zip: <u>New Jersey 08033</u>
City: <u>Haddonfield</u>	Phone: <u>(856) 427-4200</u> Fax: <u>(856) 427-4241</u>
	Email: <u>dod@delducalewis.com</u> and <u>lmd@delducatewis.com</u>

6. Name of Persons Preparing Plans and Reports:

Name: F. Jack Buholtz, PE/TYLIN INTERNATIONAL
Address: 255 East Avenue
Profession: Engineer
City: Rochester
State, Zip: New York 14604
Phone: () 512 - 2076 Fax: () -
Email: jack.buholtz@tylin.com

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

7. Location of Property:

Street Address: 810 New Brooklyn-Erial Road Block(s): 18103
Tract Area: 157,277 sf Lot(s): 7.01

8. Land Use:

Existing Land Use: vacant
Proposed Land Use (Describe Application): Car wash, see attached application summary

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

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).

2/6/20
Date

Domenick Paparone - DOMENICK PAPANONE
Signature

Elise Paparone Attorney in fact
Print Name

Sworn and Subscribed to before me this

6 day of FEB
2020 (Year).



CINDY A. ZIELINSKI
MY COMMISSION # FF998392
EXPIRES June 26, 2020

Cindy A Zielinski
Signature

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

IF YES TO ANY OF THE ABOVE:

- 1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of 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? No Yes

IF YES:

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

Signature of Applicant

Date

Print Name

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

State of New Jersey,
County of Camden:
_____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

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

Name of property owner or applicant

Notary public

17. Consent of Owner(s): To Follow

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

Date

Signature

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

Print Name

Signature

Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of 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

*See attached

[Signature]
Signature of Applicant
Hutton Gloucester NJ ST, LLC
Doug Kyle, Chief Development Officer

Print Name

9/6/19
Date

19. Survey waiver certification:

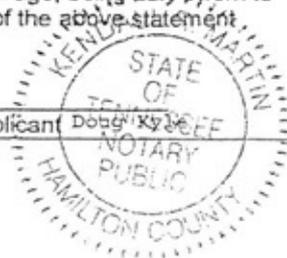
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 18103 Lot 7.01; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of ~~New Jersey~~, State of Tennessee
County of ~~Camden~~: County of Hamilton
_____ 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 6th day of August
2019 before the following authority.

Hutton Gloucester NJ ST, LLC

Name of property owner or applicant



[Signature]
Notary public

Summary of Application
Township of Gloucester Zoning Board
Hutton Gloucester NJ ST, LLC
Block 18103, Lot 7.01
810 New Brooklyn-Erial Road
Gloucester Township, New Jersey

The applicant, Hutton Gloucester NJ ST, LLC is a contract purchaser of real property located at 810 New Brooklyn-Erial Road, and designated as Block 18103, Lot 7.01 on the municipal tax map. The property is currently undeveloped and consists of approximately 3.61 acres. It is located at the corner of New Brooklyn-Erial Road and Berlin-Cross Keys Road. Triple C Development, Inc. received use variance approval from the Zoning Board under Resolution No. 182039DC, adopted on October 24, 2018, to permit a 4,600 SF express car wash on the property. Triple C Development, Inc. has since assigned all approvals and plans concerning the property to the applicant. The applicant now seeks preliminary and final major site plan approval.

The applicant does not require any known variances in connection with this site plan application. The applicant previously received variance approval for parking space and loading space requirements when it received use variance approval. The applicant does seek any variances, to the extent they are required, together with any necessary waivers and other approvals that may be required.



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW



Application #182039DCPFMSP(a) – 810 New Brooklyn Rd.

Block: 18103

Lot: 7.01

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

■ Other

On page C-2.0 (Site Plan): Recommended installation of a “No Left Turns” sign (R3-2) on the exit to Berlin Cross Keys Road. Roadway goes from one lane westbound to two lanes in this area and may lead to increase of right angle collisions if left turns are not prohibited.

One page SD-1.0 (Standard Detail): There is a detail for the “Do Not Enter” Sign (R5-1) however this sign location is not listed on page C-2.0 of the site plan.

