

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, May 11, 2022
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, April 13, 2022*

RESOLUTIONS FOR MEMORIALIZATION

**#222004
Savon Chea**

**Bulk C Variance
Block: 10201 Lot: 15**

APPLICATIONS FOR REVIEW

**#222007C
John Crescenzo
Zoned: R2**

**Bulk C Variance
Block: 20502 Lot: 7
Location: 1839 Downs Avenue
Laurel Springs, NJ 08021
A proposed 24 ft. x 10 ft. attached
Addition to existing 28 ft. x 26 ft.
Garage.**

**#222010C
Charlie Baume & James
Zoned: R3**

**Bulk C Variance
Block: 18102 Lot: 9.06
Location: 11 Diana Drive
Sicklerville, NJ 08081
16 ft. x 12 x 10 Second Shed
10 ft. 2” from left side property line
and 23 ft. from rear property line.**

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, APRIL 13, 2022**

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

Roll Call:

Vice Chairman Bucceroni	Absent
Mr. Scarduzio	Present
Mrs. Chiumento	Absent
Mr. Rosati	Present
Mr. Dukes	Present
Mr. Dintino	Present
Mr. Rosetti	Present
Mr. Treger	Present
Mrs. Kelly	Absent
Chairman McMullin	Present

Chairman McMullin had the professionals sworn in:

Also, Present: Mr. Anthony Costa, Zoning Board Solicitor

Mr. Stephen Cosabon, P.E., Sickels Associates

Mr. Petrongolo, Remington & Vernick, Planner

Mr. Rosetti will sit in for Vice-Chairman Bucceroni

MINUTES FOR ADOPTION

Zoning Board Minutes for March 09, 2022.

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

Roll Call:

Mr. Scarduzio	Yes
Mr. Dukes	Yes
Mr. Dintino	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#212051CDM

**Empire Investment
Bulk/Use/Minor-Subdivision
Block: 8010 Lot: 3.01**

#222003D

**Adelanite Partners, LLC
Use Variance
Block: 17902 Lot: 13**

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

Roll Call:

Mr. Scarduzio	Yes
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Mr. Dukes	Yes
Mr. Dintino	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#222004

Savon Chea

Zoned: R1

Bulk C Variance

Block: 10201 Lot: 15

Location: 1027 Chews Landing Rd., Laurel Springs, NJ 08021

A proposed rear yard attached frame; 64' x 16' deck, 42' from the property line instead of 75'; (2) sheds 10'x 7' & 25'x 4' shed; (1) shed allowed and a rear yard 6' fence 31' from the property line closer than the 50' required.

Mr. Costa swears in Ms. Savon Chea.

Ms. Chea states the property has weird angles with a dry creek.

- The fence is for the kids to play outside, she would like to keep them in the back yard,
- They won't enclose the backyard just one line of fencing,
- The sheds are for the kids' "stuff", no business.
- A dry creek and open space are behind them,
- There is a neighbor up the hill about 200'.

Chairman McMullin asks about the 2 sheds.

Ms. Chea states it is 3 sheds attached close together.

Chairman McMullin goes through each shed and ownership.

Ms. Chea states it will just be the 2 sheds.

Chairman McMullin asks if the fence will be just straight across from the house.

Mr. Cosaboon states it will be 31' from the property line.

Ms. Chea states the concrete is from the old candy store that used to be there.

Mr. Treger asks about the deck.

Ms. Chea states is upstairs so they can eat outside, the S/B is 42'.

Variances:

- 2 sheds where 1 is permitted,
- Deck is 42' from property line vs. 75' required,
- 6' fence 31' from property line where 50' is required.

Open to the Public:

No Comments:

Open to the Professionals:

No Additional Comments:

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

Roll Call:

Mr. Scarduzio	Yes
Mr. Rosati	Yes

Mr. Dukes	Yes
Mr. Dintino	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Mr. Petrongolo reminds the applicant they must still get construction permits for the work.

Motion to Adjourn was made by Mr. Scarduzio and seconded by Mr. Rosetti.

