

**Township of Gloucester
Planning Board Agenda
August 09, 2022**

- 1) Call to Order
- 2) Salute to the Flag
- 3) Roll Call
- 4) Opening Statement
- 5) Swearing of Board Professionals
- 6) General Rules:
 - ** Meeting will start a 7:00 P.M.
 - ** No new applications will be heard after 10:00 P.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 MEMORIALIZATION

Minutes for Memorialization – July 26, 2022

RESOLUTIONS FOR MEMORIALIZATION

MOTIONS FOR ADJOURNMENTS

NONE

PUBLIC COMMENTS ON NON-AGENDA ITEMS

(3 Minutes Per Person)

UNFINISHED OR ADJOURNED HEARINGS

None

NEW APPLICATIONS

**#221021MExt.
Gina Patel
Zone: R1**

**Minor Subdivision/Bulk C
Block: 17502 Lot: 43 & 43.01
Location:21 Rhode Island Rd.
Minor Subdivision with
Bulk Variance Relief
EXTENSION OF DEED**

CORRESPONDENCE – OTHER BUSINESS

MEETING ADJOURNED

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: AUG 01 2022

Application No.: # 2A1031EXT

Taxes paid YES NO (Initial)

Fees \$500 Project # 16314

Planning Board Zoning Board of Adjustment Redevelopment Entity

Escrow _____ Escr.# _____

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>GINA PATEL</u>	Name(s): <u>GINA PATEL</u>
Address: <u>2105 PRESIDENT ST</u>	Address: <u>2105 PRESIDENT ST</u>
City: <u>PHILADELPHIA</u>	City: <u>PHILADELPHIA</u>
State, Zip: <u>PA 19115</u>	State, Zip: <u>PA, 19115</u>
Phone: <u>(215) 910-1200</u> Fax: ()	Phone: <u>(215) 910-1200</u> Fax: ()
Email: <u>GINA.PATEL01@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 checked="" 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 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 checked="" type="checkbox"/> Other <u>REQUEST FOR EXTENSION</u> |

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: <u>DANIEL PORTUESE</u>	City: <u>PINE HILL</u>
Firm: <u>THE PORTUESE LAW FIRM</u>	State, Zip: <u>NJ 08021</u>
Address: <u>45 SHERRI WAY</u>	Phone: <u>(732) 664-3803</u> Fax: ()
	Email: <u>PORTUESELAW@GMAIL.COM</u>

6. Name of Persons Preparing Plans and Reports:

Name: <u>JAMES CLANCY</u>	Name: _____
Address: <u>601 ASBURY PARK</u>	Address: _____
Profession: <u>ENGINEER/LAND SURVEYOR</u>	Profession: _____
City: <u>NATIONAL PARK</u>	City: _____
State, Zip: <u>NJ</u>	State, Zip: _____
Phone: <u>(856) 853-7306</u> Fax: () -	Phone: () - Fax: () -
Email: <u>clancyassoc@comcast.net</u>	Email: _____

7. Location of Property:

Street Address: 21 RHODE ISLANDS ROAD
Block(s): 17502, Lot(s): 43 & 43.01

8. Land Use:

Existing Land Use (Describe the Application): VACANT
Proposed Land Use (Describe the Application): SUBDIVIDE INTO
TWO LOTS FOR SINGLE FAMILY DWELLING
HOME.

9. Property:

Number of Existing Lots: <u>1</u>	Proposed Form of Ownership:	
Number of Proposed Lots: <u>2</u>	<input type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
Are there any existing deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	(If yes, attach copies)
Are there any proposed deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications (property dimensions)

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

Abbreviations/Footnotes

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

Fence Application

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

Shed Application

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

Garage Application

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

Swimming Pool Application

Swimming pool area or diameter _____
 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

7/30/22

 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).

8/1/22
Date

[Signature]
Signature

GINA PATE
Print Name

Sworn and Subscribed to before me this
01 day of AUGUST
2022 (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
- 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]

Signature of Applicant

GINA PATEL

Print Name

7/30/22
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: Philadelphia
_____ 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 01 day of Aug
2022 before the following authority.

