

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, June 8, 2016  
7:30 P.M.**

**Agenda**

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.

No applications will be heard after 10:00P.M.

All persons testifying before the board must be sworn in.

The Board Chairperson reserves the right to hear applications in any order.

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**MINUTES FOR ADOPTION**

Zoning Board Minutes – *Wednesday, May 11, 2016*

**RESOLUTIONS FOR MEMORIALIZATION**

#162017C  
Alexander Crown

Bulk C Variance  
Block: 13201 Lot: 76

#162018C  
Patrick Countyey

Bulk C Variance  
Block: 15602 Lot: 1

#162020C  
Ken Smith

Bulk C Variance  
Block: 5001 Lot: 22

**APPLICATIONS FOR REVIEW**

#162021C  
Thomas W. Tyler, Jr.  
Zoned: R1

Bulk C Variance  
Block: 16504 Lot: 13  
Location: 1257 Jarvis Rd., Erial

35'x34'x25' Pole Barn w/8' side setback; 15' rear setback

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#162022C  
Bruce L. Jones  
Zoned: R3

Bulk C Variance  
Block: 16802 Lot: 12  
Location: 19 Whalen Ave., Sicklerville

12'x20' deck w/18' rear setback

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#162025C  
Jude & Debra Cohen  
Zoned: R1

Bulk C Variance  
Block: 20401 Lot: 1  
Location: 2 Laurel Wood Ct., Laurel Springs

18'x22' composite deck w/48' rear setback

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#162026C  
Joseph Massanova  
Zoned: R3

Bulk C Variance  
Block: 8801 Lot: 17  
Location: 719 Wyngate Rd., Somerdale

240 sq. ft. of 6'x8' tan vinyl fence w/60' Front setback & 20' Side setback

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#162027C  
Kristy Koebernik  
Zoned: R3

Bulk C Variance  
Block: 10703 Lot: 1  
Location: 301 South Drive, Blackwood

6' wood fence w/10' F 1 & 2; S 1 & 2

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#162013DM  
Robert Yost  
Zoned: R3

Use "D" Variance/Minor Subdivision  
Block: 1305 Lots: 6 & 7  
Location: 711 & 705 Floodgate Rd., Glendora

Subdivision to relocate boundary line between 2 lots to original position to 1980 Subdivision

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#162016CDSPW  
Harry Lamplugh  
Zoned: CR

Bulk C & Use "D" Variance/Site Plan Waiver  
Block: 5505 Lot: 2.01  
Location: 20 Hilltop Ave., Blackwood

20'x40'x12' Pole Barn w/setbacks from R.O.W. 1 & 2 - 1'; Property Line 1 - 12'; Property Line 2 - 13'

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, MAY 11, 2016**

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

**Roll Call:**

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Absent
Mr. Scarduzio	Absent
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Acevedo	Present
Mr. Treger	Absent
Ms. Scully	Absent
Chairman McMullin	Present

Chairman McMullin had the professionals sworn in:

Also Present: Mr. Anthony Costa, Zoning Board Solicitor  
Mr. James Melleff, P.E., Churchill Engineering  
Mr. Ken Lechner, Township Planner

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**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday April 13, 2016.

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Minutes Approved.

**RESOLUTIONS FOR MEMORIALIZATION**

#152057C  
James F. Clark, Jr.  
Bulk C Variance  
Block: 18301 Lot: 10.01

#162014C  
Frederick & Joan Staas  
Bulk C Variance  
Block: 8102 Lot: 1

#162015CDM  
88 Equities, LLC  
Bulk C & Use D/Minor Subdivision  
Block: 13203 Lot: 5.01

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Resolutions Approved.

**APPLICATIONS FOR REVIEW****#162017C****Alexander Crown****Zoned: RA****Bulk C Variance****Block: 13201 Lot: 76****Location: 1700 Winding Way, Clementon****6' vinyl fence ( 147 sq. ft.) w/0' s/b & 12' x 12' metal shed n 13' x 13' concrete pad w/1' s/b.**

Mr. Costa swears in Mr. Crown.

Mr. Costa asks the applicant why he needs the following variances:  
 tool shed 1' side variance vs. 5' ordinance & rear s/b 1' vs. 5' ordinance;  
 6' fence 0' s/b vs. 40' ordinance.

Mr. Crown states he has never had the shed in that space before and it was just a request. The fence is replacing an existing fence and will go in the same spot.

Mr. Lechner reads the Fire Marshall's letter that he has no issue with the fence, the shed is close to dwellings and may create a fire hazard for the neighbors.

Mr. Costa asks if the shed could be moved 5'.

Mr. Crown states its a 12' x 12' wooden shed.

Mr. Costa states there is plenty of room to move the shed.

Mr. Mellett suggests putting the shed on the side closer to the road and closer to the property line.

Mr. Costa suggests moving to the other side and corner, also.

Mr. Crown asks if he can keep it on the Laurel St. side.

Mr. Costa states Mr. Crown must move the shed to the Laurel St. or move it in 5' both ways. If the applicant moves the shed to the Laurel St. side he can keep it closer to the property line but would still need a variance.

Mr. Crown states he will keep the shed 5' side/sb and 5' rear/sb to keep it away from the neighbor.

Mr. Costa states that removes the need for an variance as Mr. Crown will be w/in the ordinance requirements: shed variance withdrawn.

Mr. Rosati wanted to make sure Mr. Crown understood.

Mr. Lechner states he drew a picture on a survey for Mr. Crown as an example.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes

**Chairman McMullin**

**Yes**

**Application Approved.**

**#162018C**

**Patrick Countey**

**Zoned: R3**

**Bulk C Variance**

**Block: 15602 Lot: 1**

**Location: 39 Brantley Way**

**6' wood fence (618 sq. ft.)w/12', 4" s/b**

Mr. Costa swears in Mr. Countey.

Mr. Countey states he would like to extend the yard behind him and wasn't aware of the 40' setback and is just following the contour of his neighbors' fence.

Mr. Mellett asks if the applicant has started the fence posts.

Mr. Countey states "yes".

Mr. Mellett states there are no price issues.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

**A motion to approve the above application was made by Vice Chairman Simiriglia and seconded by Mr. Rosati.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#162020C**

**Ken Smith**

**Zoned: R3**

**Bulk C Variance**

**Block: 5001 Lot: 22**

**Location: 644 Good Intent Rd., Blackwood**

**30' x 30' 15'9" to peak garage 7' s/b to side and rear.**

Mr. Costa swears in Mr. Smith.

Mr. Costa asks for the reason for the following variances:

-detached garage 7' s/b instead of 10' s/b;

-900 sq. ft. vs. 800 sq. ft.'

-3rd garage where 1 in required.

Mr. Smith states he just moved there and has jet ski's and equipment to store.

The garage is 30' x 30' with 12' walls and the peak is 15' 3/4": 10' from the rear property line.

Mr. Lechner reiterates the 10' from rear property line and Mr. Smith states yes.

Mr. Lechner discusses 1 carport and 1 garage is attached, along with a metal shed which will be removed. Mr. Lechner continues that the survey shows 7' from easement line. The sideline shows 7' plus width which is 17' and 10' from rear property line.

Mr. Smith is fine with 10' from the rear property line.

Mr. Lechner asks about the drive to the garage.  
 Mr. Smith states they will just drive on the grass.  
 Mr. Lechner states be sure you get a permit before you pave the drive because you have to check your lot for impervious coverage.  
 Mr. Mellett states there are quite a few things on the property and asks if there are any drainage issues.  
 Mr. Smith states there is no water collection at all and we just had quite a bit of rain.  
 Mr. Mellett states install gutters away from your neighbors and onto your own property.  
 Mr. Rosati asks if the approach to the garage doors will be dirt.  
 Mr. Smith states : yes.  
 Vice Chairman Simiriglia asks if the easement is a cross easement.  
 Mr. Smith states "yes".  
 Vice Chairman Simiriglia asks if the people behind him can use it.  
 Mr. Smith states "yes".

**Setback requirements will be met at 10' and variance has been withdrawn for side and rear S/B.**

Open to Public:  
 No Comments:

Open to Professionals:  
 No Additional Comments:

**A motion to approve the above mentioned application was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.**

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

**Application Approved.**

**#162013 DM**  
**Robert Yost**  
**Zoned: R3**  
**Use "D" Variance/Minor Subdivision**  
**Block: 1305 Lots: 6&7**  
**Location: 711 & 705 Floodgate Rd., Glendora**  
**Subdivision to relocate boundary line between 2 lots to original position to 1980 subdivision.**

**The above mentioned application was rescheduled until June 8, 2016. No re-notice necessary. There is no hardship as it is already constructed.**

**Motion to approve the above was made by Vice Chairman Simiriglia and seconded by Mr. Rosati.**

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

**Motion Approved.**

**A motion to Adjourn was made by Mr. Rosati and seconded by Mr. Acevedo.**

**Respectfully Submitted, Jean Gomez, Recording Secretary.**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 162017C**

**Alexander Crown**

**Block 13201, Lot 76**

**WHEREAS**, Alexander Crown is the owner of the land and premises located at 1700 Winding Way 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 variance to construct a 6 foot vinyl fence 0 feet from the front property line along Laurel Place instead of the required 40 feet for the property located upon Block 13201, Lot 76, as shown on the Official Map of the Township of Gloucester, located in a RA 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 May 11 , 2016 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, Alexander Crown is the owner of the land and premises located at 1700 Winding Way in the Clementon section of Gloucester Township, New Jersey, as shown on Block 13201, Lot 76, on the Official Tax Map of the Township of Gloucester, located in an R-A 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 is requesting a variance to replace the fence in the exact same location as the old fence. He also withdrew his request for the shed variance and he will conform to the ordinance.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 6' fence, the Board voted five (5) 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 11th day of May, 2016, the applicant Alexander Crown is hereby granted the aforesaid variance for the property located upon Block 13201, Lot 76 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 Simiriglia	Yes
Andy Rosati	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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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 8<sup>TH</sup> day of June, 2016.

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Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 162018C**

**Patrick Countey**

**Block 15602, Lot 1**

**WHEREAS**, Patrick Countey is the owner of the land and premises located at 39 Brantley Way 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 construct a 6 foot wood fence 12.33 feet from the front property line along Peter Cheesman Road Place instead of the required 40 feet for the property located upon Block 15602, 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 May 11 , 2016 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, Patrick Countey is the owner of the land and premises located at 39 Brantley Way in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15602, 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 is extending the fence following the existing contour.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 6' fence, the Board voted five (5) 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 11th day of May, 2016, the applicant Patrick Countey is hereby granted the aforesaid variance for the property located upon Block 15602, Lot 1 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.



**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 162020C**

**Ken Smith**

**Block 5001, Lot 22**

**WHEREAS**, Ken Smith is the owner of the land and premises located at 644 Good Intent Road in the Blackwood 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 construct a 900 square foot garage instead of the required 800 and to have a third garage instead of the required one for the property located upon Block 5001, Lot 22, 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 May 11 , 2016 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, Ken Smith is the owner of the land and premises located at 644 Good Intent Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5001, Lot 22, 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 need the garages for storage of old cars and 48 years of personal possessions. The lot is large enough to accommodate the garages. The applicant also withdrew his request for a rear yard variance for the garage.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 3<sup>rd</sup> garage 900 square feet, the Board voted five (5) 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 11th day of May, 2016, the applicant Ken Smith is hereby granted the aforesaid variances for the property located upon Block 5001, Lot 22 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 Simiriglia	Yes
Andy Rosati	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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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 8<sup>TH</sup> day of June, 2016.

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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 #162021C**  
**Thomas W. Tyler Jr**  
**1257 Jarvis Road**  
**BLOCK 16504, LOT139**

**DATE:** May 19, 2016

The above application is to permit a 34' x 35' detached private garage greater than 20' building height within the R-1 Residential district as per the attached sketch.

### I. ZONING INFORMATION

1. Zone: R-1 ~ Residential District [§403].

#### R-1 Zone Requirements (§403.F):

Standard	Required	Proposed	Complies
Minimum lot size	1 acre	±14,000 sf <sup>1</sup>	enc
Minimum lot frontage	125 ft.	70 ft.	enc
Minimum lot depth	200 ft.	200 ft.	yes
<b>Maximum building coverage</b>	<b>15%</b>	<b>±20.5%<sup>1</sup></b>	<b>no*</b>
Maximum lot coverage	30%	±20.5 % <sup>1</sup>	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	50 ft.	25.7 ft.	enc
Side yard	25 ft.	19.15 ft. / 14.5 ft.	enc / enc
Rear yard	75 ft.	±117 ft. <sup>1</sup>	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a
ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	N.P.	±148 ft. <sup>1</sup>	yes
<b>Side yard</b>	<b>10 feet</b>	<b>8 ft.<sup>1</sup></b>	<b>no*</b>
Side yard	10 feet	±21 ft. <sup>1</sup>	yes
Rear yard	15 feet	15 ft.	yes
<b>Maximum garage height</b>	<b>20 feet</b>	<b>&gt; 20 ft.</b>	<b>no*</b>
Maximum other building height	15 feet	n/a	n/a

<sup>1</sup> = Scaled data.

enc = Existing nonconformance.

= 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.

OFF-STREET PARKING AND PRIVATE GARAGES			
Maximum area	800 sf	1,190 sf	no *
Less than area of principal building	< ±1,564 sf <sup>1</sup>	1,190 sf	yes
Maximum stories	1	1	yes
Maximum number of garages	1	1	yes

<sup>1</sup> = 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 in the R-3, Residential District standards:

### **§403.F, Area, Yard, Height and Building Coverage**

1. Building coverage: (20.5% provided v. 15% max. allowed).
2. Side yard: (8 ft. provided v. 15 ft. minimum required).
3. Building height: (> 20 ft. provided v. 20 ft. max. allowed).

### **§422.H(4), Off Street Parking and Private Garages**

4. Accessory Building – side yard: (6 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 variances:

5. 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)).
6. 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 403.F Area, Yard, Height and Building Coverage to permit a detached private garage with a building coverage of twenty and five tenths (20.5) percent (15% maximum allowed), eight (8) feet from side property line (10 ft. minimum required), building height greater than twenty (20) feet (20 ft. maximum allowed) and from Section 422.H(4), Off-Street Parking and Private Garages a private garage one thousand one hundred ninety (1,190) square feet (800 sf maximum allowed).**

cc: Thomas W. Tyler Jr  
Anthony Costa, Esq.  
James Mellett, PE

# 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<sup>1</sup>: \_\_\_\_\_ Application No.: #162021C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees 160<sup>00</sup> Project # 10364  
<sup>1</sup> Upon receipt of all fees, documents, plans, etc. Escr. 150<sup>00</sup> Escr.# 10364

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Thomas W. Tyler Jr</u> Address: <u>1257 Jarvis Rd</u> City: <u>Erial</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 816-3937</u> Fax: <u>(856) 783-9196</u> Email: <u>tyler@stateoftheearthvac.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Thomas W. Tyler Jr</u> Address: <u>1257 Jarvis Rd</u> City: <u>Erial</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) - -</u> Fax: <u>(856) - -</u>
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**3. Type of Application. Check as many as apply:**

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

<sup>2</sup> 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
<b>(R1)</b>	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

Name of Attorney: _____ Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: ( ) - - Fax: ( ) - - Email: _____
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<b>6. Name of Persons Preparing Plans and Reports:</b>	
Name: <u>Thomas W. Tyler Jr</u> Address: <u>1257 Jarvis Rd</u> Profession: <u>HVACR, Building trades</u> City: <u>Erial</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 816-3937</u> Fax: <u>(856) 783-9196</u> Email: <u>tyler@stateoftheearthvac.com</u>	Name: _____ Address: _____ Profession: _____ City: _____ State, Zip: _____ Phone: (856) _____ - _____ Fax: (856) _____ - _____ Email: _____
<b>7. Location of Property:</b>	
Street Address: <u>1257 Jarvis Rd</u>	Block(s): <u>16504</u>
Tract Area: _____	Lot(s): <u>13</u>
<b>8. Land Use:</b>	
Existing Land Use: <u>Residential</u>	
Proposed Land Use (Describe Application): <u>Personal Garage. / Pole Barn, 34'x35'</u> <u>Metal Roof + Siding. Will be used to store mainly my</u> <u>2 boats, and 1- historic car. Need The extra height</u> <u>for Lifting boats on blocks, for detailing and bottom painting.</u> <u>35' x 34' x 70' wall, 25' Ridge 4/12 pitch, setback 15' off back &amp; 10' on</u> <u>left side</u>	
<b>9. Property:</b>	
Number of Existing Lots: <u>NA</u>	<b>Proposed Form of Ownership:</b>
Number of Proposed Lots: <u>NA</u>	<input type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative
Are there existing deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>(If yes, attach copies)</b>
Are there proposed deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>10. Utilities:</b> (Check those that apply.)	
<input checked="" type="checkbox"/> Public Water <input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Well <input type="checkbox"/> Private Septic System	
<b>11. List of Application Submission Materials:</b>	
List all additional materials on an additional sheet.	
<b>12. List Previous or Pending Applications for this Parcel:</b>	
List all applications on a separate sheet.	

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	15	Fence type	_____
Side setback 1	8' to 10'	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	70'	<b>Pool Requirements</b>	
Lot depth	200'	Setback from R.O.W.1	_____
Lot area	14,000Sq'	Setback from R.O.W.2	_____
Building height	25'to ridge	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	1190sq'	Shed area	_____
Garage height	25' to ridge	Shed height	_____
Number of garages	1	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	1	Setback from property line 1	_____
		Setback from property line 2	_____

**14. Parking and Loading Requirements:**

Number of parking spaces required: N/A      Number of parking spaces provided: \_\_\_\_\_

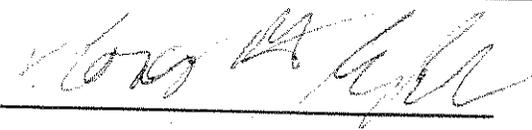
Number of loading spaces required: N/A      Number of loading spaces provided: \_\_\_\_\_

**15. Relief Requested:**

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

**NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.**

**16. Signature of Applicant**



Signature of Applicant

4-17-16

Date



Signature of Co-applicant

4-17-16

Date

**17. Consent of Owner(s):**

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

3-2-2016  
Date

*Thomas W Tyler Jr*  
Signature

Thomas W Tyler Jr.  
Print Name

Sworn and Subscribed to before me this

2<sup>nd</sup> day of MARCH  
2016 (Year).

Signature

Print Name

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

Complete each of the following sections:

N/A

- 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 it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

IF YES:

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

No  Yes

*Thomas W Tyler Jr*  
Signature of Applicant

3-2-16  
Date

Thomas W Tyler Jr.  
Print Name

**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 16504 Lot 13 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

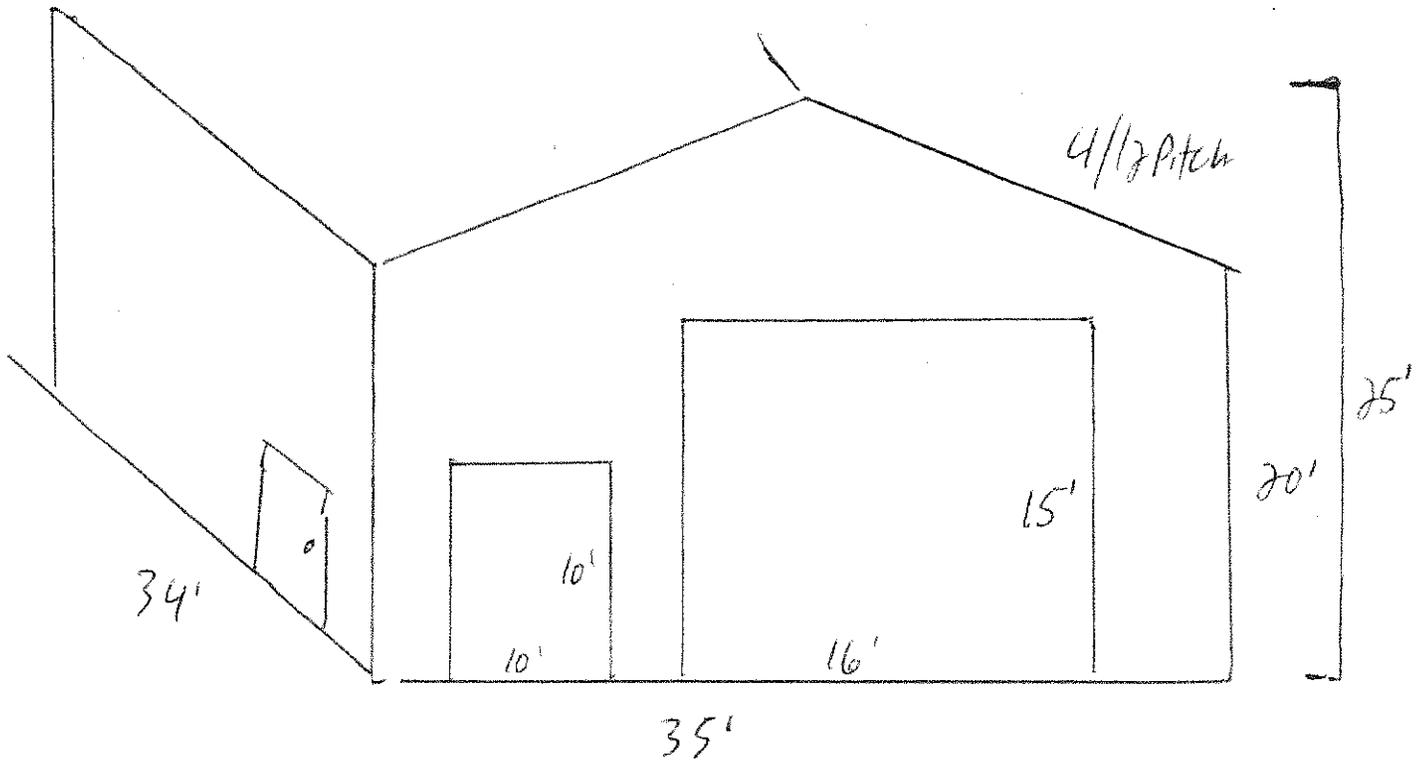
State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this 2<sup>nd</sup> day of MARCH  
20 16 before the following authority.

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

*Thomas W Tyler Jr*  
Name of property owner or applicant

*[Signature]*  
Notary public  
# 2364578  
E+ 9-14-17

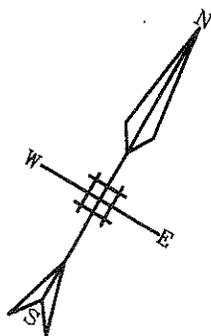
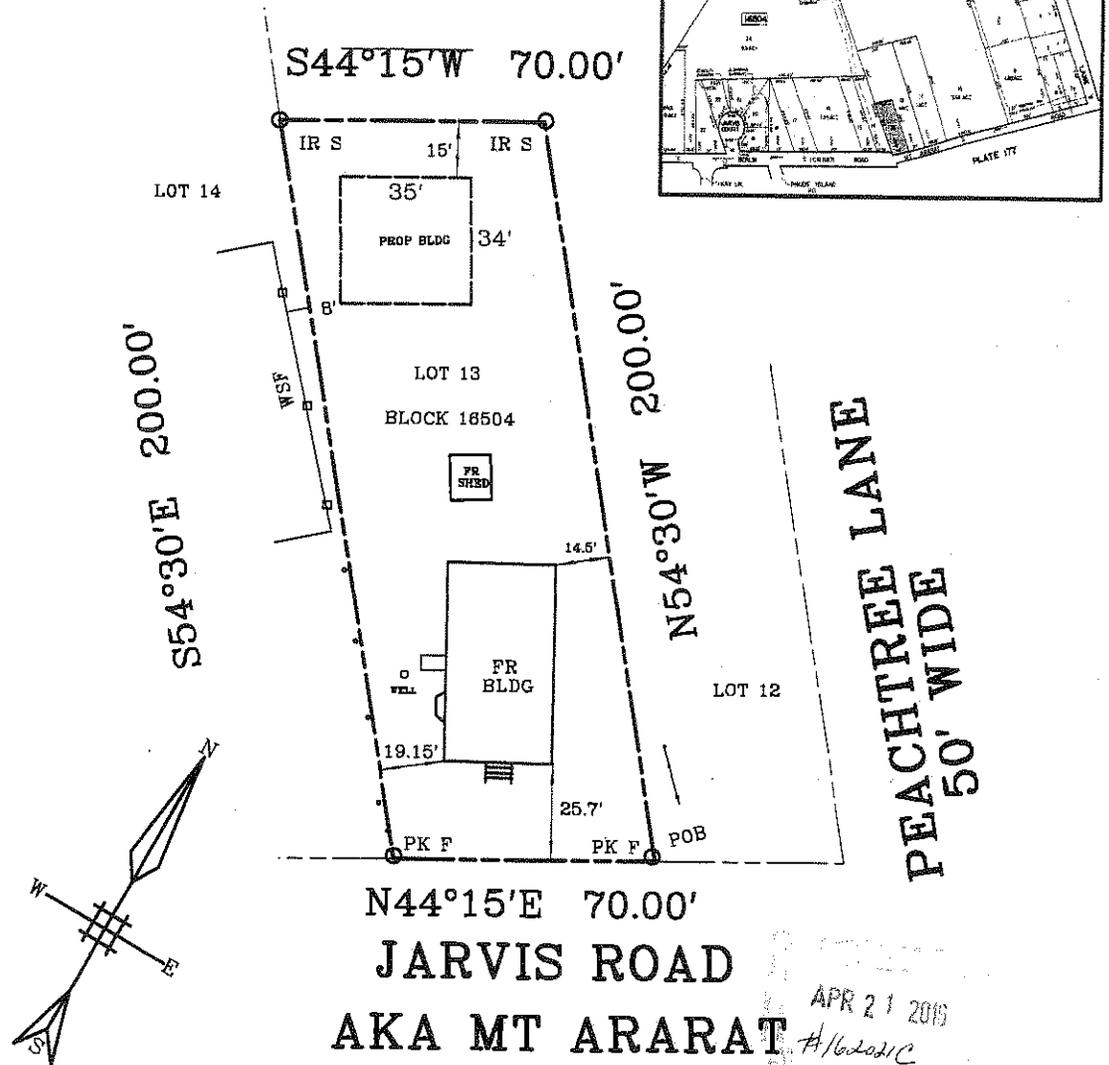
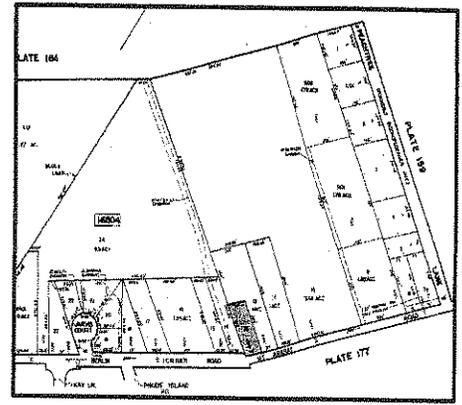


Colors will be - ~~white~~ white doors  
 Tan / light brown build.

