

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, July 13, 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, June 8, 2016*

**RESOLUTIONS FOR MEMORIALIZATION**

#162021C Thomas W. Tyler, Jr.	Bulk C Variance Block: 16504 Lot: 13
#162022C Bruce L. Jones	Bulk C Variance Block: 16802 Lot: 12
#162025C Jude & Debra Cohen	Bulk C Variance Block: 20401 Lot: 1
#162026C Joseph Massanova	Bulk C Variance Block: 8801 Lot: 17

**APPLICATIONS FOR REVIEW**

#162027C Kristy Koebernik Zoned: R3	Bulk C Variance Block: 10703 Lot: 1 Location: 301 South Drive, Blackwood
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6' wood fence w/10' F 1 & 2; S 1 & 2

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#162030C  
John W. Glemser, Sr.  
Zoned: R3

Bulk C Variance  
Block: 10401 Lot: 7  
Location: 228 Cedar Ave., Blackwood

3 sheds: (1) 10'x20' x8' with 7' setbacks to shed 2; (2) 10'x20'x8' with 7' setback shed 1/ 8' setback shed3; (3) 12'x25'x8' with 8' setback shed 2

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#162032C  
Lisa Creedon  
Zoned: R3

Bulk C Variance  
Block: 18304 Lot: 2  
Location: 57 Gray Pebble Cir, Sicklerville

6' vinyl fence with F2 setback of 17'

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#162033C  
Patricia Terramagra  
Zoned: R4

Bulk C Variance  
Block: 1208 Lot: 6  
Location: 125 7<sup>th</sup> Ave., Glendora

5' vinyl fence w/setback EOP1- 33' – 18' EOP2; Pre-Existing shed 12'x20'x8' with setbacks ROW2 – 49.5; 6' R & 3' Side

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#162034C  
Cynthia Beebe  
Zoned: R2

Bulk C Variance  
Block: 18401 Lot: 9  
Location: 992 Sicklerville Rd., Sicklerville

8' dog-eared wood fence w/ R.O.W. setback 20'

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#162038C  
Edward Casey, Jr.  
Zoned: R3

Bulk C Variance  
Block: 11606 Lot: 24  
Location: 321 Pine Ave., Blackwood

6' vinyl fence with 9' setback

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#162039C  
John & Maryellen Gallen  
Zoned: R3

Bulk C Variance  
Block: 8903 Lot: 19  
Location: 212 Burleigh Dr., Somerdale

7'x11' roof overlay; concrete pad with columns 23' setback

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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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#162035CDPFMSPF  
Ville2, LLC  
Zoned: BP/SCR-HC Overlay

Bulk & Use D Variance/Prelim&Final Subdiv/Prelim&Final Major Site Plan  
Block: 18501 Lots: 2 & 11 (Proposed B/L: 18599/1)  
Location: 1035 Sicklerville Rd., Sicklerville

42 townhouse; amend density; mixed multi-phase project

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JUNE 8, 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	Present (7:45)
Mr. Scarduzio	Present
Mrs. Chiumento	Absent
Mr. Rosati	Absent
Mr. Acevedo	Present
Mr. Treger	Present
Ms. Scully	Absent
Chairman McMullin	Present

Chairman McMullin had the professionals sworn in:  
Also Present: Mr. Anthony Costa, Zoning Board Solicitor  
Mr. James Meliett, P.E., Churchill Engineering  
Mr. Ken Lechner, Township Planner

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**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday May 11, 2016.

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Minutes Approved.

**RESOLUTIONS FOR MEMORIALIZATION**

#162017C  
Alexander Crown  
Bulk C Variance  
Block: 13201 Lot: 76

#162018C  
Patrick Countey  
Bulk C Variance  
Block: 15602 Lot: 1

#162020C  
Ken Smith  
Bulk C Variance  
Block: 5001 Lot: 22

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

**Roll Call:**

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

**Resolutions Approved.****APPLICATIONS FOR REVIEW****#162021C****Thomas W. Tyler, Jr.****Zoned: R1****Bulk C Variance****Block: 16504 Lot: 13****Location: 1257 Jarvis Rd., Erial****35' x 34' x 25' Pole Barn w/8' side setback; 15' rear setback.**

Mr. Costa swears in Mr. Tyler Thomas.

Mr. Thomas states he can't conform to the ordinance because he is on an irregular shaped lot. He needs to store 2 boats that are 34' long with the trailer and a historic car. The lot is about 1/3 of an acre. The pole barn will have a 20' to 25' beam.

Mr. Mellett is concerned with the drainage for the pole barn.

Mr. Tyler states he will be draining the barn onto his property.

Mr. Mellett states the gutters will be drained onto his property.

Mr. Tyler states "yes" and he has sandy soil.

Mr. Mellett suggests a dry well for drainage.

Mr. Tyler states he will build a dry well.

Mr. Mellett suggests making sure the gutters drain onto his own property a condition of approval.

Vice Chairman Simiriglia asks why Mr. Tyler needs 20' for a boat.

Mr. Tyler states they are 25' and 27' along with a height of 13' which is why the door will be 15'.

Vice Chairman Simiriglia thinks the building is a little industrial looking for a residential neighborhood, the height is an issue and it is placed very far back on the property.

Mr. Tyler states he's trying to keep some yard in back of the house.

Vice Chairman Simiriglia asks if the trailers with the pipes on them will be staying.

Mr. Tyler states the pipes are going to another job and the trailers will be removed.

Vice Chairman Simiriglia asks which side the driveway will be located.

Mr. Tyler states eventually on the left, hopefully with concrete.

Vice Chairman Simiriglia states the fire truck will have a problem getting back if there is a fire emergency.

Mr. Tyler states there will be asphalt or concrete for the fire truck.

Mr. Bucceroni asks if the pole barn is for personal use.

Mr. Tyler states: "yes" it's just for his 2 boats and '67' Camaro.

Mr. Lechner states the application exceeds lot coverage now and to pave the driveway Mr. Tyler will have to return to the Zoning Board for approval; or try to do it now.

Mr. Mellett states the board could require the applicant to build a drywell for the run off from the pole barn.

**\*\*CONDITION: 2 drywells - 1 for each side.**

Vice Chairman Simiriglia would want to have more information about the base for the future driveway.

Mr. Bucceroni asks if Mr. Tyler's property is 2 over from the junk yard.

Mr. Tyler states: "yes".

Mr. Bucceroni states there are 2 or 3 other garages up and down that street that are similar to Mr. Tyler's proposed garage. The Fire Dept. has signed off on them in the past.

Vice Chairman Simiriglia asks if there will be gas in the boats and car.

Mr. Tyler states the boats are drained before storage; only the car will have gas in it.

Vice Chairman Simiriglia believes the height of the garage is too high for the area and doesn't fit into a residential area. Also, there has just been a new subdivision approved next door.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

**A motion to approve the above mentioned application with the following conditions: come back w/concrete or asphalt driveway w/in 1 year; and 2 drywells for drainage of gutters on garage, was made by Mr. Bucceroni and seconded by Mr. Scarduzio.**

**Roll Call:**

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

**Application Approved.**

**#162022C**

**Bruce L. Jones**

**Zoned: R3**

**Bulk C Variance**

**Block: 16802 Lot: 12**

**Location: 19 Whalen Ave., Sicklerville**

**12' x 20' deck w/18' rear setback.**

Mr. Costa swears in Mr. Jones.

Mr. Jones states his property line is only 30' from his home; the deck is 12' x 20'. He states there are other decks like his in the area.

Mr. Lechner states corner lots always have setback issues.

Mr. Bucceroni asks if the deck will stay in line with the house.

Mr. Jones states "yes".

Mr. Treger asks what material Mr. Jones will be using.

Mr. Jones states pressure treated wood with vinyl and it will be less than 2 ft. off the ground.

Open to Public:

No Comments:

Open to Professionals:

No Comments:

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes

Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

**Application Approved.**

**#162025C**

**Jude & Debra Cohen**

**Zoned: R1**

**Bulk C Variance**

**Block: 20401 Lot: 1**

**Location: 2 Laurel Wood Ct., Laurel Springs**

**18' x 22' composite deck w/48' rear setback.**

Open to Public:

No Comments:

Open to Professionals:

No Comments:

Mr. Costa swears in Mr. Jude Cohen.

Mr. Cohen states he doesn't have 75' to meet the ordinance because of an irregular shaped, corner lot with 2 front yards. He would like to build a 18' x 22' deck 3 1/2 feet off the ground.

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

**Application Approved.**

**#162026C**

**Joseph Massanova**

**Zoned: R3**

**Bulk C Variance**

**Block: 8801 Lot: 17**

**Location: 719 Wyngate Rd., Somerdale**

**240 sq. ft. of 6' x 8' tan vinyl fence w/60' front setback & 20' side setback.**

Mr. Costa swears in Mr. Massanova.

Mr. Massanova states they are replacing an existing fence that has been there 30 years and they had a permit back then.

Mr. Mellett states there are no site implications for the new fence.

Mr. Scarduzio asks if the new fence will be exactly where the old fence is located.

Mr. Massanova states "yes".

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

**Application Approved.**

**#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.**

Mr. Costa swears in Ms. Kristy Koebernik and Mr. Tim Koebernik.

Mr. Koebernik states they are putting up a 6' vinyl fence where the current 4' fence is located and it is up now.

Mr. Mellett states he didn't see any site issues.

**PUBLIC PORTION:**

Mr. Daryl St. John states he believes a 6' fence was denied 10 years ago because it blocks the view at the stop sign; in his opinion. Currently he is confused as to why they would be allowed to put up the fence now.

Mr. Mellett states the fence is 20' off the Right of Way and 10' off the curb line is the Township ordinance. This fence is 20' from the curb line so the fence is farther away. At the south end it does bend towards the property but it goes the other way. The existing fence meets the town ordinance standard.

Mr. Costa states the 2006 resolution states if was for a 4' picket fence and a 6' wooden fence.

Mr. St. John states east of the court can't see to the left. He lives across the street.

Mr. Mellett states he has a correction: the fence is 10' from the cart way or the property line?

Mr. Koebernik states it was approved 10 years ago when the fence went from 4' to 6' across the front.

Mr. Bucceroni states the stop sign is now 9'.

Mr. St. John presents the Zoning Board with a picture taken sitting at the stop sign.

Mr. Mellett requests a continuance of this application to 7/13/2016.

**A motion to continue this application to July 13, 2016 with no re-advertisement was made by Mr. Bucceroni and seconded by Mr. Scarduzio.**

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

**Application continued to 7/13/2016**

#162013

Robert Yost

Zoned: R3

Use "D" Variance/Minor Subdivision

Block: 1305 Lots: 6&7

Location: 711 & 705 Floodgate rd.

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

Above application postponed until 7/13/2016 no re-advertisement needed.

#162016DCSPW

Harry Lamplugh

Zoned: CR

Bulk C & Use "D" Variance/Site Plan Waiver

Block: 5505 Lot: 2.01

Location: 20 Hilltop Ave., Blackwood

20' x 40' x 12' Pole Barn w/setbacks from R.O.W 1 & 2-1'; Property line 1-12'; Property line 2 - 13'

Above application postponed until 7/13/2016 no re-advertisement needed.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 162021C**

**Thomas Tyler**

**Block 16504, Lot 13**

**WHEREAS**, Thomas Tyler is the owner of the land and premises located at 1257 Jarvis Road in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a detached garage with building coverage of 20.5% instead of the required 15%, 8 feet from the side property line instead of 10 feet, building height of 25 feet instead of 20 feet and to have a garage 1190 square feet instead of the required 800 square feet for the property located upon Block 16504, Lot 13, as shown on the Official Map of the Township of Gloucester, located in a R-1 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 June 8 , 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, Thomas Tyler is the owner of the land and premises located at 1257 Jarvis Road in the Erial section of Gloucester Township, New Jersey, as shown on Block 16504, Lot 13, on the Official Tax Map of the Township of Gloucester, located in an R-1 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified his property is on a 60 degree angle and only part of the garage is 8 feet from the property line. He has 2 Historic cars and a 33'boat to be stored in the garage. As a condition of approval the applicant agreed to place gutters so the water will run onto his property, he will install a dry well and a concrete driveway or pavement will be installed by June 8, 2017.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a garage with the aforesaid variances, the Board voted five (5) in favor, one(1)against and zero (0) abstentions, thus granting the relief requested; and

**WHEREAS**, the Board has determined that the relief requested by the applicant may 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 8th day of June, 2016, the applicant Thomas Tyler is hereby granted the aforesaid variances for the property located upon Block 16504, Lot 13 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	No
Kevin Bucceroni	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Ken Treger	Yes
Carmen Scarduzzio	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 13th day of July.