Respectfully Submitted, Jean Gomez, Recording Secretary

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 222004C

Savon Chea

Block 10201, Lot 15

WHEREAS, Savon Chea is the owner of the land and premises located at 1027 Chews Landing Road in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Variance to allow a 64x16' deck 42' from the property line instead of the required 75', to have 2 sheds only 1 allowed and a rear yard 6' vinyl fence 31' instead of the required 50' for the property located upon Block 10201, Lot 15 as shown on the Official Map of the Township of Gloucester, located in a R-1, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on April 13, 2022 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 Savon Chea is the owner of the land and premises located at 1027 Chews Landing in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 10201 Lot 15 on the Official Tax Map of the Township of Gloucester, located in an R-1 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified she has an irregular shaped lot and has open space to the rear of her property. The fence is for the safety of her children and the 2 sheds are for personal use and no business will be conducted from them.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the aforesaid Bulk Variances, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13rd day of April, 2022, the applicant Savon Chea is hereby granted the aforesaid bulk variances for the property located upon Block 10201, Lot 15 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

Frank Dintino	Yes
Andy Rosati	Yes
Carmen Scarduzio	Yes
Kevin Dukes	Yes
Rich Rosetti	Yes
Ken Treger	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Jean Gomez, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th day of May, 2022.

Jean Gomez Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

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: 3-28-2002 Application No. # 221007 Taxes paid YES/NO (Initial)
 Planning Board Zoning Board of Adjustment Redevelopment Entity Fees: 150 Project #: 15906
 Escrow: 160 Escrow #: 15906
 Fire District #: 2

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: John Crescenzo
 Address: 1839 Downs Avenue
 City: Laurel Springs
 State, Zip: New Jersey, 08021
 Phone: (215) 284-0191 Fax: () -
 Email: Jcrescenzo1@comcast.net

2. Owner(s) (List all Owners)

Name(s): John & Carolyn Marie Crescenzo
 Address: 1839 Downs Avenue
 City: Laurel Springs
 State, Zip: New Jersey, 08021
 Phone: (215) 284-0191 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	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	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: John Crescenzo
 Address: 1839 Downs Avenue
 Profession: homeowner
 City: Laurel Springs
 State, Zip: New Jersey 08021
 Phone: (215) 284-0191 Fax: () -
 Email: JCrescenzo1@Comcast.net

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

7. Location of Property:

Street Address: 1839 Downs Avenue
 Block(s): 20502, Lot(s): 7

8. Land Use:

Existing Land Use (Describe the Application): Garage 26x28
 Proposed Land Use (Describe the Application): Addition to existing garage for storage
EXISTING 26x28 Addition 10x24 FOR STORAGE
To keep PROPERTY CLEAN AND NEAT, ALL EQUIPMENT IS SCATTERED ALL OVER PROPERTY,
KEEP LAWN EQUIPMENT AND SNOW REMOVAL EQUIPMENT SUCH AS MOWER + CUTTER
WHEEL BARROWS TREE TRIMMING EQUIPMENT, LAWN SWEEPER, CHIPPER SHREDDER, LAWN MOWER

9. Property: SEEDER, AERATOR, SPAEDER, RECYCLE BINS, RAKES, SHOVELS, PLOTS, PORTABLE DIGG

Number of Existing Lots: 1

Number of Proposed Lots: _____

- Proposed Form of Ownership:**
- Fee Simple
 - Condominium
 - Cooperative
 - 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 1 280'
 lot frontage 2 (corner lots) _____
 lot depth 290'
 lot area 81,200'

Abbreviations/Footnotes

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

Fence Application

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

Shed Application

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

Garage Application

Garage Area (length x width) 24' x 10'
 Garage height 10' To 6'
 Garage wall height 112" To 72"
 Number of stories 1
 Number of garages 1
 (Includes attached garages if applicable) _____
 Distance from other building(s) 5 FT FROM BACK OF LOT

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]
 Signature of Applicant

3-28-22
 Date

Carolyn Marino Crescenzo
 Signature of Co-applicant

3/28/22
 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).

March 28, 2022
Date

[Signature]
Signature

Sworn and Subscribed to before me this

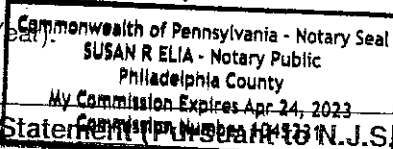
28th day of March

2022 (Year)

John Crescenzo
Print Name

Carolyn Marino Crescenzo
Signature

Carolyn Marino Crescenzo
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

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 3/28/22, shows and discloses the premises in its entirety, described as Block 20502 Lot 7; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey / sketch plat with the exception of the structures shown.