APR 21 2010



SCALE 1"=40'



N44°15'E 70.00'  
**JARVIS ROAD**  
**AKA MT ARARAT**

APR 21 2015  
*#162010/C*

8.5% BULING COVERAGE  
 LOT AREA 13,897.06 SF



**DONOVAN**  
 LAND SURVEYING & PLANNING  
**Surveyors**

19 Hillcrest Road  
 Stratford, NJ 08084  
 (856) 627-3550  
 Fax: (856) 627-0330

DonovanSurveyors@comcast.net

DATE: 2-26-16

SURVEY NO.

SCALE: 1"=40'

1602010

DEN. BY.

SURVEY OF PREMISES  
 1257 JARVIS ROAD

SITUATE IN  
 GLOUCESTER TWP  
 CAMDEN COUNTY  
 NEW JERSEY

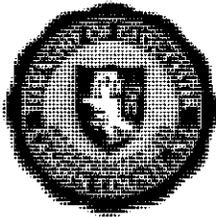
TO: THOMAS TYLER

I, John Donovan, a New Jersey Licensed Land Surveyor, have prepared a land survey on the above mentioned site, and have found the conditions as shown that can be seen, except such easement that are not visible and in accordance with a description that has been furnished. This statement runs to the above-mentioned client and companies and this transaction only. All others relying on this survey must have express written permission from this surveyor

*[Signature]*  
**JOHN DONOVAN**

NJ Prof. Land Surveyor # GS 30738  
 Prof. Planner #LI 04196



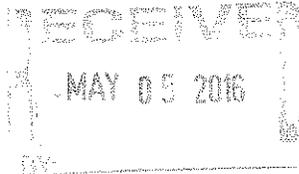


# TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527  
374-3528



To Whom It May Concern:

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

Name: Thomas W. Tyler Jr.  
Address: 1257 JARVIS RD  
Block: 16504 Lot: 13

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

Date

4/26/16

[Signature]  
Gloucester Township Tax Collector



Commissioners  
Richard P. Calabrese  
Chairman

Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara  
Joseph Pillo  
Glen Bianchini  
Dorothy Bradley  
Ken Garbowski



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

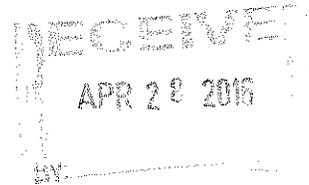
Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

April 27, 2016

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



Re: Application #162021C  
Thomas W. Tyler, Jr.  
1257 Jarvis Road, Erial, NJ 08081  
Block 16504, 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**

Raymond J. Carr  
Executive Director

RJC:mh

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 21, 2016

APPLICATION No. #162021C

APPLICANT: Thomas W. Tyler, Jr.

PROJECT No. 10364

BLOCK(S): 16504 Lot(S): 13

LOCATION: 1257 Jarvis Rd., Erial, 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 |
| <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 May 1, 2016**  
 For Your Files.

**ENCLOSED:**

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

APR 28 2016

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

Signature

*[Handwritten Signature]*  
 Assessor  
 4/28/16

*No Issues - very large + high  
 for residential.  
No Commercial Use ... ?*

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 21, 2016

APPLICATION No. #162021C

APPLICANT: Thomas W. Tyler, Jr.

PROJECT No. 10364

BLOCK(S): 16504 Lot(S): 13

LOCATION: 1257 Jarvis Rd., Erial, NJ 08081

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application - Bulk C                       Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review.                      **Please Forward Report by May 1, 2016**  
 For Your Files.

**ENCLOSED:**

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
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- 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

RECEIVED  
 APR 20 2016  
 ZONING BOARD

OK 42846 JTA BSO

\_\_\_\_\_  
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

April 18, 2016

Thomas Tyler Jr.  
41 Jerome Ave  
Sicklerville, NJ 08081

APR 21 2016

To Whom It May Concern:

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

Name: **Thomas Tyler Jr.**

Address: 1257 Jarvis Rd.

Block: 16504 Lot: 13

If you have any questions, please feel free to contact the tax office at 856-374-3533.

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  
 Dept. of Community Development & Planning  
**RE:** **APPLICATION #162022C**  
**Bruce L. Jones**  
**19 Whalen Avenue**  
**BLOCK 16802, LOT 12**

**DATE:** May 19, 2016

The above application is to permit a 12' x 20' deck in the R-3 – Residential District as per the submitted sketch.

### I. ZONING INFORMATION

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

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	12,436.5 sf	yes
Minimum lot frontage			
Whalen Avenue	75 ft.	120.825 ft.	yes
Spring Valley Road	75 ft.	91.285 ft.	yes
Minimum lot depth	125 ft.	97.57 ft.	enc
Maximum building coverage	20%	±11% <sup>1</sup>	yes
Maximum lot coverage	40%	±14% <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front (dwelling)			
Whalen Avenue	30 ft.	30.8 ft.	yes
Spring Valley Road	30 ft.	42.42 ft.	yes
Side yard (deck)	15 ft.	±108 ft.	yes
<b>Rear yard (deck)</b>	<b>30 ft.</b>	<b>±18 ft.</b>	<b>no*</b>
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

<sup>1</sup> = Scaled data.

enc = Existing nonconformance.

= Variance required.

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

## II. VARIANCE COMMENTS

The application as submitted requires the following variance:

§405.F – R-3 –Residential District, Area, Yard, Height and Building Coverage

1. Rear yard: (±18 ft. provided v. 30 ft. minimum required).

### POSITIVE CRITERIA (“C1” and “C2” variances)

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

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

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

### NEGATIVE CRITERIA

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

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

**From Section 405.F, Area, Yard, Height and Building Coverage, to permit a deck approximately eighteen (18) feet from the rear lot line (30 feet minimum required).**

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

cc: Bruce L. Jones  
Anthony Costa, Esq.  
James Mellet, PE, Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clemerton 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. #162022C Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: 1100<sup>00</sup> Project # 10393

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

Escr. 150<sup>00</sup> Escr. # 10393

## LAND DEVELOPMENT APPLICATION

Applicant

Name: Bruce L Jones

Address: 19 Whalen Ave

City: Sticklerville

State, Zip: NJ 08081

Phone: 609-504-7544 Fax: ( )

Email: BJones418@comcast.net

(List all Owners)

Name(s): Bruce L Jones

19 Whalen Ave

Address: \_\_\_\_\_

City: Sticklerville NJ

State, Zip: NJ 08081

Phone: 609-504-7544 Fax: ( )

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

Informal Review<sup>2</sup>

Minor Subdivision

Preliminary Major Subdivision<sup>2</sup>

Final Major Subdivision

Minor Site Plan

Preliminary Major Site Plan<sup>2</sup>

Final Major Site Plan

Conditional Use Approval<sup>2</sup>

General Development Plan<sup>2</sup>

Planned Development<sup>2</sup>

Interpretation<sup>2</sup>

Appeal of Administrative Officer's Decision

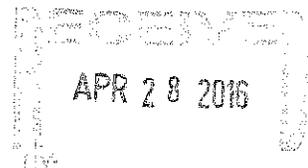
Bulk "C" Variance<sup>2</sup>

Use "D" Variance<sup>2</sup>

Site Plan Waiver

Rezoning Request

Redevelopment Agreement



<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

### 4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Firm: \_\_\_\_\_

State, Zip: \_\_\_\_\_

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

Email: \_\_\_\_\_

**6. Name of Persons Preparing Plans and Reports:**

Name: Bruce L Jones  
Address: 19 Whalen Ave  
Profession: Electrician  
City: Sicklerville  
State, Zip: NJ 08081  
Phone: 609-504-7544 Fax: ( ) -  
Email: B Jones 418@Comcast.net

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

**7. Location of Property:**

Street Address: 19 Whalen Ave Block(s): 16802  
Tract Area: \_\_\_\_\_ Lot(s): 12

**8. Land Use:**

Existing Land Use: SFD Residential  
Proposed Land Use (Describe Application): Deck 12' Deep x 20' wide  
will only have 18' of variance and not 30'

**9. Property:**

Number of Existing Lots: 1  
Number of Proposed Lots: \_\_\_\_\_  
Proposed Form of Ownership:  
 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.

**13. Zoning**

**All Applications**

	Proposed
Front setback 1	_____
Front setback 2	_____
Rear setback	<u>12'x 20'</u>
Side setback 1	_____
Side setback 2	_____
Lot frontage	_____
Lot depth	_____
Lot area	_____
Building height	_____

**Fence Application**

	Proposed
Setback from E.O.P. #1	_____
Setback from E.O.P. #2	_____
Fence type	_____
Fence height	_____

\*E.O.P. = Edge Of Pavement.

**Pool Requirements**

Setback from R.O.W.1	_____
Setback from R.O.W.2	_____
Setback from property line 1	_____
Setback from property line 2	_____
Distance from dwelling	_____

Distance = measured from edge of water.  
R.O.W. = Right-of-way.  
Setback = Measured from edge of pool apron.

**Garage Application**

Garage Area	_____
Garage height	_____
Number of garages	_____
(include attached garage if applicable)	_____
Number of stories	_____

**Shed Requirements**

Shed area	_____
Shed height	_____
Setback from R.O.W.1	_____
Setback from R.O.W.2	_____
Setback from property line 1	_____
Setback from property line 2	_____

**14. Parking and Loading Requirements:**

Number of parking spaces required: _____	Number of parking spaces provided: _____
Number of loading spaces required: _____	Number of loading spaces provided: _____

**Relief Requested:**

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

**NOTE:** If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

**16. Signature of Applicant**

Bruce J. Jones  
Signature of Applicant

4/25/16  
Date

\_\_\_\_\_  
Signature of Co-applicant

\_\_\_\_\_  
Date

**17. Consent of Owner(s):**

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

4/25/16  
Date

Bruce L Jones  
Signature

Bruce L Jones  
Print Name

Sworn and Subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_ (Year).

Signature

Print Name

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel 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 it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

**IF YES:**

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

No  Yes

Bruce L Jones  
Signature of Applicant

Bruce L Jones  
Print Name

Date

4/25/16

**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 16802 Lot 12 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,  
County of Camden:

I Bruce L Jones 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 25<sup>th</sup> day of April 2016 before the following authority.

Bruce L Jones  
Name of property owner or applicant

[Signature]  
Notary public

**NIPUL PATEL**  
ID # 2371079  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires March 13, 2018

# Zoning Permit Denial

19 WHALEN AVE  
Block/Lot 16802/12

Applicant  
JONES BRUCE L  
19 WHALEN AVE  
ERIAL, NJ 08081

Real Estate Owner  
JONES BRUCE L  
19 WHALEN AVE  
ERIAL, NJ 08081

*This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard attached frame 12'X20' deck located approximately 18' from rear property line.. This application for approval is hereby denied*

**Zone**  
**R3**  
**Application is**

**Denied**

**Comments on Decision:**

Deck must maintain a minimum of 30' from rear property line. A Variance approval is required prior to issuance of permit.

Additional permits must be obtained through the Construction Office

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

  
\_\_\_\_\_  
Alisa Ortiz  
Zoning Officer  
April 21, 2016

Applic No. 10360  
5378

Cut Here

APR 28 2016

**Deliver to...**

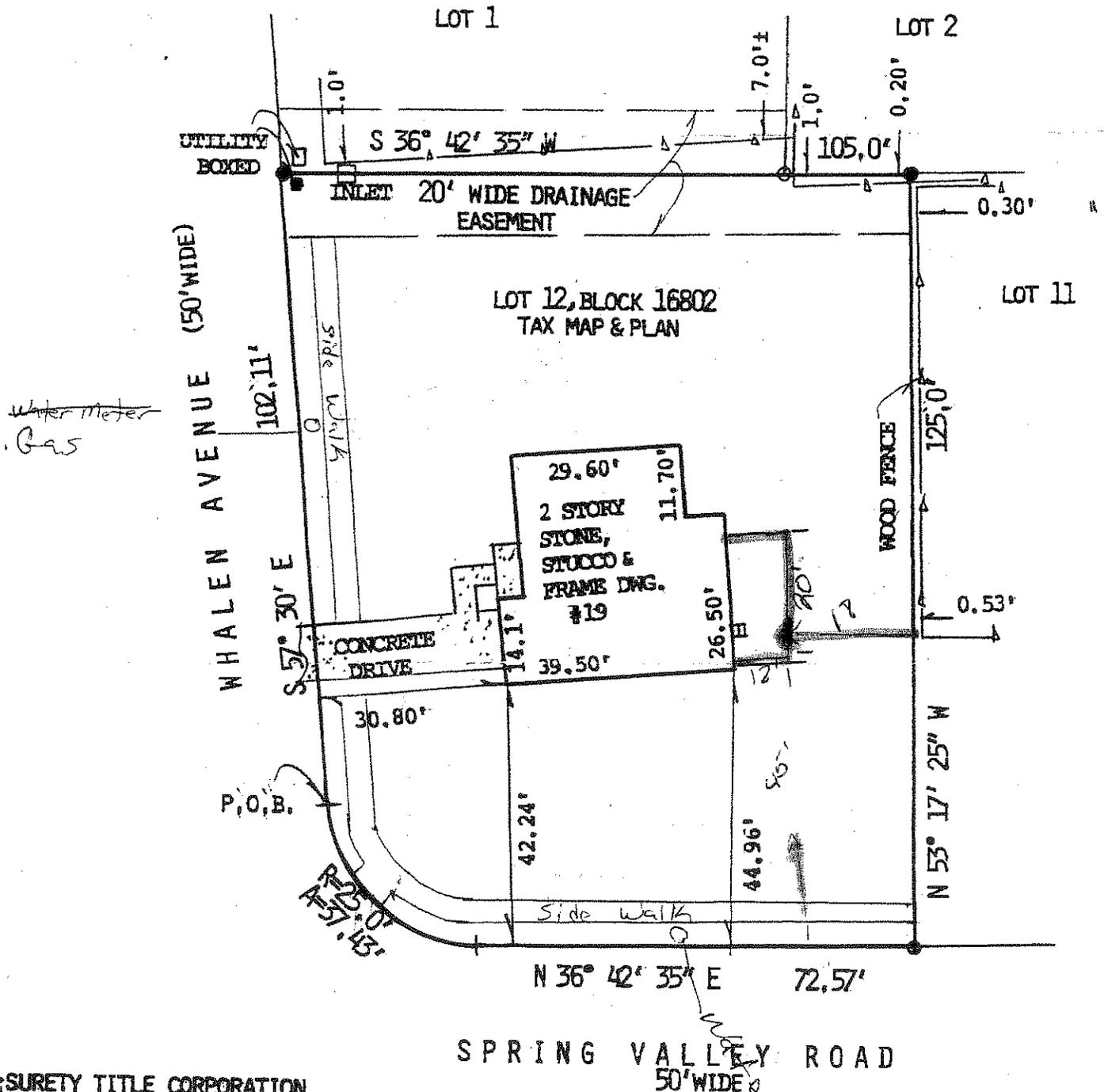
JONES BRUCE L  
19 WHALEN AVE  
ERIAL, NJ 08081

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

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

DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 12, BLOCK 16802 ON THE OFFICIAL TAX MAP, ; A/K/A LOT 12, BLOCK 16802 ON PLAN OF LOTS, SECTION III-A, EAGLE RIDGE, FILED 8/18/1995 AS MAP #827-7.  
 AREA=12,436.5± S, F,

APR 28 2016



TO: SURETY TITLE CORPORATION  
 SUN COAST MORTGAGE CORP.,  
 ITS SUCCESSORS AND/OR ASSIGNS,  
 AS THEIR INTEREST MAY APPEAR



# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: April 28, 2016

APPLICANT: Bruce L. Jones

BLOCK(S): 16802 Lot(S): 12

LOCATION: 19 Whalen Ave., Sicklerville, NJ 08081

APPLICATION No. #162022C

PROJECT No. 10393

### 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 58

### STATUS OF APPLICATION:

New Application - Bulk C

Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review.
- For Your Files.

**Please Forward Report by May 10, 2016**

### 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

REVIEWED WITHOUT COMMENT  
GLOU. TWP. FIRE DIST # 3

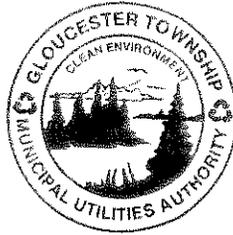
FIRE MARSHALL

Signature



Commissioners  
Richard P. Calabrese  
Chairman  
Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara  
Joseph Pillo  
Glen Bianchini  
Dorothy Bradley  
Ken Garbowski



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

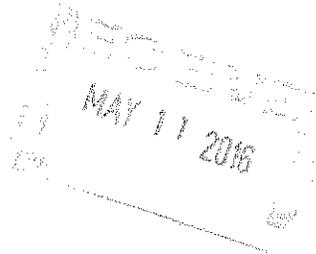
Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

May 6, 2016

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



Re: Application #162022C  
Bruce L. Jones  
19 Whalen Avenue, Sicklerville, NJ 08081  
Block 16802, Lot 12

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,

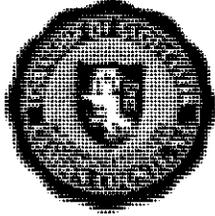
**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr  
Executive Director

RJC:mh





RECEIVED  
APR 28 2016  
TOWNSHIP OF GLOUCESTER

GLEN V. BIANCHINI  
Council President

CINDY RAU-HATTON  
Mayor

ORLANDO MERCADO  
Council Vice President

# TOWNSHIP OF GLOUCESTER

THOMAS C. CARDIS  
Business Administrator

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

DAVID F. CARLAMERE, ESQ.  
Solicitor

Council Members  
RODNEY A. GRECO  
DAN HUTCHISON  
KEVIN A. KITCHENMAN  
SHELLEY LOVETT  
FRANKLIN T. SCHMIDT

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

ROSEMARY DIJOSIE  
Township Clerk

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 Bruce L Jones

Address 19 Whalen Ave

Block 16802 Lot 12

4-21-16  
Date

Maryann Busa  
Asst. Gloucester Township Tax Collector

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Dept. of Community Development & Planning  
**RE:** **APPLICATION #162025C**  
**Jude and Debra Cohen**  
**2 Laurel Wood Court**  
**BLOCK 20401, LOT 1**  
**DATE:** May 19, 2016

The above application is to permit an 18' x 22' deck in the R-1 – Residential District as per the submitted sketch.

### I. ZONING INFORMATION

1. Zone: R-1 ~ Residential District [§403].

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	1 ac.	1 ac.	yes
Minimum lot frontage			
Laurel Wood Court	125 ft.	329.36 ft.	yes
Kelly Driver Road	125 ft.	101.77 ft.	enc
Minimum lot depth	125 ft.	104.99 ft.	enc
Maximum building coverage	15%	±6% <sup>1</sup>	yes
Maximum lot coverage	30%	±10.2% <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front (dwelling)			
Laurel Wood Court	50 ft.	50.5 ft.	yes
Kelly Driver Road	50 ft.	±218 ft.	yes
Side yard (deck)	25 ft.	±108 ft.	yes
<b>Rear yard (deck)</b>	<b>75 ft.</b>	<b>±47 ft.</b>	<b>no</b>
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

<sup>1</sup> = Scaled data.

enc = Existing nonconformance.

= Variance required.

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

## II. VARIANCE COMMENTS

The application as submitted requires the following variance:

§403.F – R-1 –Residential District, Area, Yard, Height and Building Coverage

1. Rear yard: (±47 ft. provided v. 75 ft. minimum required).

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

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

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

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

### NEGATIVE CRITERIA

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

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

**From Section 403.F, Area, Yard, Height and Building Coverage, to permit a deck approximately forty seven (47) feet from the rear lot line (75 feet minimum required).**

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

cc: Jude and Debra Cohen  
Anthony Costa, Esq.  
James Mellet, PE, Churchill Consulting Engineers

# 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: #162025C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 160<sup>00</sup> Project # 10422  
 Escr. 150<sup>00</sup> Escr. # 10422

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

Name: Phoenician Construction (Jay Yousssef)  
 Address: 7 E. Tampa Ave  
 City: Cherry Hill  
 State, Zip: NJ 08034  
 Phone: (609) 501-6996 Fax: ( ) -  
 Email: phoenicianconstruction11@yahoo.com

### 2. Owner(s) (List all Owners)

Name(s): Jude Cohen  
Debra Cohen  
 Address: 2 Laurel Wood Ct.  
 City: Laurel Springs  
 State, Zip: NJ 08012  
 Phone: (856) 341-4001 Fax: ( ) -

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

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

MAY 11 2016

<sup>2</sup> 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
<u>R1</u>	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

Name of Attorney: \_\_\_\_\_ Firm: \_\_\_\_\_  
 Address: \_\_\_\_\_ State, Zip: \_\_\_\_\_  
 City: \_\_\_\_\_ Phone: ( ) - - Fax: ( ) -  
 Email: \_\_\_\_\_

**6. Name of Persons Preparing Plans and Reports:**

Name: Jude Cohen  
Address: 2 Laurel Wood Ct.  
Profession: Sales Manager  
City: Laurel Springs  
State, Zip: NJ, 08012  
Phone: 856-341-4001 Fax: ( ) -  
Email: JCohen@tracetail.com

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

**7. Location of Property:**

Street Address: 2 Laurel Wood Ct. Block(s): 20401  
Tract Area: 43,560 SF. Lot(s): 113 /

**8. Land Use:**

Existing Land Use: residential  
Proposed Land Use (Describe Application): Build new deck. Materials: pressure treated wood Framing & posts; Composite deck boards; vinyl rails/spindles; galvanized/coated bolts screws, fasteners; appropriate brackets, joist hangers, hurricane ties  
See drawings/plans for additional info including spacing

**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.

### 13. Zoning

#### All Applications

	Proposed
Front setback 1	60'
Front setback 2	
Rear setback	48'
Side setback 1	234'
Side setback 2	
Lot frontage	<del>44.703</del>
Lot depth	163.45'
Lot area	43,560 sq. ft.
Building height	

#### Fence Application

	Proposed
Setback from E.O.P. #1	
Setback from E.O.P. #2	
Fence type	
Fence height	

\*E.O.P. = Edge Of Pavement.

#### Pool Requirements

Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	
Distance from dwelling	
Distance = measured from edge of water.	
R.O.W. = Right-of-way.	
Setback = Measured from edge of pool apron.	

#### Garage Application

Garage Area	
Garage height	
Number of garages	
(include attached garage if applicable)	
Number of stories	

#### Shed Requirements

Shed area	
Shed height	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	

### 14. Parking and Loading Requirements:

Number of parking spaces required: \_\_\_\_\_ Number of parking spaces provided: \_\_\_\_\_  
 Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

### 15. Relief Requested:

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

**NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.**

### 16. Signature of Applicant

  
 \_\_\_\_\_  
 Signature of Applicant

5/10/16  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Co-applicant

\_\_\_\_\_  
 Date

**17. Consent of Owner(s):**

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

5-10-16  
Date

Debra Cohen  
Signature

Debra Cohen  
Print Name

Sworn and Subscribed to before me this

10 day of MAY

Signature

2016 (Year).

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?                        | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes            |
| B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes            |
| C. Is this application for approval on a site or sites for commercial purposes?                    | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes            |
| D. Is the applicant a corporation?   | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes            |
| E. Is the applicant a limited liability corporation?   | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> Yes |
| F. Is the applicant a partnership?   | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> Yes |

**IF YES TO ANY OF THE ABOVE:**

- List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
- 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).

J. Yousef  
Signature of Applicant  
Jay Yousef  
Print Name

5/10/16  
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 5/10/16, shows and discloses the premises in its entirety, described as Block 20401 Lot 1.13 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,

County of Camden:

Michelle Lyn Tregar 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 10 day of MAY  
2016 before the following authority.