Reviewed By: ■ Lt. Timothy R. Kohlmyer #206 Signature:  Date: 9/14/2020



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

September 14, 2020

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



Re: Application #182039DCPFMSP(a)
HUTTON GLOUCESTER NJ ST, LLC
810 New Brooklyn Erial Road, Erial, NJ 08081
Block 18103, Lot 7.01

Gentlemen:

In response to your letter regarding the above application, a Form "F" Application is required.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr /MK
Raymond J. Carr
Executive Director

RJC:mh



1B

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 9, 2020

APPLICATION No. #182039DCPFMSP(a)

APPLICANT: HUTTON GLOUCESTER NJ ST, LLC

PROJECT No. 13759

F/N/A: TRIPLE C DEVELOPMENT INC

BLOCK(S): 18103 LOT(S): 7.01

LOCATION: 810 NEW BROOKLYN-ERIAL RD

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 | <input type="checkbox"/> | GTEMS |

STATUS OF APPLICATION:

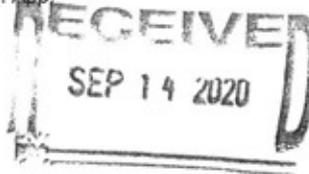
- New Application -
- Revision to Prior Application: **Prelim/Final Major Site Plan**

PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by September 21, 2020***
- For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - **Minor Site Plan, Plan of Existing Conditions & Demolition, checklist & Comprehensive Storm water Report**
- 1 Copy - Minor Subdivision Plat
- 3 Copies - Preliminary. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Preliminary. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report



- Variance Plan Prelim/Final Major Site Plan Use (D) Variance

OK 9.14.20 JTG Bldg

Signature

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 9, 2020

APPLICATION No. #182039DCPFMSP(a)

APPLICANT: HUTTON GLOUCESTER NJ ST, LLC

PROJECT No. 13759

F/N/A: TRIPLE C DEVELOPMENT INC

BLOCK(S): 18103 LOT(S): 7.01

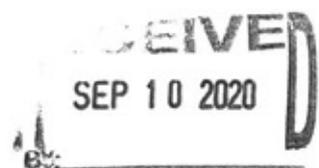
LOCATION: 810 NEW BROOKLYN-ERIAL RD

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application -
- Revision to Prior Application: **Prelim/Final Major Site Plan**



PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by September 21, 2020**
- For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
 - 1 Copy - **Minor Site Plan, Plan of Existing Conditions & Demolition, checklist & Comprehensive Storm water Report**
 - 1 Copy - Minor Subdivision Plat
 - 3 Copies - Preliminary. Site Plan, 2 County Apps and 1 Twp. App.
 - 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
 - 1 Copy - Major Subdivision - Preliminary. Plat
 - 1 Copy - Preliminary Site Plan
 - 1 Copy - Major Subdivision - Final Plat
 - 1 Copy - Final Site Plan
 - 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
 - 1 Copy - Amended Site Plan
 - 1 Copy - Major Subdivision - Amended Plat
 - 1 Copy - Traffic Report
 - 1 Copy - Development Plan
 - 1 Copy - Drainage Calculations
 - 1 Copy - E.I.S.
 - Recycling Report
- Variance Plan Prelim/Final Major Site Plan Use (D) Variance

*No Issues
NEW CAR WASH ON CORNER*

*John [Signature]
Assessor
9/9/20.*

Signature

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182039DCPFMSP
Hutton Gloucester NJ ST, LLC
Block 18103, Lot 7.01

WHEREAS, Hutton Gloucester NJ ST IS the owner of the land and premises located at 810 New Brooklyn Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for preliminary and final site plan ,bulk variances for parking setback 14.83' required 35', 2 free-standing signs , 1 required, height of 7.83' on Berlin Cross Road and New Brooklyn 6' required and façade signs 4 required 2, area West elevation 40.6 sq. ft. 32.66 required and North elevation 52.44 not permitted and East elevation 67.72 sq. ft. required and Waivers for loading area, grading waiver of less than 5' to property line and 3 to 1 sloping instead of the required 4 to permit a 4600 express car wash for the property located upon Block 18103, Lot 7.01, as shown on the Official Map of the Township of Gloucester, located in a OF Zone, said application being represented by Laura D'Alessandro ,Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on July 8, 2020 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant Hutton Gloucester is the owners of the land and premises located at 810 New Brooklyn Road in the Sicklerville section of Gloucester Township, New Jersey, as