State of New Jersey,
County of Camden:

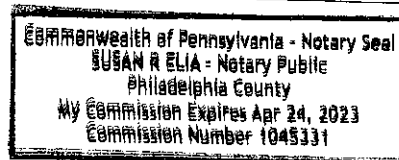
John Crescenzo of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to

On this 28th day of March 2022 before the following authority.

John Crescenzo
Name of property owner or applicant

Susan R. Elia
Notary public





ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

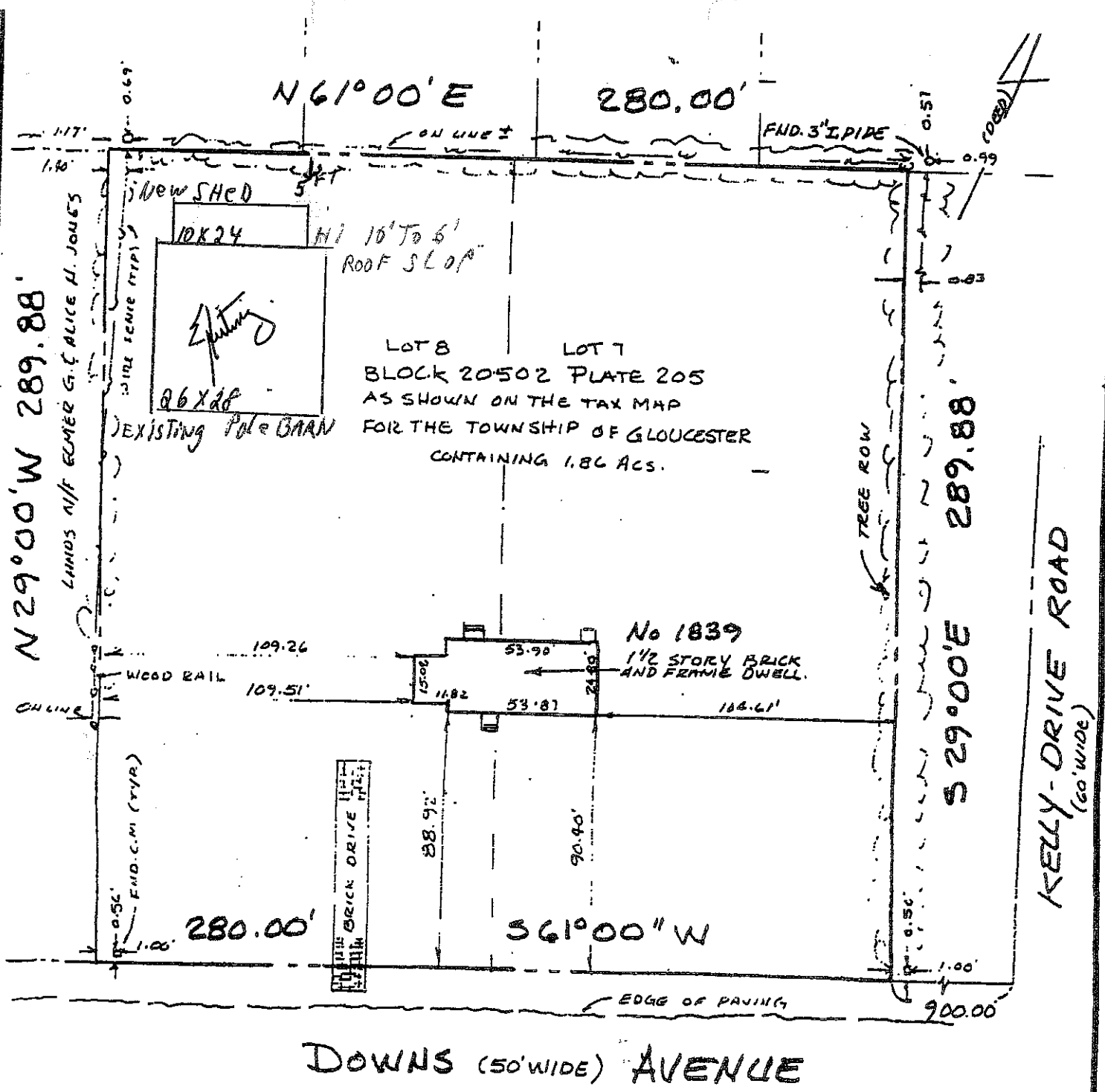
Name: John Crescenzo + Carolyn Marino
Address: 1839 Downs Ave
Block: 20502 Lot: 7