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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 # 162022C**

**Bruce Jones**

**Block 16802, Lot 12**

**WHEREAS**, Bruce Jones is the owner of the land and premises located at 19 Whalen Avenue 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 deck 18' from the rear property line instead of the required 30' for the property located upon Block 16802, Lot 12, 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 June 8 , 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, Bruce Jones is the owner of the land and premises located at 19 Whalen Avenue in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16802, Lot 12, 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 his property is on a corner lot and he wishes to build a 12' x 20' deck and he only has a 30' rear yard.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a deck 18' from the rear property line, the Board voted six (6) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of June, 2016, the applicant Bruce Jones is hereby granted the aforesaid variance for the property located upon Block 16802, Lot 12 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	No
Kevin Bucceroni	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Ken Treger	Yes
Carmen Scarduzzio	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 13th day of July.

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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 # 162025C**

**Jude and Debra Cohen**

**Block 20401, Lot 1**

**WHEREAS**, Jude and Debra Cohen are the owners of the land and premises located at 2 Laurelwood Court in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a deck 48' from the rear property line instead of the required 75' for the property located upon Block 20401, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-1 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 June 8 , 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 applicants, Jude and Debra Cohen are the owners of the land and premises located at 2 Laurelwood Court in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 20401, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-1 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified his property is on a corner lot and the rear is really his side yard and he wishes to build an 18'x 22' deck on his irregular shaped lot.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a deck 48' from the rear property line, the Board voted six (6) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of June, 2016, the applicants Jude and Debra Cohen are hereby granted the aforesaid variance for the property located upon Block 20401, 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.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	No
Kevin Bucceroni	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Ken Treger	Yes
Carmen Scarduzzio	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 13th day of July.

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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 # 162026C**

**Joseph Massanova**

**Block 8801, Lot 17**

**WHEREAS**, Joseph Massanova, is the owner of the land and premises located at 719 Wyngate Road in the Somerdale 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' high vinyl fence 20' from the cartway along Wyngate instead of the required 40' for the property located upon Block 8801, Lot 17, 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 June 8 , 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, Joseph Massanova, is the owner of the land and premises located at 719 Wyngate Road in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 8801, Lot 17, 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 replacing an existing fence in the same location that it has been in for the last 30 years.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a fence 20' from the cartway, the Board voted six (6) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of June, 2016, the applicant Joseph Massanova is hereby granted the aforesaid variance for the property located upon Block 8801, Lot 17 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	No
Kevin Bucceroni	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Ken Treger	Yes
Carmen Scarduzzio	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 13<sup>th</sup> day of July.

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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  
 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	75 ft.	113.56 ft.	yes
East Court	75 ft.	83.56 ft.	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	30 ft.	25.10 ft.	yes
East Court	30 ft.	±32 ft.	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. #162021C

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

Planning Board  Zoning Board of Adjustment

Fees: 160<sup>00</sup> Project # 10430

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

Escr. 150<sup>00</sup> Escr. # 10430

## LAND DEVELOPMENT APPLICATION

<p><b>1. Applicant</b></p> <p>Name: <u>Kristy Koebewik</u></p> <p>Address: <u>301 South Dr</u></p> <p>City: <u>Blackwood</u></p> <p>State, Zip: <u>NJ 08012</u> <i>cell (856)-718-2841</i></p> <p>Phone: <u>(856) 327-7455</u> Fax: ( ) -</p> <p>Email: <u>kkoebewik@gmail.com</u></p>	<p><b>2. Owner(s) (List all Owners)</b></p> <p>Name(s): <u>Timothy Koebewik</u></p> <p>Address: <u>same address</u></p> <p>City: _____</p> <p>State, Zip: _____</p> <p>Phone: ( ) - Fax: ( ) -</p>
--	--

**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**

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

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

Name: self drawn (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 Appl #062097C  
Proposed Land Use (Describe Application): 6 ft. 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: \_\_\_\_\_  
Number of Proposed Lots: \_\_\_\_\_  
Are there *existing* deed restrictions?  No  Yes  
Are there *proposed* deed restrictions?  No  Yes

**Proposed Form of Ownership:**  
 Fee Simple  Cooperative  
 Condominium  Rental  
**(If yes, attach copies)**

**10. Utilities: (Check those that apply.)**

Public Water  Public Sewer  Private Well  Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

### 13. Zoning

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 11 day of May 2016 (Year).  
Kristy Koebnik Print Name  
[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?  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?  No  Yes

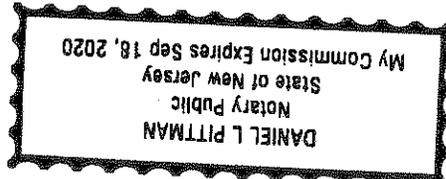
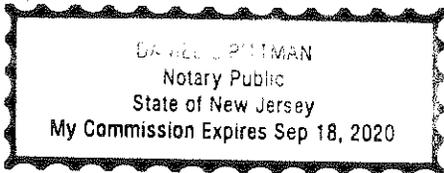
**IF YES:**  
 List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and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

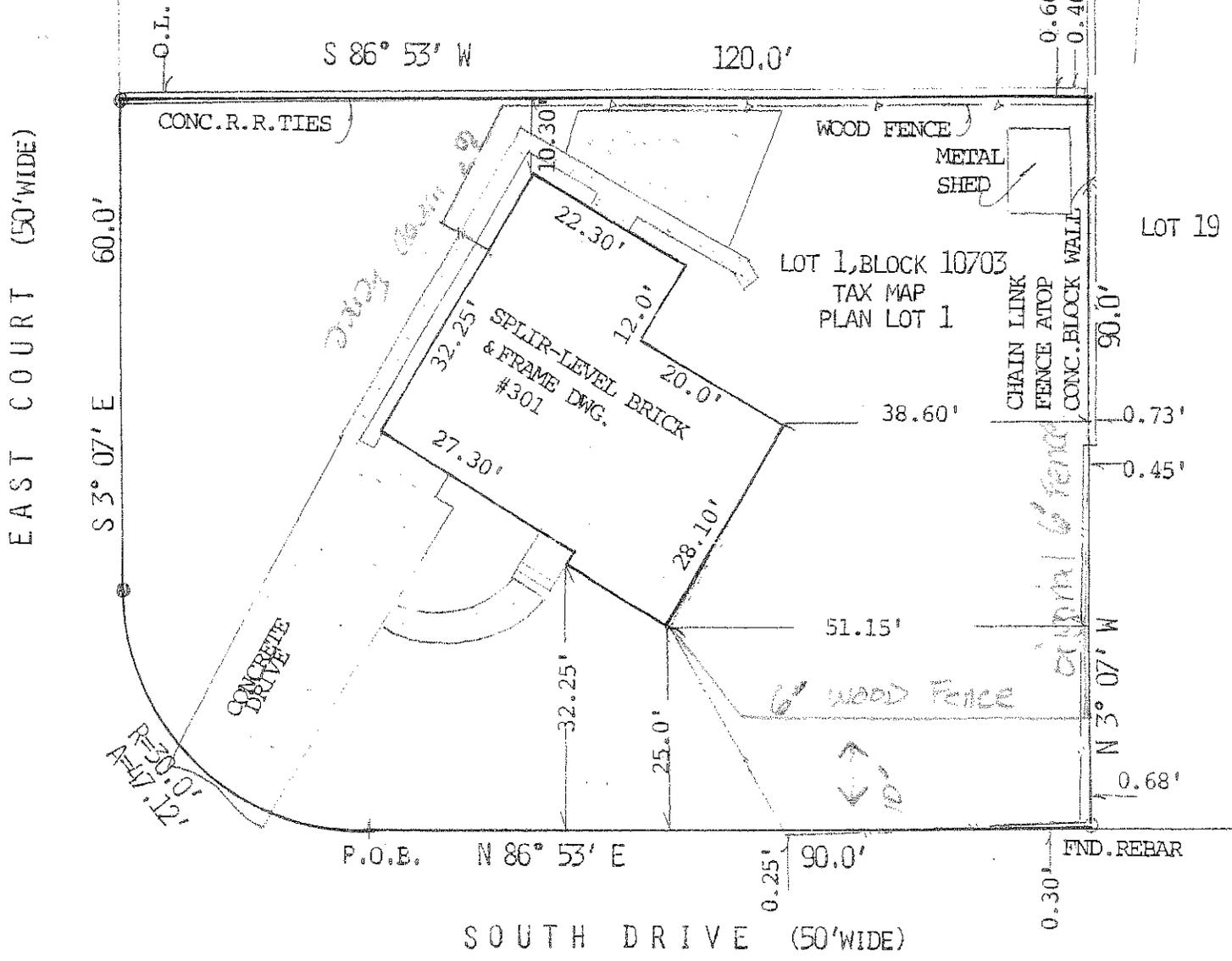
[Signature] Signature of Applicant  
Kristy Koebnik Print Name  
5/11/16 Date

**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 5/11/16, 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, Sworn and subscribed to  
 County of Camden: On this 11<sup>th</sup> day of May  
Kristy Koebnik of full age, being duly sworn to 20 16 before the following authority.  
 law, on oath and says that all of the above statement  
 herein is true.  
Kristy Koebnik [Signature]  
 Name of property owner or applicant Notary public





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

<p>TO THE OWNER: TIMOTHY KOBERNIK &amp; KRISTI KOBERNIK</p>	<p>SURVEY OF PREMISES NO. 301 SOUTH DRIVE</p>											
<p>TO THE INSURER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the discription 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 inductment for the insurer of title to insure the title to the lands and premises shown hereon.</p> <p><i>Albert N. Floyd</i></p> <p>Albert N. Floyd, Jr.</p>	<p>SITUATE TOWNSHIP OF GLOUCESTER CAMDEN COUNTY, NEW JERSEY</p> <p><b>ALBERT N. FLOYD &amp; SON</b>          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</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>SCALE</th> <th>DRAWN</th> <th>CHECKED</th> <th>NUMBER</th> </tr> </thead> <tbody> <tr> <td>3/1/06</td> <td>1" = 20'</td> <td>SME</td> <td>ANF</td> <td>06-0110</td> </tr> </tbody> </table>		DATE	SCALE	DRAWN	CHECKED	NUMBER	3/1/06	1" = 20'	SME	ANF	06-0110
DATE	SCALE	DRAWN	CHECKED	NUMBER								
3/1/06	1" = 20'	SME	ANF	06-0110								

New Jersey  
 Lic. No 21759

ALBERT N. FLOYD, JR.