shown on Block 18103, Lot 7.01, on the Official Tax Map of the Township of Gloucester, located in an OF 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 A Use variance was granted in September 2018. Neil Porto, a Professional Engineer, testified the property is a corner property and explained ingress and egress, he explained the storm water basin and retaining wall. He stated the property is 3.6 acres of which 1.3 are developable and the wetlands are to the North. He said they are following the existing contours and would need DEP approval to go into the wetlands. They have 18 parking stalls and only 4 employees at one time. He explained the need for the variances and waivers. The applicant agreed with all the comments in Mr. Lechner's report of June 9, 2020 and Jim Mellett's report of July 1, 2020 except for the requested waivers. At this point because of Mr. Mellett's request that he needed to see more details regarding drainage, the applicant withdrew the request for final site plan approval. Introduced into evidence were A-1, an overall aerial site plan, A-2, site drainage and grading plan and A-3, a sign package.

Ben Carroll, the Project Manager, testified they have 30 carwashes in the United States that operate seven days a week from 8 to 8, have a maximum of 3 to 5 employees at one time and deliveries are by FedEx or box trucks. He agreed as a condition of approval that the company will provide a small masonry wall for a sign welcoming to Gloucester Township.

Nathan Mosley, a Traffic Engineer, testified there would be no change in the level of service and no impact on the level of disturbance and no significant impact to the area.

5. Two neighbors expressed concern about polluting the well and flooding, however, the concerns were adequately addressed by the professionals.

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

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

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

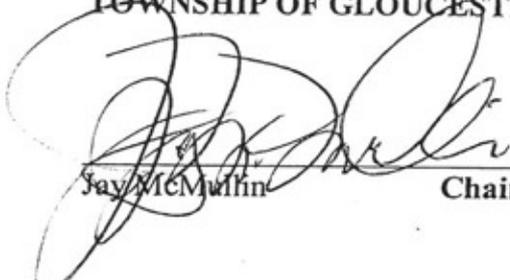
NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 8 the day of July, 2020, the applicant Hutton Gloucester NJ ST, LLC IS hereby granted the aforesaid preliminary site plan, variances and waivers for the property located upon Block 18103, Lot 7.01 as 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:

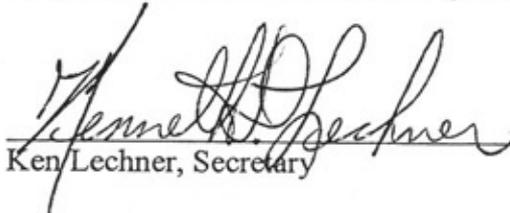
LIST NAMES

Carmen Scarduzzio Yes
Arlene Chiumento Yes
Rich Rosetti Yes
Frank Simiraglia Yes
Kevin Bucceroni Yes
Jay McMullin Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER


Jay McMullin Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 12th day of August, 2020.


Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JULY 8, 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	Present
Mrs. Chiumento	Present
Mr. Rosati	Absent
Mr. Acevedo	Absent
Mr. Rosetti	Present
Mr. Treger	Absent
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

MINUTES FOR ADOPTION

Zoning Board Minutes Wednesday June 10, 2020.

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

Roll Call:

Mr. Bucceroni	Yes
Mrs. Chimento	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#202009C

**I & H Builders, LLC
Bulk C Variance
Block: 1703 Lot: 5**

#202011C

**Thomas O'Neil
Bulk C Variance
Block: 20501 Lot: 5**

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

Roll Call:

Mr. Bucceroni	Yes
Mrs. Chimento	Yes
Mr. Rosetti	Yes

Chairman McMullin

Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#182039DCPFMSP

Hutton Gloucester NJ ST, LLC

Zoned: OF

Prelim & Final Major Site Plan

Block: 18103 Lot: 7.01

Location: 810 New Brooklyn – Erial Rd.

Car Wash

Mr. Costa swears in: Mr. Neil Porto (PE), Mr. Nathan Mosely (PE, traffic), Mr. Ben Carroll (owner/applicant).