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

Sandra L. Ferguson
Gloucester Township Tax Collector



Printed on recycled paper



CERTIFIED TO:

• SUN MORTGAGE COMPANY, ITS SUCCESSORS
 AND OR ASSIGNS.
 • TRIDENT LAND TRANSFER CO. OF N.J.
 TO THE OWNER JOHN & CAROLYN MORINO CRESCENZO
 TO THE INSURER OF TITLE RELYING HEREON, IN CONSIDERATION
 OF THE FEE PAID FOR MAKING THIS SURVEY IN ACCORDANCE WITH

SURVEY OF PREMISES
 No. 1839 DOWNS AVENUE

SITUATE:

ZONING PERMIT DENIED

1839 DOWNS AVE
Block/Lot 20502/7

Zone
R-2

15897

CRESCENZO, JOHN & CAROLYN MARINO
1839 DOWNS AVE
LAUREL SPRINGS, N J 08021

Application is

Denied

This is to certify that the above-named has applied for a permit to/authorization for:

a proposed 24'x10' attached addition to existing 28'x26' garage. This application for approval is hereby denied

Comments on Decision:

The proposed 24'x10' garage expansion which brings the total sq. footage to 968 sq ft., exceeds the permitted 800 sq ft. A Bulk C Variance is required prior to issuance of permit.

Gloucester Township
1261 Chews Landing Road
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229

Alonna Jones

3/29/22
Date

March 29, 2022

Applic No. 15897
10020

Cut Here

Deliver to...

CRESCENZO, JOHN & CAROLYN MARINO
1839 DOWNS AVE
LAUREL SPRINGS, N J 08021



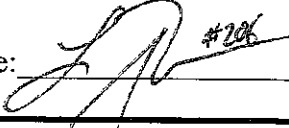
GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW



Application #221007– 1839 Downs Ave, Laurel Springs

Block: 20502 Lot: 7

- 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 hour contact should be provided to Police prior to start of construction.
- Other

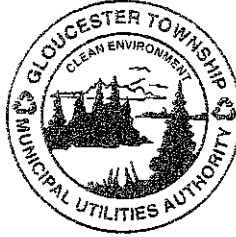
Reviewed By: Lt. Timothy Kohlmyer #206 Signature: 

Date: 4/13/2022



Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Frank Schmidt
Dorothy Bradley
Donna Jones
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

April 11, 2022

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

Re: Application #221007
John Crescenzo
1839 Downs Avenue, Laurel Springs, NJ 08021
Block 20502, Lot 7

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr
Executive Director

RJC:mh

**TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT TRANSMITTAL**

DATE: April 5, 2022

APPLICATION No: #221007

Applicant: John Crescenzo

Zone: R2

LOCATION: 1839 Downs Avenue, Laurel Springs

Block: 20502 Lot: 7

Escrow: #15906

Transmittal to:

- | | | |
|--|--|--|
| <input type="checkbox"/> Steven Cosaboon, Engineer | <input type="checkbox"/> Planner | <input type="checkbox"/> Tax Assessor |
| <input type="checkbox"/> County Planning Board | <input type="checkbox"/> Traffic Officer | <input type="checkbox"/> G.T.M.U.A. |
| <input type="checkbox"/> Anthony Costa, Esq. | <input type="checkbox"/> Aqua Water Co. | <input checked="" type="checkbox"/> Fire District # <i>2</i> |
| <input type="checkbox"/> New Jersey American Water | <input type="checkbox"/> Construction | |

Status of Application: Bulk C Variance / Addition to Existing Garage/ 26 ft. x 28 ft. 10 ft. x 24 ft for Storage addition attached to existing Garage. 10 ft to 6 ft. roof slope. 5ft from back of Lot.