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 Koebernik  
301 South Dr.  
Glendora, NJ 08029

Re: new fence installation

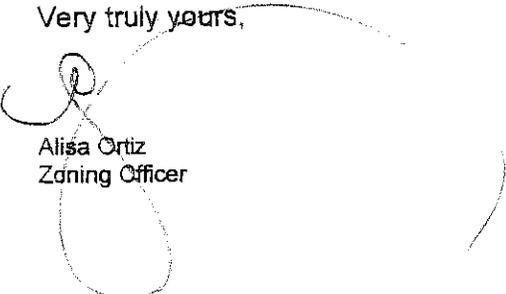
Dear Mr. & Mrs. Koebernik:

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;

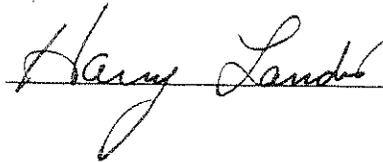
**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 28<sup>th</sup> Day of September, 2006 that the applicant, Kristy Koebernik, is hereby granted the aforesaid variance for the property located upon Block 10703, Lot 1, as shown on the Official Tax 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**

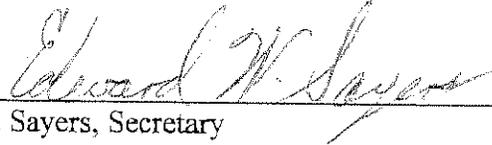
Harry Landis	Yes
Joseph Lorada	Yes
Frank Simirigle	Yes
George Marks	Yes
Ken Fabricus	Yes
Robert Richards	Yes
John Fuscellaro	Yes

**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**

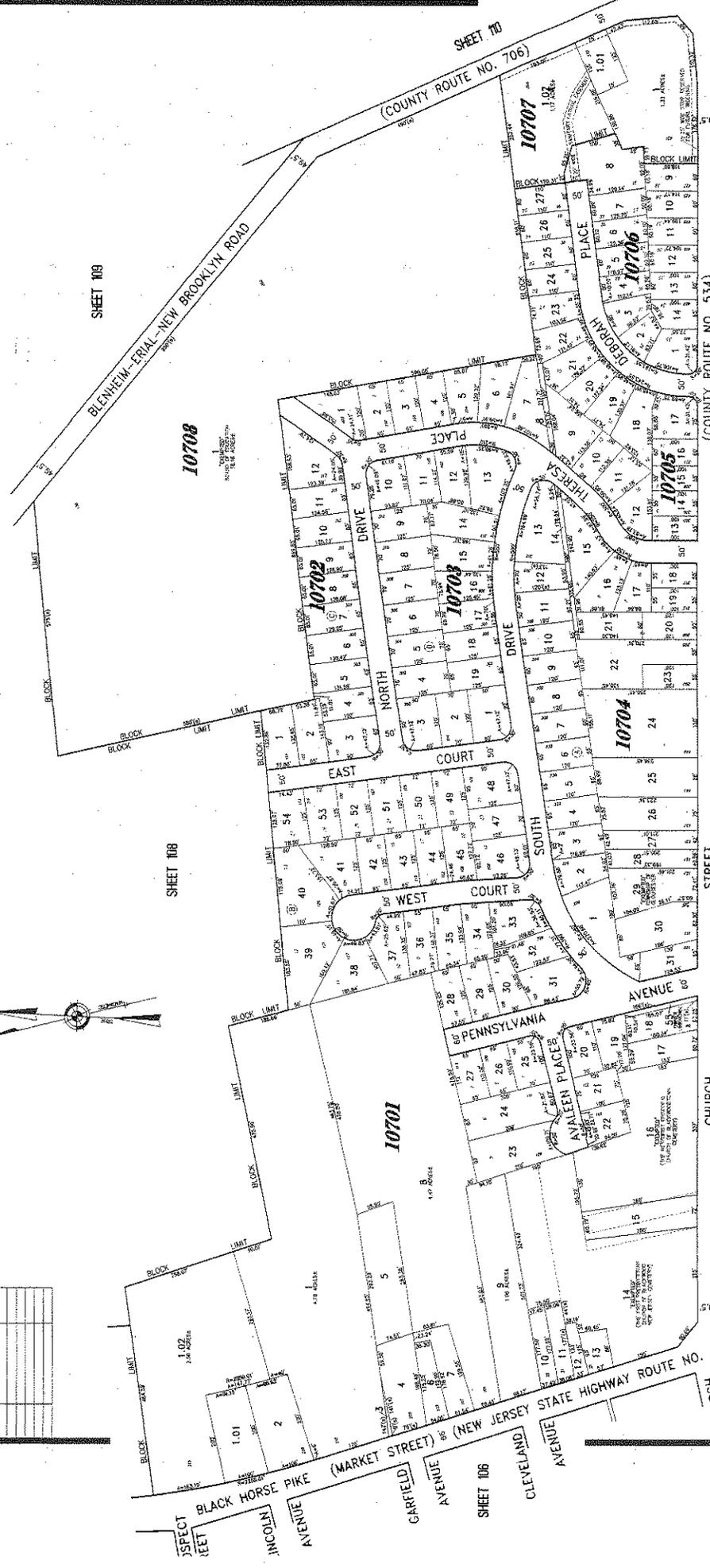
Prepared by:

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

NOTE:

THIS SHEET HAS BEEN DRAWN USING COMPACTED LEED DIMENSIONAL  
DATA AND COORDINATE GEOMETRY (CGCS)

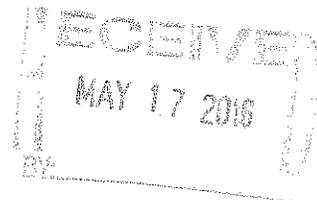
NO.	DATE	DESCRIPTION
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2	11-06-2008	ISSUED FOR PUBLIC REVIEW
3	11-06-2008	ISSUED FOR PUBLIC REVIEW
4	11-06-2008	ISSUED FOR PUBLIC REVIEW
5	11-06-2008	ISSUED FOR PUBLIC REVIEW
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93	11-06-2008	ISSUED FOR PUBLIC REVIEW
94	11-06-2008	ISSUED FOR PUBLIC REVIEW
95	11-06-2008	ISSUED FOR PUBLIC REVIEW
96	11-06-2008	ISSUED FOR PUBLIC REVIEW
97	11-06-2008	ISSUED FOR PUBLIC REVIEW
98	11-06-2008	ISSUED FOR PUBLIC REVIEW
99	11-06-2008	ISSUED FOR PUBLIC REVIEW
100	11-06-2008	ISSUED FOR PUBLIC REVIEW



**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY NEW JERSEY  
 SCALE: 1" = 100' DATE: 11-06-2008  
 CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924  
 REMINGTON & VERNICK ENGINEERS  
 1000 W. MAIN ST. EAST WINDY HILL, NJ 08093  
 TEL: 609.772.8888 FAX: 609.772.8889

SHEET 118  
 AVENUE  
 DEVONSHIRE  
 AVENUE  
 INDIANA  
 AVENUE  
 OHIO  
 STREET  
 SHEET 117  
 AVENUE  
 PENNSYLVANIA  
 AVENUE  
 CHURCH  
 AVENUE  
 NEW JERSEY  
 SHEET 115  
 CHURCH STREET  
 STATE HIGHWAY ROUTE NO. 168  
 CLEVELAND AVENUE  
 GARFIELD AVENUE  
 INCOLN AVENUE  
 ASPECT STREET  
 SHEET 106  
 SHEET 109  
 BLenheim-Trial-New Brooklyn Road  
 SHEET 120  
 STREET

**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

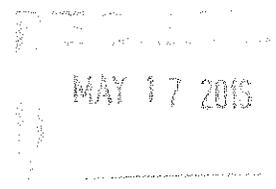
Thomas Leisse, PE, CME  
Consulting Engineer

**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.

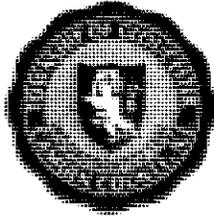
Should you have any further questions, please feel free to contact me.

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr  
Executive Director

RJC:mh

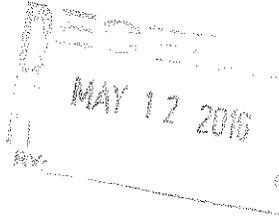


# TOWNSHIP OF GLOUCESTER

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 5/11/16

[Signature]  
Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County



Printed on recycled paper

Payment Window

Add Save Cancel << >> Verification List

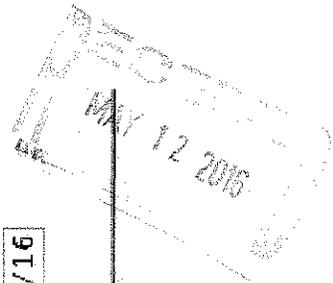
Batch Id: **KAB** Payment Code: **001** Description: **TAXES** Payment Date: **05/11/16**

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

Owner: **KOEBERNIK TIMOTHY SR & KRISTI** Prop Loc: **501 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  
 Check 3 Amt:  .00 No:  Change Due:  .00



RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT  
RE: APPLICATION 80-7-2, ROBERT YOST  
PLATE 3, BLOCK 53, LOTS 14.01 and 14.02

WHEREAS, Robert Yost has made application (80-7-2) to the Zoning Board of Adjustment of the Township of Gloucester for a "c" and use variance pursuant to N.J.S.A. 40:55D-70c and 70d and minor subdivision classification and approval pursuant to N.J.S.A. 40:55D-76b, to permit the use and construction of a proposed residential duplex dwelling on a proposed resubdivision of two lots of the subject premises known as Plate 3, Block 53, Lots 14.01 and 14.02, located on Floodgate Road in the Township of Gloucester and situated in an "A" Residential District (Ch. 83, Art. IV, Sec. 83.9, Code of the Township of Gloucester); and

WHEREAS, after due notice and publication, public hearing on said application was held before the Board on July 23, 1980, at which hearing the applicant was represented by John DeFalco, Esq., evidence was presented and filed; and

WHEREAS, after due consideration of the evidence and matters presented and filed, the Board has made the following Findings of facts:

1. Applicant Robert Yost is the owner of the subject premises known as Plate 3, Block 53, Lots 14.01 and 14.02, located on Floodgate Road in the Township of Gloucester and situate in an "A" Residential District.

2. The subject premises involves two separate adjoining lots fronting on Floodgate Road, namely: Lot 14.01 and 14.02. Lot 14.01 is a vacant lot having a width of 75' feet and a depth of 125 feet. Located and situate upon Lot 14.02 is a one and one-half story warehouse building which was constructed about 1935

and which has been utilized by the applicant for and in conjunction with the operation of applicant's vending machine business, a non-conforming use on the subject premises. This latter lot has a width of 95 feet and a depth of 125 feet.

3. Applicant proposes and requests approval for the resub-division of the two lots as to increase the width of Lot 14.02 by 15 feet, thus allowing applicant additional area for access to the warehouse structure since the existing driveway area to the warehouse is on the northerly side of the structure with only 14 feet distance from the existing property line between said lot and adjoining Lot 14.01. Said existing access does not permit the trucks and vans which make two or three trips a day to readily turn into or out of the loading and unloading area of the garage door of the structure.

4. The result of the proposed minor resubdivision will be to make Lot 14.01, 60' in width by 125' in depth, and Lot 14.02, 110' in width and 125' in depth. Accordingly the applicant also requests the grant of a "c" variance for the creation of the undersized lot.

5. Applicant also proposes and seeks the grant of a use variance for the construction and use of a residential duplex dwelling on the proposed undersized lot 14.01. The proposed duplex will be approximately 30' in width and will otherwise permit compliance with the set back requirements of the "A" Residential District.

6. In the area of lot 14.01 there are residential homes as well as the existing non-conforming business or warehouse use on lot 14.02 and the New Jersey Water Company structure across Floodgate Road from lot 14.01.

WHEREAS, the Board has made the following Conclusions of Law:

1. The minimum required lot size in the "A" Residential District wherein the subject premises of Lots 14.01 and 14.02 are situate is 75' in width and 125' in depth, accordingly, the proposed resubdivision of said existing lots require the grant of a "c" variance for the creation of the proposed undersized lot 14.01 which will be 60' in width and 125' in depth.
2. The applicant's proposed use of the proposed resubdivided lot 14.01 for construction of a residential duplex dwelling is not a permitted use in the "A" Residential District and is otherwise prohibited unless permitted by the grant of a use variance therefor.
3. The business and warehouse use and structure on Lot 14.02 owned by applicant is a pre-existing non-conforming use and structure, and the use layout and location of the warehouse structure as well as the circumstances of size and location of the structure and lot and the use made thereof constitute extraordinary and exceptional situations or conditions as to result in peculiar or exceptional practical difficulties to, or exceptional hardship upon the applicant so as to warrant the grant of the requested "c" variance.
4. The location of the non-conforming business and warehouse use and structure on Lot 14.02 as well as the location of the New Jersey Water Company property would somewhat impair the desirability of existing Lot 14.01 for construction of a single family dwelling such as would be permitted in the "A" Residential District.
5. The use and construction of a residential duplex is a permitted use on a 50' wide by 100' deep lot in the Highway Business

District wherein business uses are permitted.

6. The use and construction of a duplex dwelling is nevertheless a residential use not substantial inconsistent in an area such as the area of the subject premises where there is a mixed use area.

7. Due consideration being given to the nature and character of the area, the proposed subdivision and use of the subject premises as proposed would not be substantially adverse or detrimental to the adjoining, neighboring or area properties.

8. The proposed resubdivision, use and construction of a duplex on Lot 14.01 would afford the applicant relief from the peculiar practical difficulties stated and permit the reasonable utilization of Lot 14.01.

9. Special reason and extraordinary and exceptional circumstances exist to warrant the grant of the requested "c" variance and use variance to permit the minor resubdivision and the construction and use of a duplex on the proposed undersized lot.