Debra Cohen  
Name of property owner or applicant

Michelle Lyn Tregar  
Notary public

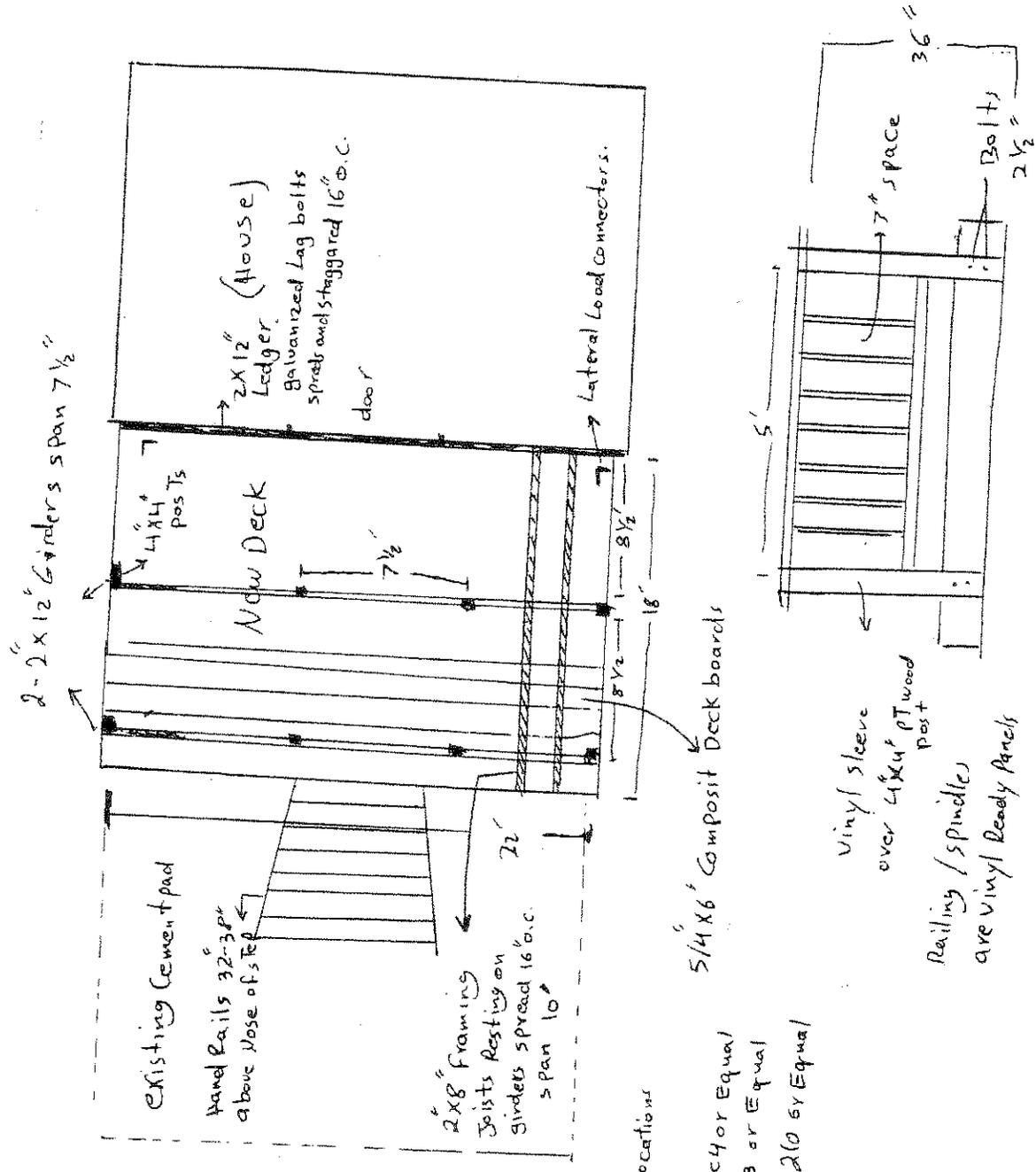
**MICHELE LYN TREGER**

ID # 2439109  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires October 1, 2018



11/1/2015

Front



And All

- Deck approx. 4' off of ground
- all lumber used is pressure treated
- all screws coated/galvanized
- posts are 4x4 (8x), footing 12" diameter, 36" deep attached with Simpson ABE 4x4 or Equal connectors.
- DTT 12 lateral load connectors in 2 locations
- Metal Connectors Used:
  - Post To girder Simpson Lpc4 or Equal
  - Joist To girder Simpson H3 or Equal
  - Joist To Ledger board Lu26 or Equal

5/4x6 Composite Deck boards

Vinyl sleeve over 4x4 PT wood post  
 Railing / spindle are Vinyl Ready Panels

## Zoning Permit Denial

2 LAUREL WOOD CT  
Block/Lot 20401/1

Applicant

COHEN JUDE & DEBRA  
2 LAUREL WOOD COURT  
LAUREL SPRINGS, NJ 08012

Real Estate Owner

COHEN JUDE & DEBRA  
2 LAUREL WOOD COURT  
LAUREL SPRINGS, NJ 08012

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

**Zone**

**R1**

**Application is**

**Denied**

**Comments on Decision:**

Deck is to maintain a minimum of 75' from rear property line. A Variance approval is required prior to issuance of permit.

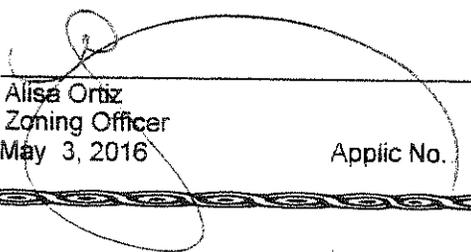
Additional permits must be obtained through the Construction Office

**Gloucester Township**

P O Box 8

Blackwood, NJ 08012

(856)228-4000 FAX(856)232-6229

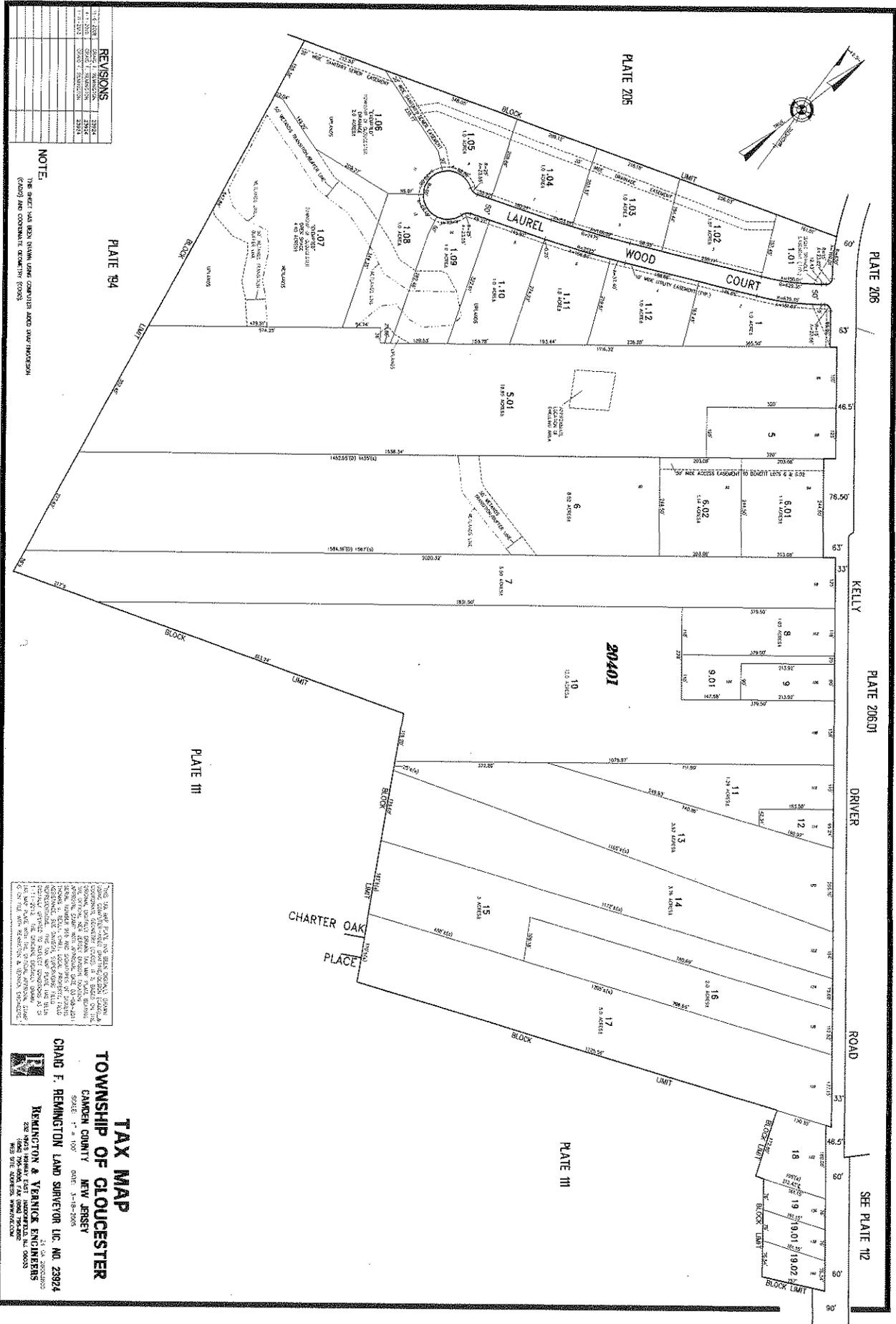
  
\_\_\_\_\_  
Alisa Ortiz  
Zoning Officer  
May 3, 2016

Applic No. 10404  
5413

Cut Here

**Deliver to...**

COHEN JUDE & DEBRA  
2 LAUREL WOOD COURT  
LAUREL SPRINGS, NJ 08012



**REVISIONS**

NO.	DATE	DESCRIPTION
1	11-1-2017	ISSUE
2	11-1-2017	ISSUE
3	11-1-2017	ISSUE
4	11-1-2017	ISSUE
5	11-1-2017	ISSUE
6	11-1-2017	ISSUE
7	11-1-2017	ISSUE
8	11-1-2017	ISSUE
9	11-1-2017	ISSUE
10	11-1-2017	ISSUE
11	11-1-2017	ISSUE
12	11-1-2017	ISSUE
13	11-1-2017	ISSUE
14	11-1-2017	ISSUE
15	11-1-2017	ISSUE
16	11-1-2017	ISSUE
17	11-1-2017	ISSUE
18	11-1-2017	ISSUE
19	11-1-2017	ISSUE
20	11-1-2017	ISSUE

**NOTE:**  
 THIS SHEET HAS BEEN DRAWN FROM COMPUTER AIDED SURVEYING  
 (CAAS) AND CONFORMS TO THE FOLLOWING:

THIS MAP WAS PREPARED BY THE SURVEYOR FROM THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE DATA IS SUFFICIENT FOR THE PURPOSES OF THIS MAP. THE SURVEYOR HAS NOT CONDUCTED A PHYSICAL SURVEY OF THE PROPERTY AND HAS NOT MEASURED THE PROPERTY. THE SURVEYOR HAS NOT CONDUCTED A PHYSICAL SURVEY OF THE PROPERTY AND HAS NOT MEASURED THE PROPERTY. THE SURVEYOR HAS NOT CONDUCTED A PHYSICAL SURVEY OF THE PROPERTY AND HAS NOT MEASURED THE PROPERTY.

**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY NEW JERSEY  
 CHAD F. REMINGTON LAND SURVEYOR LLC NO. 23924  
 REMINGTON & YERANICK ENGINEERS  
 21 CA. 282820  
 6000 PROSPECT PARK ROAD  
 SUITE 200  
 NEW BRIDGE, NEW JERSEY 08053  
 DATE: 1-18-2018

RECEIVED  
MAY 19 2016

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 11, 2016

APPLICATION No. #162025C

APPLICANT: Jude Cohen

PROJECT No. 10422

BLOCK(S): 20401 Lot(S): 1.13

LOCATION: 2 Laurel Wood Ct., 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 checked="" 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 May 21, 2016**  
 For Your Files.

### ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - Preliminary Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Preliminary Plat, 2 County Apps, 1 Twp. App.
- 1 Copy - Major Subdivision - Preliminary Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 2 Copies - Major Subdivision - Final Plat, 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

REVIEWED  
 APPROVED       NOT APPROVED  
 GLOUCESTER TWP. FIRE DISTRICT 2  
 FIRE OFFICIAL: [Signature]  
 5-16-16

\* w/o comment [Signature]  
 Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 11, 2016

APPLICATION No. #162025C

APPLICANT: Jude Cohen

PROJECT No. 10422

BLOCK(S): 20401 Lot(S): 1.13

*Does not exist*  
*THIS IS LOT 1.*

LOCATION: 2 Laurel Wood Ct., Laurel Springs, NJ 08021

**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:**

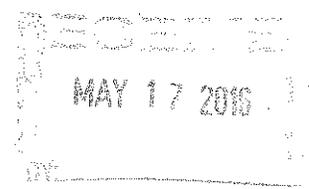
- New Application - Bulk C       Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review.      ***Please Forward Report by May 21, 2016***  
 For Your Files.

**ENCLOSED:**

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



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

Signature *J. Cohen*  
Assessor

*No Issues. Prop Built on long thin lot w/ little rear yard. All yards on side of home. LOT 1, not 1.13.*

Commissioners  
Richard P. Calabrese  
Chairman  
Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara  
Joseph Pillo  
Glen Bianchini  
Dorothy Bradley  
Ken Garbowski



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

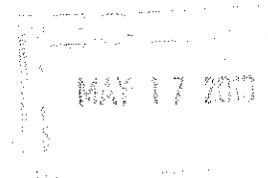
Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

May 16, 2016

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



Re: Application #162025C  
Jude Cohen  
2 Laurel Wood Court, Laurel Springs, NJ 08021  
Block 20401, Lot 1.13

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.

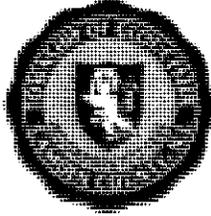
Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Raymond J. Carr". The signature is fluid and cursive.

Raymond J. Carr  
Executive Director

RJC:mh



# 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  
374-3528

To Whom It May Concern:

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

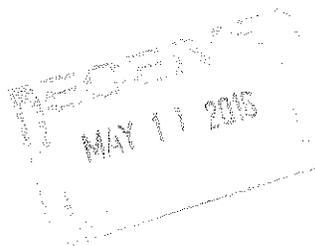
Name: Jude & Debra Cohen  
Address: 2 Laurel Wood Ct  
Block: 20401 Lot: 1

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

Date

5/9/10

  
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 #162026C**  
**Joseph Massanova**  
**719 Wyngate Road**  
**BLOCK 8801, LOT 17**

**DATE:** May 19, 2016

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	3,484.7 sf	yes
Minimum lot frontage			
Wyngate Road	75 ft.	120.71 ft.	yes
Wyngate Place	75 ft.	97.55ft.	yes
Minimum lot depth	125 ft.	101.84 ft.	enc
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard			
Wyngate Road	30 ft.	30.05 ft.	yes
Wyngate Place	30 ft.	33.35 ft.	yes
Side yard	10 ft.	±25 ft.	yes
Rear yard	30 ft.	±47 ft. <sup>1</sup>	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

- <sup>1</sup> = Scaled data.
- enc = Existing nonconformance.
- \* = 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 twenty (20) feet from the cartway along Whalen Place (40 feet from the cartway is the minimum required).

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

3. 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 approximately twenty (20) feet from the cartway along Wyngate Place (40 feet from the cartway is the 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: Joseph Massanova  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

# 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. #162026C Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: \$160<sup>00</sup> Project # 10429

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

Escr. # 150<sup>00</sup> Escr. # 10429

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

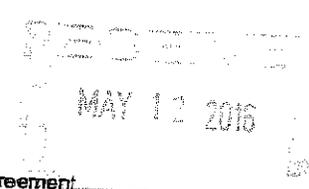
Name: Joseph MASSANOJA  
 Address: 719 WYNGATE ROAD  
 City: Somerdale  
 State, Zip: NJ 08093  
 Phone: (609) 220-8530 Fax: ( )  
 Email: JMASSANOJA@CUMCAST.NET

### 2. Owner(s) (List all Owners)

Name(s): Same  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State, Zip: \_\_\_\_\_  
 Phone: ( ) - Fax: ( )

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

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



<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

### 4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: \_\_\_\_\_ Firm: \_\_\_\_\_  
 Address: \_\_\_\_\_ State, Zip: \_\_\_\_\_  
 City: \_\_\_\_\_ Phone: ( ) - Fax: ( )  
 Email: \_\_\_\_\_

6. Name of Persons Preparing Plans and Reports:

Name: JOE MASSANOJA  
Address: Home owner.  
Profession: \_\_\_\_\_  
City: \_\_\_\_\_  
State, Zip: \_\_\_\_\_  
Phone: ( ) - - Fax: ( ) - -  
Email: \_\_\_\_\_

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

7. Location of Property:

Street Address: 719 WYNGATE ROAD Block(s): 8801  
Tract Area: \_\_\_\_\_ Lot(s): 17

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): REPLACE EXISTING FENCE THAT HAS BEEN IN PLACE FOR 30 YEARS IT WILL BE IN THE SAME LOCATION. REPLACING WITH SAME SIZE FENCE. 240 SQ FT APPROX. 6 X 8 TAN VINYL FENCE SET BACK 60 FT FRONT 20 FT SIDE.

9. Property:

Number of Existing Lots: \_\_\_\_\_  
Number of Proposed Lots: \_\_\_\_\_  
Proposed Form of Ownership: 20 FT side  
 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.

### 13. Zoning

#### All Applications

	Proposed
Front setback 1	_____
Front setback 2	_____
Rear setback	_____
Side setback 1	_____
Side setback 2	_____
Lot frontage	_____
Lot depth	_____
Lot area	_____
Building height	_____

#### Fence Application

	Proposed
Setback from E.O.P.*1	<u>230 FT</u>
Setback from E.O.P.*2	<u>60 FT</u>
Fence type	<u>Vinyl</u>
Fence height	<u>6 FT</u>

\*E.O.P. = Edge Of Pavement.

#### Pool Requirements

Setback from R.O.W.1	_____
Setback from R.O.W.2	_____
Setback from property line 1	_____
Setback from property line 2	_____
Distance from dwelling	_____

Distance = measured from edge of water.  
R.O.W. = Right-of-way.  
Setback = Measured from edge of pool apron.

#### Garage Application

Garage Area	_____
Garage height	_____
Number of garages (include attached garage if applicable)	_____
Number of stories	_____

#### Shed Requirements

Shed area	_____
Shed height	_____
Setback from R.O.W.1	_____
Setback from R.O.W.2	_____
Setback from property line 1	_____
Setback from property line 2	_____

### 14. Parking and Loading Requirements:

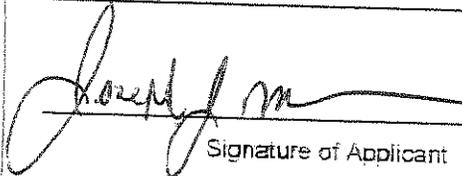
Number of parking spaces required: _____	Number of parking spaces provided: _____
Number of loading spaces required: _____	Number of loading spaces provided: _____

### 15. Relief Requested:

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

### 16. Signature of Applicant

  
Signature of Applicant

5/11/16  
Date

\_\_\_\_\_  
Signature of Co-applicant

\_\_\_\_\_  
Date

**17. Consent of Owner(s):**

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

5/11/16  
Date

Joseph J. Massanoja  
Signature

Joseph J. MASSANOJA  
Print Name

Sworn and Subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_ (Year).

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name

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

Complete each of the following sections:

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

**IF YES TO ANY OF THE ABOVE:**

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

**IF YES:**

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

Joseph J. Massanoja  
Signature of Applicant  
Joseph J. MASSANOJA  
Print Name

\_\_\_\_\_  
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 8801 Lot 17 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this 11th day of May  
2016 before the following authority.

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

Joseph J. Massanoja  
Name of property owner or applicant

Judith A. Calabrese  
Notary Public

**JUDITH A CALABRESE**

ID # 2293353  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires October 24, 2017

## Incomplete Application

719 WYNGATE RD  
Block/Lot 8801/17

Applicant

MASSANOVA, JOSEPH J & JACQUELI  
719 WYNGATE ROAD  
SOMERDALE, NJ 08083

Real Estate Owner

MASSANOVA, JOSEPH J & JACQUELINE  
719 WYNGATE ROAD  
SOMERDALE, NJ 08083

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

**Zone**

R3

Application is

Inv.

**Comments on Decision:**

Survey does not indicate the proposed location of the fence.

**Gloucester Township**

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

  
\_\_\_\_\_  
Alisa Ortiz  
Zoning Officer  
April 27, 2016

Applic No. 10392

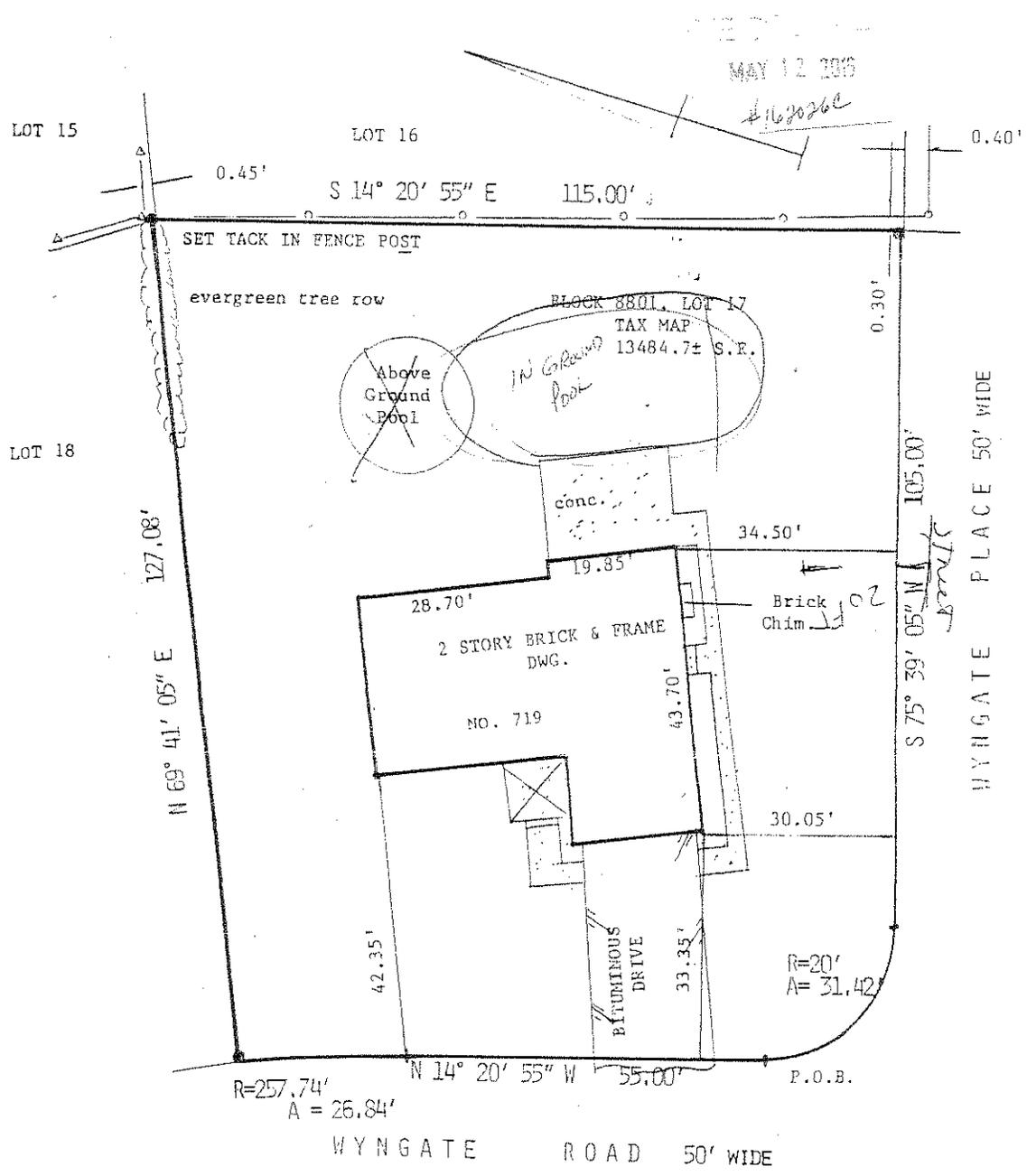
Cut Here

**Deliver to...**

MASSANOVA, JOSEPH J & JACQUELI  
719 WYNGATE ROAD  
SOMERDALE, NJ 08083

... AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE applicable.  
 Meridian - DEED BASE A/K/A LOT 17, BLOCK 100-AQ, PLAN Q, ROBERTS FARM, DATED NOVEMBER 1, 1973, FILED DECEMBER 9, 1975.

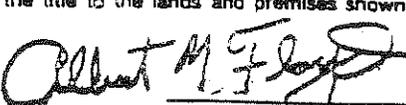
- = REBAR/IRON PIPE SET
- = CONCRETE MONUMENT SET



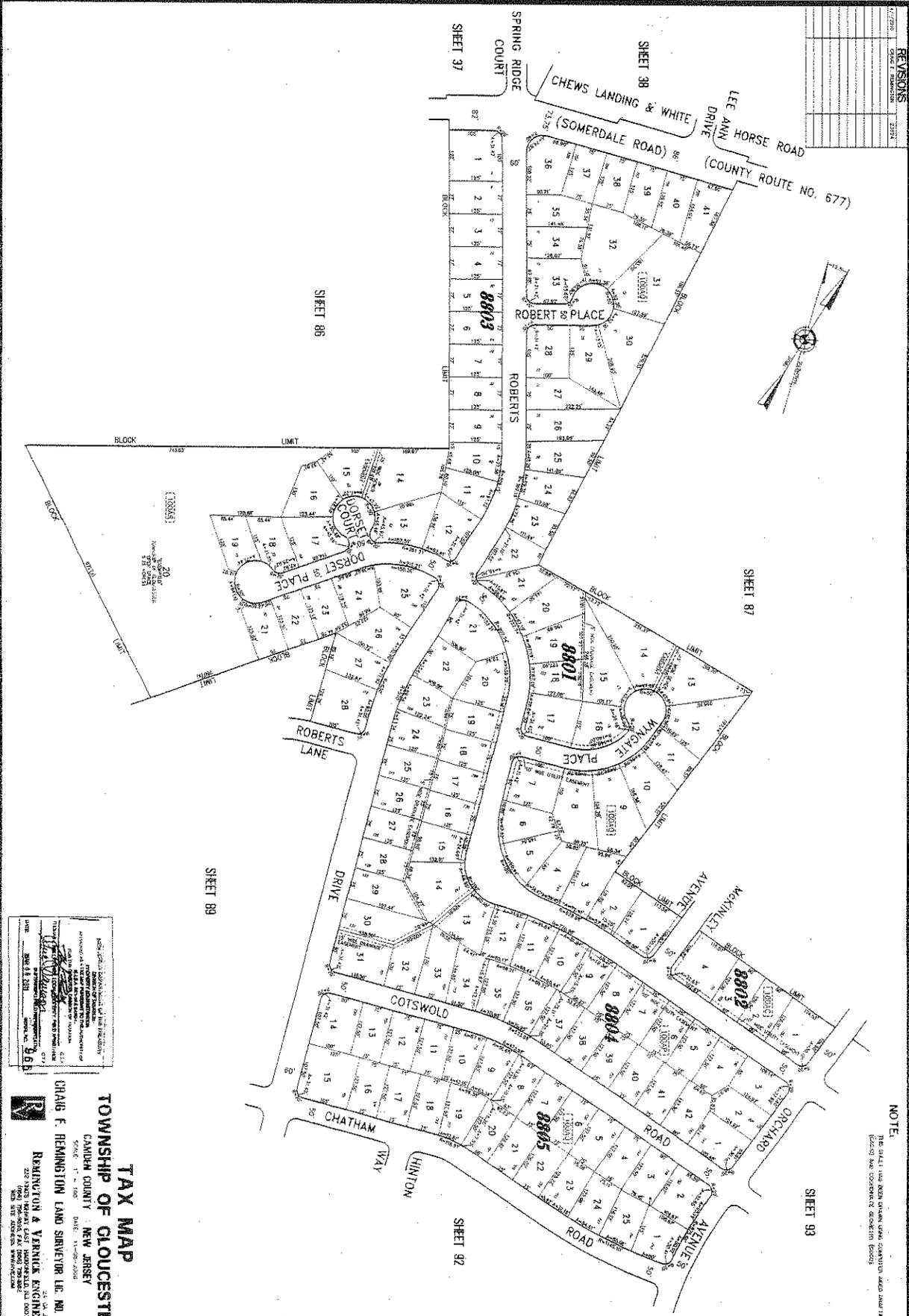
SURVEY OF PREMISES				
NO. 719 WYNGATE ROAD				
SITUATE				
TOWNSHIP OF GLOUCESTER CAMDEN COUNTY, NEW JERSEY				
<b>ALBERT N. FLOYD</b>				
LAND SURVEYOR				
NEW JERSEY LIC. NO. 21759				
RT. 2 BOX 384C, SEWELL, N.J. 08080				
DATE	SCALE	DRAWN	CHECKED	NUMBER
6-13-85	1" = 20'	CS	ANF	85-511

TO THE OWNER \_\_\_\_\_

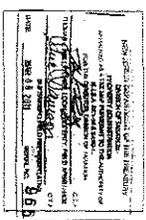
TO THE INSURER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of lands or on the surface of the lands and not visible) as an inducement for the insurer of title to insure the title to the lands and premises shown hereon.