Gina Patel

Name of property owner or applicant

[Signature]

Notary public

Commonwealth of Pennsylvania - Notary Seal
GAMAL I HENEIN SR - Notary Public
Philadelphia County
My Commission Expires Jun 25, 2023
Commission Number 1352198

Prepared by: DANIEL J. PORTUESE, ESQ.

Minor Subdivision Deed

This Deed is made on APRIL _____, 2018

BETWEEN **GINA M. PATEL**

whose post office address is 21 Rhode Island Road, Sicklerville, NJ 08081

referred to as the Grantor,

AND **GINA M. PATEL**

whose post office address is about to be 21 Rhode Island Road, Sicklerville, NJ 08081

referred to as the Grantee,

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION.

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Township of Gloucester

(First Tract) Block No: 17502 Lot No: 43

(Second Tract) Block No: 17502 Lot No: 43.01

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Gloucester, County of Camden and State of New Jersey. The legal description is:

SEE LEGAL DESCRIPTIONS ATTACHED HERETO

BEING the same land and premises conveyed to Grantors herein by Deed from George P. Winterstine by his Attorney-in-Fact, Ethel Glick, dated August 17, 2017 and recorded September 10, 2017, in the Camden County Clerk/Register's Office in Deed Book 10701, Page 1952.


BEING subject to all easements, right-of-ways, encroachments, covenants, restrictions and conditions of record, if any, any such facts as an accurate survey would reveal, and municipal, state and federal laws, ordinances, and regulations affecting the use, occupancy, and maintenance of the property.

BEING commonly known as 21 Rhode Island Road, Sicklerville, NJ 08081.

4. **Purpose.** The purpose of this Deed is to perfect a minor subdivision approval of the premises known as lot 43, block 17502, as shown on the Gloucester Township Tax Map, which minor subdivision approval was granted by the Gloucester Township Planning Board on August 2, 2017. The minor subdivision is shown on Tracts I and II set forth above.

5. **Certification.** The undersigned certify that the premises presently known as lot 43 , in block 17502, as shown on the Gloucester Township Tax Map was subdivided into two (2) lots by virtue of a minor subdivision approval granted by the Gloucester Township Planning Board on August 12, 2017 and that the above Deed accurately and clearly describes the minor subdivision approval by the Gloucester Township Planning Board on August 12, 2017.


BRIAN REAGAN, CHAIRMAN
Gloucester Township Planning Board


KENNETH LECHNER, SECRETARY
Gloucester Township Planning Board

Record and Return to: PORTUESE LAW FIRM, LLC
45 SHERRI WAY
PINE HILL, NJ 08021

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD
MEMORIALIZING MINOR SUBDIVISION APPROVAL
WITH BULK VARIANCE RELIEF
FOR GINA PATEL
APPLICATION NO.: 171029CM**

WHEREAS, on June 27, 2017 and July 25, 2017, consideration was given to the application of Gina Patel (hereinafter "Applicant") for the property located at 21 Rhode Island Road, identified on the Tax Map for the Township of Gloucester as Block 17502, Lot 43 (hereinafter "the Property"), for Minor Subdivision approval with Bulk Variance Relief; and

WHEREAS, the Applicant is seeking approval to create one new lot in the R-1 Residential District; and

WHEREAS, Mr. Dirash Patel and Mrs. Gina Patel were sworn to present testimony, and Mr. James Clancey, PE, was sworn as the Applicant's Surveyor and Planner; and

WHEREAS, the Applicant submitted Exhibit A-1: a tax map depicting the neighborhood and homes with similarly sized lots, and A-2: an excerpt of the tax map depicting the size of lots in the neighborhood; and

WHEREAS, the Applicant testified that the current lot is vacant, and they would like to subdivide the lot in order to build two homes in the future; and

WHEREAS, Mr. Clancey submitted that most properties across from the subject lot are of a similar size to the proposal, and that the lot could accommodate an 1,800 square foot home of a similar style as those existing in the neighborhood; and