10. The relief requested can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance.

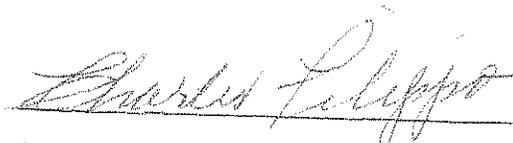
NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Gloucester that the application of Robert Yost for the grant of a use variance to permit the use and construction of a residential duplex on the proposed resubdivided lot 14.01 be and is hereby granted.

BE IT FURTHER RESOLVED that the application for classification and approval of the proposed minor subdivision for Lot 14.01 (60'x125') and Lot 14.02 (110'x 125') be and is hereby granted

and approved, subject to the Township Engineer's Report of 6-21-80

AND BE IT FURTHER RESOLVED that the requested "c" variance for the creation of the undersized lot 14.01 (60' x 125') be and is hereby granted and approved.

ADOPTED ON:

A handwritten signature in cursive script, reading "Charles Filippo", written over a horizontal line.

CHARLES FILIPPO, CHAIRMAN

Log Index No.

3 Mr. Green made a motion to approve the Use Variance for application #80-7-4, Seconded by Mr. Giordano

ROLL CALL: Mr. Green yes, Mr. Brown yes, Mr. Giordano yes,  
Mr. Musilli yes, Mr. McGinniss yes, Mr. Wolf yes  
Chairman Filippo yes

ALL IN FAVOR, MOTION CARRIED

ROBERT YOST #80-7-2 MINOR SUBDIVISION & USE VARIANCE

LOCATION: FLOODGATE ROAD

PLATE 3, BLOCK 53, LOTS 14.01 & 14.02

INTENDED USE: CONSTRUCT DUPLEX ON UNDERSIZED LOT IN A-RESIDENTIAL REDIVISION TO ADD 15' TO EXISTING LOT

ZONED: A RESIDENTIAL

Chairman Filippo called for a recess

Chairman Filippo called meeting back to order

ROLL CALL: ALL PRESENT

Mr. Sbar stated this application also includes a C-Variance because as proposed the lot would be undersized

Mr. John DeFalco representing the applicant

Mr. Robert Yost, 317 7th Avenue Glendora was sworn in and addressed the Board

Mr. DeFalco asked how long have you been a resident of Gloucester Township

0831 Mr. Yost stated 40 years

Mr. DeFalco asked are you the owner of the property depicted on the plot plan that I hold in front of me

Mr. Yost stated yes

Mr. DeFalco asked is that divided into three lots

Mr. Yost stated yes

Mr. DeFalco asked is that lot 14.01 & 14.02 that we are here about tonight

Mr. Yost stated yes

Mr. DeFalco asked on lot 14.02 is there an existing dwelling or warehouse

Mr. Yost stated yes

Mr. DeFalco asked can you describe what is on that lot

Mr. Yost stated originally it was built as a rancher the prior person that owned it, when he built it, he built it in mind that if some day he wanted to change it over he could, but, it is a rancher it has a garage door on each side and in the near future I am going to black top the front

Mr. DeFalco asked is your application tonight to add an additional 15' onto lot 14.02

Mr. Yost stated yes

0842 Mr. DeFalco asked what is the need for the additional 15'

Mr. Yost stated on the side that we are talking about for the extra 15' I only have 14.67' I have an entrance on that side for trucks or vans and it dosen't allow me enough to come in back in or to get supplies.

Mr. DeFalco stated so, the need for the 15' is the hardship presently that you are under going with the vans and the trucks and their being unable to come in turn around and back in

Mr. Yost stated yes we have two phases of our business one is on the amusements which is on one side and the right side is cigarettes, candy, etc.,

Mr. DeFalco asked how often is it necessary for a truck to have to do this

Mr. Yost stated at least two or three times a day every day

Mr. DeFalco asked and by adding 15' onto lot 14.02 are you then reducing lot 14.01 to a lot of approximately 60' x 125'

Mr. Yost stated yes

Mr. DeFalco asked is it your application tonight to if approved put a dwelling on that lot of 60' x 125'

Mr. Yost stated yes

Mr. DeFalco asked by the reduction of the 15' you then have an undersized lot

Mr. Yost stated yes

Log Index No.

- Mr. DeFalco asked the proposed dwelling that you are going to put on this lot will it be a single family dwelling.  
Mr. Yost stated no, a duplex  
Mr. Palumbo asked How long has the warehouse been there  
Mr. Yost stated since 1945  
Mr. Giordano asked whose trucks are these that come in there  
Mr. Yost stated they are our own trucks  
Mr. DeFalco asked do you also own the lot to the left of lot 14.02, lot 14.03  
Mr. Yost stated no I did own it and I sold it, there is now a home on that lot  
Mr. Brown asked about the dimensions for the proposed dwelling  
Mr. Yost stated the proposed dwelling is approximately 30' across and at least 20' clearance on the other side  
Mr. Brown asked 20' side yard setback on the north side  
Mr. Yost stated yes  
0884 Mr. Palumbo asked will you be able to comply with the sideyard set backs  
Mr. Yost stated yes  
Mr. McGinniss asked have you seen the Engineers' Report  
Mr. DeFalco stated yes, we don't want to ask for a waiver for the sidewalks, we just want to inform the Board that there are no sidewalks in that area at all if you want us to put a sidewalk we will  
Mr. Riebel stated there are sidewalks across Floodgate Road, the reason that they are suggesting sidewalks be required is that Floodgate Road is an access, Floodgate Road is probably going to be used as an access to the recreation area  
Mr. DeFalco stated then we will withdraw our request to waive sidewalks  
Mr. Brown asked is there a house on lot 5  
Mr. Yost stated yes, there is a home that sits way over in the corner  
OPEN PUBLIC PORTION  
CLOSE PUBLIC PORTION  
Mr. Wolf made a motion to grant the Use Variance for the Duplex, Seconded by Mr. Giordano  
ROLL CALL: Mr. Green yes, Mr. Brown yes, Mr. Giordano yes  
Mr. Musilli disqualify, Mr. McGinniss yes, Mr. Wolf yes  
Chairman Filippo yes  
MOTION CARRIED  
  
Mr. Giordano made a motion to grant the C-Variance, Seconded by Mr. Wolf  
ROLL CALL: Mr. Green yes, Mr. Brown yes, Mr. Giordano yes  
Mr. Musilli disqualify, Mr. McGinniss yes, Mr. Wolf yes,  
Chairman Filippo yes  
MOTION CARRIED  
Mr. Wolf made a motion to classify this as a minor subdivision and approval of same,  
Seconded by Mr. Green  
ROLL CALL: Mr. Green yes, Mr. Brown yes, Mr. Giordano yes  
Mr. Musilli disqualify, Mr. McGinniss yes, Mr. Wolf yes  
Chairman Filippo yes  
MOTION CARRIED  
0951 There being no further business on the Agenda, meeting adjourned at approximately 9:45

Respectfully submitted,

*Patty Marchese*  
\_\_\_\_\_  
PATTY MARCHESE, RECORDING SECRETARY

\_\_\_\_\_  
JOSEPH M. LATHAM, SECRETARY



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

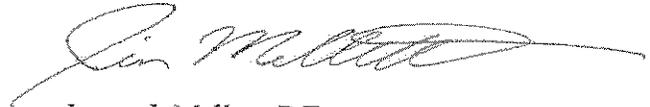
9. The applicant is seeking a waiver of providing existing elevations and contour lines based on United States Geological Survey (U.S.G.S.) Datum.

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)

**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 #162030C**  
**John W. Glemser Sr.**  
**228 Cedar Avenue**  
**BLOCK 10401, LOT 7**

**DATE:** June 14, 2016

The Applicant requests approval for three (3) sheds: two (2) 10' x 20' sheds and one (1) 12' x 25' shed 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	12,500 sf <sup>1</sup>	yes
Minimum lot frontage	75 ft.	50 ft. <sup>1</sup>	enc
Minimum lot depth	125 ft.	250 ft. <sup>1</sup>	Yes
Maximum building coverage	20%	±16.4% <sup>2</sup>	yes
Maximum lot coverage	40%	±21.4% <sup>2</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard	30 ft.	n/a	n/a
Side yard	10 ft.	n/a	n/a
Rear yard	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	n/a	n/a
Maximum Height	35 ft.	n/a	n/a

<sup>1</sup> = Tax map data.

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

Description	Required	Proposed	Complies
<b>RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Maximum shed area	168 sf	200 sf	no*
Maximum shed area	168 sf	200 sf	no*
Maximum shed area	168 sf	300 sf	no*
Number (max.)	1	3	no*
Maximum shed height (max.)	12 ft.	8 ft.	yes
Distance between adjacent buildings	10 ft.	7 ft.	no*
Distance between adjacent buildings	10 ft.	8 ft.	no*
Front yard	N.P.	no	yes
Side yard	5 ft.	14 ft.	yes
Rear yard	5 ft.	≥ 24 ft.	yes

N.P. = Not Permitted.

\* = Variance required.

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

## II. VARIANCE COMMENTS

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

### §401.E, Distance between adjacent buildings

1. Distance between buildings: (7 ft. provided v. 10 minimum required).
2. Distance between buildings: (8 ft. provided v. 10 minimum required).

### §422.L, Residential Tool Shed

3. Area (Shed 1): (200 sf provided v. 168 sf maximum allowed).
4. Area (Shed 2): (200 sf provided v. 168 sf maximum allowed).
5. Area (Shed 3): (300 sf provided v. 168 sf maximum allowed).
6. Number: (3 provided v. 1 maximum allowed).

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

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

From Section 401.E, Distance between adjacent buildings to permit seven (7) feet and eight (8) feet between sheds (10 ft. minimum required) and from Section 422.L, Residential Tool Shed to permit two (2) sheds two hundred (200) square feet and one (1) shed three hundred (300) square feet in area (168 sf maximum allowed) and to permit three (3) sheds (1 maximum allowed).

### **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: John W. Glemser Sr.  
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.: #162030C

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

Planning Board  Zoning Board of Adjustment

Fees 160<sup>00</sup> Project # 10457

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

Escr. 150<sup>00</sup> Escr. # 10457

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>John W. Glemser Sr.</u> Address: <u>228 Cedar Ave.</u> City: <u>Blenheim</u> State, Zip: <u>N.J. 08012</u> Phone: <u>856-481-4876</u> Fax: ( ) - Email: <u>jglemser505@comcast.net</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>John W. Glemser, Sr.</u> Address: <u>228 Cedar Ave.</u> City: <u>Blenheim</u> State, Zip: <u>N.J. 08012</u> Phone: <u>856-481-4876</u> Fax: ( ) -					
<b>3. Type of Application. Check as many as apply:</b>						
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none; vertical-align: top;"> <input type="checkbox"/> Informal Review <sup>2</sup>  <input type="checkbox"/> Minor Subdivision  <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup>  <input type="checkbox"/> Final Major Subdivision  <input type="checkbox"/> Minor Site Plan  <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup>  <input type="checkbox"/> Final Major Site Plan  <input type="checkbox"/> Conditional Use Approval <sup>2</sup>  <input type="checkbox"/> General Development Plan <sup>2</sup> </td> <td style="width:50%; border: none; vertical-align: top;"> <input type="checkbox"/> Planned Development <sup>2</sup>  <input type="checkbox"/> Interpretation <sup>2</sup>  <input type="checkbox"/> Appeal of Administrative Officer's Decision  <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup>  <input type="checkbox"/> Use "D" Variance <sup>2</sup>  <input type="checkbox"/> Site Plan Waiver  <input type="checkbox"/> Rezoning Request  <input type="checkbox"/> Redevelopment Agreement  <input type="checkbox"/> _____                 </td> </tr> </table>		<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____			
<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____					
<p><sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.</p>						
<b>4. Zoning Districts (Circle all Zones that apply)</b>						
ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
<u>R2</u>	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
<u>B3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>						
Name of Attorney: _____ Address: _____ City: _____				Firm: _____ State, Zip: _____ Phone: ( ) - - Fax: ( ) - Email: _____		

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

Name: John W. Glemser Sr.  
Address: 228 Cedar Ave.  
Profession: retired truck driver  
City: Alenhein  
State, Zip: NJ 08012  
Phone: 856-481-4876 Fax: ( ) -  
Email: jglemser505@comcast.net

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

**7. Location of Property:**

Street Address: 228 Cedar Ave Block(s): 10401  
Tract Area: \_\_\_\_\_ Lot(s): 7

**8. Land Use:**

Existing Land Use: single family home ① 10' x 20' ② 10' x 20' ③ 12' x 25'

Proposed Land Use (Describe Application): 1 shed utility, 2 sheds for hobby, racing pigeons. I have had these 2 sheds with the birds since I moved to Gloucester township in 1987.