  
 ALBERT N. FLOYD, I.S.

New Jersey Lic. No. 21759

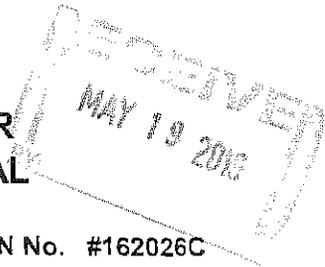


NOTE  
 THIS SHEET HAS BEEN SHOWN ON THE CAMDEN MAPS AND TAX MAPS  
 (SCALE) AND COPIES OF THE SAME.



**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY - NEW JERSEY  
 CHAS. F. HEMINGTON LAND SURVEYOR, INC. NO. 25924  
 REMINGTON & VERNICK ENGINEERS  
 227 HAZEL HILL ROAD  
 NEW BRUNSWICK, N.J. 08901  
 DATE: 11-28-2008  
 SCALE: 1" = 100'

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: May 12, 2016

APPLICATION No. #162026C

APPLICANT: Joseph Massanova

PROJECT No. 10429

BLOCK(S): 8801 Lot(S): 17

LOCATION: 719 Wyngate Rd., Somerdale, NJ 0808

**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 10 B 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input type="checkbox"/> | Construction         |                                     |                          |

**STATUS OF APPLICATION:**

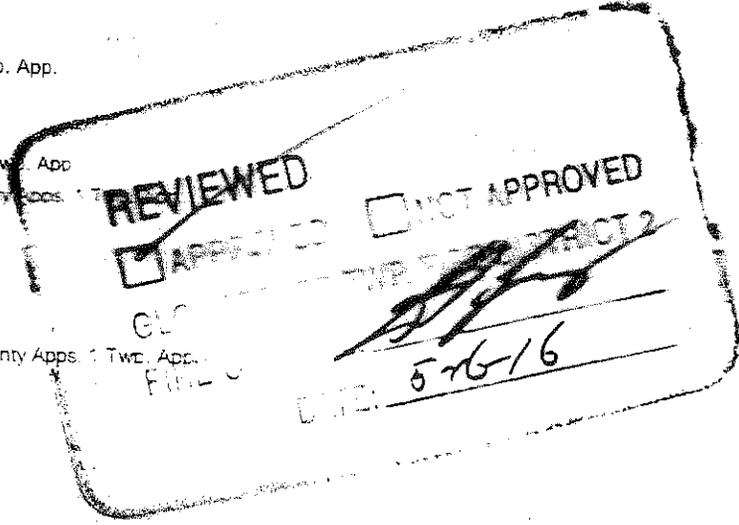
- New Application - Bulk C       Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review.      *Please Forward Report by May 23, 2016*  
 For Your Files.

**ENCLOSED:**

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



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

*W/O Comment [Signature]*  
 Signature

Commissioners  
Richard P. Calabrese  
Chairman

Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara  
Joseph Pillo  
Glen Bianchini  
Dorothy Bradley  
Ken Garbowski



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

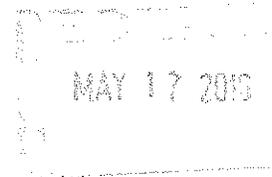
Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

May 16, 2016

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



Re: Application #162026C  
Joseph Massanova  
719 Wyngate Road, Somerdale, NJ 08083  
Block 8801, Lot 17

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr  
Executive Director

RJC:mh

## TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 12, 2016

APPLICATION No. #162026C

APPLICANT: Joseph Massanova

PROJECT No. 10429

BLOCK(S): 8801 Lot(S): 17

LOCATION: 719 Wyngate Rd., Somerdale, NJ 0808

**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

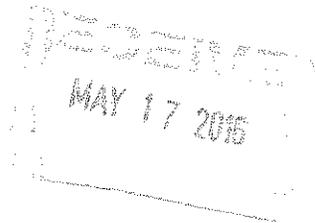
**PURPOSE OF TRANSMITTAL:**

- For Your Review.      *Please Forward Report by May 23, 2016*  
 For Your Files.

**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.
- 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 5/16/16

*Fence. No Issues.*

**TOWNSHIP OF GLOUCESTER**  
**INTER-OFFICE CORRESPONDENCE**



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Dept. of Community Development & Planning  
**RE:** APPLICATION #162027C  
 Kristy Koebernik  
 301 South Drive  
 BLOCK 10703 LOT 1  
**DATE:** May 19, 2016

The Applicant requests variance approval to install a six (6) foot high wood fence ten (10) feet from the cartway within the second front yard of the dwelling as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-3 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	10,606.8 sf	yes
Minimum lot frontage South Drive East Court	75 ft. 75 ft.	113.56 ft. 83.56 ft.	yes yes
Minimum lot depth	125 ft.	90 ft.	enc
Maximum building coverage	20%	±14.8% <sup>1</sup>	yes
Maximum lot coverage	40%	±26.4% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (dwelling) South Drive East Court	30 ft. 30 ft.	25.10 ft. ±32 ft.	yes yes
Side yard (dwelling)	10 ft.	38.60 ft.	yes
Rear yard (dwelling)	30 ft.	10.3 ft. <sup>1</sup>	enc
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

<sup>1</sup> = 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.

## **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.

### **§505C.(3), Fences**

1. To construct a six (6) foot high wood fence ten (10) feet from the cartway along South Drive (40 feet from the cartway is the 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 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 permit a six (6) foot high wood fence ten (10) feet from the cartway along South Drive (40 feet from cartway minimum required).**

## **IV. RECOMMENDATIONS**

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

cc: Kristy Koebernik  
Anthony Costa, Esq.  
James Mellet, PE, Churchill Consulting Engineers

# 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. #162017C

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: 160.00 Project # 10430

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

Escr. 150.00 Escr. # 10430

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

Name: Kristy Koebewik

Address: 301 South Dr

City: Blackwood

State, Zip: NJ, 08012

Phone: (856) 327-7455 Fax: ( ) -

Email: kkoebewik@gmail.com

### 2. Owner(s) (List all Owners)

Name(s): Timothy Koebewik

Address: same address

City: \_\_\_\_\_

State, Zip: \_\_\_\_\_

Phone: ( ) - Fax: ( ) -

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

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

RECEIVED  
MAY 12 2016

<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet

### 4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Firm: \_\_\_\_\_

State, Zip: \_\_\_\_\_

Phone: ( ) - Fax: ( ) -

Email: \_\_\_\_\_

**6. Name of Persons Preparing Plans and Reports:**

Name: self draws (HO)  
Address: \_\_\_\_\_  
Profession: \_\_\_\_\_  
City: \_\_\_\_\_  
State, Zip: \_\_\_\_\_  
Phone: ( ) - - Fax: ( ) - -  
Email: \_\_\_\_\_

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

**7. Location of Property:**

Street Address: 301 South Dr. Blackwood Block(s): 10703  
Tract Area: \_\_\_\_\_ Lot(s): 1

**8. Land Use:**

Existing Land Use: Previously Approved by ZB for 4' Picket fence in front w/ 10' s/b <sup>Appl #062097E</sup>  
Proposed Land Use (Describe Application): 6ft. wood fence on both sides to replace worn and loose 4ft. picket fence. This is to ensure safety for my pets and create privacy for my children in my backyard. The line of sight has not changed.

**9. Property:**

Number of Existing Lots: _____	<b>Proposed Form of Ownership:</b>
Number of Proposed Lots: _____	<input type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative
Are there <i>existing</i> deed restrictions?	<input type="checkbox"/> Condominium <input type="checkbox"/> Rental
Are there <i>proposed</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes                      (If yes, attach copies)
	<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	Proposed	Fence Application	Proposed
Front setback 1	10 ft.	Setback from E.O.P.*1	10 feet
Front setback 2	10 ft.	Setback from E.O.P.*2	10 feet
Rear setback		Fence type	wood
Side setback 1	10 ft.	Fence height	6 ft.
Side setback 2	10 ft.	*E.O.P. = Edge Of Pavement.	
Lot frontage		<b>Pool Requirements</b>	
Lot depth		Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height		Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area		Shed area	
Garage height		Shed height	
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		Setback from property line 1	
		Setback from property line 2	

### 14. Parking and Loading Requirements:

Number of parking spaces required: \_\_\_\_\_ Number of parking spaces provided: \_\_\_\_\_

Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

### 15. Relief Requested:

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

**NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.**

### 16. Signature of Applicant

  
Signature of Applicant

5/11/10  
Date

\_\_\_\_\_  
Signature of Co-applicant

\_\_\_\_\_  
Date

**17. Consent of Owner(s):**

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

5/11/16  
Date

Kristy Koebnik  
Signature

Sworn and Subscribed to before me this

Kristy Koebnik  
Print Name

11 day of May  
2016 (Year).

[Signature]  
Signature

Timothy J. Koebnik  
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 it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

**IF YES:**

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

- No  Yes

Kristy Koebnik  
Signature of Applicant

5/11/16  
Date

Kristy Koebnik  
Print Name

**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 5/11/16 shows and discloses the premises in its entirety, described as Block 10703 Lot 1 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

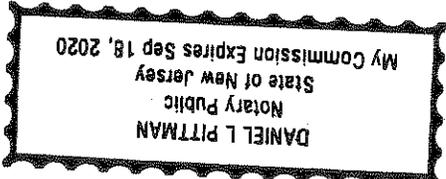
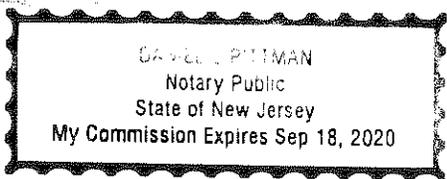
State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this 11<sup>th</sup> day of May  
20 16 before the following authority.

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

Kristy Koebnik  
Name of property owner or applicant

[Signature]  
Notary public



EAST COURT (50' WIDE)

S 3° 07' E 60.0'

O.L.

S 86° 53' W

120.0'

CONC. R.R. TIES

WOOD FENCE

METAL SHED

0.60'  
0.40'

LOT 19

LOT 1, BLOCK 10703  
TAX MAP  
PLAN LOT 1

*2003 10/11/09*

SPLIT-LEVEL BRICK  
& FRAME DWG.  
#301

CHAIN LINK  
FENCE ATOP  
CONC. BLOCK WALL

90.0'

0.73'

0.45'

CONCRETE DRIVE

R=30.0'  
R=17.12'

32.25'

32.25'

25.0'

51.15'

6" WOOD FENCE

*chain link fence*

N 3° 07' W

0.68'

P.O.B.

N 86° 53' E

0.25'

90.0'

END. REBAR

0.30'

SOUTH DRIVE (50' WIDE)

TO: WEICHERT TITLE AGENCY  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
OAK MORTGAGE COMPANY, LLC,  
ITS SUCCESSORS AND/OR ASSIGNS,  
AS THEIR INTEREST MAY APPEAR

TO THE OWNER:

TIMOTHY KOBERNIK & KRISTI KOBERNIK

SURVEY OF PREMISES

NO. 301 SOUTH DRIVE

SITUATE

TOWNSHIP OF GLOUCESTER  
CAMDEN COUNTY, NEW JERSEY

TO THE INSURER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy (except such easements, if any that may be located below the surface of the lands not visible) as an inducement for the insurer of title to insure the title to the lands and premises shown hereon.

ALBERT N. FLOYD & SON  
LAND SURVEYORS

ALBERT N. FLOYD ... N.J. LIC. NO. 21759  
ALBERT N. FLOYD, JR. N.J. LIC. NO. 36725  
P.O. BOX 903, ELMER, NEW JERSEY 08318

*Albert N. Floyd*

ALBERT N. FLOYD, L.S.

New Jersey  
Lic. No 21759

DATE	SCALE	DRAWN	CHECKED	NUMBER
3/1/06	1" = 20'	SMP	ANF	06-0110



Township Of Gloucester  
Planning/Zoning Department  
1261 Chews Landing Road, Blackwood, NJ 08012  
(856) 374-3512  
Fax (856) 232-6229

May 2, 2016

Mr. & Mrs. Timothy Koebemik  
301 South Dr.  
Glendora, NJ 08029

Re: new fence installation

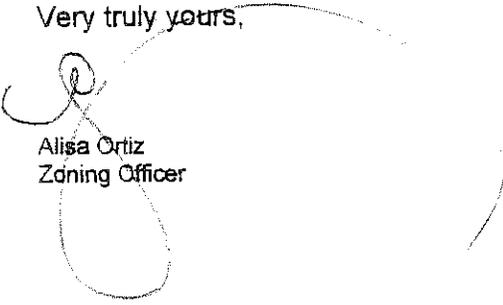
Dear Mr. & Mrs. Koebemik:

It has come to my attention that you recently installed a new fence on your property causing some line of sight issues. Please be aware that you will require a Variance approval from the Gloucester Township Zoning Board of Adjustment, due to the fact that the installation of the new fence is a 6' high wooden fence within the front yard. It is my understanding that you applied and received a Variance approval back in 2006 for a 4' front yard picket fence, however since changing the height of the fence, you would require approval for this newly installed fence.

If Gloucester Township permits have been issued for this fence, please contact me and provide me with the permit numbers. If permits and approvals were never obtained for this fence, please take **immediate** steps to obtain the necessary permits to deem this fence legal.

Please do not hesitate to contact me if you have any questions. I can be reached at (856) 374-3512 between the hours of 8:00 a.m. until 5:45 p.m., Monday through Thursday.

Very truly yours,

  
Alisa Ortiz  
Zoning Officer

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 062097C**

**KRISTY KOEBERNIK**

**Block 10703 Lot 1**

**WHEREAS**, KRISTY KOEBERNIK, is the record owner of the property located at 301 South Drive in the Blackwood 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 4 foot high picket wood fence and a 6 foot privacy wood fence 10 feet from the cartway within the second front yard of the dwelling instead of the required 40 feet for the property located upon Block 10703 Lot 1, as shown on the Official Map of the Township of Gloucester, located in an R3 Zone, said application being presented pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on September 28, 2006, 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, **Kristy Koebernik** is the record owner of property located at 301 South Drive in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10703, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R3 Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified that she was seeking a "C" variance to permit a 4 foot high picket wood fence and a 6 foot privacy wood fence 10 feet from the cartway within the second front yard of the dwelling instead of the required 40 feet.

5. The applicant submitted a survey prepared by Albert & Floyd, Dated March 1, 2006 showing the location of the existing structures on the property as well as the proposed fence and was admitted into evidence as Exhibit "A".

6. The applicant testified that she bought the house in March and that the fence was existing. She indicated because of the size of the lot they do not have much back yard.

7. The applicant testified that there is an old dilapidated chain fence and they wish to replace it with a 4 foot and 6 foot wood fence. The applicant indicated that this would not interfere with her neighbor.

8. Upon questioning from the Board, the applicant agreed to move the fence along South Drive in 10 feet from the property line.

9. There were no objections to the request for the variance presented at the hearing.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 4 foot high picket wood fence and a 6 foot privacy wood fence 10 feet from the cartway within the second front yard instead of 40 feet is hereby granted on the condition that the applicant along South Drive place the fence 10 feet from the property line. The Board voted seven (7) in favor, zero (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;

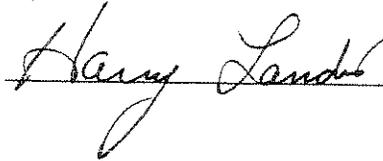
**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 28<sup>th</sup> Day of September, 2006 that the applicant, Kristy Koebemik, is hereby granted the aforesaid variance for the property located upon Block 10703, Lot 1, as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

**ROLL CALL:**

**LIST NAMES**

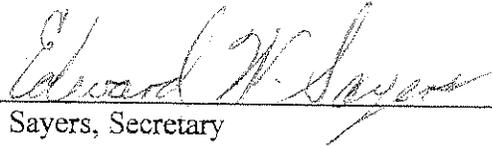
Harry Landis	Yes
Joseph Lorada	Yes
Frank Simirigle	Yes
George Marks	Yes
Ken Fabricus	Yes
Robert Richards	Yes
John Fuscellaro	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**



Chairperson

I, Ed Sayers, 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 October 12, 2006.



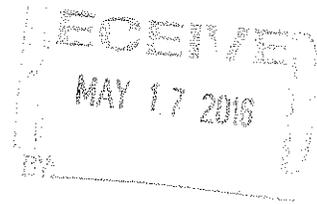
Ed Sayers, Secretary

Prepared by:

**ANTHONY P. COSTA, Esquire**  
Warwick Road  
Lakewood, New Jersey 08084



# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: May 12, 2016

APPLICATION No. #162027C

APPLICANT: KRISTY KOEBERNIK

PROJECT No. 10430

BLOCK(S): 10703 Lot(S): 1

LOCATION: 301 SOUTH DRIVE, BLACKWOOD, NJ 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 May 23, 2016*  
 For Your Files.

**ENCLOSED:**

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

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

PLEASE CHECK

*Property owner also has  
LARGE TRAILER ON  
SIDE OF PROP FOR  
8 MONTHS. NUISANCE  
TO NEIGHBORHOOD.*

Signature

*[Handwritten Signature]*  
assessor 5/17/16



Commissioners  
Richard P. Calabrese  
Chairman

Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara  
Joseph Pillo  
Glen Bianchini  
Dorothy Bradley  
Ken Garbowski



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

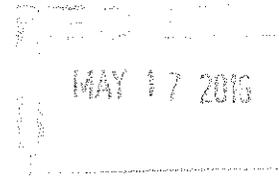
Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

May 16, 2016

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



Re: Application #162027C  
Kristy Koebernik  
301 South Drive, Blackwood, NJ 08012  
Block 10703, Lot 1

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.

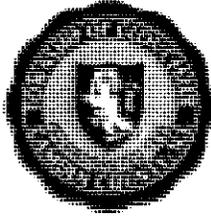
Very truly yours,

**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

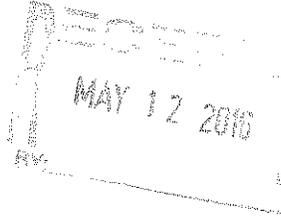


TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527  
374-3528



To Whom It May Concern:

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

Name: Timothy Sr + Kristi Koebornik  
Address: 301 South Dr, Blackwood, NJ  
Block: 10703 Lot: 1

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

Date

5/11/10

[Signature]  
Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County



Payment Window

Add Save Cancel << >> Detail Notes Verification List

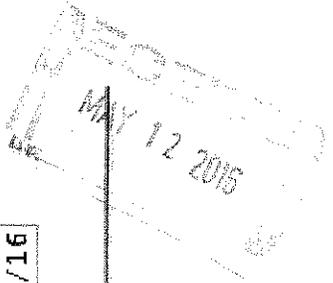
Batch Id: **KAB** Payment Code: **001** Description: **TAXES** Payment Date: **05/11/16**

Block: **10703** Lot: **1** Qual: **Total Municipal Charges**

Owner: **KOEBERNIK TIMOTHY SR & KRISTI** Prop Loc: **301 SOUTH DRIVE** Cert Num:   
 Acct Id: **00008432** Bank Code: **00660** CoreLogic

Type	Year	Prd	Prin Bal	Prin Due	Interest	Total Due	Code	Due Date
[Empty Table Area]								

Payment Amt: **.00** Payment Descript:  Subtotal  
 Check 1 Amt: **.00** No:  Cash Amt: **.00** Interest Date  
 Check 2 Amt: **.00** No:  Credit Amt: **.00** **05/11/16**  
 Check 3 Amt: **.00** No:  Change Due: **.00**





Churchill Consulting Engineers  
344 North Route 73, Suite A, Berlin, NJ 08009  
Phone 856-767-6901 Ext. 50 Fax 856-767-0272  
E-mail [jmellett@churchillengineers.com](mailto:jmellett@churchillengineers.com)

May 9, 2016

Mr. Kenneth D. Lechner, P.P., A.I.C.P.  
Department of Community Planning and Development  
Gloucester Township  
Chews Landing Road at Hider Lane  
P.O. Box 8  
Blackwood, NJ 08012

Re: Mr. Robert W. Yost, Jr.  
Use D Variance and Minor Subdivision  
705-711 Floodgate Road  
Block 1305, Lots 6 & 7  
Gloucester Township, Camden County, NJ  
Application No. 162013DM  
Our File No. GX16005-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Zoning Board Transmittal dated March 9, 2016;
- B. Copy of Township of Gloucester Land Development Application;
- C. A copy of the Township of Gloucester Land Development Submission Checklist;
- D. A copy of the Township of Gloucester Tax Map Sheet 13;
- E. A copy of "Zoning and Use Variance Narrative, prepared by Key Engineers dated February 26, 2016;
- F. A copy of a sketch plat and deeds to Lots 14.04 & 14.02 of Block 53 prepared in 1980;
- G. A copy of a plan entitled "Plan of Survey and Minor Subdivision Plat," for Lands n/f Robert W. Yost and Robert W. Yost Jr., Block 1305, Lots 6 & 7 prepared by Key Engineers, Inc, dated October 22, 2013 and updated on February 22, 2016;

We offer the following comments with regard to the referenced application:

**I. Project Description**

1. The project site is located on the west side of Floodgate Road at Lenny's Lane, opposite North Otter Branch Drive.
2. The site is known as Block 1305, Lots 6 and 7.
3. Lot 6 is currently 7,499.72 sq. ft. (0.17 acres), Lot 7 is currently 13,748.98 sq. ft. (0.31 acres).
4. The site is located within the R-4 Single Family Detached zoning district.
5. Block 1305, Lot 6 contains a two-story frame single family dwelling, which serves as the applicant's residence, according to the application.
6. Block 1305, Lot 7 contains a detached single-story garage with three overhead doors. According to the application, the existing garage is currently used by the applicant for storage.
7. The applicant is proposing a lot line adjustment (Minor Subdivision) to add 15' foot of frontage to Lot 6.
8. The applicant is seeking a Use "D" Variance and Minor Subdivision approval.

**II. Land Use / Zoning**

1. The project site is located in the R-4 Single Family Residential zoning district.
2. The purpose of the R-4 Single Family Residential zoning district is intended for single family detached uses at a density of four units per acre.
3. The applicant is proposing a lot line adjustment (Minor Subdivision) to add 15' foot of frontage to Block 1305, Lot 6 containing the single family residence.

Mr. Kenneth D. Lechner, P.P., A.I.C.P.

Mr. Robert W. Yost, Jr. - Use D Variance and Minor Subdivision

May 9, 2016

Page 3 of 5

4. The applicant indicates that existing detached single story garage located on Block 1305, Lot 7 has had several different uses through the years and is currently being used as storage by the owner.
5. The applicant indicates that the Township of Gloucester approved an application put forth by Mr. Robert W. Yost Sr. for a Use Variance, Bulk Variance and Minor Subdivision on July 23 1980 resulting in the current lot configuration of the two lots in question.
6. Detached garages are not listed as a permitted use in the R-4 Residential district therefore a Use "D" Variance will be required.
7. As a result of the lot line adjustment (Minor Subdivision) of Block 1305, Lots 6 & 7, setback variances will also be created.
8. The applicant must demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D70 in order for the Board to consider Use Variance.
9. The applicant must demonstrate that such relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and the Gloucester Township Zoning Ordinance.
10. Our office defers review of conformance with the area, yard and bulk requirements of the Ordinance to your office.

### III. Minor Subdivision

1. The following information should be added to the plans in accordance with the Title Recordation Act:
  - a. All property corners should be labeled "set" or add a note as described in Section 46:26B-2(13c).
  - b. In accordance with 46:26B-2b(8), three outbound corners of the entire tract should be labeled with coordinate values.
  - c. In accordance with 46:26B-2b(12), the surveyors certification should be added to the plan.
  - d. In accordance with 46:26B-2b(14), the municipal engineer's certification should be added to the plan.

- e. In accordance with 46:26B-3b(2), monuments should be set at the outbound corners of the whole tract where it intersects the existing right-of-way (ROW) of Floodgate Road.
  - f. In accordance with 46:26B-3b(10), a monument should be set at the corner formed by the new lot line where it intersects the existing ROW of Floodgate Road;
  - g. A dimension should be added to detail the distance from the centerline of Floodgate Road to the existing ROW line.
2. It should be indicated if the applicant intends to file the Minor Subdivision by deed or plan. If the subdivision is to be filed by deed, legal descriptions should be submitted in addition to the plan.
  3. The applicant should indicate if any easements, protective covenants or deed restrictions are proposed. Access easements should be discussed.
  4. Legal descriptions should be submitted to our office for any proposed easements, covenants or restrictions.
  5. The applicant should indicate if there are any protective covenants or deed restrictions applicable to the property currently. If none, an appropriate note should be added to the plan.
  6. The plans should be revised to show existing features such as surrounding buildings as well as the surrounding uses.
  7. The applicant should indicate the reasons for the lot line adjustment (Minor Subdivision) and if any additional site improvements or alterations are proposed.
  8. The proposed property line will be located within the existing paved area, between the existing dwelling (Lot 6) and the existing detached garage (Lot 7). This paved area provides access to the overhead doors located on the north side of the detached garage.
    - a. The applicant should address access and the pavement encroachment being created by the lot line adjustment (Minor Subdivision).
    - b. The location of the new lot line may require cross-access easements. This should be addressed.