WHEREAS, Mr. Clancey referenced Exhibits A-1 and A-2, indicating that currently four (4) of seven (7) homes in the neighborhood are on lots of a similar size to the proposal, and noted that if the proposal were approved, six (6) of nine (9) homes in the neighborhood would have similarly sized properties; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Engineer Stephen Bach's June 23, 2017 Review Letter, incorporated by reference as if set forth in full herein, to the extent not already addressed within the testimony of the Applicant; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Planner Ken Lechner's June 20, 2017 Review Letter, incorporated by reference as if set forth in full herein, to the extent not already addressed within the testimony of the Applicant. Specifically, the Applicant agreed to have Mr. Clancey submit a statement letter regarding any potential effects on any nearby freshwater wetlands areas, and the Applicant agreed to submit applicable septic testing results to the Board Professionals to ensure the lots could handle future residential construction; and

WHEREAS, the meeting was open to the public, and Mr. Harry McDowell, of 1246 Little Mill Road was sworn. Mr. McDowell owns two lots next to the subject property, and objects to subdivision of this lot due to the difficulties he encountered obtaining his own subdivision; and

WHEREAS, the owner of 14 Rhode Island Road was sworn, and testified that he objects to the potential of constructing two more houses on the street, as it would disrupt the wildlife in the area; and

WHEREAS, the Board confirmed the sizes of the lots of those members testifying to the Application, and Mr. Clancey responded that the open space areas behind the proposed lots preserve the openness of the neighborhood; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings in approving the subject application for minor site plan approval:

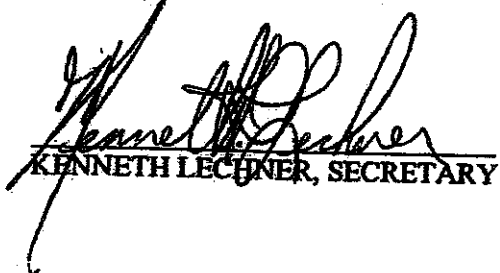
1. Existing Zoning: R-1 (Residential)
2. Intended Use: Creation of one new lot from an existing residential lot.
3. The application implicates the following provisions of the ordinance: R-1 zoning requirements under §403.
4. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated June 20, 2017, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply unless otherwise outlined or modified further below, or to the extent that they had not been addressed through testimony.
5. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated June 23, 2017, incorporated by reference as if set forth fully herein, indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed, to the extent they had not been addressed through testimony.
6. The Applicant agrees to have Mr. Clancey submit a statement letter to the Board Professionals regarding any potential effects on any nearby freshwater wetlands areas.
7. The Applicant agrees to submit applicable septic testing results to the Board Professionals to ensure the lots can handle future residential construction.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the Application for Minor Subdivision Approval with Bulk Variance Relief has demonstrated that the proposed improvements will not have a deleterious effect upon the neighborhood, and has satisfied the standards necessary for approval and should therefore be approved subject to the conditions above; and

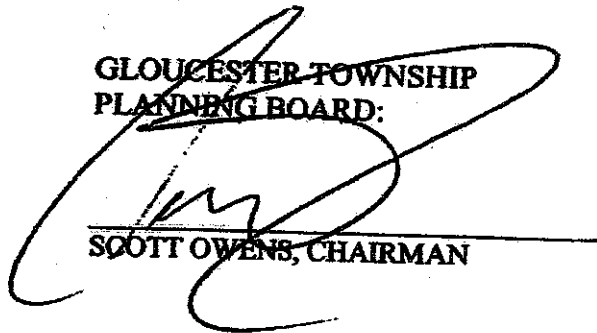
WHEREAS, a motion was duly made by Mr. Regan and duly seconded by Mrs. Washington to **APPROVE** the Application as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Mrs. Bradley	X	
Mrs. Costa	X	
Mr. Dintino	X	
Councilman Hutchinson	X	
Mr. Regan	X	
Mrs. Washington	X	

ATTEST:

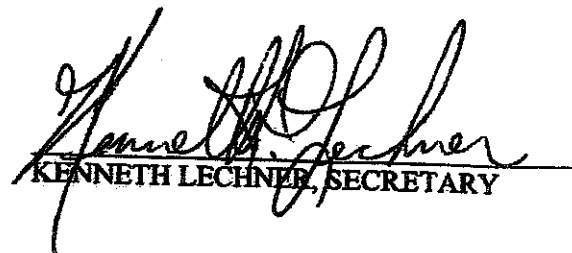

 KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
 PLANNING BOARD:


 SCOTT OWENS, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 12th day of August 2017 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 25th day of July 2017.