Ms. Laura Dalessandro (ESQ) Overview:

- In 2018 the Zoning Board approved the car wash use for the site.
- The applicant/owner is back for the site plan approval; Preliminary and Final.
- Variances requested: bulk setback along Erial – New Brooklyn Rd.; Hutton's' signage package.
- Mr. Mellett's review letter dated: 7-1-2020
- Mr. Lechner's review letter dated 6-29-2020

Mr. Porto (PE): civil and environmental engineer (PE): Cornell University

A1- overall aerial exhibit:

- Corner property and the car wash is on the triangle,

- Entrance and exit in two places,
- Explains travel lanes and parking,
- Discussion about storm water basin for the site that will have a retaining wall for a 200 flood plain.
- Wetlands on the northern end of the property,
- The lot is 3.6 acres with 1.3 acres that are capable of being developed.
- County roads on both corners,
- Parking for 4 employees/18 parking spots available,
- Parking variance was granted at the use meeting for 18 where 20 are required,
- Storm water management: infiltration basin

A2- Site grade and drainage plan:

- There are 2 low points in the parking lot and access driveways that will bring the water into the storm water into the basin.
- The basin will be supported on the south side with a retaining wall; outlet and overflow pipes.

Mr. Mellett's letter had an outlet question, to keep the water on their property not on the transitional part of the wetlands.

Mr. Porto states they will reconfigure to keep it on their property.

Mr. Mellett states this may cause additional concern. The pipe would be in the transitional wetlands area. It can't impact anything downstream.

Mr. Porto states they have to wait for the DEP to reply to the application.

Mr. Mellett asks for testimony evaluating the new pip alignment that will drop drainage on the surrounding property.

Mr. Costa asks for a page reference; #26 on page 8 of Mr. Mellett's review letter.

Mr. Porto states they will comply with Mr. Mellett's letter: waivers: storm water basin: 3 to 1 side slopes where 4 to 1 is required. Section 3; #4.

- Requesting a waiver for the fire lane.

Mr. Lechner states the board may not be able to waive the fire lane. The Fire Marshall may require you to put one in, even if it's not on the plan.

Ms. Dalessandro (ESQ) mentions the waiver from the loading area.

Mr. Porto states deliveries will be made by UPS, FedEx and other trucks. Mr. Mellett's letter reference Pg. 6; #4.

- Grading waiver within 5' of property line because of the constraints of the property.
- Will supply sidewalks,
- Agree to the recommended fencing
- Variance for parking setback: 14.38' vs. 35' along the two "K" aisles; it is a function of the layout and the triangle shape of the property. Also, working around the wetlands.
- Que lane and pay lane are closer.

Mr. Mellett:

- The parking has been addressed,
- As long as the procedures and business model are the same as the previous application.
- Storm water management: it is inadequate and not compliant with NJ or township requirements.

- Flood hazard area: water way and flooding already in this location. DEP wetlands apply and flood hazard area; stay out of flood area.
- The details are wrapped up in the site plan in regards to waivers (4 to 1 and grading 5').
- Storm water management must be right on the site and it is more important in this specific area.

Mr. Mellett states he recommends the board approve for Preliminary approval, not final site approval tonight.

Mr. Porto asks what Mr. Mellett is looking for specifically.

Mr. Mellett states there are a whole other set of requirements after the application is complete. There are known issues but the board will want more.

Mr. Porto states they are required to have, in writing, NJDEP flood hazard.

Mr. Mellett states as a correction in his review letter: #29, Page 9 cash contribution is not applicable.

Mr. Lechner states there is a 2.5% contribution for affordable housing. You have agreed to my report so we're ok. Mr. Lechner states he just wanted to point it out to the applicant.

Mr. Bucceroni states: new left-hand turn lane and sidewalks. Will the wall in the front of the property have a "Welcome to Gloucester Township" sign on it? The wall has been reduced to 3' and the slope of the walls (3 to 1) will be hard to maintain. Mr. Porto states there will be a maintenance plan required and it will be planted with native plants; wetland and dry.

Mr. Porto states the wetland plants don't always need to be mowed.

***#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, and 42

Location: 1990 New Brooklyn Rd. – 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.

The above application will be tabled until the August 12, 2020 Zoning Board meeting.

No re-advertisement is necessary.

Mr. Carroll – Hutton project manager:

- Mod-Wash car wash, they have 30 under construction and are looking at 5 others in NJ.
- The operation is a water reclamation; no detailing outside; vacuums only outside,
- There is one pay station for the car wash and vacuums outside.
- Open 7 days a week; 8am to 8pm.