Mr. Kenneth D. Lechner, P.P., A.I.C.P.  
Mr. Robert W. Yost, Jr. - Use D Variance and Minor Subdivision  
May 9, 2016  
Page 5 of 5

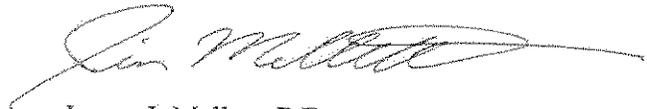
9. The applicant is seeking a waiver of providing existing elevations and contour lines based on United States Geological Survey (U.S.G.S.) Datum.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to Camden County Planning Board, Camden County Conservation District, Gloucester Township Municipal Utilities Authority, Aqua New Jersey, Inc. /New Jersey American Water, etc.

If you have any questions or require additional information, please contact our office.

Very truly yours,

Churchill Consulting Engineers

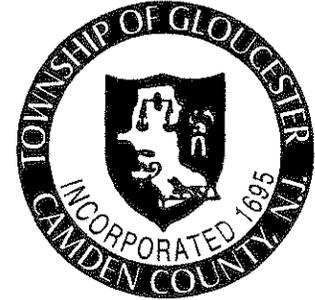


James J. Mellett, P.E.  
Associate

JJM:tb

- C: Gloucester Township Zoning Board Chairman and Members (via email)  
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)  
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)  
Mr. Robert Scott Smith, P.L.S., P.P. (via email)  
Mr. Robert W. Yost, Jr, Applicant (via mail & email)

## Inter-office Correspondence



**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #162013DM**      **Escrow #10223**  
**Robert W. Yost Jr.**  
**711 Floodgate Road**  
**BLOCK 1305, LOTS 6 & 7**

**DATE:** March 30, 2016

The Applicant requests minor subdivision and use variance approval for an expansion of a nonconforming use for a garage that has been previously utilized for a "workshop to fabricate metal gutters, "repair and storage of vending machines," and more recently "storage of personal belongings" within the R-4 – Residential District. The project is located on the west side of Floodgate Road east of Seventh Avenue.

**Applicant/Owner:** Robert W. Yost Jr., 711 Floodgate Road, Glendora, NJ 08029  
(telephone #267-784-9704).

**Surveyor:** Robert K. Smith, PLS, PP, Key Engineers, Inc., 80 S. White Pike, Berlin, NJ 08009 (telephone #856-767-6111).

### **I. INFORMATION SUBMITTED**

1. Land Development Application Form and checklist dated 3/08/16.
2. Sketch Plat, as prepared by Ferdinand F. DiRosa.
3. Deed for part of Block 53, Lot 14A dated August 14, 1980 – Deed Book 3757 Pages 439&c.
4. Deed for part of Block 53, Lot 14A dated August 14, 1980 – Deed Book 3758 Pages 187&c.
5. Zoning and Use Variance Narrative, as prepared by Key Engineers, Inc. dated 02/26/16.
6. Plan of Survey and Minor Subdivision Plat as prepared by Key Engineers, Inc. comprising one (1) sheet dated 10/22/13, last revised 02/22/16.

**II. ZONING REVIEW**

ZONE: R-4 – Residential District [§406].

**Section 406.F. R-4 - Residential District**

Description	Single family detached	Proposed Lot 6	Complies
Lot size (min.)	6,250 sf	9,374.65 sf	yes
Lot frontage (min.)	50 ft.	75 ft.	yes
Lot depth (min.)	100 ft.	125 ft.	enc
Building coverage (max.)	35%	19%	yes
Lot Coverage (max.)	65%	34%	yes
Front yard (min.)	20 ft.	30.8 ft.	yes
Side yard (min.)	10 ft.	10 ft. / 9.7 ft.	yes / enc
Rear yard (min.)	20 ft.	47.8 ft.	yes
Building Height (max.)	35 ft.	n/a	n/a

Description	Other Use	Proposed Lot 7	Complies
<b>Lot size (min.)</b>	<b>2 acres</b>	<b>0.27</b>	<b>no*</b>
<b>Lot frontage (min.)</b>	<b>200 ft.</b>	<b>95 ft.</b>	<b>no*</b>
Lot depth (min.)	400 ft.	125 ft.	enc
Building coverage (max.)	5%	18% <sup>1</sup>	yes
Lot Coverage (max.)	15%	46	yes
Front yard (min.) – garage	100 ft.	48.94 ft.	enc
Side yard (min.)	30 ft.	9.46 ft.	enc
<b>Side yard (min.)</b>	<b>30 ft.</b>	<b>14.7 ft.</b>	<b>no*</b>
Rear yard (min.)	75 ft.	±40 ft. <sup>1</sup>	enc
Building Height (max.)	35 ft.	n/a	n/a

- <sup>1</sup> = Scaled data.
- enc = Existing nonconformance.
- \* = 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.

### III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for minor subdivision and variance requirements. The Applicant has provided most of the checklist items or has requested a waiver.

The Applicant must provide the following omitted checklist requirements:

**We do not recommend waiving underlined checklist items.**

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
  - a. However, in lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation the applicant may provide a certification from an appropriate professional on presence/absence of freshwater wetlands and transition areas as it applies to the project area based on a field investigation.
2. A key map with north arrow showing the entire development and its relation to surrounding areas at a scale of not less than 1" = 2000' [Checklist #32].
3. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
  - a. The plan must be revised to relocate the signature blocks to an outside fold.
4. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
5. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].

### III. VARIANCE COMMENTS

The Application requires the following variances from the R-3 - Residential District:

**§405.B, Permitted Uses ("D1" – use variance)**

**"D2" TYPE VARIANCES**

1. The subdivision of land occupied by a nonconforming use, in this case, a former "workshop to fabricate metal gutters and a "repair and storage of vending machines," and more recently "storage of personal belongings" is an expansion of the nonconformity requiring a use variance [basis Razberry's Inc. v. Kingwood Tp.).

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

2. Lot size (Lot 7): (0.27 acres provided v. 2 acres min. required).
3. Lot frontage (Lot 7): (95 ft. provided v. 200 ft. min. required).
4. Side yard (lot 7): (14.7 ft. provided v. 30 ft. min. required)

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

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested district setback variances:

5. 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)).
6. 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 ("D2" use variance)

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested "D2" variance:

7. 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)).
8. 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)).
  - a. The Applicant must identify and provide an analysis of those special reasons of zoning that are applicable to the application.
    - i. 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.
    - ii. 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 N.J.S.A. 40:55D-70).

**IV. SUBDIVISION REVIEW COMMENTS**

1. The plan must be revised providing a concrete monument between proposed Block 1305, Lot 6 and Lot 7 along the Floodgate Road.
2. The Zoning Table must be revised to provide the bulk requirements for "Other Use" for proposed Lot 7.

**V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS**

The Applicant must address the positive criteria including special reasons, the standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

1. Zoning
  - a. Consistency of expansion of the nonconforming use with the R-4 – Residential District and character of the built environment.
2. Nonconforming Use
  - a. The Applicant must provide testimony addressing proposed use of the garage as either a private “residential” garage as a principal use on a lot or as a business use.

**VI. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**Approval of a re-subdivision and variances from Section 405.B, expansion of a nonconforming use, namely, a garage as a commercial use (Not Permitted) and from Section 406.F for Block 1305, Lot 7 for “Other Use” classification a lot are of twenty seven hundredths (0.27) acres (2 acres minimum required), lot frontage of ninety five (95) feet (200 ft. minimum required, and a side yard of fourteen and seven tenths (14.7) feet (30 ft. minimum required).**

**VI. RECOMMENDATIONS**

1. The Applicant must address the above underlined comments.
2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

We 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: Robert W. Yost Jr.  
Robert K. Smith, PLS, PP  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

# 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<sup>1</sup>: \_\_\_\_\_ Application No.: #162013 DM

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees 550.00 Project # 10223

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

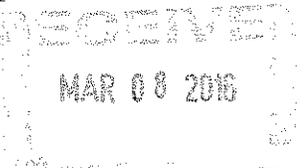
Escr. 2400.00 Escr. # 10223

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b>	<b>2. Owner(s) (List all Owners)</b>
Name: <u>ROBERT W. YOST JR.</u> Address: <u>711 FLOODGATE ROAD</u> City: <u>GLENDORA</u> State, Zip: <u>N.J. 08029</u> Phone: <u>(267) 784-9704</u> Fax: ( ) - Email: <u>bynetwork42@gmail.com</u>	Name(s): <u>(SAME AS APPLICANT) AND LEEANN YOST (WIFE)</u> Address: <u>711 FLOODGATE ROAD</u> City: <u>GLENDORA</u> State, Zip: <u>NJ 08029</u> Phone: ( ) - Fax: ( ) -

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

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



<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

### 4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: ROBERT SCOTT SMITH PLS, PP  
KEY ENGINEERS INC.  
Address: 80 S. WHITE HORSE PIKE  
Profession: LAND SURVEYOR / PLANNER  
City: BERLIN  
State, Zip: N.J. 08009  
Phone: (856) 767-6111 Fax: (856) 753-1091  
Email: rsmith@keyengineers.com

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

7. Location of Property:

Street Address: 711 & 705 FLOODGATE ROAD Block(s): 1305  
Tract Area: 21,249 SF / 0.488 AC. Lot(s): 6 & 7

8. Land Use:

Existing Land Use: SINGLE FAMILY DWELLING ON LOT 6, GARAGE ON LOT 7  
Proposed Land Use (Describe Application): A MINOR SUBDIVISION IS PROPOSED TO RELOCATE THE BOUNDARY LINE BETWEEN THE TWO LOTS 15' TO THE SOUTH. THE LINE WILL BE RELOCATED TO ITS ORIGINAL POSITION THAT EXISTED PRIOR TO A 1980 SUBDIVISION.

9. Property:

Number of Existing Lots: 2 Proposed Form of Ownership:  
Number of Proposed Lots: 2  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. PLANS, CHECKLIST, FEES

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>LOT 6 30.8</u>	Setback from E.O.P.*1	_____
Front setback 2	<u>LOT 7 49.63</u>	Setback from E.O.P.*2	_____
Rear setback	<u>LOT 6 47.8' LOT 7 40'</u>	Fence type	_____
Side setback 1	<u>9.7' LOT 6 9.46' LOT 7</u>	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	<u>LOT 6 75.00' LOT 7 95.00'</u>	<b>Pool Requirements</b>	
Lot depth	<u>125.00' BOTH</u>	Setback from R.O.W.1	_____
Lot area	<u>LOT 6</u>	Setback from R.O.W.2	_____
Building height	<u>35' MAX.</u>	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

**14. Parking and Loading Requirements: LOT 7 HAS NO CURRENT DEFINED USE**

Number of parking spaces required: \_\_\_\_\_ Number of parking spaces provided: \_\_\_\_\_

Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

**15. Relief Requested: TO PERMIT EXISTING CONDITIONS TO PERSIST WITH NEW LOT AREAS**

Check here if zoning variances are required. **USE VARIANCE REQUIRED SINCE LOT 7 AREA IS BEING REDUCED.**

Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

**NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted. (SEE ATTACHED)**

**16. Signature of Applicant**

x Robert W. Yost Jr. \_\_\_\_\_ x 2/26/2016 \_\_\_\_\_  
 Signature of Applicant Date  
**ROBERT W. YOST JR.**

x LeeAnn Yost \_\_\_\_\_ x Feb. 26, 2016 \_\_\_\_\_  
 Signature of Co-applicant **LEEANN YOST** Date

JACQUELYNN JOYCE BANCHI  
 Commission # 2320225  
 Notary Public, State of New Jersey  
 My Commission Expires  
 October 14, 2019

**17. Consent of Owner(s):**

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

2/26/16  
 Date

x Robert W. Yost Jr.  
 Signature  
ROBERT W. YOST JR.  
 Print Name

Sworn and Subscribed to before me this  
26<sup>th</sup> day of February,  
2016 (Year)  
Jacquelyn Ranch

x Lee Ann Yost  
 Signature  
LEE ANN YOST (WIFE)  
 Print Name

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

Complete each of the following sections:

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

**IF YES TO ANY OF THE ABOVE:**

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

**IF YES:**

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

Robert W. Yost Jr. / Lee Ann Yost  
 Signature of Applicant  
ROBERT W. YOST JR. LEE ANN YOST  
 Print Name

2/26/2016  
 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 10/22/13, shows and discloses the premises in its entirety, described as Block 1305 Lot 647; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,  
 County of Camden:

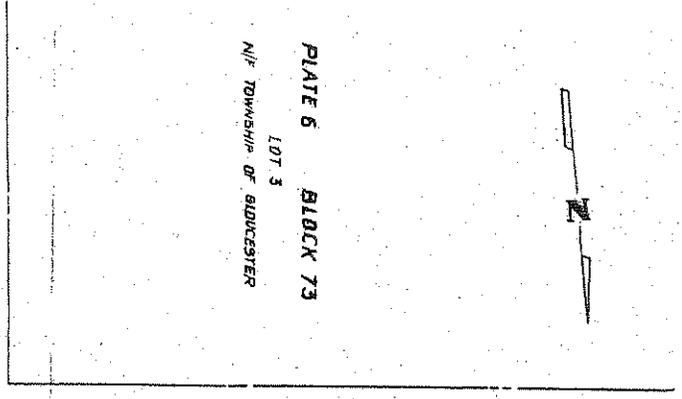
Sworn and subscribed to  
 On this 26<sup>th</sup> day of February,  
 20 16 before the following authority.

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

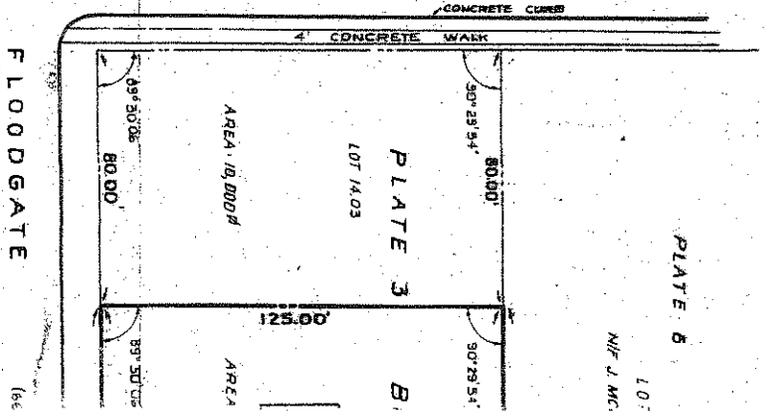
x Robert W. Yost Jr.  
 Name of property owner or applicant  
ROBERT W. YOST JR.  
Lee Ann Yost  
LEE ANN YOST

Jacquelyn Ranch  
 Notary public

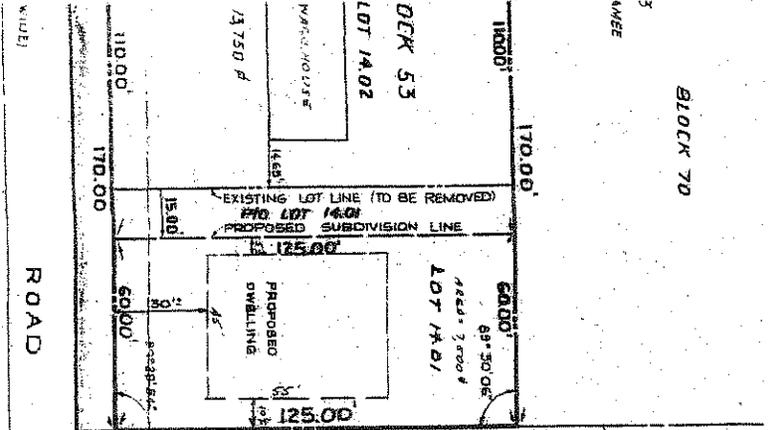
JACQUELYNN JOYCE BANCHI  
 Commission # 2320225  
 Notary Public, State of New Jersey  
 My Commission Expires  
 October 14, 2019



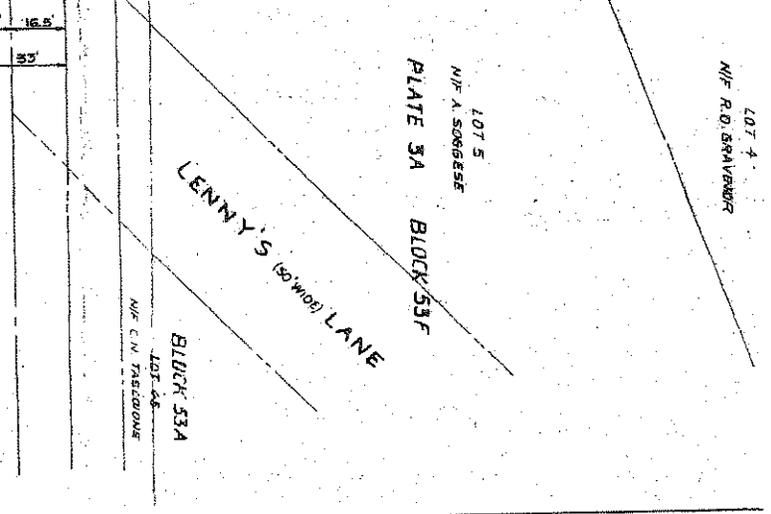
SEVENTH (50 WIDE) AVENUE



FLOODGATE



ROAD



LOT 11  
N/P R. ROH

NO. 67TER  
BRANCH  
DRIVE  
(50' WIDE)

LOT 1  
N/P C. TURNER

BLOCK 39 BB

HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE LANDS SHOWN HEREON AND WE CONSENT TO THE PLAN OF THIS SUBDIVISION.

DATE	ADDRESS
DATE	ADDRESS

I HEREBY CERTIFY THAT WE ARE THE PRINCIPLES:

- NOTES:**
1. PLATE, BLOCK AND LOT NUMBERS SHOWN ON THIS MAP ARE TAKEN FROM THE TAX MAP AND OWNERSHIP RECORDS.
  2. EXISTING ZONING IS 'R' RESIDENTIAL.
  3. PROPERTY LINE INFORMATION SHOWN TAKEN FROM TAX MAP AND DEED INFORMATION.

LOT 1  
N/P B. A. KANDRAK

BLOCK 39 A

LOT 20  
N/P NEW JERSEY WATER CO.

BLOCK 39

MAR 08 2015  
11:23 AM

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY IMMEDIATE SUPERVISION.

SKETCH OF  
PROPOSED SUBDIVISION  
SITUATE

TOWNSHIP OF GLOUCESTER, CAMDEN CO, N.J.

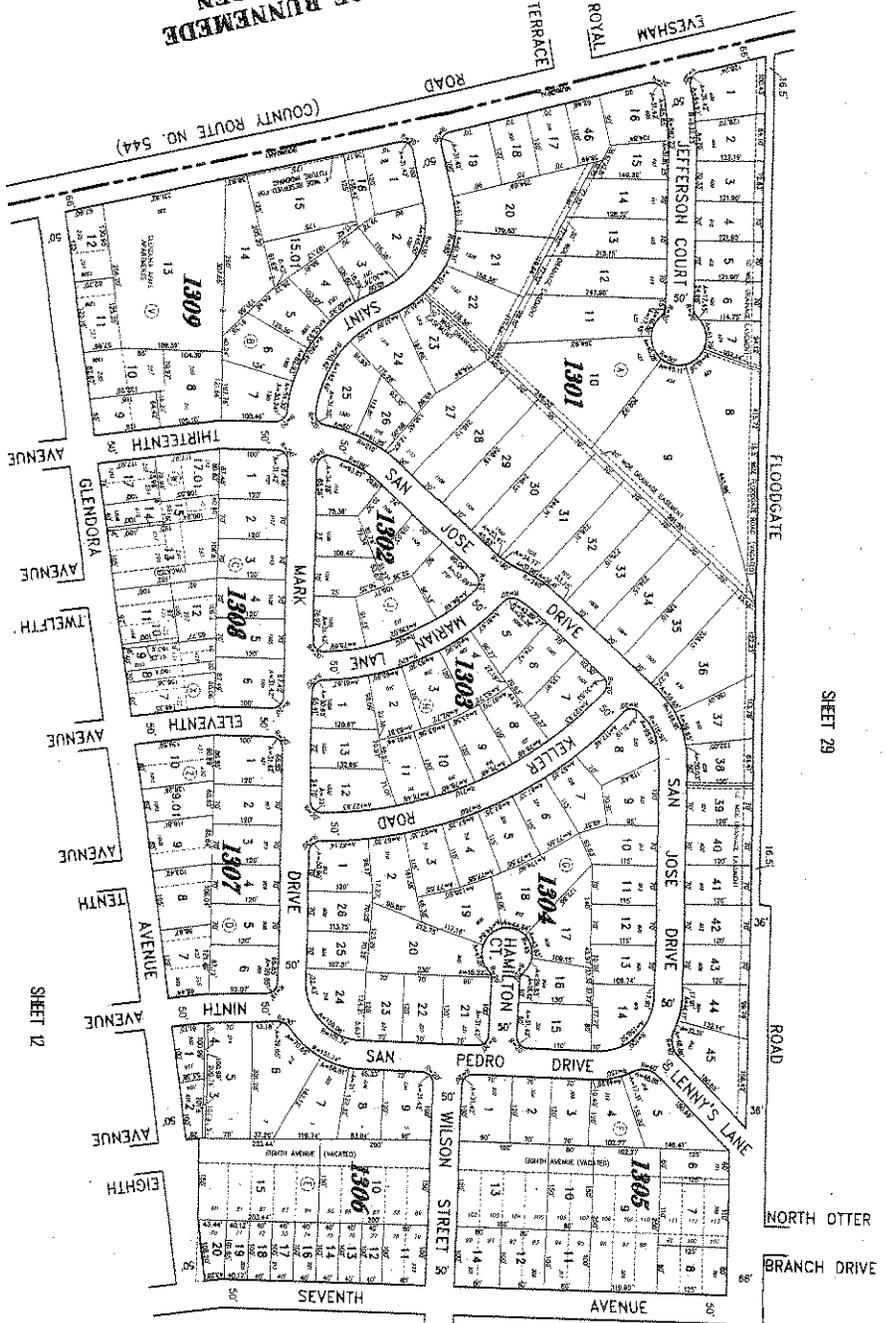
FERDINAND F. DIROSA

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11-06-2008	ISSUED



**BOROUGH OF HUNNEMED  
COUNTY OF CAMDEN**



**NOTE**

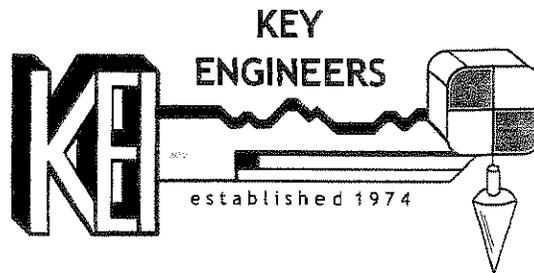
THIS SHEET HAS BEEN DRAWN FROM CAMDEN MAPS FROM THE TOWNSHIP OF GLOUCESTER AND CAMDEN COUNTY RECORDS.



**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
CAMDEN COUNTY  
NEW JERSEY  
DATE: 11-06-2008  
CRAIG F. REMINGTON, LAND SURVEYOR, L.C. NO. 25924  
REMINGTON & VENNEK ENGINEERS, INC.  
31 DE. HUNNEMED  
232 MAIN STREET, SUITE 100  
HUNNEMED, NJ 08103  
TEL: 856-971-1234  
FAX: 856-971-1235  
WWW.REMINGTON-ENGINEERS.COM

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Construction

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**ZONING AND USE VARIANCE NARRATIVE**

**Proposed Minor Subdivision and Use Variance**

Block 1305, Lots 6 and 7

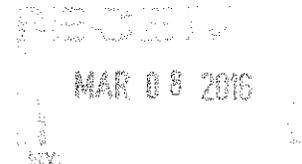
Township of Gloucester  
Camden County, New Jersey

Applicants/Owners: Robert and Leeann Yost, Jr.

Prepared by: Robert Scott Smith, P.L.S., P.P.  
N.J.P.P. License No. 4944

(KEI #1431DR0913)

February 26, 2016



This application to the Zoning Board of Adjustment proposes a Minor Subdivision (Redivision) of two (2) existing lots in the Township's R-4 Zoning District.

Block 1305, Lot 6 contains an existing two-story single-family home serving as the applicant's place of residence. The home was constructed in 1986 according to the applicant and Municipal tax records also indicate a 1986 construction date.

Block 1305, Lot 7 contains a detached, one-story wood frame constructed garage. Municipal records indicate the date of construction as 1960. A review of historic aerial photographs corroborates this date. According to the applicant, Robert W. Yost, Jr., the garage was owned by a person by the name of John McNamee at that time and was utilized as a workshop to fabricate metal gutters. The area of the adjoining Lot 6 was utilized as a storage area for building materials including lumber and shingles.

Around 1978 Robert W. Yost, Sr. purchased the garage structure and all of the land area of what is now Lot 6. At that time Lot 6 was vacant land. On March 16, 1978, the Gloucester Township Planning Board approved a Minor Subdivision recorded in Deed Book 3552, p. 350 resulting in Lot 7 (then Block 53, Lot 14.02) having 95.00 feet of frontage and Lot 6 (then Block 53, Lot 14.01) having frontage of 75.00 feet (see Deed Book 3552, p. 346). Exhibit A contains copies of the referenced deeds. On July 23, 1980, the Township of Gloucester approved an application put forth by Robert W. Yost, Sr. for a Use Variance, Bulk Variance and Minor Subdivision resulting in the present lot configuration. These Deeds are recorded in Deed Book 3758, p. 187 and Deed Book 3757, p. 349. Exhibit B contains copies of the referenced deeds.

The 1980 subdivision relocated the line between Lots 6 and 7 15.00 feet to the north. This provided 60.00 feet of frontage for Lot 6 and 110.00 feet of frontage for Lot 7. In 1986 Mr. Yost, Jr. constructed his home on Lot 6. The current application being submitted will return the properties to their pre-1980 configuration (Lot 7 will have 95.00 feet of frontage and Lot 6 will have 75.00 feet of frontage).

During the tenure of Mr. Yost, Sr.'s ownership, he operated a vending machine business from the garage structure known as Blackwood Vending. The garage was utilized for the repair and storage of vending machines. Approximately 10 years ago, Mr. Yost, Sr. closed Blackwood Vending and then utilized the garage for storage of personal belongings until passing away in 2013. It is important to note that the 1980 municipal approval included the Use Variance for the garage structure.

In 2014 Mr. Yost, Jr. purchased the property from the Estate of his late Father.