 KENNETH LECHNER, SECRETARY



THE PORTUESE LAW FIRM LLC

Attorneys & Counselors at Law

45 SHERRI WAY, PINE HILL, NJ 08021
PHONE: 732.664.3803
FAX: 732.605.5003
WWW.PORTUESELAW.COM

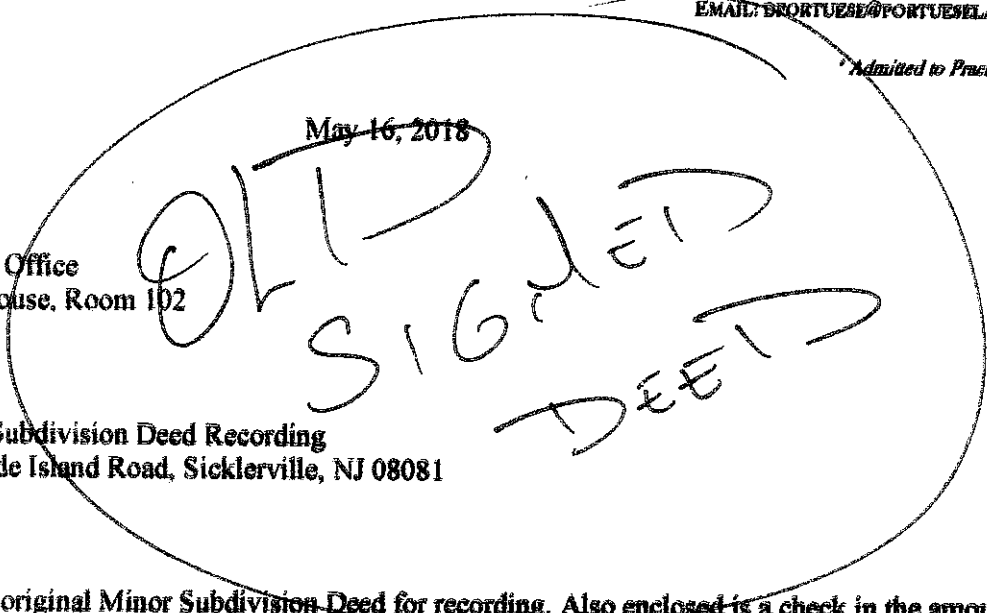
DANIEL J. PORTUESE, JD, MBA
EMAIL: DPORTUESE@PORTUESELAW.COM

Admitted to Practice in NJ

SENT VIA FEDEX

Camden County Clerk's Office
Camden County Courthouse, Room 102
520 Market Street
Camden, NJ 08102

Re: Minor Subdivision Deed Recording
21 Rhode Island Road, Sicklerville, NJ 08081



Dear Sir or Madam:

Enclosed please find an original Minor Subdivision Deed for recording. Also enclosed is a check in the amount of \$70 for the recording fees.

Please forward the original documents to my office as soon as possible.

Thank you for your cooperation in this matter.

Very truly yours,

DANIEL J. PORTUESE

	Portuese Law Firm, LLC Operating Account 45 Sherri Way Pine Hill, New Jersey 08021 (732) 664-3803	0006
PAY TO THE ORDER OF	CAMDEN COUNTY CLERK	DATE <u>5/16/19</u> 55-136/312
	Seventy dollars and xx/100	\$ 70.00/100
		DOLLARS
FOR	21 RHODE ISLAND ROAD, SICKLERVILLE, NJ 08081 18-00058-PA18L - DEED RECORDING	
⑈000006⑈ ⑆031201360⑆ 4338709764⑈		



Camden County Document Summary Sheet

CAMDEN COUNTY CLERK
520 MARKET ST
CAMDEN NJ 08102

Return Name and Address
Daniel J. Portuese, Esq.
Portuese Law Firm, LLC
45 Sherri Way
Pine Hill, NJ 08021