**9. Property:**

Number of Existing Lots: 1  
Number of Proposed Lots: 1  
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		Shed Requirements	
Garage Area	_____	Shed area	② 1205sf. ① 1305sf. 35H203
Garage height	_____	Shed height	8'
Number of garages (Include attached garage if applicable)	_____	Setback from R.O.W.1	_____
Number of stories	_____	Setback from R.O.W.2	_____
		Setback from property line 1	14 ft.
		Setback from property line 2	39 ft.
			50 ft.

**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

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 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).

5/19/16

Date

Signature

Print Name

Sworn and Subscribed to before me this

19 day of May

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

John W. Glenser, Sr.

Signature of Applicant

John W. Glenser, Sr.

Print Name

5/19/16  
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 5-19-16, shows and discloses the premises in its entirety, described as Block 10401 Lot 7 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,  
County of Camden:

Sworn and subscribed to

On this 19 day of May  
20 16 before the following authority.

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

John W. Glenser, Sr.  
Name of property owner or applicant

Veronica Colon Gonzalez  
Notary public

Township of Gloucester  
Community Development & Planning

ZONING

DATE 5/5/16  
BLOCK 10401  
LOT 7

CALLER Code PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

ADDRESS OF COMPLAINT 228 Cedar Ave

VIOLATION (3 sheds) - illegal CDD change

5/16/16 - HIC comment for Variances app.

CHAPTER# \_\_\_\_\_

OWNER OF PROPERTY Melissa Cristofani

ADDRESS Lane 08012 PHONE \_\_\_\_\_

Message Taken By \_\_\_\_\_



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

May 5, 2016

Cristaldi, Melissa  
228 Cedar Ave.  
Blackwood, NJ 08012

Re: 3 sheds.  
Block/Lot: 9903/16

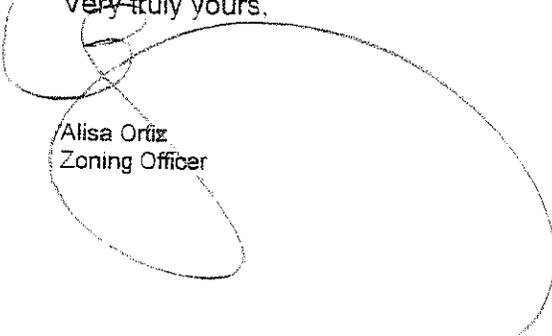
Dear Ms. Cristaldi:

It has come to my attention that you currently have three large sheds in the rear yard of your property. Please be aware that the ordinance allows for one shed per residential lot and also requires a Zoning Permit approval. Also be aware that having more than one shed requires a variance approval by the Gloucester Township Zoning Board of Adjustment prior to issuance of permits. Should any of the sheds be larger than 100 sq.ft., a Construction Permit is also required and should the sheds be over 168 sq.ft, a Variance is also required, as 168sq.ft is the maximum size permitted. Please take immediate action to rectify this situation.

If Gloucester Township approvals have been issued for these sheds, please contact me and provide me with the permit numbers.

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

7  
S  
K

Property line

950'

Hubby  
51100  
12' x 95'

Hubby  
51100  
10' x 20'

Utility  
51100  
10' x 20'

Hubby 8  
51100  
8' x 110'

350'

311100  
House  
Attorney's office

30'

Property line

Property line

250'

John W. Ely 5/19/16

Property line

30'

NOTE: THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING TECHNOLOGY (CAD) AND COORDINATE (RECTANGULAR) SYSTEMS

NO.	DATE	DESCRIPTION
1	11/20/03	ISSUED FOR PERMITTING
2	01/20/04	ISSUED FOR PERMITTING
3	03/20/04	ISSUED FOR PERMITTING
4	05/20/04	ISSUED FOR PERMITTING
5	07/20/04	ISSUED FOR PERMITTING
6	09/20/04	ISSUED FOR PERMITTING
7	11/20/04	ISSUED FOR PERMITTING
8	01/20/05	ISSUED FOR PERMITTING
9	03/20/05	ISSUED FOR PERMITTING
10	05/20/05	ISSUED FOR PERMITTING
11	07/20/05	ISSUED FOR PERMITTING
12	09/20/05	ISSUED FOR PERMITTING
13	11/20/05	ISSUED FOR PERMITTING
14	01/20/06	ISSUED FOR PERMITTING
15	03/20/06	ISSUED FOR PERMITTING
16	05/20/06	ISSUED FOR PERMITTING
17	07/20/06	ISSUED FOR PERMITTING
18	09/20/06	ISSUED FOR PERMITTING
19	11/20/06	ISSUED FOR PERMITTING
20	01/20/07	ISSUED FOR PERMITTING
21	03/20/07	ISSUED FOR PERMITTING
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23	07/20/07	ISSUED FOR PERMITTING
24	09/20/07	ISSUED FOR PERMITTING
25	11/20/07	ISSUED FOR PERMITTING
26	01/20/08	ISSUED FOR PERMITTING
27	03/20/08	ISSUED FOR PERMITTING
28	05/20/08	ISSUED FOR PERMITTING
29	07/20/08	ISSUED FOR PERMITTING
30	09/20/08	ISSUED FOR PERMITTING
31	11/20/08	ISSUED FOR PERMITTING
32	01/20/09	ISSUED FOR PERMITTING
33	03/20/09	ISSUED FOR PERMITTING
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41	07/20/10	ISSUED FOR PERMITTING
42	09/20/10	ISSUED FOR PERMITTING
43	11/20/10	ISSUED FOR PERMITTING
44	01/20/11	ISSUED FOR PERMITTING
45	03/20/11	ISSUED FOR PERMITTING
46	05/20/11	ISSUED FOR PERMITTING
47	07/20/11	ISSUED FOR PERMITTING
48	09/20/11	ISSUED FOR PERMITTING
49	11/20/11	ISSUED FOR PERMITTING
50	01/20/12	ISSUED FOR PERMITTING
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72	09/20/15	ISSUED FOR PERMITTING
73	11/20/15	ISSUED FOR PERMITTING
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86	01/20/18	ISSUED FOR PERMITTING
87	03/20/18	ISSUED FOR PERMITTING
88	05/20/18	ISSUED FOR PERMITTING
89	07/20/18	ISSUED FOR PERMITTING
90	09/20/18	ISSUED FOR PERMITTING
91	11/20/18	ISSUED FOR PERMITTING
92	01/20/19	ISSUED FOR PERMITTING
93	03/20/19	ISSUED FOR PERMITTING
94	05/20/19	ISSUED FOR PERMITTING
95	07/20/19	ISSUED FOR PERMITTING
96	09/20/19	ISSUED FOR PERMITTING
97	11/20/19	ISSUED FOR PERMITTING
98	01/20/20	ISSUED FOR PERMITTING
99	03/20/20	ISSUED FOR PERMITTING
100	05/20/20	ISSUED FOR PERMITTING

SHEET 73

SHEET 72

SHEET 74

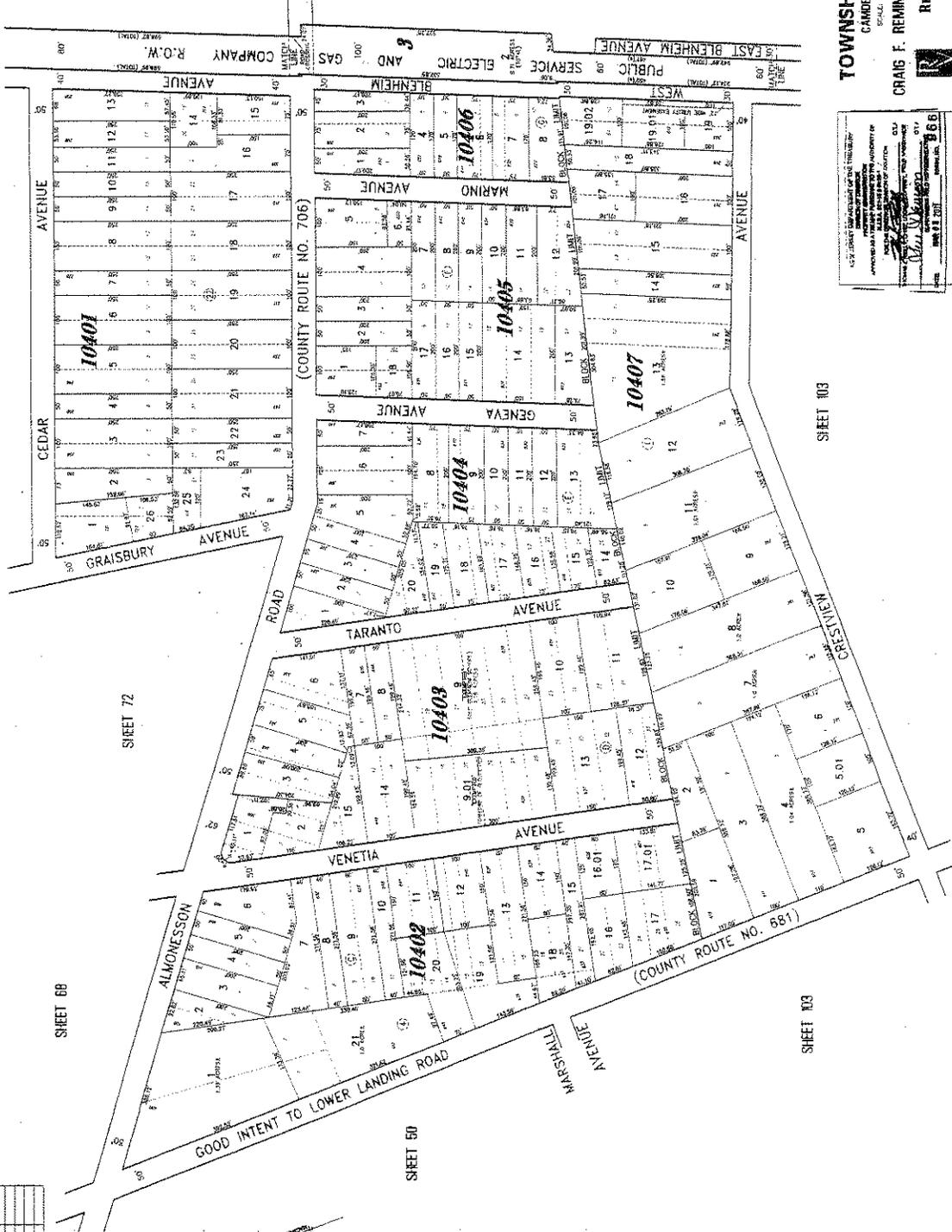
SHEET 69

SHEET 68

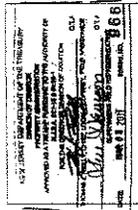
SHEET 63

SHEET 60

SHEET 65



**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY NEW JERSEY  
 SCALE: 1" = 100' DATE: 11-20-2008  
 CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924  
 REMINGTON & VERNICK ENGINEERS  
 24 1/2 2800 BAYVIEW  
 1000 W. 10TH ST. SUITE 100  
 WILMINGTON, DE 19804  
 WWW.SITE ADDRESS: REMINGTON.COM



file://C:\WINDOWS\TEMP\ELPF4.TMP

7/3/05

Page 1 of 1

**From:** John Glemser  
**Date:** 7/10/05 8:52:03 AM  
**Subject:**

---

JULY 10, 2005

Dear Mr.Sayers,

RE: 509 Good Intent Road, Blenheim, N.J. 08012

The purpose of this letter is to confirm the fact that I do not rent or lease any of my property to anyone. The building in question sits on the property line of my house and John Glemser's house

Sincerely,



Edward De Santis

John Glemser  
[johnblemser@earthlink.net](mailto:johnblemser@earthlink.net)  
Why Wait? Move to EarthLink.