- Employees will vary between 3 and 5,
- Water reclamation inside the building; 14 gallons of water used per car with 75% being recycled.
- No storm water runoff from the car wash function,
- Delivery is box trucks; UPS or FedEx.
- Dumpster will be in an enclosure

Signage Package:

A3- Signage Detail:

- Page 2 northern elevation "Fin" design element and an identical one on the southern elevation. (54.24 sq. ft.),
- Page 3 and page 5: additional façade signs,
- * 3 façade signs need a variance.
- 2 freestanding monument signs: 8' at the entrance and exit where only 6' is allowed. The signs are higher for ease of landscaping.
- The "welcome to Gloucester township" sign will be in the front.

Mr. Lechner asks if the applicant will supply the base for the Welcome sign?

Mr. Bucceroni stated that other applicants put up the sign, you can see them all over town.

Mr. Carroll stated he will provide a base.

- A variance for the maximum area of the west elevation: Ordinance is 32.6' and the façade design is 40.8'.

Mr. Lechner requested the hours of operation.

Mr. Carroll states: 8 am to 8 pm, 7 days a week.

Mr. Mellett asks if the machine or employees apply "tire wet"?

Mr. Carroll states the machine applies the "tire wet"

Mr. Mosley (traffic engineer, PE):

- He updated the DOT background growth rates,
- Cross Keys Road: PM Peak 3,000 vehicles per hour, Saturday Peak 2500 to 2600 vehicles per hour.
- The property has safe and efficient access,
- The car wash is on 2 county roads and they will get approval from the county.
- Anticipated traffic: Pm peak 65-70 total trips; 30 to 35 vehicles. Saturday total trips 140; 70 vehicles; it can handle that capacity.
- Any impacts to traffic/no change level of service. Intersection will still serve well. No significant change with "pass-by" trips.
- Driveways: Cross Keys Rd. – right turn only (level C): New Brooklyn Rd. – left and right turns (level B).
- Que analysis: no back up onto main road.
- Onsite circulation includes a mountable triangle to get in and out for emergency vehicles.
- 7 vehicles at the pay lane: sufficient stacking.
- We still have to get count approvals.
- Public transit: no transit or school bus stops in front of the property.
- Auto reduction: the customers will be majority "pass by" not new traffic.

Mr. Mellett asks if they think the back-drive aisle will be used as a cut through for the light if it backs up.

Mr. Mosley states doesn't see an issue since there are only 65 right hand turns. But they can post a sign to help curtail the issue.

Mr. Carroll state the employees will be using the parking, not customers.

Mr. Lechner asks how they differentiate between "Pass-by" traffic percentage and a "direct use" percentage.

Mr. Mosely states they stand outside; for example, a Wawa, and ask customers questions. The ITE then comes up with pass by ratings and publish it in "land Use".

PUBLIC PORTION:

Mr. Joe Spencer:

He owns farm land behind the property and is worried about the contamination of his well. There are a lot of wetlands there and he is trying to build an apple orchard.

He bought the house 4 or 5 years ago and he's afraid the business is going to kill his property. There's a pond back there that the kids fish in too.

Ms. Dalessandro states the project is subject to all outside agencies, especially the NJDEP.

Mr. Porto states he is an environmental engineer and he worries about the environment too. NY and NJ environmental agencies are very strict and will minimize the impact on the environment. The Infiltration basin slows down the storm drainage and silt into the wetlands. The basin will help filter the water and abide by "best practices". He couldn't comment on the car wash itself, it is not designed to release water into

the wetlands. The sewer will only get the 25% of the water not used in the car wash.

Mr. Mellett states the applicant does have to go through the NJDEP. The design will have elements of water quality treatment. No additional requirements for the car wash facility. No solvents used outside the facility.

Mr. Porto states he lives by a waterway in NY the state is trying to save, The Bronx River. The contamination is not from "spot contamination" it is run off from nearby homes (suburbs) and properties. Such a chemicals used on lawns.

Mr. Bucceroni ask at the retail end you won't be selling oil or anti-freeze.

Mr. Carroll states "no"

Mr. Bucceroni states the no one will be adding/changing oil in the parking lot or adding anti-freeze.

Mr. Robert Sampson:

The car wash is right behind his house. It was designated wetlands so why are we trying to change it. We've been there over 20 years.

Mr. Porto states the self-contained and some of that will be treated and go to sanitary sewer. The wetlands delineation is very stringent. Project is not touching wetlands on surrounding.

Mr. Mellett states this will not make things worse on Cross Keys Rd because they will manage their storm water.

Mr. Bucceroni states they are widening Cross Keys Rd. and that will help the flooding.