Since purchasing the garage on Lot 7, Mr. Yost, Jr. has utilized the structure for storage of his own personal belongings.

The application being presented proposes to relocate the common line between Lots 6 and 7 15.00 feet to the south to its exact pre-1980 location. This relocation will result in eliminating a current non-conforming side yard on Lot 6 of 6.2 feet by making it 21.2 feet. Other existing non-conforming side yards of 9.46 feet on Lot 7 and 9.7 feet on Lot 6 will not be affected by the redivision.

The need for a Use Variance is caused by the reduction in the land area of Lot 7. This reduction technically causes the garage use on Lot 7 to be considered more intense. Although permitted now by the 1980 variance, the reduction of the land area will effectively render the garage use to be viewed as an expansion of a non-conforming use.

From a practical standpoint, there will be no change in usage or intensity of usage on either Lot 6 or Lot 7. The relocation of the lot line to its pre-1980 location will result in a conforming side yard on the southerly side of Lot 6. This will in turn provide the current and future owners of Lot 6 practical, physical access to their rear yard area. The current 6.2 feet side yard is severely restrictive and does not allow a vehicle to pass alongside of the home.

From the perspective of land use, it is my professional opinion as a Licensed Professional Planner, that the Use Variance could be granted without substantial detriment to the public good. This is in conformance with the criteria found at N.J.S.A. 40:55D-70d. The non-residential use on Lot 7 has existed for 56 years without issue. The proposed subdivision is merely restoring the boundary configuration that existed prior to the 1980 Subdivision and Use Variance approval. This proposal facilitates a more practical configuration on Lot 6, eliminates a non-conforming side yard (6.2') while still providing a conforming side yard on the northerly side of Lot 7.

The Zoning Ordinance designates the area in question as "R-4 Single-Family Detached." In this Zone, the Ordinance permits houses of worship, public parks and recreation, municipal uses and single-family detached dwellings. Conditional uses permitted in the R-4 also include major home occupations. The prior commercial use that was permitted during Mr. Yost, Sr.'s tenure operated similarly to a major home occupation. The structure itself is residential in character and the structure and property are not large enough to accommodate any large scale non-residential uses. In my professional opinion, the prior permitted use allowed by the 1980 Use Variance and the conditions that would be created by the minor alterations in boundary configuration proposed by this subdivision will not substantially impair the intent and purpose of the zone plan and zoning ordinance. This point also complies with the conditions found at N.J.S.A. 40:55D-70d.

The negative criteria associated with the granting of the use variance for a technical expansion of the non-conforming use on Lot 7 would be the perpetuation of a non-residential use in a residential neighborhood and zone. The usual negative points of increased traffic and noise associated with a non-residential use are attenuated by the small scale of the building and property that is exhibited on Lot 7. This negative point is also tempered by the positive change in providing a compliant side yard for Lot 6, thus improving circulation along the southerly side of the home on Lot 6. The 6.2 feet side yard will be expanded to 21.2 feet after subdivision. The side yard on the north side of the building on Lot 7 remains compliant after subdivision.

Lastly, we are unaware of any formal complaints or other issues associated with the 56 year history of non-residential use of Lot 7. It is important to note that for the last 36 of those years, the non-residential use on Lot 7 has been officially recognized by the Township.

The relocation of the common line between Lot 6 and Lot 7, although technically viewed as an expansion of a non-conforming use because of the incidental reduction in lot area, will not create any negative impacts for the neighboring residents. Furthermore, as outlined herein, the Board has authority to grant this variance under the criteria of N.J.S.A. 40:55D-70d because there is no substantial detriment to the public good and the variance will not substantially impair the intent or purpose of the Zone Plan or Zoning Ordinance of the Township of Gloucester.

3/2/16

Date

RSS:ke

Projects\10\1431\Docs\Narrative



Robert Scott Smith, P.L.S., P.P.  
N.J.P.P. License No. 4944

# **EXHIBIT A**

## **Deeds Memorializing Approval of March 16, 1978 Minor Subdivision**

- **Deed Book 3552, Page 346**
- **Deed Book 3552, Page 350**

BOOK 3552 PAGE 346

# This Indenture, MADE THE

twenty-ninth day of March in the year  
of our Lord one thousand nine hundred and seventy-eight.

Between

ROBERT W. YOST AND CATHERINE, his Wife

7500 sq ft

of the first part, and

ROBERT W. YOST and CATHERINE, HIS WIFE  
317 Seventh Avenue  
Glendora, New Jersey

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of

the sum of ONE (\$1.00) DOLLAR-----

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part,

heirs and assigns, ALL THAT CERTAIN tract or parcel of land and premises situate in the Township of Gloucester, County of Camden and State of New Jersey more particularly described as follows:

Beginning at a point in the Westerly line of Floodgate Road (66 feet wide) said point being North 08 degrees 30 minutes 06 seconds East a distance of 175.00 feet from the intersection of the Northerly line of Seventh Avenue (50 feet wide) with the said Westerly line of Floodgate Road (66 feet wide); thence

(1) North 81 degrees 00 minutes 00 seconds West a distance of 125.00 feet to a point; thence

(2) North 08 degrees 30 minutes 06 seconds East a distance of 75.00 feet to a point; thence

(3) South 81 degrees 00 minutes 00 seconds East a distance of 125.00 feet to the aforementioned Westerly line of Floodgate Road; thence

(4) South 08 degrees 30 minutes 06 seconds West along said Westerly line of Floodgate Road a distance of 75.00 feet to the point and place of beginning.

CONSIDERATION \$1.00  
R.T. FEE \$1.00  
TOTAL \$2.00  
DATE 3/28/78 BY R.W.Y. & C.

Being part of Lot 14AB, Block 53, Plate 3 of the Official Tax Maps of the Township of Gloucester.

Containing: 9,375 square feet. - 1750 sq/ft

Approved by the Gloucester Township Planning Board on March 16, 1978

*Don Maza*

*Robert Buzza*

SECRETARY PLANNING BOARD

CHAIRMAN, PLANNING BOARD

Dated: 3/31/78

# This Indenture, *MADE THE*

twenty-ninth day of March in the year  
of our Lord one thousand nine hundred and seventy-eight.

## Between

ROBERT W. YOST and CATHERINE, his Wife

*of the first part, and*

ROBERT W. YOST and CATHERINE, his Wife  
317 Seventh Avenue  
Glendora, New Jersey

*of the second part:*

**Witnesseth**, That the said party of the first part, for and in consideration of

the sum of ONE (\$1.00) DOLLAR-----

lawful money of the United States of America

*well and truly paid by the said party of the second part to the said party of the first part, at and before the en- sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part,*

*heirs and assigns, ALL THAT CERTAIN tract of parcel of land and premises situate in the Township of Gloucester, County of Camden and State of New Jersey more particularly described as follows:*

Beginning at a point in the Westerly line of Floodgate Road (66 feet wide) said point being North 08 degrees 30 minutes 06 seconds East a distance of 80.00 feet from the intersection of the Northerly line of Seventh Avenue (50 feet wide) with the said Westerly line of Floodgate Road (66 feet wide); thence

(1) North 81 degrees 00 minutes 00 seconds West a distance of 125.00 feet to a point; thence

(2) North 08 degrees 30 minutes 06 seconds East a distance of 95.00 feet to a point; thence

(3) South 81 degrees 00 minutes 00 seconds East a distance of 125.00 feet to the aforementioned Westerly line of Floodgate Road; thence

(4) South 08 degrees 30 minutes 06 seconds West along said Westerly line of Floodgate Road a distance of 95.00 feet to the point and place of beginning.

CONSIDERATION \$1.00  
R.T. FEE 0.00  
S.T. FEE 0.00  
TOTAL PAID BY RBY 4/7/78

Being part of Lot 14AB, Block 53, Plate 3 of the Official Tax Maps  
of the Township of Gloucester.

Containing: 11,875 square feet. —

Approved by the Gloucester Township Planning Board on March 16, 1978

Don Magga 3/31/78  
SECRETARY DATE

Robert Bunn  
CHAIRMAN

11,875  
1,875  

---

13,750  
1

# **EXHIBIT B**

**Deeds Memorializing  
July 23, 1980 Minor Subdivision**

- **Deed Book 3757, Page 439**
- **Deed Book 3758, Page 187**

# This Indenture, MADE THE

Fourteenth day of August in the year of our Lord one thousand nine hundred and eighty.

Between

ROBERT W. YOST and CATHERINE, his Wife

of the first part, and

ROBERT W. YOST and CATHERINE, his Wife  
317 Seventh Avenue  
Glendora, New Jersey

of the second part:

**Witnesseth**, That the said party of the first part, for and in consideration of the sum of ONE (\$1.00) DOLLAR-----

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, heirs and assigns, ALL THAT CERTAIN tract or parcel of land and premises situate in the Township of Gloucester, County of Camden and State of New Jersey more particularly described as follows:

Beginning at a point in the Westerly line of Floodgate Road (66 feet wide) said point being North 08 degrees 30 minutes 06 seconds East a distance of 190.00 feet from the intersection of the Northerly line of Seventh Avenue (50 feet wide) with the said Westerly line of Floodgate Road (66 feet wide); thence

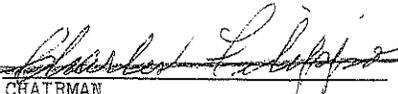
- (1) North 81 degrees 00 minutes 00 seconds West a distance of 125.00 feet to a point; thence
- (2) North 08 degrees 30 minutes 06 seconds East a distance of 60.00 feet to a point; thence
- (3) South 81 degrees 00 minutes 00 seconds East a distance of 125.00 feet to the aforementioned Westerly line of Floodgate Road; thence
- (4) South 08 degrees 30 minutes 06 seconds West along said Westerly line of Floodgate Road a distance of 60.00 feet to the point and place of beginning.

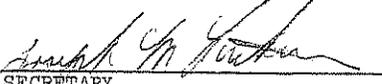
COUNTY OF CAMDEN  
CONSIDERATION  
R.I. FEE \$1.00  
S.A. FEE \$1.00  
TOTAL NINE DOLLARS BY S.C.

Being part of Lot 14AB, Block 53, Plate 3 of the official Tax Maps of the Township of Gloucester.

Containing: 7,500 square feet.

Approved C Variance, Use Variance and Minor Subdivision Classification by the Gloucester Township Zoning Board of Adjustment, July 23, 1980.

  
CHAIRMAN

  
SECRETARY

Lot 7.1 Block 1305

BOOK 3758 PAGE 187

# This Indenture, MADE THE

fourteenth day of August in the year of our Lord one thousand nine hundred and eighty.

Between

ROBERT W. YOST and CATHERINE, his Wife

of the first part, and

ROBERT W. YOST and CATHERINE, his wife  
317 Seventh Avenue  
Glendora, New Jersey

of the second part:

**Witnesseth**, That the said party of the first part, for and in consideration of

the sum of ONE (\$1.00) DOLLAR-----

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part,

heirs and assigns, ALL THAT CERTAIN tract or parcel of land and premises situate in the Township of Gloucester, County of Camden and State of New Jersey more particularly described as follows:

Beginning at a point in the Westerly line of Floodgate Road (66 feet wide) said point being North 08 degrees 30 minutes 06 seconds East a distance of 80.00 feet from the intersection of the Northerly line of Seventh Avenue (50 feet wide) with the said Westerly line of Floodgate Road (66 feet wide); thence

- (1) North 81 degrees 00 minutes 00 seconds West a distance of 125.00 feet to a point; thence
- (2) North 08 degrees 30 minutes 06 seconds East a distance of 110.00 feet to a point; thence
- (3) South 81 degrees 00 minutes 00 seconds East a distance of 125.00 feet to the aforementioned Westerly line of Floodgate Road; thence
- (4) South 08 degrees 30 minutes 06 seconds West along said Westerly line of Floodgate Road a distance of 110.00 feet to the point and to the point of beginning.

R.I. FEE  
 TOTAL \$1.00  
 BY [Signature]  
 DATE 7-17-80

Being part of Lot 14AB, Block 53, Plate 3 of the Official Tax Maps  
of the Township of Gloucester.

Containing: 13,750 square feet.

Approved C Variance, Use Variance and Minor Subdivison Classification  
by the Gloucester Township Zoning Board of Adjustment , July 23, 1980

  
CHAIRMAN

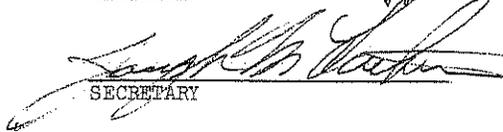
  
SECRETARY



PLATE 6 BLOCK 73

LOT 3  
N/F TOWNSHIP OF GLOUCESTER

SEVENTH (50' WIDE) AVENUE

PLATE 5

LOT 3  
N/F J. MC  
4MEE

CONCRETE CURB

4' CONCRETE WALK

80.00'

30° 29' 54"

PLATE 3

LOT 14.03

90° 29' 54"

125.00'

AREA 10,000 sq

AREA

89° 50' 06"

80.00'

89° 50' 06"

FLOODGATE

(see

BLOCK 99 BB

LOT 11  
N/F R. RUIH

LOT 1  
N/F C. TUCKER

NO OTTER  
BRANCH  
DRIVE  
(50' WIDE)

I HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE LANDS SHOWN HEREON AND APPROVE THE PLOTTING OF SAME AND CONSENT TO THE FILING OF THIS SUBDIVISION.

DATE

ADDRESS

DATE

ADDRESS

NOTES:

1. PLATE, BLOCK AND LOT NUMBERS SHOWN REFER TO THE OFFICIAL GLOUCESTER TOWNSHIP TAX MAP AND OWNERSHIP RECORDINGS.
2. EXISTING ZONING IS 'R' RESIDENTIAL.
3. PROPERTY LINE INFORMATION SHOWN TAKEN FROM TAX MAP AND DEED INFORMATION.

I HEREBY CERTIFY THAT WE ARE THE PRINCIPLES IN

Department of Public Works



Louis Cappelli, Jr.  
Freeholder Director  
Susan Shiu Angulo  
Freeholder  
Sam Martello  
Director

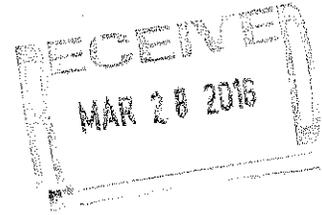
Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD  
CHARLES J. DEPALMA COMPLEX  
2911 EGG HARBOR ROAD  
LINDENWOLD, NJ 08021

Board Members  
Freeholder Carmen G. Rodriguez - Alternate  
George W. Jones Chairman  
Daniel P. Cosner - Vice Chairman  
Joseph Pillo  
Farhat Biviji  
Thomas Schina  
  
Kevin Becica - County Engineer

March 18, 2016

Robert Scott Smith, PLS, PP  
80 S. White Horse Pike  
Berlin, NJ 08009



RE: **711 & 705 Floodgate Road**  
Plan Type: Minor Subdivision  
Block(s): 1305  
Lot(s): 6 & 7

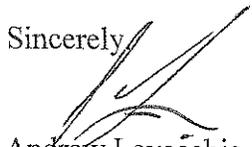
Dear Applicant/Agent:

Due to the nature of this specific application, a staff review concluded that the proposed activity will have no effect on any County facility and therefore will not need a Camden County Planning Board vote.

All fees regarding this matter have been paid in full. This letter may be considered a waiver of further review.

Thank you for the opportunity to be of service regarding this matter.

Sincerely,

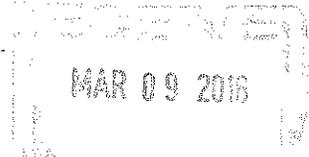
  
Andrew Levecchia, PP/AICP  
Planning Director

Al/cs

*The Camden County Planning Board and/or Camden County Engineering Department retains the right to re-evaluate this determination if the approved plan submitted to such Department was modified or revised in any such way that would impact the project referenced above. If any revisions are made to said project after approval granted, said applicant must resubmit to Board for approval.*

M-15-4-16

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: March 9, 2016

APPLICATION No. #162013DM

PROJECT No. #10223

APPLICANT: Robert Yost

BLOCK(S): 1305 Lot(S): 6 & 7

LOCATION: 711 & 705 Floodgate Rd., Glendora, NJ 08029

**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"/> GT EMS                    |

**STATUS OF APPLICATION:**

- New Application – Use “D” Variance & Minor Subdivision
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review. **Please Forward Report by March 21, 2016**
- For Your Files.

**ENCLOSED:**

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. 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     Use (D) Variance     Minor Subdivision

ISSUES

- ① Moving lot line - no new lot # needed.
- ② What is purpose of this S/O?
- ③ Is gar on lot 7 used for commercial purposes, or will it be? Gar is VERY LARGE (2100SF) to be on a separate lot. Old comm. use now VACATED
- ④ Purpose + official use of lot 7 garage needs to be defined why it is separate if auxiliary use to house on lot 6. Is it rented to separate party?

Signature

3/9/16

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 9, 2016

APPLICATION No. #162013DM

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APPLICANT: Robert Yost

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LOCATION: 711 & 705 Floodgate Rd., Glendora, NJ 08029

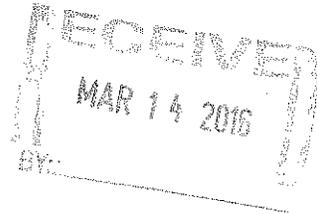
**TRANSMITTAL TO:**

- |   |   |   |
|---|---|---|
| <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 1 2 3 4 5 6 |
| <input type="checkbox"/> Taxes                        | <input type="checkbox"/> Construction         | <input type="checkbox"/> GT EMS                               |

**STATUS OF APPLICATION:**

New Application – Use “D” Variance & Minor Subdivision

Revision to Prior Application



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- Recycling Report

**Reviewed**  
 **Approved**     **Not Approved**  
**Gloucester Twp. Fire Dist. 1**  
**Fire Official:** [Signature]  
**Date:** 3/14/16

- Variance Plan     Use (D) Variance     Minor Subdivision

\_\_\_\_\_  
Signature

Commissioners  
Richard P. Calabrese  
Chairman  
Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara  
Joseph Pillo  
Glen Bianchini  
Dorothy Bradley  
Ken Garbowski



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

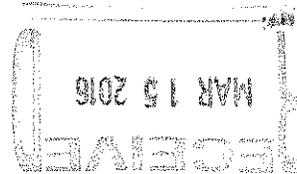
Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

March 14, 2016

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



Re: Application #162013DM  
Robert Yost  
711 & 705 Floodgate Road, Glendora, NJ 08029  
Block 1305, Lots 6 & 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".

Raymond J. Carr  
Executive Director

RJC:mh



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

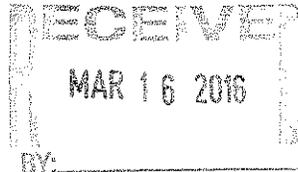
**GLOUCESTER TOWNSHIP**  
JOIN THE EXCITEMENT

DAVID R. MAYER  
Mayor

THOMAS C. CARDIS  
Business Administrator

DAVID F. CARLAMERE, ESQ.  
Solicitor

ROSEMARY DIJOSIE  
Township Clerk



March 10, 2016

To Whom It May Concern:

Our records indicate that the below referenced properties are current on taxes as of today.

Name: **Robert & Leann Yost Jr.**  
Address: 705 & 711 Floodgate Rd, Glendora, NJ  
Block 1305, Lots: 6 & 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

FRANCIS W. PAGUREK  
EMS CHIEF/DIRECTOR  
856-481-4829  
856-481-4930 FAX

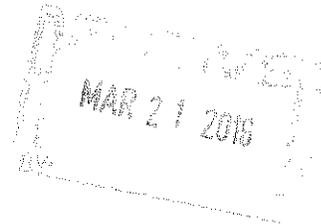


109 N. BLACK HORSE PIKE  
SUITE 5-D  
PO BOX 1658  
BLACKWOOD, NJ 08012

Township of Gloucester  
Community Development  
PO Box 8  
Blackwood, NJ 08012

March 14, 2016

*YAST*  
RE: Application # 162013DM



To the Zoning Board:

We have reviewed the application submittals for the proposed 711 & 705 Floodgate Road, Glendora, NJ 08029. We have no concerns, comments or issues related to EMS Operations on this submittal.

If you have any questions or concerns please feel free to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "Francis W. Pagurek". The signature is fluid and cursive.

Francis W, Pagurek  
Chief Director of EMS Operations

Dim# 67  
B

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 9, 2016

APPLICATION No. #162013DM

PROJECT No. #10223

APPLICANT: Robert Yost

BLOCK(S): 1305 Lot(S): 6 & 7

LOCATION: 711 & 705 Floodgate Rd., Glendora, NJ 08029

### 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"/> | <b>Construction</b>  | <input type="checkbox"/> | GT EMS                    |

### STATUS OF APPLICATION:

- New Application – Use “D” Variance & Minor Subdivision
- Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

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- For Your Files.

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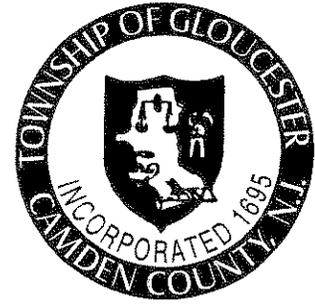
MAR 22 2016

- Variance Plan
- Use (D) Variance
- Minor Subdivision

OK 3-22-16 JTK JDS

Signature

# Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: APPLICATION #162016CDSPW Escrow #10332  
Harry Lamplugh  
BLOCK 5505, LOT 2.01

DATE: May 24, 2016

The Applicant requests use variance approval and site plan waiver for expansion of a nonconforming use to construct a 20' x 40' x 12' pole barn for "storage and weather protection for extra equipment/supplies" within the CR – Commercial Residential District. The project is located on the southwest side of Hilltop Avenue northeast of the Black Horse Pike.

## I. ZONING REVIEW

ZONE: An auto service facility is not a listed permitted use in the CR – Commercial Residential District [§414.B].

### Section 414.F, CR –Commercial Residential District

Description	Other Use	Proposed	Complies
Lot size (min.)	1 acre	0.20 acres	enc
Lot frontage (min.)	100 ft.	71.36 ft.	enc
Lot depth (min.)	300 ft.	122.19 ft.	enc
<b>Building coverage (max.)</b>	<b>15%</b>	<b>34.4%<sup>1</sup></b>	<b>no*</b>
<b>Lot Coverage (max.)</b>	<b>50%</b>	<b>62.9%<sup>1</sup></b>	<b>no*</b>
Buffer (min.) <sup>2</sup>	25 ft.	25 ft <sup>1</sup>	enc
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (min.) – existing building	20 ft.	9.95 ft.	enc
Side yard (min.)	10 ft.	14.3 ft. / ±34 ft. <sup>1</sup>	yes / yes
<b>Rear yard (min.)</b>	<b>25 ft.</b>	<b>12.98 ft.</b>	<b>no*</b>
Building Height (max.)	35 ft.	12 ft.	yes
<b>Floor Area Ratio (max.)</b>	<b>0.25</b>	<b>0.344</b>	<b>no*</b>
Parking spaces 5 spaces/service bay	15 spaces	n/p	---

<sup>1</sup> = Scaled data. enc = Existing non-conformance. n/p = Not provided.  
\* Variance required.

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

Parking Area Setback			
From any Right-of-Way (Driveway)	25 ft.	n/p	---
From side property line (min.) - Driveway	15 ft.	n/p	---
From side property line (min.) - Driveway	15 ft.	n/p	---
From rear property line (min.) - Driveway	15 ft.	n/p	---

## II. VARIANCE COMMENTS

The Application as submitted requires the following variances from the CR - Commercial Residential District:

### **§414.B, Expansion of a nonconforming use ("D2" – use variance)**

1. Expansion of an auto service facility, which is not a listed permitted use in the CR –Commercial Residential District [§414.B].

### **§414.E, Floor Area Ratio Limitation**

2. Floor Area Ratio: (0.344 provided v. 0.25 maximum allowed).

### **§414.F, Area, Yard, Height and Building Coverage**

3. Building Coverage: (34.4% provided v. 15% maximum allowed).
4. Lot Coverage: (62.9% provided v. 50% maximum allowed).
5. Rear Yard: (12.98 ft. provided v. 25' minimum required).
6. Parking: (15 spaces required).
  - a. A variance may be required for parking depending on the number of garage bays and proposed parking spaces.

### 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:

7. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
8. 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 ("D2" use variance)

9. The Board has the power to grant an expansion of a nonconforming use (basis N.J.S.A. 40:55-70d(2)).
  - a. The Applicant should provide testimony addressing one or more of purposes of zoning that are advanced by the instant application for an expansion of a nonconforming use [basis *Burbridge v. Mine Hill Township*, 117 N.J. 376, 568 A.2d 527 (1990)].

### 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).

Balancing Test (*basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)*).

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

### **III. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS**

The Applicant must address the positive criteria including special reasons, standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

#### 1. Master Plan

- a. Consistency of the proposed 20' x 40' x 12' pole barn for "storage and weather protection for extra equipment/supplies" with the criteria of the following Mixed Business/Residential (B-1) land use classification of the master plan.

"The Mixed Business/Residential/Professional Office land use category is intended for intermixed areas of residences and businesses at residential scales. This is proposed for a number of the older, mainly commercial, sections of the Township along the Black Horse Pike (Rt. 168). Because of the general lack of parking, this land use category is not proposed for auto-oriented commercial uses with high parking demand, nor uses that required frequent delivery or delivery by tractor trailer. The prototypical uses would be for furniture or carpet stores or other retail stores with a low customer turnover, business establishments that offer products or services off-premises to customers, and similar low traffic volume uses. A floor area ratio for business uses of between .15 and .25 is proposed primarily because many buildings in this category occupy large proportions of their lot."

#### 2. Zoning

- a. Consistency of the proposed 20' x 40' x 12' pole barn for "storage and weather protection for extra equipment/supplies" with the CR – Commercial Residential District and character of the built environment.

#### 3. Use Variance

- a. The Applicant shall provide testimony addressing the 20' x 40' x 12' pole barn for "storage and weather protection for extra

equipment/supplies" use including but not necessarily limited to the following:

- i. A description of proposed business operations such as number of employees, hours of operation, etc.
- ii. The number and location of any outdoor vehicle spaces.
- iii. Type of auto and body repair services conducted on the premises, if applicable.
- iv. Location and measures for trash disposal and recycling including waste oil, anti-freeze, tires, batteries, etc.

4. Site Plan Waiver:

The Applicant requests a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

- a. "The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."