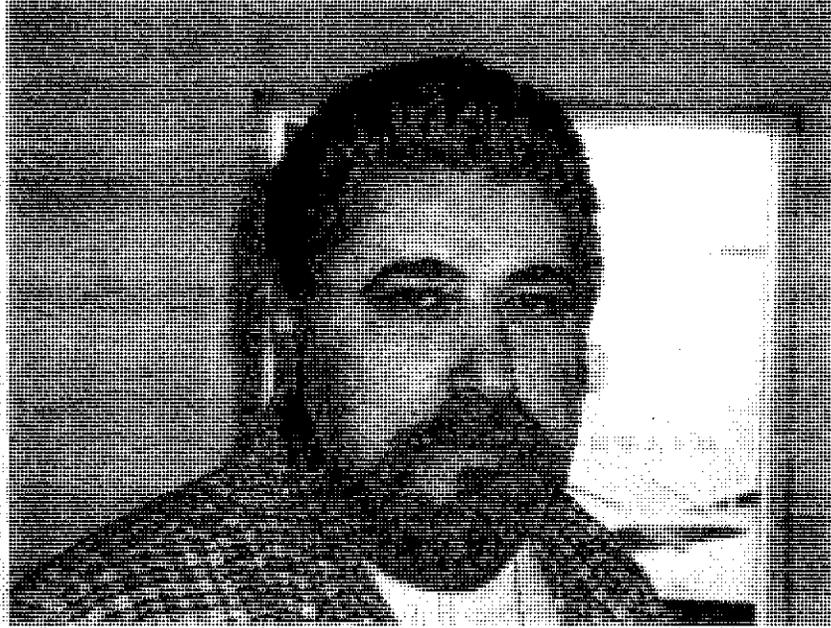
From: John Glemser  
Date: 7/3/05 10:16:14 AM  
Subject:

July 5, 2005

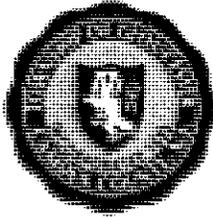
We, the undersigned, do not have any problems or complaints with the racing pigeons that are kept at 509 Good Intent Rd., Blenheim, N.J. 08012 and are owned by John Glemser. Keeping them there is not causing any nuisance.

1. Ed Bata 508 Good Intent Rd 228 1322
2. Edmond A D Dombis 589 Good Intent Rd
3. Gertrude Leucht 501 Good Intent Rd
4. Gertrude Leucht 500 Good Intent Rd
5. John Milligan 258 Clementon Ave.
6. Cheryl Chulsm 515 Good Intent Rd
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

John Glemser  
john\_glemser@earthlink.net  
Why Wait? Move to EarthLink.

**2005 I.F. CONVENTION HANDLER PROFILE OF:****JOHN GLEMSE****505 Good Intent Rd.****Blenheim, NJ 08012****856-227-4196**

My name is **John Glemser**. I have been successfully racing pigeons since 1973 (32 years). I have over 100 1st place wins and countless average speed and futurity wins. Some highlights include IF champion loft, Patterson Sprint Futurity and Newark Futurity winner (400 mile young bird race). I also bred the 2001 young bird LPM Futurity winner and 1st auction bird. Winner of the South Jersey Futurity 3 times including 2004, also 1st, 2nd, and 4th auction birds. I have won countless champion loft places and numerous champion bird awards. I flew from 2 lofts in 2004 (TCB loft with Mark Gargon), and won a couple 1st plus average speed in the South Jersey club. I am known as the "Babe Ruth" of pigeon flying to my closer friends. **Allow me to bring out the best in your birds.**



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:

JUN 14 2010

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

Name: Melissa ACristaldi  
Address: 228 Cedar Ave  
Block: 10401 Lot: 7

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

Date 5/16/10

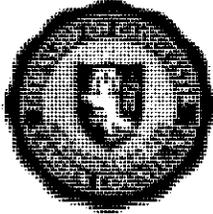
[Signature]  
Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County





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: Melissa A. Cristaldi  
Address: 228 Cedar Ave  
Block: 10401 Lot: 7

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

5/24/16  
Date

[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

May 25, 2016

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

MAY 26 2016

Re: Application #162030C  
John W. Glemser, Sr.  
228 Cedar Avenue, Blackwood, NJ 08012  
Block 10401, Lot 7

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr  
Executive Director

RJC:mh

Zon#64

~~B~~

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 23, 2016

APPLICATION No. #162030C

APPLICANT: John W. Glemser, Sr

PROJECT No. 10457

BLOCK(S): 10401 Lot(S): 7

LOCATION: 228 Cedar 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.  
 For Your Files.

*Please Forward Report by June 6, 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

RECEIVED  
MAY 26 2016

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

OK 5-26-16 JLG BSO

\_\_\_\_\_  
Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

RECEIVED  
 MAY 23 2016

DATE: May 23, 2016

APPLICATION No. #162030C

APPLICANT: John W. Glemser, Sr

PROJECT No. 10457

BLOCK(S): 10401 Lot(S): 7

LOCATION: 228 Cedar Ave., Blackwood, NJ 08012

**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

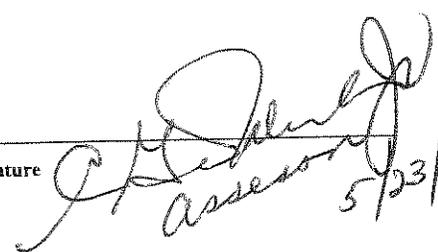
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- 1 Copy - Major Subdivision - Preliminary Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps, 1 Twp. App.
- 1 Copy - Amended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

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

Signature   
 Assessor 5/23/16

*\* CONCERN: How is he "racing pigeons". Says it's a "hobby". Is there a possible commercial use? More details needed.*

**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 #62032C  
 Lisa Creedon  
 57 Grey Pebble Circle  
 BLOCK 18304, LOT 2  
**DATE:** June 21, 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	13,206 sf	yes
Minimum lot frontage			
Grey Pebble Circle	75 ft.	92.245 ft.	yes
Grey Pebble Circle	75 ft.	154.855 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
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			
Grey Pebble Circle	30 ft.	30.09 ft.	yes
Grey Pebble Circle	30 ft.	30.4 ft.	yes
Side yard	10 ft.	10.4 ft.	yes
Rear yard	30 ft.	±60 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.

\* = 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 seventeen (17) feet from the cartway along Grey Pebble Circle (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 seventeen (17) feet from the cartway along Grey Pebble Circle (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: Lisa Creedon  
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. #162032C

Taxes Paid Yes/No SC (Initial)

Planning Board  Zoning Board of Adjustment

Fees: 160<sup>00</sup> Project # 10488

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

Escr. 150<sup>00</sup> Escr. # 10488

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

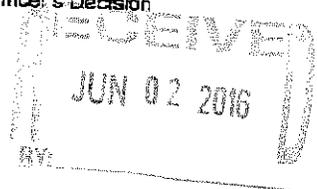
Name: Lisa Creedon  
 Address: 57 GRAYCOBBLE CIR  
SICKLERVILLE  
 City: SICKLERVILLE  
 State, Zip: NJ 08008  
 Phone: 609 383 3559  
 Email: LISACREEDON6660@GMAIL

### 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	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: All Vinyl Fencing  
Address: 453 Middle Rd  
Profession: Fence installer  
City: Hammonton, NJ, 08037  
State, Zip: \_\_\_\_\_  
Phone: 856-209-4073 Fax: ( ) - \_\_\_\_\_  
Email: BYAL17@aol.com

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

7. Location of Property:

Street Address: 57 GRAYPEBBLE Circle Block(s): 18304  
Tract Area: \_\_\_\_\_ Lot(s): 2

8. Land Use:

Existing Land Use: RESIDENTIAL  
Proposed Land Use (Describe Application): Install 6<sup>ft</sup> High Vinyl Fence  
248 Lin Ft

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**

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

**Proposed**

① 70 FT  
 ② 90 FT  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Fence Application**

Setback from E.O.P. #1  
 Setback from E.O.P. #2  
 Fence type  
 Fence height  
 \*E.O.P. = Edge Of Pavement.

**Proposed**

① Approx 17 FT  
 ② \_\_\_\_\_  
 VINYL  
 6'

**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

6-1-16  
 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).

6-1-16  
Date

[Signature]  
Signature

Olisa Creedon  
Print Name

Sworn and Subscribed to before me this

1 day of JUNE

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?
- 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

[Signature]  
Signature of Applicant

Olisa Creedon  
Print Name

6-1-16  
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 1 day of JUNE  
20 16 before the following authority.

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

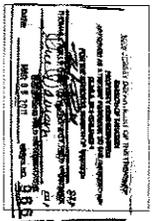
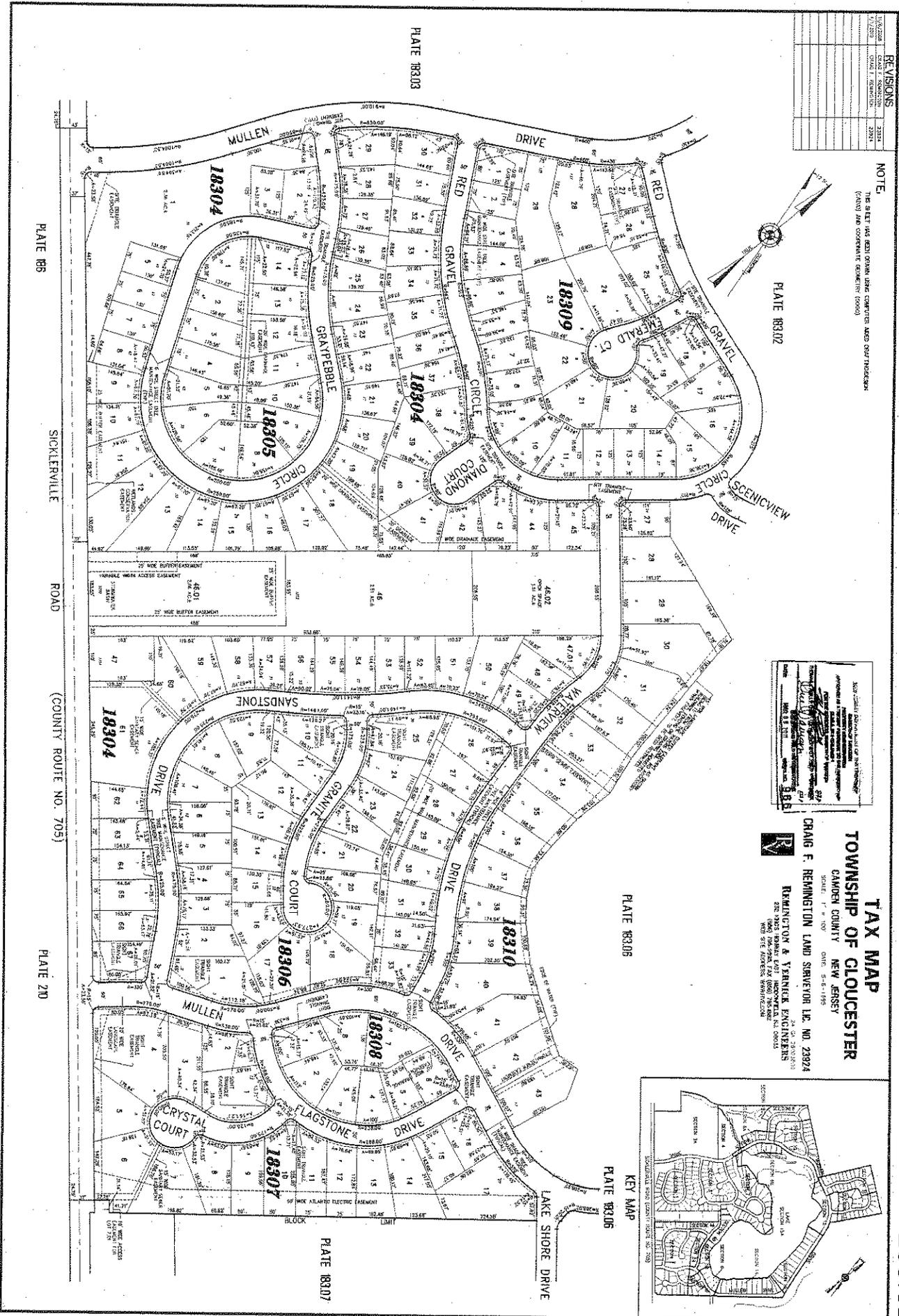
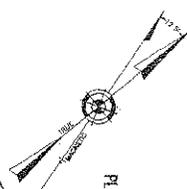
[Signature]  
Name of property owner or applicant