Mr. Lechner states if the application is approved for preliminary there are no fees for the final approval. But you will have to come back before the board with a presentation.

Ms. Dalessandro clarifies: waivers, variances, drainage, flood plains are being granted as long as nothing changes. We are going to streamline for the final approval and "clean it up".

A motion to Adjourn was made by Mr. Rosetti and seconded by Mrs. Chiumento.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182039DC

Triple C Development, Inc.

Block 18103, Lot 7.01

WHEREAS, Triple C Development, Inc. is the contract purchaser of the land and premises located at 810 New Brooklyn-Erial Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 4600 square foot Zippy's express carwash which is not permitted in the zone and variances for no loading dock and for 18 parking spaces instead of the required 20 for the property located upon Block 18103, Lot 7.01, as shown on the Official Map of the Township of Gloucester, located in a OF Zone, said application represented by Damien Del Duca, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 26, 2018 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, Triple C Development, Inc. is the contract purchaser of the land and premises located at 810 New Brooklyn- Erial Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18103, Lot 7.01, on the Official Tax Map of the Township of Gloucester, located in an OF- 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. Brian Cleary, a Professional Engineer, testified the site is 3.6 acres and due to wetlands only 1.3 acres can be developed. The site is heavily buffered and is at the intersection of 2 County roads. He explained the site, ingress and egress and other uses surrounding the site. He explained the nearest home is 350 feet from the carwash, stated sidewalks and crosswalks will be provided, explained landscaping and stated the use will meet all of the bulk requirements. He also testified there will be less traffic than some of the permitted uses.

Austin Evans, a principal of the company, stated the company has about 30 carwashes in the country and is owner operated. He said it takes 3 minutes for a carwash and they have 18 vacuum sites. The hours of operation are 8 to 8, 7 days a week and have a total of 7 employees with a minimum of 2 per shift. All deliveries are by van therefore no loading dock is required and 18 parking spaces are sufficient. He also testified they will meet all State and Local noise requirements.

Terry Combs, a Professional Planner, testified this use will preserve the wetlands, the wooded area is a great buffer from the residential area and this use is compatible with other uses in the area. The site is suitable and promotes the general welfare and there is no substantial detriment to the area or Master Plan.

5. One resident expressed concern about flooding and traffic and the Board stated these issues will be addressed at Site Plan.

UPON MOTION duly made and seconded to grant the applicant a Use Variance to construct a 4600 square foot carwash and Bulk Variance for the loading dock and 2 parking spaces, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

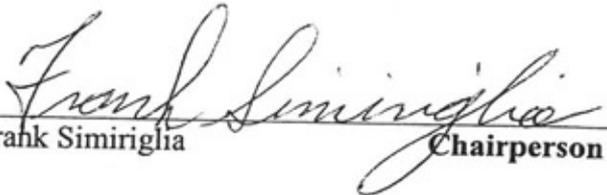
NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26h day of September, 2018, the applicant Triple C Development, Inc. is hereby granted the aforesaid variances for the property located upon Block 18103, Lot 7.01 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

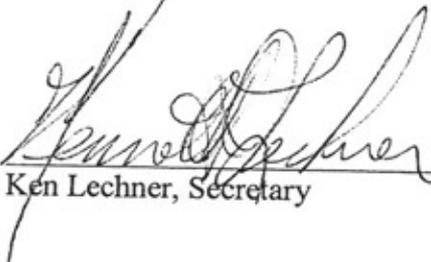
LIST NAMES

Ken Treger	Yes
Mike Acevedo	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Carmen Scarduzio	Yes
Frank Simiriglia	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**


Frank Simiriglia **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 24th day of October, 2018.


Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 26, 2018**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chimento	Absent
Mr. Rosati	Present
Mr. Acevedo	Present
Mr. Treger	Present (7:16 arrival)
Ms. Scully	Absent
Mr. Rosetti	Absent
Mrs. Kelly	Absent
Chairman McMullin	Absent

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

Mr. Treger will sit in for Mrs. Chimento.

Resolutions for Memorialization

#182027C
Brian Long
Bulk C Variance
Block: 2202 Lot: 4

#182026C
P & R Properties & Design, LLC
Bulk C Variance
Block: 6602 Lot: 14

#182030CDSPW

Dr Mem, LLC

Bulk C/Use D Variances; Site Plan Waiver

Block: 13102: Lots: 18,19.01, 19.02, 20

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

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Chairman Simiriglia	Yes

Resolutions Approved.