Official Use Only

Submitting Company		Portuese Law Firm, LLC			
Document Date (mm/dd/yyyy)		APRIL 30, 2018			
Document Type		Minor Subdivision Deed			
No. of Pages of the Original Signed Document (Including the cover sheet)		5			
Consideration Amount (If applicable)		\$1.00			
First Party <small>(Grantor or Mortgagor or Assignor) (Enter up to five names)</small>	Name(s)	<small>(Last Name First Name Middle Initial Suffix) (or Company Name as written)</small>		Address (Optional)	
	Gina M. Patel		21 RHODE ISLAND RD. SICKLEAVILLE, NJ 08081		
Second Party <small>(Grantee or Mortgagee or Assignee) (Enter up to five names)</small>	Name(s)	<small>(Last Name First Name Middle Initial Suffix) (or Company Name as written)</small>		Address (Optional)	
	Gina M. Patel		21 RHODE ISLAND RD. SICKLEAVILLE, NJ 08081		
Parcel information <small>(Enter up to three entries)</small>	Municipality	Block	Lot	Qualifier	Property Address
	Gloucester Twp.	17502	43 & 43.01 (2 LOTS)	N/A	21 RHODE ISLAND RD. SICKLEAVILLE, NJ 08081
Reference information <small>(Enter up to three entries)</small>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

***DO NOT REMOVE THIS PAGE.**

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF CAMDEN COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by:


DANIEL J. PORTUESE, ESQ.

Minor Subdivision Deed

This Deed is made on APRIL 30, 2018

BETWEEN **GINA M. PATEL**

whose post office address is 21 Rhode Island Road, Sicklerville, NJ 08081

referred to as the Grantor,

AND **GINA M. PATEL**

whose post office address is about to be 21 Rhode Island Road, Sicklerville, NJ 08081

referred to as the Grantee,

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION.

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Township of Gloucester

(First Tract) Block No: 17502 Lot No: 43

(Second Tract) Block No: 17502 Lot No: 43.01

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Gloucester, County of Camden and State of New Jersey. The legal description is:

SEE LEGAL DESCRIPTIONS ATTACHED HERETO

BEING the same land and premises conveyed to Grantors herein by Deed from George P. Winterstine by his Attorney-in-Fact, Ethel Glick, dated August 17, 2017 and recorded September 10, 2017, in the Camden County Clerk/Register's Office in Deed Book 10701, Page 1952.

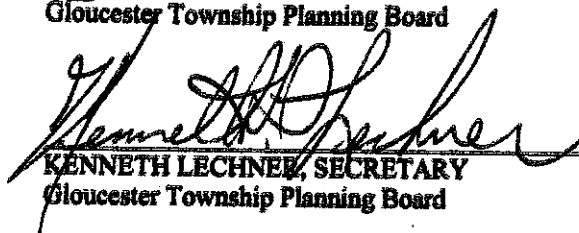
BEING subject to all easements, right-of-ways, encroachments, covenants, restrictions and conditions of record, if any, any such facts as an accurate survey would reveal, and municipal, state and federal laws, ordinances, and regulations affecting the use, occupancy, and maintenance of the property.

BEING commonly known as 21 Rhode Island Road, Sicklerville, NJ 08081.

4. **Purpose.** The purpose of this Deed is to perfect a minor subdivision approval of the premises known as lot 43, block 17502, as shown on the Gloucester Township Tax Map, which minor subdivision approval was granted by the Gloucester Township Planning Board on August 2, 2017. The minor subdivision is shown on Tracts I and II set forth above.

5. **Certification.** The undersigned certify that the premises presently known as lot 43 , in block 17502, as shown on the Gloucester Township Tax Map was subdivided into two (2) lots by virtue of a minor subdivision approval granted by the Gloucester Township Planning Board on August 12, 2017 and that the above Deed accurately and clearly describes the minor subdivision approval by the Gloucester Township Planning Board on August 12, 2017.


BRIAN REAGAN, CHAIRMAN
Gloucester Township Planning Board


KENNETH LECHNER, SECRETARY
Gloucester Township Planning Board

**Record and Return to: PORTUESE LAW FIRM, LLC
45 SHERRI WAY
PINE HILL, NJ 08021**

H. C. E. & S., LLC

601 Asbury Ave.
National Park, N.J. 08063
(856) 853-7306
Fax (856) 853-7381

DESCRIPTION OF LANDS LOT 43.01, BLOCK 17502 TOWNSHIP OF GLOUCESTER CAMDEN COUNTY, N.J.