[Signature]  
Notary public

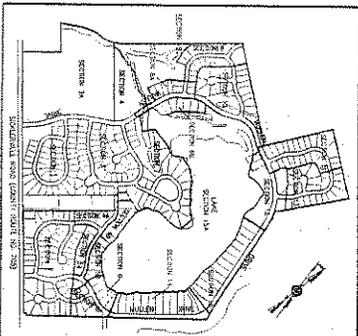


NO.	DATE	REVISIONS

**NOTE**  
 THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING TECHNIQUES  
 (CADD) AND COORDINATE MEASUREMENT SYSTEMS



**TAX MAP**  
**TOWNSHIP OF CLOUCESTER**  
 CAMDEN COUNTY NEW JERSEY  
 SCALE: 1" = 100'  
 DATE: 5-8-1995  
**CRAIG F. REMINGTON LAND SURVEYOR L.E. NO. 23924**  
 REMINGTON & YEANICK ENGINEERS  
 252 CHASE DRIVE, SUITE 100, NEWTON, NJ 07854  
 (609) 526-1995 FAX (609) 784-8888  
 PLS. SEE ADDRESS FOR MAPS



KEY MAP  
 PLATE 18306

PLATE 18303

PLATE 18302

PLATE 18306

PLATE 18307

183.01

183.01

Commissioners  
Richard P. Calabrese  
Chairman  
Frank Simiriglia  
Vice Chairman  
  
Board Members  
Dora M. Guevara  
Joseph Pillo  
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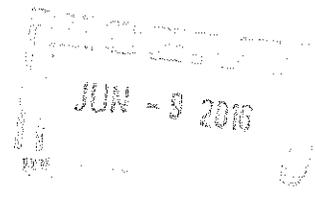
**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

June 8, 2016

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

Re: Application #162032C  
Lisa Creedon  
57 Graypebble Circle, Sicklerville, NJ 08081  
Block 18304, Lot 2



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

JUN 06 2016

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 2, 2016

APPLICATION No. #162032C

APPLICANT: LISA CREEDON

PROJECT No. 10488

BLOCK(S): 18304 Lot(S): 2

LOCATION: 57 GRAYPEBBLE CIR., SICKLERVILLE, NJ 08081

### TRANSMITTAL TO:

- |                          |                              |                          |                      |                                     |                           |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/> | Zoning Board Planner | <input checked="" type="checkbox"/> | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer      | <input type="checkbox"/>            | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/> | Aqua N.J. Water Co.  | <input type="checkbox"/>            | Fire District 1 2 3 4 5 6 |
| <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 JUNE 13, 2016**  
 For Your Files.

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- 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

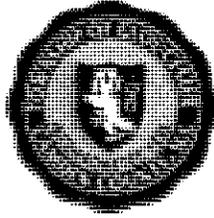
- Variance Plan                       Bulk (C) Variance                       Use (D) Variance

Signature

*[Handwritten Signature]*  
*Armenian*  
*6/2/16*

*Fence - no issues*





# 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.

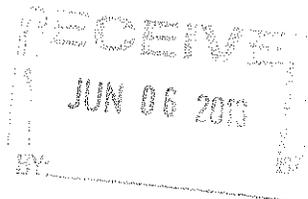
Name: Kevin P & Lisa A Creedon  
Address: 57 Graypebble Circle  
Block: 18304 Lot: 2

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

Date

6/2/16

Gloucester Township Tax Collector



BLQ: 18304. 2.  
Owner Name: CREEDON, KEVIN P & LISA A

Tax Year: 2015 to 2016  
Property Location: 57 GRAYPEBBLE CIRCLE

Tax Year: 2015	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,665.25	2,665.25	2,683.53	2,683.52	10,697.55
Payments:	2,665.25	2,665.25	2,683.53	2,683.52	10,697.55
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2015 Prin Balance
								10,697.55		10,697.55
		Original Billed								
02/02/15	1	Payment	001		CK	7620 2209	WELLSFAR	2,665.25	0.00	8,032.30
04/22/15	2	Payment	001		CK	7976 2163	WELLSFAR	2,665.25	0.00	5,367.05
07/28/15	3	Payment	001		CK	8386 2136	WELLSFAR	2,683.53	0.00	2,683.52
10/27/15	4	Payment	001		CK	8784 2091	WELLS	2,683.52	0.00	0.00

Tax Year: 2016	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,674.39	2,674.39	0.00	0.00	5,348.78
Other Bill Adj:	0.00	900.05-	0.00	0.00	900.05-
Total Billed:	2,674.39	1,774.34	0.00	0.00	4,448.73
Payments:	2,674.39	1,774.34	0.00	0.00	4,448.73
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2016 Prin Balance
								5,348.78		5,348.78
		Original Billed								
02/03/16	1	Payment	001		CK	9341 2044	WELLS	2,674.39	0.00	2,674.39
03/21/16	2	Adjustment	HR			9619 5316	HOMESTEAD	900.05-	0.00	1,774.34
		Homestead Credit								
05/02/16	2	Payment	001		CK	9838 2018	WELLS	1,774.34	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00

**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 #162033C**  
**Patricia Terramagra**  
**125 7<sup>th</sup> Avenue**  
**BLOCK 1208, LOT 6**

**DATE:** June 21, 2016

The Applicant requests approval to construct a 10' x 24' Residential Tool shed within the R-4 Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-3 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	6,250 sf	6,000 sf <sup>1</sup>	enc
Minimum lot frontage			
7 <sup>th</sup> Avenue	50 ft.	60 ft. <sup>1</sup>	yes
Glendora Avenue	50 ft.	100 ft. <sup>1</sup>	yes
Minimum lot depth	100 ft.	100 ft. <sup>1</sup>	Yes
Maximum building coverage	35%	±20.7% <sup>2</sup>	yes
Maximum lot coverage	65%	±36.7% <sup>2</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard			
7 <sup>th</sup> Avenue	20 ft.	n/a	n/a
Glendora Avenue	20 ft.	n/a	n/a
Side yard	10 ft.	n/a	n/a
Rear yard	20 ft.	n/a	n/a
Minimum Useable Yard Area	25%	n/a	n/a
Maximum Height	35 ft.	n/a	n/a

<sup>1</sup> = tax map data.

<sup>2</sup> = scaled data.

enc = Existing nonconformance.

N.P. = Not Permitted.

RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	168 sf	240 sf	no*
Number	1	1	yes
Maximum shed height	12 ft.	8 ft.	yes
Distance between adjacent buildings	10 ft.	≥ 10 ft. <sup>2</sup>	yes
Front yard	N.P.	no	yes
<b>Side yard</b>	<b>5 ft.</b>	<b>3 ft.</b>	<b>no*</b>
Rear yard	5 ft.	6 ft.	yes

<sup>1</sup> = tax map data.    <sup>2</sup> = scaled data.    N.P. = Not Permitted.  
 \* = Variance required.

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

## II. VARIANCE COMMENTS

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

### **§422.L, Residential Tool Shed**

1. Area: (240 sf provided v. 168 sf maximum allowed).
2. Side yard: (3 ft. provided v. 5 ft. 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 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 variances:

**From Section 422.L, Residential Tool Shed to construct a shed two hundred forty (240) square feet (168 sf maximum allowed) and three (3) feet from side property line (5 ft. minimum required).**

#### **IV. RECOMMENDATIONS**

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

cc: Patricia Terramagra  
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.: #162033C

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

Planning Board  Zoning Board of Adjustment

Fees 100.00 Project # 10489

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

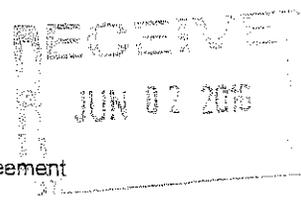
Escr. 150.00 Escr. # 10489

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>PATRICIA TERRAMAGRA</u> Address: <u>125 7TH AVE</u> City: <u>GLOUCESTER</u> State, Zip: <u>N.J. 08009</u> Phone: <u>(856) 374-5467</u> Fax: ( ) - Email: <u>TERRAMAGRA@COMCAST.NET</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>SAME</u> 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	<u>R4</u>	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	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: <u>(OWNER) PATRICIA TORRANO</u>	Name: _____
Address: <u>125 7TH AVE Glenwood NJ</u>	Address: _____
Profession: _____	Profession: _____
City: _____	City: _____
State, Zip: _____	State, Zip: _____
Phone: ( ) - - Fax: ( ) - -	Phone: ( ) - - Fax: ( ) - -
Email: _____	Email: _____

**7. Location of Property:**

Street Address: 125 7TH AVE Glenwood NJ Block(s): 1208  
Tract Area: \_\_\_\_\_ Lot(s): 6

**8. Land Use:**

Existing Land Use: RESIDENTIAL  
Proposed Land Use (Describe Application): (SHE) (5126 W X L X H) 5/6 WFO  
(12 W X 20 LONG & 2 FT HIGH)  
(FENCE - 50 FT & 5/6'S F'-F2)  
(180 FT) 5 FT VINYL WITH LATTICE TOP WITH ONE 5 FT GATE

**9. Property:**

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

**10. Utilities:** (Check those that apply.)

Public Water       Public Sewer       Private Well       Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

**13. Zoning**

**All Applications**

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

*50' FENCE  
AND  
SHED  
SETBACKS*

**Fence Application**

	Proposed
Setback from E.O.P.*1	<u>33</u>
Setback from E.O.P.*2	<u>18 FT</u>
Fence type	<u>VINYL</u>
Fence height	<u>5' 00"</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	<u>12 x 20</u>
Shed height	<u>8 FT</u>
Setback from R.O.W.1	_____
Setback from R.O.W.2	<u>49 1/2 FT</u>
Setback from property line 1	<u>2</u> <u>6 FT</u>
Setback from property line 2	<u>5</u> <u>3 FT</u>

**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**

*Patricia Tomomaga*  
Signature of Applicant

5/21/2016  
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).

JUNE 11, 2016  
Date

Patricia Terramagna  
Signature

PATRICIA TERRAMAGNA  
Print Name

Sworn and Subscribed to before me this

1 day of JUNE  
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?  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).

No  Yes

Patricia Terramagna  
Signature of Applicant

5/26/16  
Date

PATRICIA TERRAMAGNA  
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 6/1/16, shows and discloses the premises in its entirety, described as Block 1208 Lot 6 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 1 day of JUNE  
20 16 before the following authority.

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

Patricia Terramagna Name of property owner or applicant  
MICHELE LYN TREGER ID # 2439109  
NOTARY PUBLIC Notary public  
STATE OF NEW JERSEY

My Commission Expires October 1, 2018

40'

60'

3 FT

49 1/2 FT

49 1/2 FT

SHED  
20 FT

DRIVE WAY

373

371

GATE

50 Foot Fence

18 FT

3 FT

94 FT

24 Foot Fence

18 FT

7

100'

1208

6

100'

CLENDORN AVE

121

3 FT

125

Hoop

40'

33 FT

33 Foot Fence

60'