Applications for Review

#182032C

Eugene & Gail McDevitt

Zoned: R3

Bulk C Variances

Block: 9601 Lot (s): 36

Location: 6 Shiloh Rd., Laurel Springs

21' x 11' concrete patio & roof w/29' s/b

Mr. Costa swears in Mr. Eugene McDevitt and Mrs. Gail McDevitt. Mr. Costa asks the reason the setback is 29' where 30' is required. Mr. McDevitt states the concrete patio is existing but is going to get cut back to the 29'. They will be putting a roof over the patio. Mrs. McDevitt states the patio was not existing but they didn't know they needed a permit because a contractor did the work. The contractor also ran off with 2000.00 dollars of their money. Mr. Costa states the MUA wanted to know if the service Lateral (sewer line) was under the patio and to make sure they don't damage the pipe. Mrs. McDevitt states the sewer line is not near he patio.

Open to Professionals:
No Comment:

Open to the Public:
No Comment:

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

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman Simiriglia	Yes

Application Approved.

#182037C

Fred Vicario

Zoned: OR Zone

Bulk C Variance

Block: 10201 Lot (s): 1

Location: 1167 Chews Landing., Laurel Springs

Non-Flashing LED Free Standing Message Board

Mr. Costa swears in Mr. Frederick Vicario.

Mr. Mintz (Esq) explains the application:

The Goddard school would like to change their sign to LED. Currently the letters on the sign are too low and the children change the lettering. The new sign is smaller and will conform to the ordinance. Safety information will be posted on the sign and no negative impact to the area.

Mr. Bucceroni states digital signs are very common on the street.

Mr. Mellett asks about the digital change/flashing.

Mr. Mintz states the sign will change but freeze and will meet the municipal standard.

Mr. Lechner states the state standard is 8 seconds but he will confirm that number.

Open to Professionals:
No Additional Comments:

Open to the Public:
No Comment:

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman Simiriglia	Yes

Application Approved.

#182038C

Impact Construction (Luther Nunnally)

Zoned: R3

Bulk C Variance

Block: 17201 Lot (s): 17

Location: 2 Carr La., Sicklerville

Reconstruction from Fire of 2 Story SFD 2,237 sq. ft. w/21.5 F2/s/b.

Mr. Costa swears in Mr. Michael Martin.

Mr. Martin states their home burned down last year on Christmas Day. The home will be built on the same foundation and will be the same kind of home.

Open to Professionals:
No Comments:

Open to the Public:
No Comment:

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

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman Simiriglia	Yes

Application Approved.

#182039D

Triple C Development, Inc.

Zoned: OF Zone

Use D Variance

Block: 18103 Lot: Lot (s): 7.01

Location: 810 New Brooklyn-Erial Rd.

Car Wash

Mr. Costa swears in Mr. Austin Evans & Mr. Jay Locklite (Operations, Triple C and Zippy's car wash); Mr. Terry Combs (planner); Mr. Brian Cleary (engineer).

Mr. Damien Delucca (Esq.): A1- Aerial photo of area; A2 – Plan in color also aerial larger scale.

Mr. Delucca states

- the company is out of Alabama,
 - "Zippy's" - Car Wash Express is highly automated.
 - There will be employees while the car wash is open,
 - These car washes will be built throughout South Jersey,
 - Not a franchise, owner operated,
 - The site on New Brooklyn Rd and Cross Keys Rd. is a vacant lot now,
 - The site is significantly restrained by wetlands: OF office zone:
- Bifurcated Use Application,
- The applicant will return for final site plan approval,
 - The site plan presented is very close to what will be developed,
 - The car wash has automated drying, not people,
 - wait time is short,
 - Require Use Variance: Special reason, particularly suitable, negative criteria (won't change or impact the neighborhood),

- because of a very heavy buffer, specific drainage and lighting will be on the final site plan,

Bulk Variances:

- Loading zone not needed,
- 18 parking spaces vs. 20 required

Mr. Cleary (PE): Other 3 corners:

- Community base
- Medical office
- Dentist office

-These 2 roads are county roads with 4 lanes; arterial roads for the county,

-residential area is 350' across the street, residential behind the car wash is 400' and 600' catty corner residential,

-entire lot is 3.6 acres with 1.3 developable because of wetlands,

-the lot is triangular in shape

-there will be 2 full access driveways

-there will be 14 spaces provided in the que lane,

-18 spaces for parking (ordinance 20 spaces); Zippy's believes 18 parking spaces is adequate because it is an express car wash,

-storm water not fully designed yet,

-basins are 3' because there isn't enough room to make them any deeper,

-they will meet slope requirements and comply with all state requirements,

-cross walks on both roads will be provided,

-landscaping: buffer the building, buffer the basin to the road & landscape the trash enclosures.