**IV. LAND DEVELOPMENT ORDINANCE COMMENTS**

The Applicant is advised of the following additional requirements of the Land Development Ordinance:

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

**V. RECOMMENDATIONS**

1. The Applicant must address the above underlined comments.
2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

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: Harry Lamplugh  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

# 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

REVISED  
5/3/2016

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No. # 162016C DSPW Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: 160<sup>00</sup> Project # 10332

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

Escr. 158<sup>00</sup> Escr. # 10332

## LAND DEVELOPMENT APPLICATION

<p><b>1. Applicant</b></p> <p>Name: <u>HARRY LAMPUGH</u>          Address: <u>617 S. BLACKHORSE</u>  <u>PKWY</u>          City: <u>BLACKWOOD</u>          State, Zip: <u>NJ 08012</u>          Phone: <u>856 473</u> Fax: ( ) -          Email: <u>5536 HARRYTREADS@GMAIL.COM</u></p>	<p><b>2. Owner(s) (List all Owners)</b></p> <p>Name(s): _____          Address: <u>SAME</u>          City: _____          State, Zip: _____          Phone: ( ) - Fax: ( ) -</p>
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### 3. Type of Application. Check as many as apply:

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

RECEIVED  
MAY 03 2016  
REVISED

RECEIVED  
APR 14 2016

<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

### 4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	<u>CR</u>	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	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

**6. Name of Persons Preparing Plans and Reports:**

Name: SHIRK  
Address: 807 READING RD.  
Profession: POLE BUILDING  
City: EAST EAR  
State, Zip: PA. 17519  
Phone: 877-645-6886 Fax: ( ) -  
Email: \_\_\_\_\_

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

**7. Location of Property:**

Street Address: 20 HILLTOP AVE Block(s): 5505  
Tract Area: \_\_\_\_\_ Lot(s): 2.01

**8. Land Use:**

Existing Land Use: EMPTY LOT POLE BARN 20 x 40 x 12  
Proposed Land Use (Describe Application): FOR STORAGE AND WEATHER PROTECTION FOR EXTRA EQUIPMENT/SUPPLIES ALSO TO TRY AND CLEAN UP AREA RATHER THAN EQUIPMENT AND SCRAP LYING AROUND THE YARD 1' setback

**9. Property:**

Number of Existing Lots: \_\_\_\_\_  
Number of Proposed Lots: \_\_\_\_\_  
Proposed Form of Ownership:  
 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.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	

**Garage Application**

Garage Area	<u>800</u>
Garage height	<u>12</u>
Number of garages	<u>1</u>
(Include attached garage if applicable)	
Number of stories	<u>1</u>

**Shed Requirements**

Shed area	_____
Shed height	_____
Setback from R.O.W.1	<u>1</u>
Setback from R.O.W.2	<u>1</u>
Setback from property line 1	<u>12</u>
Setback from property line 2	<u>13</u>

**14. Parking and Loading Requirements:**

Number of parking spaces required: <u>2</u>	Number of parking spaces provided: <u>2</u>
Number of loading spaces required: <u>0</u>	Number of loading spaces provided: <u>0</u>

**15. Relief Requested:**

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

**NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.**

**16. Signature of Applicant**

Harry J. Jephth  
Signature of Applicant

4.13.16  
Date

\_\_\_\_\_  
Signature of Co-applicant

\_\_\_\_\_  
Date

**17. Consent of Owner(s):**

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

Harry Lamplugh  
Signature

HARRY LAMPLUGH  
Print Name

\_\_\_\_\_  
Date

Sworn and Subscribed to before me this

30 day of March

2016 (Year).

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel 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 it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

IF YES:

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

No  Yes

Harry Lamplugh  
Signature of Applicant  
HARRY LAMPLUGH  
Print Name

4-13-16  
Date

**19. Survey waiver certification:**

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

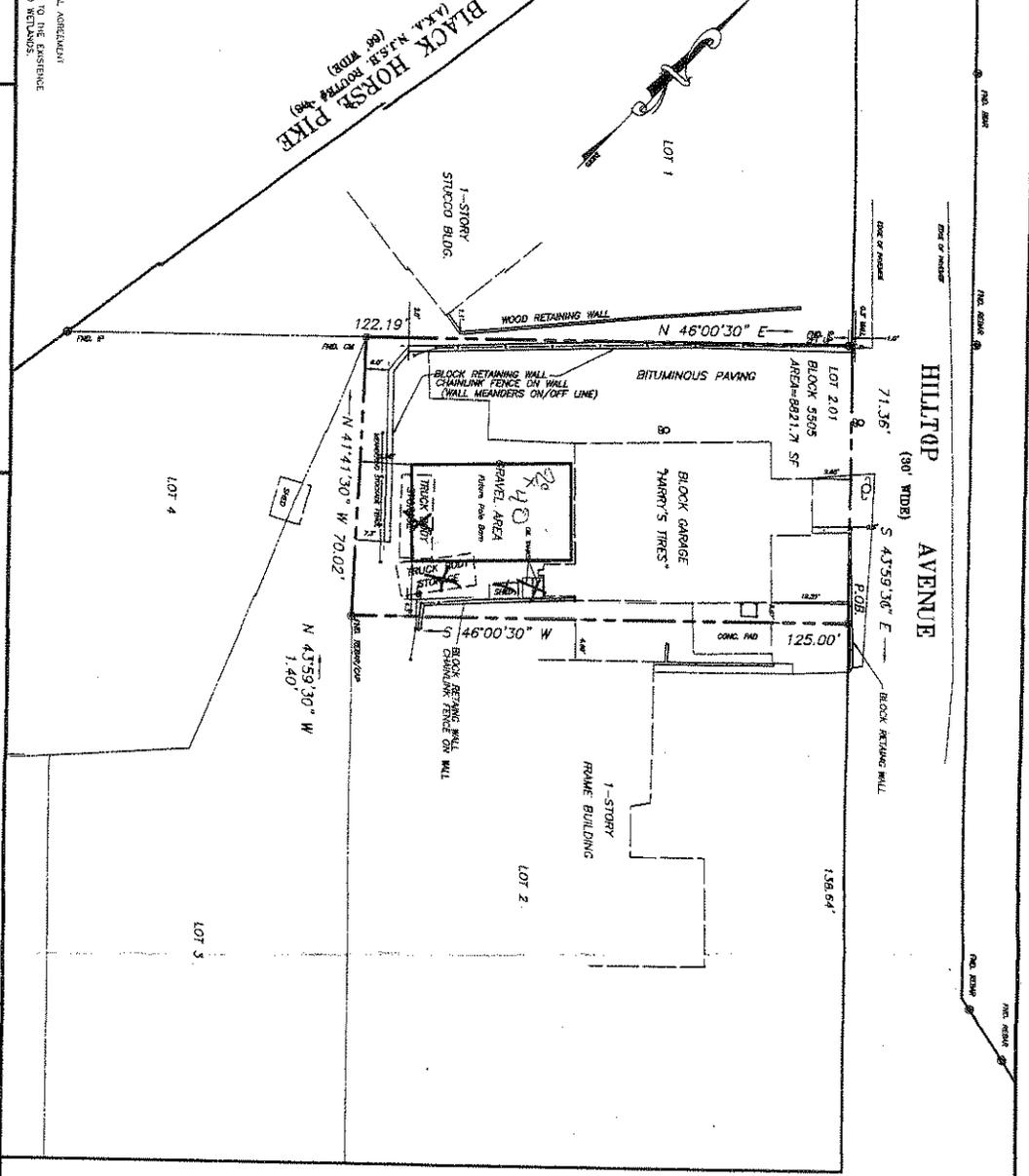
State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this 30 day of March  
20 16 before the following authority.

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

Harry Lamplugh  
Name of property owner or applicant

Marilyn Brabazon  
Notary Public



**WALNUT AVENUE**  
(30' WIDE)

- NOTES:
- 1) LOT AND BLOCK NUMBERS SHOWN REFER TO THE GLOUCESTER TOWNSHIP TAX MAPS
  - 2) BLOCK WALLS MEANDER
  - 3) SURVEY WAS BASED UPON DEED BOOK 7685 PAGE 1004
  - 4) SUBJECT TO ANY AND ALL EASEMENTS OF RECORD
  - 5) ONLY COPIES OF THE ORIGINAL OF THIS PLAN AND EMBOSSED WITH THE SURVEYORS SEAL SHALL BE CONSIDERED AS VALID COPIES
  - 6) DO NOT SCALE THIS PLAN
  - 7) BEARINGS SHOWN ARE BASED UPON DEED MENTIONED ABOVE
  - 8) AREA = 8821.71 S.F. OR 0.203 ACRES +/-
  - 9) FENCE TIES ARE TO CENTER OF POST.

APR 14 2016

TO: WEST UNANIMOUS  
 THE UNDERSIGNED HAS HEREBY CERTIFIED THAT THIS SURVEY WAS THE BEST MADE ON THE ORIGINAL OF THE SURVEY RECORDS IN THE OFFICE OF THE SURVEYOR AND THAT THERE ARE NO UNRECORDED ENCUMBRANCES, DEED USE CONDITIONS, EASEMENTS, EXCEPT AS SHOWN HEREON, VISIBLE ENCUMBRANCES OR

APPROVED BY THE PARTY OR TO THE EXPERIENCE AND SIGNATURE OF THE SURVEYOR  
 MICHAEL LAMPUUGH, Sr.  
 PROFESSIONAL LAND SURVEYOR NJ 6503829200

**DELAWARE VALLEY DATA COLLECTION, LLC**  
 1917 BROAD LAKE ROAD  
 WILLIAMSTOWN, NJ 08094  
 TEL 856-262-1117  
 MLAMPUUGH@VERIZON.NET

**SURVEY OF PROPERTY "HARRY'S TREES"**  
 20 HILLTOP AVENUE  
 BLOCK 5505, LOT 2.01  
 GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

Project No.	18-022-01
Scale	1" = 30'
Date	3/21/16
Checked By	ML
Sheet No.	1 of 1

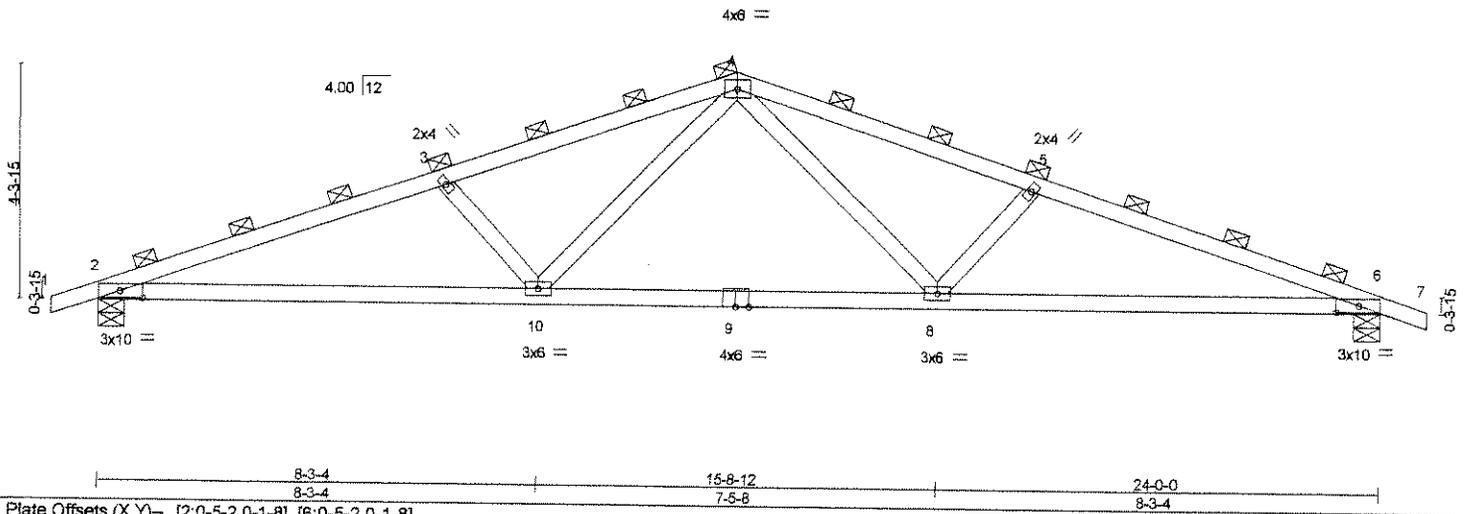




Superior Trusses, Ephrata, PA 17522



Scale = 1:42.3



LOADING (psf)		SPACING-		CSI.		DEFL.		PLATES		GRIP	
TCLL	30.0	Plates Increase	4-0-0	TC	0.95	in (loc)	l/defl	L/d	MT20	197/144	
(Roof Snow=30.0)		Lumber Increase	1.15	BC	0.97	Vert(LL)	-0.32 8-10	>888	240		
TCDL	5.0	Rep Stress Incr	NO	WB	0.33	Vert(TL)	-0.55 6-8	>512	160		
BCLL	0.0	Code IBC2009/TPI2007		(Matrix)		Horz(TL)	0.17 6	n/a	n/a		
BCDL	5.0					Wind(LL)	0.18 8-10	>999	360		
									Weight: 77 lb	FT = 0%	

**LUMBER-**

TOP CHORD 2x4 SPF 2100F 1.8E  
 BOT CHORD 2x4 SPF 1650F 1.3E  
 WEBS 2x4 SPF No.2

**BRACING-**

TOP CHORD 2-0-0 oc purlins (2-3-2 max.)  
 (Switched from sheeted: Spacing > 2-8-0).  
 BOT CHORD Rigid ceiling directly applied or 6-4-14 oc bracing.

**REACTIONS.** (lb/size) 2=2038/0-6-0, 6=2038/0-6-0  
 Max Horz 2=132(LC 8)  
 Max Uplift 2=645(LC 9), 6=645(LC 9)

**FORCES.** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
 TOP CHORD 2-3=-4464/1279, 3-4=-3855/1148, 4-5=-3855/1148, 5-6=-4464/1279  
 BOT CHORD 2-10=-1096/4093, 8-10=-625/2753, 6-8=-1096/4093  
 WEBS 3-10=-1062/411, 4-10=-298/1330, 4-8=-298/1330, 5-8=-1062/411

**NOTES-**

- 1) Wind: ASCE 7-05; 100mph; TCDL=3.0psf, BCDL=3.0psf; h=15ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; enclosed; MWFRS (all heights); cantilever left and right exposed; and vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
- 2) TCLL: ASCE 7-05; Pf=30.0 psf (flat roof snow); Category II; Exp C; Fully Exp.; Ct=1.2
- 3) Unbalanced snow loads have been considered for this design.
- 4) This truss has been designed for greater of min roof live load of 20.0 psf or 1.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
- 5) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- 6) Plates checked for a plus or minus 2 degree rotation about its center.
- 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (jt=lb) 2=645, 6=645.
- 9) "Semi-rigid pitchbreaks including heels" Member end fixity model was used in the analysis and design of this truss.
- 10) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.



February 12, 2016

**WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MI TEK REFERENCE PAGE MII-7473 rev. 10/03/2015 BEFORE USE.**  
 Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information available from Truss Plate Institute, 218 N. Lee Street, Suite 312, Alexandria, VA 22314.



# BUILDING DESIGN NOTES AND DETAILS

## GRADING & EXCAVATION

FINISHED GRADE SHALL BE BELOW FLOOR LEVEL WITH ADEQUATE FALL TO CARRY SURFACE WATER AWAY FROM BUILDING. FOOTINGS SHALL BE CIRCULAR (UNLESS NOTED OTHERWISE) AUGERED TO THE DEPTH AND DIAMETER SPECIFIED, WITH ALL LOOSE FILL REMOVED BEFORE CONCRETE FOOTING MATERIAL IS PLACED.

STANDARD DEPTH FOR FOOTING EXCAVATION IS 4" FROM FINISH FLOOR HEIGHT FOOTINGS SHALL BE A MINIMUM OF 36" DEPTH FOR FROST PROTECTION OR: LOCAL BUILDING CODE DEPTH REQUIREMENTS FOR FROST PROTECTION WILL BE FOLLOWED. DRY MIX CONCRETE HYDRATED IN-SITU WILL BE USED UNLESS OTHERWISE SPECIFIED.

FRAMING  
LUMBER FOR SIDEWALL GIRTS AND PERLINS SHALL BE #2 SPRUCE OR COMPARABLE LUMBER FOR SKIRTBORD, POSTS AND BEAMS SHALL BE #2 OR BETTER SOUTHERN YELLOW PINE. TIMBERVALUES FOR 3 PLY 2X6 GUL-LAM: FB=2150, FC=2050. LUMBER FOR TRUSS CARRIERS SHALL BE #1 OR BETTER SOUTHERN YELLOW PINE. ALL GROUND CONTACT LUMBER SHALL BE TREATED TO AWPA U1-09 (COMMODITY SPECIFICATION A, USE CATEGORY 4B AND SECTION 5.2) AND ASA(ASA/BE)P559. 60 CCA MINIMUM AND SHALL BEAR AN ACCREDITED LABEL USING #1 OR BETTER SYP.

ROOF TRUSSES  
ROOF TRUSSES SHALL BE PRE-ENGINEERED. GROUND SNOW LOAD, DRIFT LOAD, COLLATERAL LOAD, AND WIND LOAD ARE TO BE IN ACCORDANCE WITH BUILDING CODE. TRUSS ERECTION AND BRACING SHALL BE PROVIDED ACCORDING TO MANUFACTURERS SPECIFICATIONS. BOTTOM CHORD OF TRUSS SHALL HAVE PERMANENT LATERAL BRACING OF 120" OC. OR AS REQUIRED PER ROOF TRUSS DESIGN. THE DESIGN PROFESSIONAL OF RECORD HAS REVIEWED THE PRE-ENGINEERED ROOF TRUSS DRAWINGS AS PER R502.11.1 & IBC 107.3.4.1 AND THEY COMPLY WITH THE STRUCTURAL DESIGN REQUIREMENTS.

ROOF TRUSS UPLIFT AND LATERAL CONNECTIONS  
PRIMARY ROOF TRUSSES SHALL BE CONNECTED TO THE SIDE OF THE STRUCTURAL POSTS AND INTERMEDIATE ROOF TRUSSES SHALL BE CONNECTED TO THE STRUCTURAL HEADER WITH UPLIFT BLOCKS WITH A SUFFICIENT NUMBER OF FACE NAILS TO OFFSET THE WIND UPLIFT FACTOR AND LATERAL LOADS NOTED ON THE ROOF TRUSS DRAWING IN ACCORDANCE WITH IBC SECTION 2304.9.1, 2308.10.1, AND 2308.10.6

EASTENERS AND FRAMING CONNECTIONS  
FASTENERS AND FRAMING CONNECTIONS STRUCTURE COMPLETES WITH ASA(ASA/BE) EP484 DIAPHRAM DESIGN& ACTIONS FOR METALCLAD BUILDINGS. 2009 IBC 2308.9.3 WIND BRACING REQUIREMENTS. IBC 2009 CONSTRAINED/ UNCONSTRAINED POST REQUIREMENTS& POST TO FOOTING CONNECTION. ALL FRAMING CONNECTIONS SHALL BE OF A SIZE AND DESIGN TO MEET DESIGN LOADS SPECIFIED. NAILS USED IN 60 ACO/CCA TREATED WOOD SHALL BE 12D HOT DIPPED GALVANIZED. ASTM A 153 PLATED 1/2 MIL SCREWS, AND A 65 CLASS G 185 HARDWARE. THE MINIMUM AMOUNT OF 12D NAILS IN 2X4 ROOF PERLINS IS 2. THE MINIMUM AMOUNT OF 12D NAILS IN 2X4 WALL GIRTS IS 3. THE MINIMUM # OF 12D NAILS IN 1 1/2" STRUCTURAL

TIMBER IS 1 PER 1" BOARD WIDTH. TRUSS CARRIER CONNECTION TO POST: 8" x 4" GRK RSS STRUCTURAL SCREWS, SCREW VALUES: SHEAR STRENGTH=1328 LB, TENSILE STRENGTH=139,000 PSI, PULLOUT=2644 LBS, HEAD PULL THROUGH=825 LBS, MIN. BENDING ANGLE=35°  
METAL SIDING AND ROOFING METAL SIDING AND ROOFING SHALL BE INSTALLED WITH #9 WOODGRIP, 1/2" HEX HEAD, METAL AND RUBBER WASHERED GALVANIZED COLOR MATCHING SCREWS. FASTENERS SHALL COMPLY WITH THE ROOFING & SIDING MFG'S REQUIREMENTS. METAL SIDING AND ROOFING SHALL BE WARRANTED #1 GRADE 80,000 PSI MIN. TENSILE STRENGTH CORRUGATED 29 GAUGE PAINTED AEM STEEL PANELS GALVANIZED TO A MINIMUM OF G-100. METAL SIDING AND ROOFING SHALL BE TRIMMED WITH CORRECT FLASHINGS AT EXPOSED EDGES, ROOF ENDS, CORNERS, DOORS, WINDOWS AND RIDGES. EXCEPT: BOTTOM EDGE OF STANDARD ROOFING MATERIALS.

## A4.8

CONCRETE FLOOR (OPTIONAL)  
FIBER REINFORCED 4000 PSI CONCRETE SLAB ON GRADE OVER COMPACTED BASE. SLAB WILL BE POURED AGAINST SKIRTBORD WITH NO TURN DOWN.  
STRUCTURAL DESIGN PARAMETERS

BUILDING USE= STORAGE  
USE GROUP=U  
EXPOSURE CATEGORY=C  
HEIGHT & AREA LIMITATIONS=5B UNPROTECTED  
OCCUPANCY LOAD=AS PER DESIGN  
TOTAL NUMBER OF FLOORS= 1  
TOTAL FLOOR AREA (SQ FT)=960

BUILDING VOLUME (CU FT)=13,760  
STRUCTURE IS DESIGNED FOR A MAXIMUM WIND LOAD OF 100 MPH (3 SECOND GUST), AND 80 MPH (10 SECOND GUST) UNLESS NOTED OTHERWISE.  
SOIL BEARING CALCULATIONS ARE BASED ON SOIL BASE CONDITION 3000 PSF @48" BELOW GRADE UNLESS NOTED OTHERWISE.  
30 PSF(LIVE) MIN.SNOW, 5 PSF TOP CHORD & 5 PSF BOTTOM CHORD LOADS.

## A4.10

APPLICABLE BUILDING CODES  
THESE PLANS ARE DESIGNED IN ACCORDANCE WITH THE FOLLOWING BUILDING CODES:  
2009 IBC CODE NJ EDITION (N.J.A.C. 5:23-3.14)

## A4.11

DESIGN CRITERIA:  
DESIGN REFERENCES=NFPA GUIDELINES FOR POST & FRAME CONSTRUCTION& NDS 2005 AMERICAN FOREST & PAPER ASSOCIATION (MFC& NDS 2005 FOR WOOD CONSTRUCTION) SOUTHERN PINE COUNCIL (JOISTS & RAFTERS/ HEADERS & BEAMS) THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC 117-93 AND 2/98 ADDENDUM) SOUTHERN BUILDING CODE CONGRESS (SSTB10) MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE-7-05) GEORGIA PACIFIC ENGINEERED LUMBER (EDITION VII)

## A4.12

WARRANTY NOTES  
ANY DESIGN MODIFICATION OR ANY STRUCTURAL MODIFICATION BEFORE, DURING, OR AFTER CONSTRUCTION TO BUILDING BY ANY PERSON(S) OR COMPANY OTHER THAN WORK PERFORMED OR APPROVED BY SHIRK POLE BUILDINGS LLC WILL VOID ANY AND ALL WARRANTIES PROVIDED BY MANUFACTURERS AND/OR SHIRK POLE BUILDINGS LLC. SUCH DESIGN MODIFICATIONS AND/OR STRUCTURAL MODIFICATIONS INCLUDE: DRILLING, REMOVING, CUTTING, SAWING, SPUNTERING OR DAMAGING ANY STRUCTURAL MEMBERS INCLUDING FOOTINGS, POSTS, GIRTS, BEAMS, TRUSSES, PERLINS, PANELS, WINDOWS, DOORS, NAILS, SCREWS, AND BOLTS. SUCH DESIGN MODIFICATIONS AND/OR STRUCTURAL MODIFICATIONS, ALSO INCLUDE: ADDING ADDITIONS, SNOW DRIFT LOAD FROM ADDITIONS, LEAN-TOS, ATTIC STORAGE, CHAIN HOISTS, OPENINGS, SKYLIGHTS, ROOF VENTS, AND LOUVERS. SHIRK POLE BUILDINGS LLC WILL NOT BE LIABLE FOR ANY FAILURES RESULTING FROM THOSE MODIFICATIONS LISTED ABOVE, OR FROM ANY OTHER MODIFICATIONS NOT APPROVED BY A CERTIFIED ENGINEER.

## A4.13

CONTRACTOR LICENSING  
NJ 13VH02705800 EXPIRES 3/31/2017

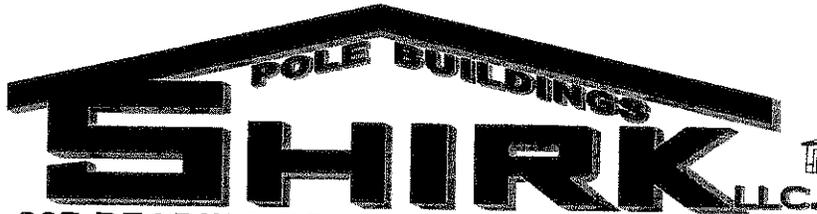


**JOHN LAMPLUGH**  
30 CEDARBROOK AVE  
BRIDGETON, NJ 08302

ALL INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF SHIRK POLE BUILDINGS LLC. THIS DRAWING MAY NOT BE REPRODUCED WITHOUT PERMISSION FROM SHIRK POLE BUILDINGS AND THE USER IS RESPONSIBLE BEFORE CONSTRUCTION.