- 1 Copy - Application, survey
- Copy - Minor Subdivision Plan - , Improvement Plan
- 1 Copies -Preliminary & Final Major Site Plan & Minor Subdivision Plan
- 1 Copy - Deed Descriptions
- 1 Copy - Improvement Plan by Brian Cleary (The Pettit Group)
- 1 Copy - Redevelopment Agreement
- 1 Copy - Architectural photos
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Boundary & Topographic Survey
- 1 Copy - Limited Phase II ESA/Proposed Remedial Actions
- 1 Copy - Traffic Impact Study
- 1 Copy - Environmental Impact Statement
- 1 Copy - Stormwater Management Report
- 1, Sediment Basin Report, Soil Erosion & Sediment Control Plans

- C Variance Plan Use Variance Minor Site

** NO COMMENTS*

Signature _____

REVIEWED

APPROVED NOT APPROVED

GLOUCESTER TWP. FIRE DISTRICT 2
 FIRE OFFICIAL: *[Signature]*
 DATE: *4/12/22*

Bulk 65



TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT TRANSMITTAL

DATE: April 5, 2022

APPLICATION No: #221007

Applicant: John Crescenzo

Zone: R2

LOCATION: 1839 Downs Avenue, Laurel Springs

Block: 20502 Lot: 7

Escrow: #15906

Transmittal to:

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|--|--|---|
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| <input type="checkbox"/> County Planning Board | <input type="checkbox"/> Traffic Officer | <input type="checkbox"/> G.T.M.U.A. |
| <input type="checkbox"/> Anthony Costa, Esq. | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Fire District # <i>2</i> |
| <input type="checkbox"/> New Jersey American Water | <input checked="" type="checkbox"/> Construction | |

Status of Application: Bulk C Variance / Addition to Existing Garage/ 26 ft. x 28 ft. 10 ft. x 24 ft for Storage addition attached to existing Garage. 10 ft to 6 ft. roof slope. 5ft from back of Lot.

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- 1 Copy - Boundary & Topographic Survey
- 1 Copy - Limited Phase II ESA/Proposed Remedial Actions
- 1 Copy - Traffic Impact Study
- 1 Copy - Environmental Impact Statement
- 1 Copy - Stormwater Management Report
- 1, Sediment Basin Report, Soil Erosion & Sediment Control Plans
- C Variance Plan Use Variance Minor Site

OK 4-7-22 JCB Bldg

Signature _____

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: <u># 022010C</u>	Taxes paid: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (Initial) <u>J</u>	
<input type="checkbox"/> Planning Board	<input checked="" type="checkbox"/> Zoning Board of Adjustment	<input type="checkbox"/> Redevelopment Entity	Fees: <u>\$100</u> Project # <u>15944</u>
Upon receipt of all fees, documents, plans, taxes paid, etc.		Escrow: <u>\$150</u> Escrow # <u>15944</u>	Fire District # <u>6</u>

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Charlie Baume</u> Address: <u>11 Diana Drive</u> City: <u>Sicklerville NJ</u> State, Zip: <u>NJ 08081</u> Phone: <u>(734) 658-3351</u> Fax: () Email: <u>maulbr@mail.gvst.edu</u>	2. Owner(s) (List all Owners) Name(s): <u>Charlie Baume + James Baume</u> Address: <u>11 Diana Drive</u> City: <u>Sicklerville</u> State, Zip: <u>NJ 08081</u> Phone: <u>(734) 658-3351</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 _____

²Applicant 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	OH	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: Charlie Baume

Address: 11 Diana Drive Sicklerville NJ

Profession: engineer

City: Sicklerville

State, Zip: NJ 08081

Phone: (734) 658-3351 Fax: () -

Email: maulbr@mail.gvsu.edu

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: () - Fax: () -

Email: _____

7. Location of Property:

Street Address: 11 Diana Drive Sicklerville NJ 08081

Block(s): 18102, Lot(s): 9.06

8. Land Use:

Existing Land Use (Describe the Application): _____

Proposed Land Use (Describe the Application): _____

a proposed 14x12x10 second shed located 10' 2" from left side property line and 23' from rear property line.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

- Fee Simple
- Condominium
- Cooperative
- Rental

Are there any existing deed restrictions?

No Yes

Are there any proposed deed restrictions?

No 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. zoning permit # 15859 - denied.

13. Zoning

All Applications (property dimensions)

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

Abbreviations/Footnotes

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

Fence Application

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

Shed Application

Shed area (length x width) 10' x 12'
 Shed height 10'
 Shed wall height 7'
 Setback from front property line 1 _____
 Setback from front property line 2² _____
 Setback from side property line 10' 2"
 Setback from rear property line 23'
 Number of sheds 1 new (2 total)
 Distance from other building(s) 40'

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

Charlie Baume

Signature of Applicant

03/25/2022

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).