-site plan will have the landscaping plan

-lighting: Zippy's has standard LED light fixtures and will meet any township light standards.

A3- light fixture detail.

Mr. Bucceroni states 9' to a foot of water sits at that intersection.
Mr. Mellett states an updated LOI (flood hazard rules) and DEP approval if needed for the water.

Mr. Cleary states as soon as they know the results they will move forward.

Mr. Mellett states the county may be very on guard when it comes to run off because of flooding. The wetlands may be part of the water flood issue.

Mr. Cleary discusses the HAPS spread sheet:

79 in and out traffic (vehicles)

117 daycare (vehicles)

33 to 40 office building (vehicles)

Post office 124 - 151 (vehicles)

-car washes are "pass by" traffic not destination, especially express car washes.

Mr. Evans (Operations of Car Wash):

-Triple C development company is from Alabama,

-30 stores have been opened since they have owned Zippy's car wash since (2006),

-In 2016 they sold those 30 stores and have been developing in the northeast,

-owner operator /express only/ no detail work,

-customer experience explain w/A2,

-takes 3 minutes to get through the tunnel,

-free vacuum if the customer wants to use it,

-automated gate and vacuums shut off,

-8am to 8pm 7 days a week,

-employees total is 7 and there will always be 2 employees on the premises, 3 when it's busy,

-trash receptacles will be at all parking stalls and will be emptied periodically by employees,

-deliveries: soaps and chemicals will be in 3.5 to 5-gallon containers that are brought in transit vans,

-double doors and off load at a parking space,

-18 parking spaces is enough: you never have 100% of customers vacuuming. The vacuum time is 2 to 3 minutes per vehicle.

-evaluated the noise from the equipment in the tunnel and in the mechanical room,

-noise study for the residential area was much closer in Cherry Hill and passed the state standards.

Mr. Lechner on the site plan will the trash cans for the vacuums be mounted or loose.

Mr. Evans states they have both kinds.

Mr. Bucceroni asks if the marquee will have a "welcome to Gloucester Township" stated on it.

Mr. Evans states "yes"

Mr. Combs (Planner):

Positive Criteria:

- drainage changed that comes across the property to Cross Keys Rd. to Winslow.
- All wetlands will be preserved,
- property behind the car wash is a pump station,
- 500' behind are homes,
- very significant wooded buffers in rear,
- the character of the corridor is non-residential,
- 85% of Cross Keys Rd. in Gloucester Twp. Is non-residential,
- access to major arterial road,
- isolated property due to wetlands restrictions,
- no negative impacts to surrounding area,
- noise impact is minimal,
- can grant approval without substantial impairment to the Master Plan.
- office and individual uses should be in Industrial Parks, suggests it is not desirable to set them alone.

Mr. Lechner states if the application is approved the basins in front have to be landscaped.

Mr. Mellett states they will deal with more site plan issues if the application is approved.

Public Portion:

Mr. Glenn Summers: Annapolis Dr.

-Mr. Summers lives on an interior drive in the development, His concern is Cross Keys Rd. is a flood zone especially during a rain storm. He is worried about the increase of traffic since he has moved into Wye Oak. Cross Keys Rd. has gone from 2 lanes to 4 lanes. Mr. Sommers mentions numerous car washes in the area. He is worried about the intersection because the other 2 corners are so quiet.

Mr. Costa states the applicant is only asking for a Use Approval. Mr. Summer's concerns are site plan issues. The site plans issues will be reviewed by all the professionals and the county.

Chairman Simiriglia states the applicant did present testimony for this use. The traffic is similar or less for permitted uses.

Mr. Bucceroni states before Wye Oak was built people said the same thing, they didn't want it either.

A motion to approve the above-mentioned application with the following conditions: traffic study, Welcome GT sign, Site Plan was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman Simiriglia	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.