DESIGNED BY: ALS  
DRAWN BY: ALS  
REVISIONS:  
DATE: 3/8/16  
SITE:  
DETAILS

A.4



807 READING RD EAST EARL PA 17519  
 877-845-6888 FAX 717-445-3001 www.shirkpolebuildings.com

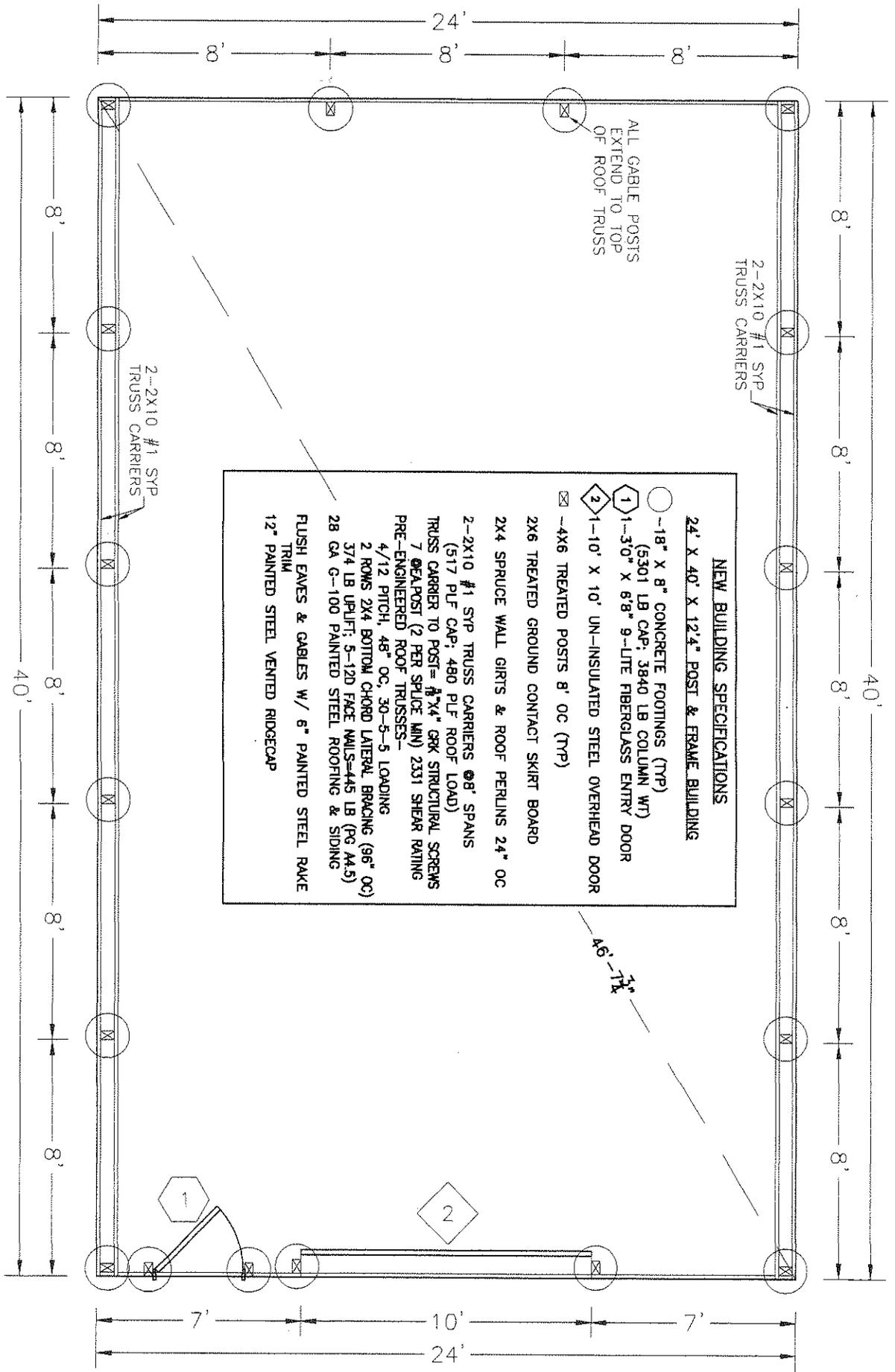
Quoted by Jon Allgyer

**NEW BUILDING QUOTE**

**DATE**

NAME:	JOHN LAMPLUGH	3/8/16
STREET:	30 CEDARBROOK AVENUE	
TOWN:	BRIDGETON, NJ 08302	BUILDING SITE: BLACKWOOD, NJ
PHONE:	856-534-0726	
EMAIL:		
<u>NEW BUILDING SPECIFICATIONS</u>		
SIZE:	24' WIDE X 40' LONG X 12'4" POST & FRAME BUILDING	
EAVES:	FLUSH EAVES W/PAINTED TRIM & 2" ROOF OVERHANG	
GABLES:	FLUSH GABLE WITH 6" X 6" RAKE TRIM	
ROOF:	4/12 PITCH PRE-ENGINEERED ROOF TRUSSES 4' OC.	
ROOFING:	VALSPAR 28 GAUGE G-100 40 YEAR PAINTED STEEL PANELS	
SIDING:	VALSPAR 28 GAUGE G-100 40 YEAR PAINTED STEEL PANELS	
TRIM:	VALSPAR 28 GAUGE 40 YEAR PAINTED STEEL	
DOORS:	1-3' X 6'8" WHITE 6 PANEL VINYL & FIBERGLASS ENTRY DOOR	
DOORS:	1-10' X 10' WHITE COMM. UN-INSULATED OVERHEAD DOOR IN GABLE END	
DOOR TRIM:	SQUARE CORNERS ON OVERHEAD DOOR OPENINGS	
RIDGEVENT:	40' OF CONTINUOUS LOW PROFILE COBRAVENT	
	<u>TOTAL PRICE</u>	\$10,750.00
	(PRICE INCLUDES MATERIALS, LABOR AND DELIVERY)	
OPTION#1:	12" ROOF OVERHANG ON BOTH 40' EAVE SIDES	\$600.00
OPTION#2:	12" ROOF OVERHANG ON BOTH 24' GABLE ENDS	\$475.00
OPTION#3:	NEW JERSEY ENGINEER SEALED DRAWINGS	\$450.00
OPTION#4:	1-3'X3' PAINTED STEEL CUPOLA W/WEATHERVANE	\$775.00
OPTION#5:	4"-4000PSI CONCRETE FLOOR W/FIBER RE-INFORCING	\$3,650.00
	<u>TOTAL PRICE WITH ALL OPTIONS</u>	\$16,700.00
30 DAY QUOTE	TRASH REMOVAL, STONE BASE AND SITE LEVELING NOT INCLUDED	

**COMMERCIAL - AGRICULTURAL - RESIDENTIAL**



**NEW BUILDING SPECIFICATIONS**

24' X 40' X 12.4" POST & FRAME BUILDING

- -18" X 8" CONCRETE FOOTINGS (TYP)
- ① -1-3'0" X 6'8" 9-LITE FIBERGLASS ENTRY DOOR
- ② -1-10' X 10' UN-INSULATED STEEL OVERHEAD DOOR
- ⊗ -4X6 TREATED POSTS 8' OC (TYP)
- 2X6 TREATED GROUND CONTACT SKIRT BOARD
- 2X4 SPRUCE WALL GIRTS & ROOF PERLINS 24" OC
- 2-2X10 #1 SYP TRUSS CARRIERS @8' SPANS (517 PLF CAP; 480 PLF ROOF LOAD)
- TRUSS CARRIER TO POST = 3/4" GRK STRUCTURAL SCREWS
- 7 @EA POST (2 PER SPLICE MIN) 2331 SHEAR PLATING
- PRE-ENGINEERED ROOF TRUSSES-
- 4/12 PITCH, 48" OC, 30-5-5 LOADING
- 2 ROWS 2X4 BOTTOM CHORD LATERAL BRACING (96" OC)
- 374 LB UPLIFT; 5-120 FACE NAILS=445 LB (PG A4.5)
- 28 GA G-100 PAINTED STEEL ROOFING & SIDING
- FLUSH EAVES & GABLES W/ 6" PAINTED STEEL RAKE TRIM
- 12" PAINTED STEEL VENTED RIDGECAP

FLOOR PLAN

SCALE: 1/4" = 1'0"



OWNER

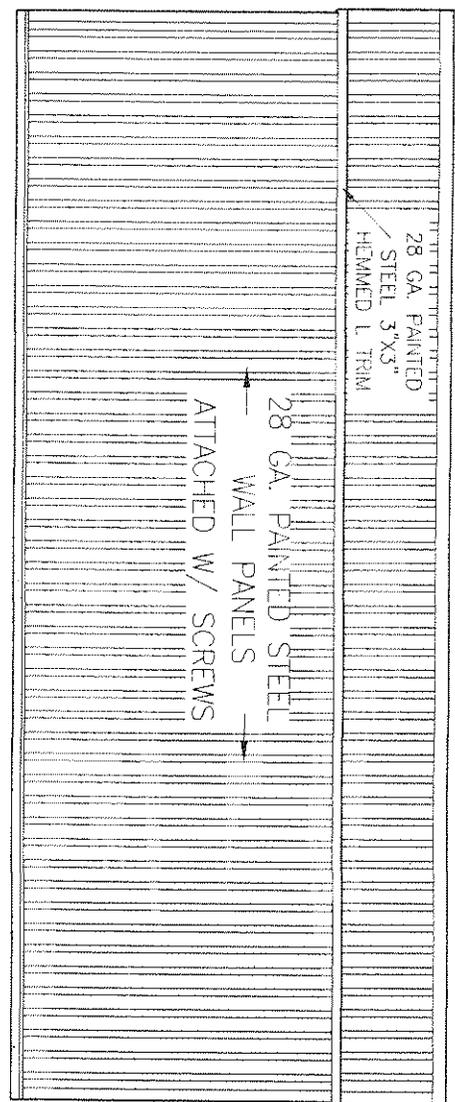
**JOHN LAMPLUGH**  
**30 CEDARBROOK AVE**

ALL INFORMATION ON THIS DRAWING IS THE PROPERTY OF SHINK POLE BUILDINGS THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION IN WRITING. PERMISSION SHALL BE OBTAINED FROM SHINK POLE BUILDINGS BEFORE ANY REPRODUCTION OR TRANSMISSION. DATE: 3/8/17 SITE: FLOOR PLAN

A

28 GA. PAINTED  
STEEL 3"X3"  
HEMMED L TRIM

28 GA. PAINTED STEEL  
WALL PANELS  
ATTACHED W/ SCREWS

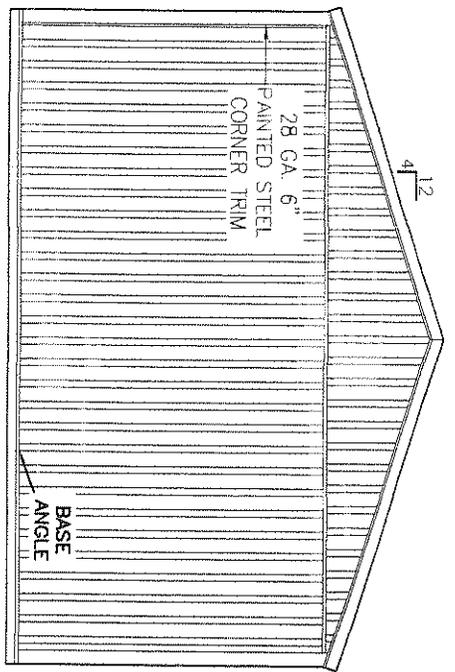


**BACK SIDEWALL**  
SCALE: 3/16" = 1'0"

12'-4" 4'

28 GA. 6"  
PAINTED STEEL  
CORNER TRIM

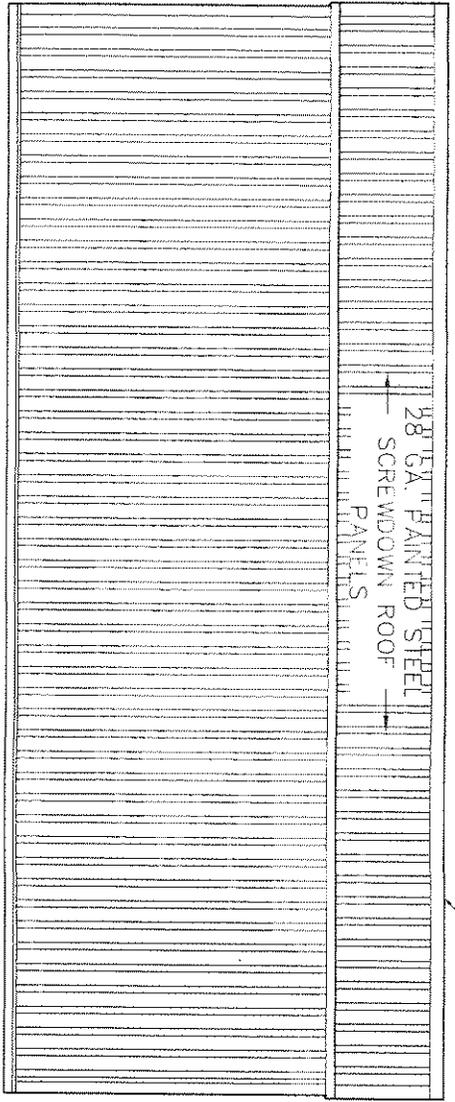
BASE  
ANGLE



**LEFT ENDWALL**  
SCALE: 3/16" = 1'0"

28 GA. PAINTED STEEL  
12" RIDGECAP (VENTED)

28 GA. PAINTED STEEL  
SCREWDOWN ROOF  
PANELS

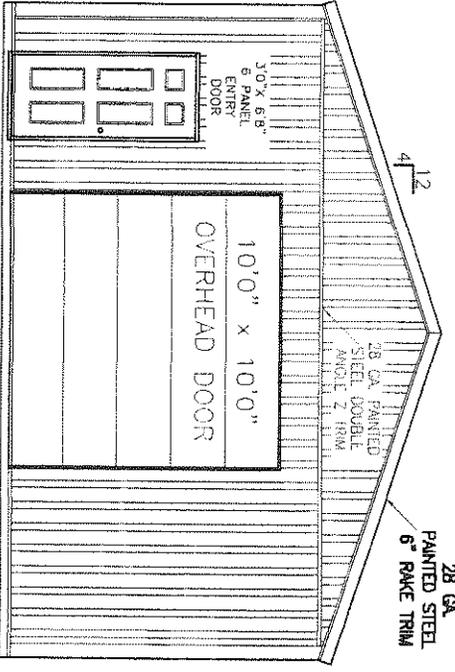


**FRONT SIDEWALL**  
SCALE: 3/16" = 1'0"

12'-4" 4'

28 GA. PAINTED  
STEEL DOUBLE  
ANGLE 2" TRIM

28 GA.  
PAINTED STEEL  
6" RAKE TRIM



**RIGHT ENDWALL**  
SCALE: 3/16" = 1'0"



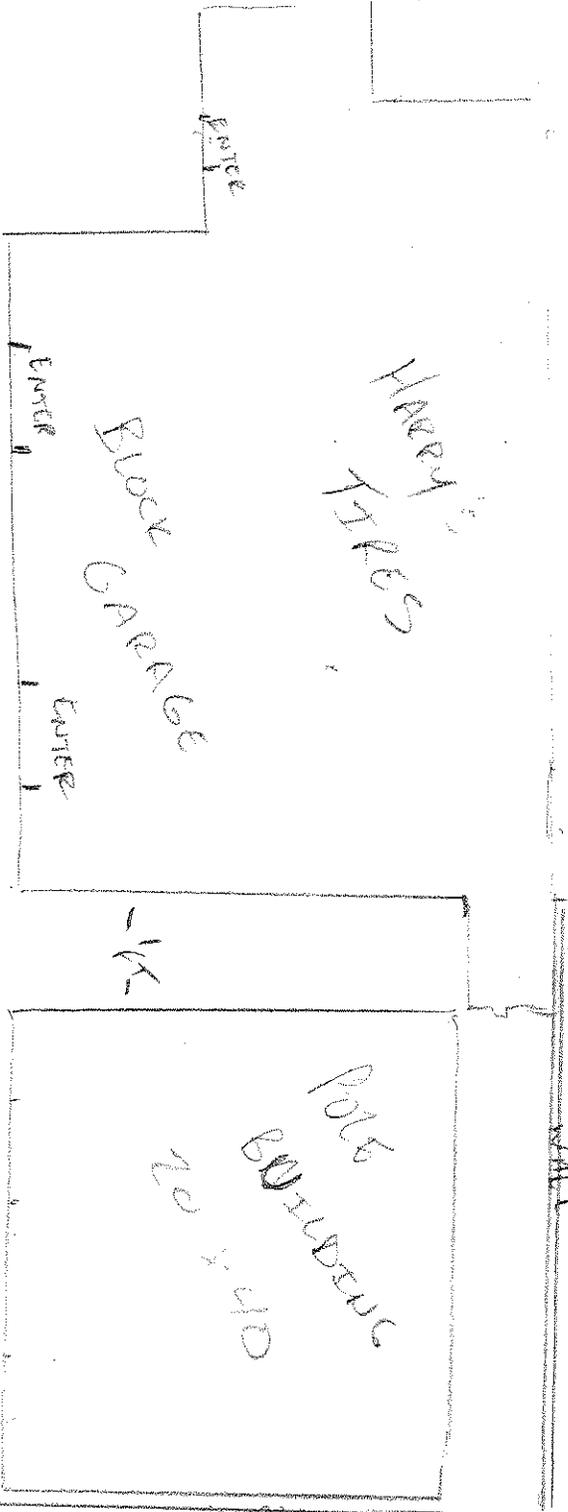
**JOHN LAMPLUGH**  
30 CEDARBROOK AVE  
BRIDGETON, NJ 08302

OWNER:  
DRAWN BY: ALS  
REVISIONS:  
DATE: 3/8/11  
SITE:  
ELEVATIONS

A.2

HALLOR AVE

RECEIVED  
MAY 03 2016  
BY:



PAVING

HARRY'S TRUCKS

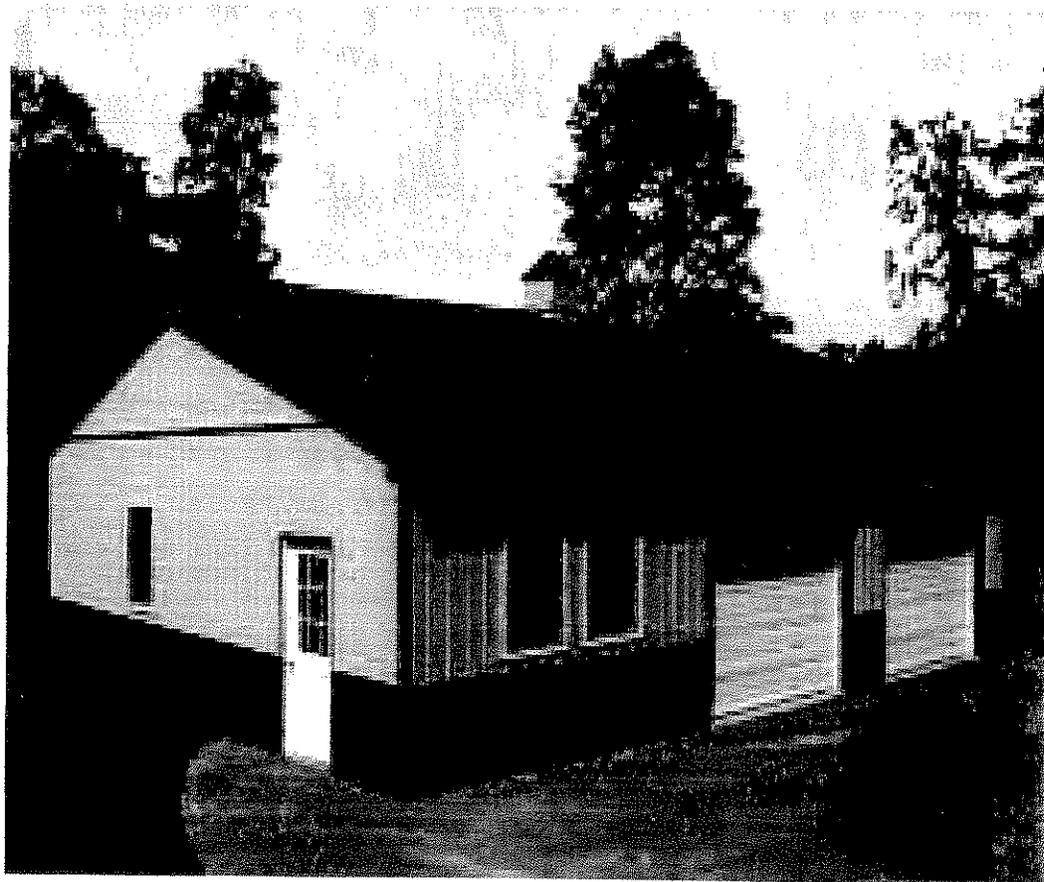
BRICK GARAGE

-1K-

Pole BUILDING

5.3.16

Sherry Stappley



Bin# 63  
B

Revised App

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 4, 2016

APPLICATION No. #162016CDSPW

APPLICANT: Harry Lamplugh

PROJECT No. 10332

BLOCK(S): 5505 Lot(S): 2.01

LOCATION: 20 Hilltop Ave., Blackwood, NJ 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 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**  
 For Your Files.

May 14, 2016

### 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
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- 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

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

RECEIVED  
MAY 11 2016

5-9-16 JIG-Bldg. Please consult an Architect.  
 This project is faced with several Building Code  
 issues that the Applicant may be unaware of.

Signature

Bin# 63

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 14, 2016

APPLICATION No. #162016C

APPLICANT: Harry Lamplugh

PROJECT No. 10332

BLOCK(S): 5505 Lot(S): 2.01

LOCATION: 20 Hilltop Ave., Blackwood, NJ 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 type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input checked="" type="checkbox"/> | Construction         |                          |                           |

### STATUS OF APPLICATION:

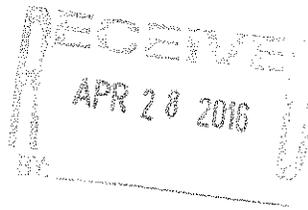
- New Application - Bulk C       Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review.      ***Please Forward Report by April 28, 2016***  
 For Your Files.

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- 1 Copy - Major Subdivision - Amended Plat
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- 1 Copy - E.I.S.
- Recycling Report



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

OK JTG BSO 4.27.16

Signature

RECEIVED  
MAY 19 2016

*Revised App*

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 4, 2016

APPLICATION No. #162016CDSPW

APPLICANT: Harry Lamplugh

PROJECT No. 10332

BLOCK(S): 5505 Lot(S): 2.01

LOCATION: 20 Hilltop Ave., Blackwood, NJ 08012

### TRANSMITTAL TO:

- |                          |                              |                          |                      |                                     |                           |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
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| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer      | <input type="checkbox"/>            | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/> | Aqua N.J. Water Co.  | <input checked="" type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <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 MAY 14, 2016*  
 For Your Files.

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

**REVIEWED**  
 **APPROVED**       **NOT APPROVED**  
**GLOUCESTER TWP. FIRE DISTRICT 2**  
**FIRE OFFICIAL:** *[Signature]*  
**DATE:** *5-16-16*

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

*[Signature]*  
 Signature \_\_\_\_\_  
*with comment*

*\* All storage in Ard enownd Proposed Building shall meet current NJ International Fire codes Regarding storage*

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: April 14, 2016

APPLICATION No. #162016C

APPLICANT: Harry Lamplugh

PROJECT No. 10332

BLOCK(S): 5505 Lot(S): 2.01

LOCATION: 20 Hilltop Ave., Blackwood, NJ 08012

**TRANSMITTAL TO:**

- |                                     |                              |                          |                      |                                     |                      |
|-------------------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|----------------------|
| <input checked="" 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 103456 |
| <input type="checkbox"/>            | Taxes                        | <input type="checkbox"/> | Construction         |                                     |                      |

**STATUS OF APPLICATION:**

- New Application - Bulk C       Revision to Prior Application

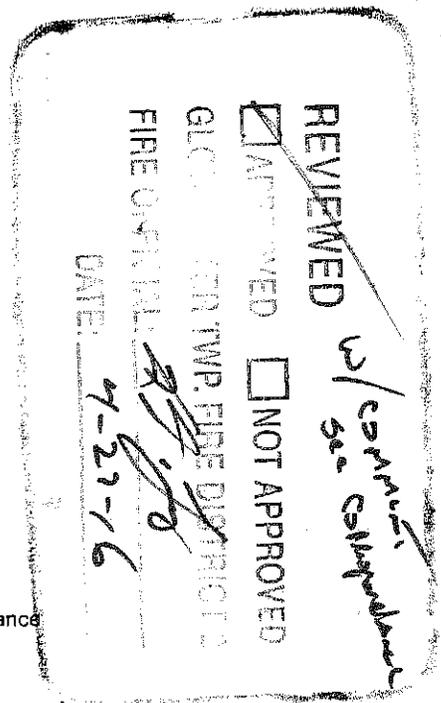
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- Recycling Report

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



*w/ comment see Attachment Cologridance*

Signature \_\_\_\_\_



# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 14, 2016

APPLICATION No. #162016C

APPLICANT: Harry Lamplugh

PROJECT No. 10332

BLOCK(S): 5505 Lot(S): 2.01

LOCATION: 20 Hilltop Ave., Blackwood, NJ 08012

RECEIVED  
APR 19 2016

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application - Bulk C
  Revision to Prior Application

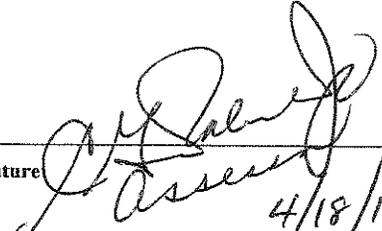
**PURPOSE OF TRANSMITTAL:**

- For Your Review. **Please Forward Report by April 28, 2016**  
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- 1 Copy - E.I.S.
- Recycling Report

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

Signature  4/18/16

*OK - good idea to clean up yard.  
Will be for Commercial use.*

Commissioners  
Richard P. Calabrese  
Chairman

Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara  
Joseph Pillo  
Glen Bianchini  
Dorothy Bradley  
Ken Garbowski



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

April 18, 2016

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

APR 20 2016

Re: Application #162016C  
Harry Lamplugh  
20 Hilltop Avenue, Blackwood, NJ 08012  
Block 5505, Lot 2.01

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.

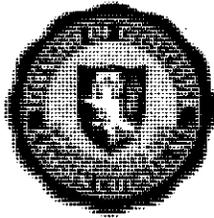
Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr  
Executive Director

RJC:mh



# 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  
374-3528

To Whom It May Concern:

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

Name: Jana Gerbin  
Address: 20 Hilltop Ave  
Block: 5505 Lot: 2.01

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

4/20/16  
Date

[Signature]  
Gloucester Township Tax Collector

APR 20 2016