4/13/22

Date

Charlie Baume

Signature

Charlie Baume

Print Name

Sworn and Subscribed to before me this

13th day of April

2022 (Year).

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

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

Charlie Baume

Signature of Applicant

Charlie Baume

Print Name

03/25/2022
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 3/22/22, shows and discloses the premises in its entirety, described as Block 18102 Lot 9.06; 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:

Sworn and subscribed to
On this 13th day of April,
2022 before the following authority.

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

Charlie Baume

Name of property owner or applicant

[Signature]
Notary public

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

ZONING PERMIT DENIED

11 DIANA DR
Block/Lot 18102/9.06

Zone
R-3

15889

BAUME JAMES & CHARLIE
11 DIANA DR
SICKLERVILLE NJ 08081

Application is

Denied

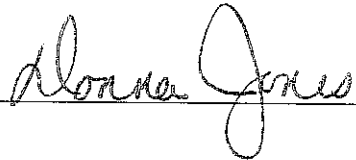
This is to certify that the above-named has applied for a permit to/authorization for:

a proposed 16x12x10 second shed, located 10'.2" from left side of property line and 23' from rear property line.. This application for approval is hereby denied

Comments on Decision:

Only one shed permitted per lot and the proposed 192 sq. ft. shed is over the permitted 168 sq. ft. A Bulk C Variance approval is required prior to issuance of permit.

Gloucester Township
1261 Chews Landing Road
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229


Date 3/23/22

March 23, 2022

Applic No. 15889
10012

Cut Here

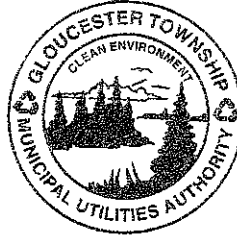
Deliver to...

BAUME JAMES & CHARLIE
11 DIANA DR
SICKLERVILLE NJ 08081

- fill out packet.
- go downstairs v taxes.
2nd of 4pm wed.

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

Board Members
Frank Schmidt
Dorothy Bradley
Donna Jones
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

April 25, 2022

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

Re: Application #222010C
Charlie & James Baume
11 Diana Drive, Sicklerville, NJ 08081
Block 18102, Lot 9.06

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr
Executive Director

RJC:mh




GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW



Application #222010C – 11 Diana Drive, Sicklerville, NJ

Block: 18102 Lot: 9.06

- 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 hour contact should be provided to Police prior to start of construction.
- Other

Reviewed By: ■ Lt. Timothy Kohlmyer #206 Signature:  #206 Date: 4/25/2022



Bin# 65



TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT TRANSMITTAL

DATE: April 14, 2022

APPLICATION No: #222010C

Applicant: Charlie & James Baume

LOCATION: 11 Diana Drive, Sicklerville, NJ

Zone: R3

Block: 18102 Lot: 9.06

Escrow: #15944

Transmittal to:

- | | | |
|--|--|---|
| <input type="checkbox"/> Steven Cosaboon, Engineer | <input type="checkbox"/> Planner | <input type="checkbox"/> Tax Assessor |
| <input type="checkbox"/> County Planning Board | <input type="checkbox"/> Traffic Officer | <input type="checkbox"/> G.T.M.U.A. |
| <input type="checkbox"/> Tony Costa, Esq. | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Fire District #6 |
| <input type="checkbox"/> New Jersey American Water | <input checked="" type="checkbox"/> Construction | |

Status of Application: 16 ft. x 12 ft. x 10 ft. Second Shed located 10 ft. 2" from left side Property line and 23 ft. from Rear property line.

- 1 Copy - Application, ~~checklist~~, ~~Redevelopment Narrative~~, ~~Description of Use~~.
- Copy - Site Plan
- 1 Copies -Preliminary & Final Major Site Plan & Minor Subdivision Plan
- 1 Copy - Planner Report (old) & Redevelopment Ordinance
- 1 Copy -Drainage Summary
- 1 Copy - Redevelopment Agreement
- 1 Copy -Recycle Report
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Boundary & Topographic Survey
- 1 Copy - Limited Phase II ESA/Proposed Remedial Actions
- 1 Copy - Traffic Impact Study
- 1 Copy - Environmental Impact Statement
- 1 Copy - Stormwater Management Report
- 1, Sediment Basin Report, Soil Erosion & Sediment Control Plans
- C Variance Plan
- Use Variance
- Minor Site Plan

OK 4.14.22 JTC Mdg.