ALL THAT CERTAIN lot, parcel or tract of land, situate and lying in the Township of Gloucester, County of Camden and State of New Jersey, bounded and described as follows:

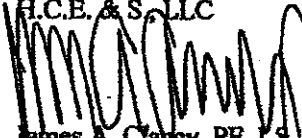
BEGINNING in the Southwesterly line of Rhode Island Road, a distance of 488.26 feet Southeastwardly from a point in the Southeasterly line of Jarvis Road, and extends; thence,

- (1) South 52 degrees 20 minutes 00 seconds East, along the Southwesterly line of Rhode Island Road, a distance of 123.48 feet to a point in said line corner to proposed Lot 44, Block 17502; thence,
- (2) South 58 degrees 15 minutes 17 seconds West, along the line of Lot 44, Block 17502, a distance of 171.13 feet to a corner to Lots 37, 43.01 and 44; thence,
- (3) North 52 degrees 20 minutes 00 seconds West, partly along the line of Lot 37, Block 17502, parallel with Rhode Island Road, a distance of 63.30 feet to a point in said line corner to proposed Lots 43 and 43.01, Block 17502; thence,
- (4) North 37 degrees 40 minutes 00 seconds East, at right angles to Rhode Island Road, along the line of proposed Lot 43, Block 17502, a distance of 160.20 feet to THE POINT AND PLACE OF BEGINNING.

Being known and designated as Lot 43.01, Block 17502 as shown on "Minor Subdivision of Lot 43, Block 17502", prepared by OM Consulting Engineers, Inc. on 02/01/17 and revised to May 17, 2018.

BEING also known as Lot 43.01, Block 17502 on the current Tax Map of the Township of Gloucester.

Job No.:
May 17, 2018
jac

H.C.E. & S., LLC

James A. Clancy, PE, LS
Professional Engineer &
Land Surveyor N.J. Lic. #33998

H. C. E. & S., LLC

601 Asbury Ave.
National Park, N.J. 08063
(856) 853-7306
Fax (856) 853-7381

DESCRIPTION OF LANDS LOT 43, BLOCK 17502 TOWNSHIP OF GLOUCESTER CAMDEN COUNTY, N.J.

ALL THAT CERTAIN lot, parcel or tract of land, situate and lying in the Township of Gloucester, County of Camden and State of New Jersey, bounded and described as follows:

BEGINNING in the Southwesterly line of Rhode Island Road, a distance of 383.26 feet Southeastwardly from a point in the Southeasterly line of Jarvis Road, and extends; thence,

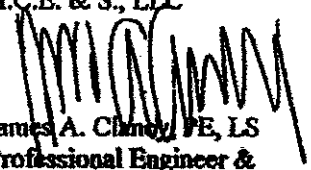
- (1) South 52 degrees 20 minutes 00 seconds East, along the Southwesterly line of Rhode Island Road, a distance of 105.00 feet to a point corner to proposed Lot 43.01, Block 17502; thence,
- (2) South 37 degrees 40 minutes 00 seconds West, at right angles to Rhode Island Road, along the line of proposed Lot 43.01, Block 17502, a distance of 160.20 feet to a point in the line of Lot 37, Block 17502, corner to proposed Lots 43 and 43.01; thence,
- (3) North 52 degrees 20 minutes 00 seconds West, partly along the line of Lot 37, Block 17502, parallel with Rhode Island Road, a distance of 105.00 feet to a point in said line corner to Lot 42.01 and proposed Lot 43, Block 17502; thence,
- (4) North 37 degrees 40 minutes 00 seconds East, along the line of Lot 42.01, Block 17502, a distance of 160.20 feet to **THE POINT AND PLACE OF BEGINNING**.

Being known and designated as Lot 43, Block 17502 as shown on "Minor Subdivision of Lot 43, Block 17502", prepared by OM Consulting Engineers, Inc. on 02/01/17 and revised to May 17, 2018.

BEING also known as Lot 43, Block 17502 on the current Tax Map of the Township of Gloucester.

Job No.:
May 17, 2018
jac

H.C.E. & S., LLC


James A. Clancy, PE, LS
Professional Engineer &
Land Surveyor N.J. Lic. #33998