Signature _____



ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

Name: Maul Bridget
Address: 11 Diana Dr. Sticklevill NJ 08081
Block: 18103 Lot: 9.06

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

Sandra L. Ferguson
Gloucester Township Tax Collector

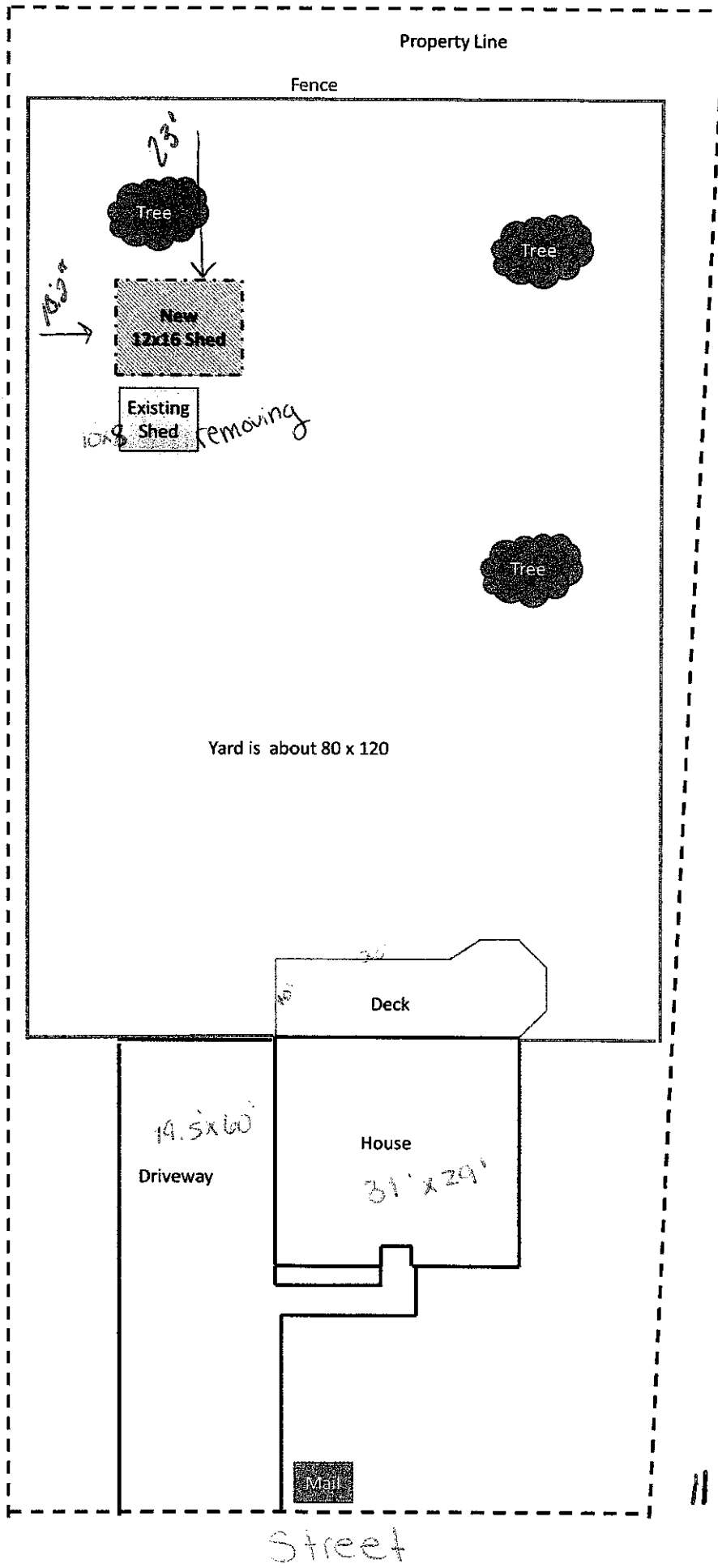
OFFICIAL VERIFICATION



Tax Collector
Gloucester Township
Camden County



Printed on recycled paper



11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

11
11 Stone Drive
Sicklerville, NJ

Borrower/Client Maul, Bridget C.
Property Address 11 Diana Dr
City Sicklerville County Camden State NJ Zip Code 08081
Lender Caliber Home Loans