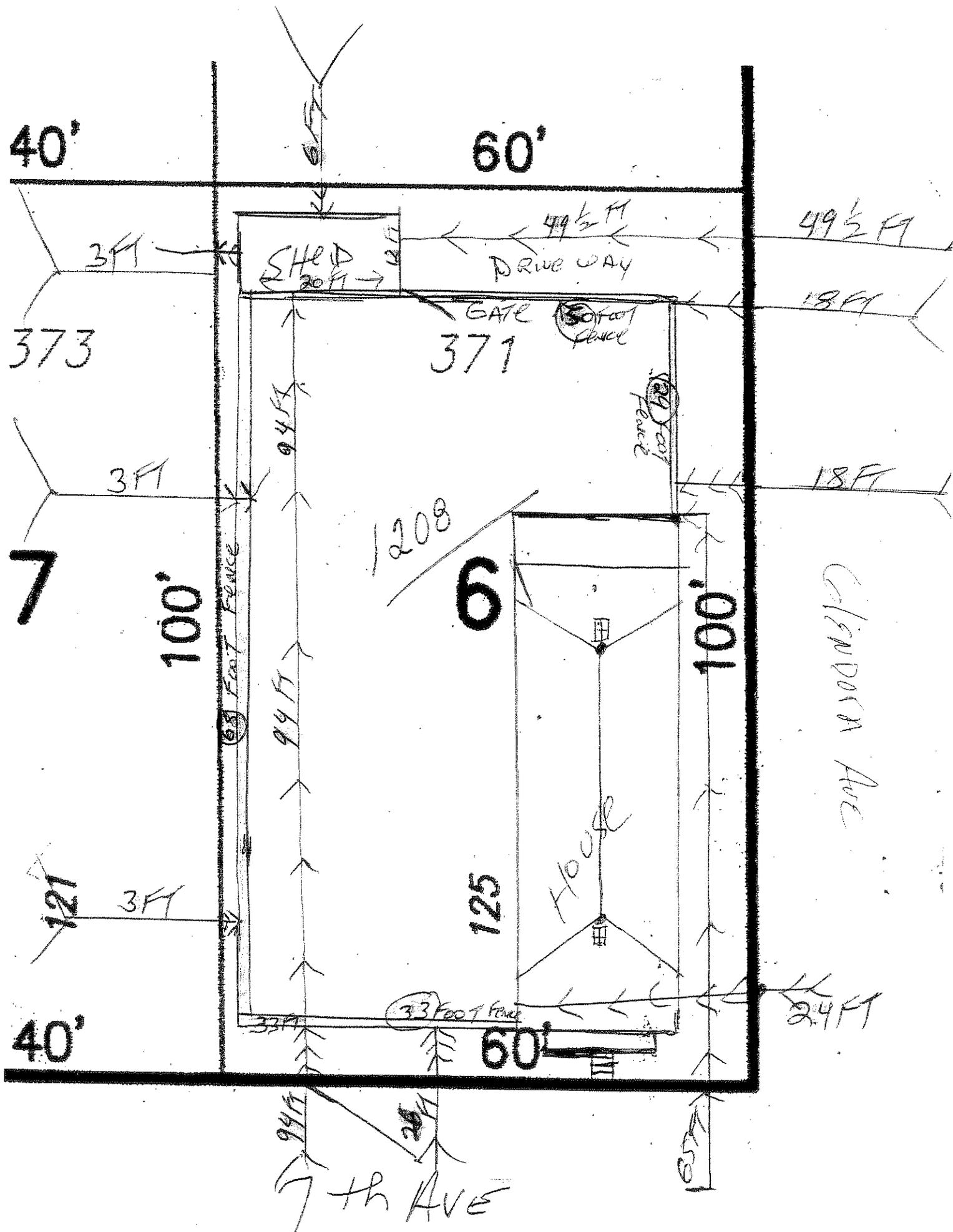
2.4 FT

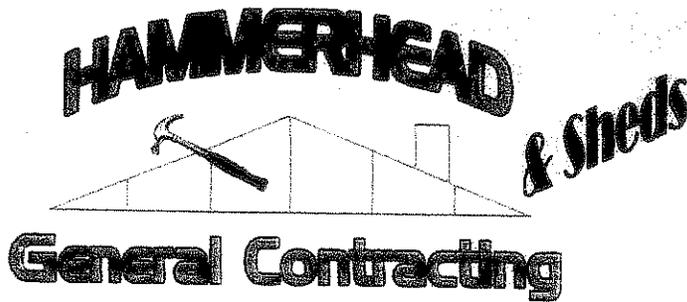
99 FT

24 FT

105 FT

TH AVE





HAMMERHEAD GENERAL CONTRACTING & SHEDS  
 MAYS LANDING, NEW JERSEY 08330  
 (856) 466-7245 Phone  
 (609) 377-5699 Fax  
 hammerheadgc@yahoo.com

NJ License # 13VH04137200

## ESTIMATE/CONTRACT

TO: TIM McINTYRE  
 125 SEVENTH AVENUE  
 GLENDORA, NJ 08029  
 856-534-8774

MAY 24, 2016

Estimate submitted for: 12x20 Shed A-frame (WOOD)

Prepared by: Keith A.

- 2x4 16" O.C. construction walls and roof joists and floor joists 12" O.C..
- 3/4" plywood floor
- 1/2" OSB roof
- Wood siding, T1-11 smart siding
- 30 year dimensional roof shingles
- Pressure treated 4x4 skid runners
- 8x7 garage door
- gable vents (2)

12x20 shed(Wood)	\$3,600.00
tax	0
<b>TOTAL cash price</b>	<b>\$3,600.00</b>

\*\*\*Payment schedule:  
 \$1,800.00 due upon acceptance of said estimate.  
 \$1,800.00 due after shed is completed.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices and comes with a 2 Year    guarantee. Any alteration or deviation from above specifications involving extra costs will be executed only upon written confirmation and will become an extra charge over and above the original estimate.

**Acceptance of Estimate** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorization \_\_\_\_\_ Date \_\_\_\_\_

**TERMS AND CONDITIONS:** We are entering your property upon your request, therefore we will not accept responsibility for any damage to underground pipes, shrubbery, trees, etc. We must have direct access to the prepared site. Pathway must be clear of overhead obstructions and any hazards. There will be any additional charge of \$50.00 an hour for any fence removal or tree limbs that need to be cut. Customer is responsible for any building permits and proper site preparation. Any canceled orders are subject to a 10% restocking fee. There will be a \$35.00 return check fee which will be in addition to any fee incurred by your financial institution. We will not be responsible for any injuries or accidents which may occur during delivery or while being used by customer, family members or children. Usage and operation of shed is at sole option and risk of customer and additional parties as stated above.

**REVISIONS**

NO.	DATE	DESCRIPTION

SHEET 9

SHEET 10

(NEW JERSEY STATE HIGHWAY ROUTE NO. 168)

SHEET 11

ELEVENTH

TENTH

NINTH

EIGHTH

SEVENTH

SHEET 19

AVENUE

AVENUE

AVENUE

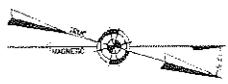
AVENUE

AVENUE

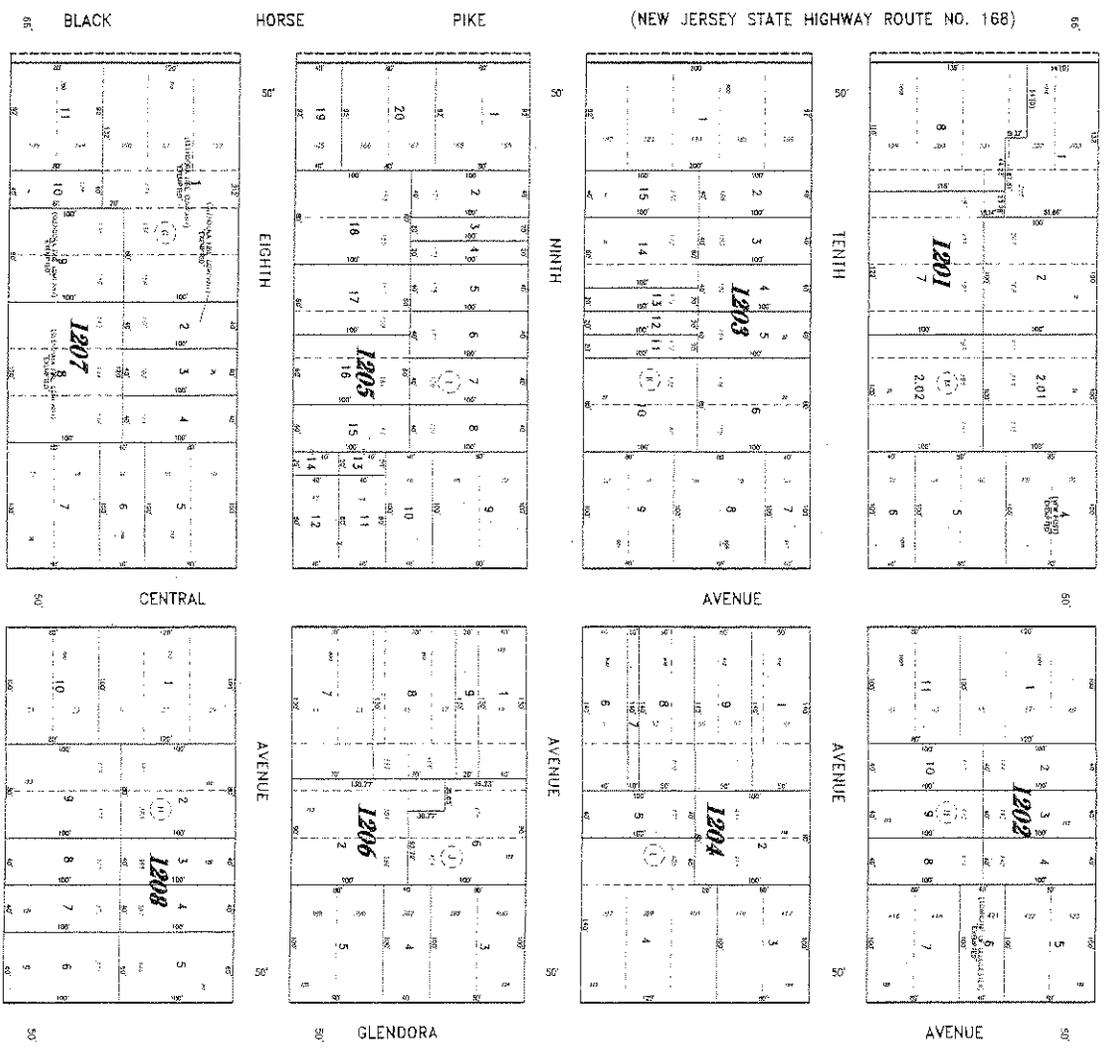
SHEET 20

NOTE

THIS SHEET HAS BEEN DRAWN UNDER COMPASSION AND NOT FOR THE PURPOSE OF CONVEYING TITLE OR INTEREST IN REAL ESTATE.



SHEET 13

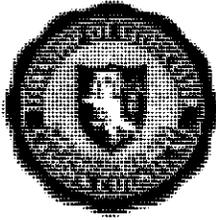


**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY  
 NEW JERSEY

DATE: 11-06-2008  
 SCALE: 1" = 50'

CRAIG F. REMINGTON LAND SURVEYOR, I.C. NO. 23024

REMINGTON & YERGEN ENGINEERS  
 220 74th Street, East, Madisonville, TN 37050  
 (615) 586-0004 FAX (615) 794-5000  
 www.remington-engineers.com



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: Bayview Loan Servicing LLC  
Address: 125 Seventh Ave  
Block: 1208 Lot: 6

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

Date 6/1/14

[Signature]  
Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County



Printed on recycled paper





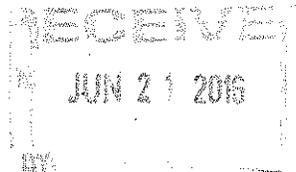
Township Of Gloucester  
Construction Department  
1261 Chews Landing Road, Blackwood, NJ 08012  
(856) 374-3500  
Fax (856) 232-6229

Date: June 13, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review



Applicant: Patricia Terramagra

Block: 1208 Lot: 2

Application #: 162017C

Note to applicant:

1. Structure this size requires a permanent foundation.
2. Exterior wall less than 5' from property line requires one hour fire rated exterior wall-rated from both interior and exterior.
3. Structure this size requires - NJ licensed Architect sealed plans (2 sets).

Thank you,

Jim Gallagher  
Building SubCode Official

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

Mariene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

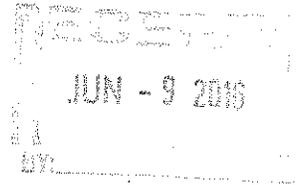
**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

June 8, 2016

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

Re: Application #162033C  
Patricia Terramagra  
125 7<sup>th</sup> Avenue, Glendora, NJ 08029  
Block 1208, Lot 2



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 "R. Carr".

Raymond J. Carr  
Executive Director

RJC:mh

JUN 06 2016

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 2, 2016

APPLICATION No. #162033C

APPLICANT: PATRICIA TERRAMAGRA

PROJECT No. 10489

BLOCK(S): 1208 Lot(S): 2

LOCATION: 125 7<sup>TH</sup> AVE., 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         |                                     |                           |

### STATUS OF APPLICATION:

- New Application - Bulk C       Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review.      ***Please Forward Report by JUNE 13, 2016***  
 For Your Files.

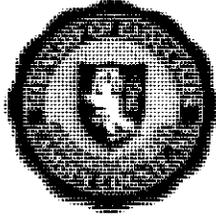
### ENCLOSED:

- 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   
 6/2/16

*Fence - no issues.*



# 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: Bayview Loan Servicing LLC  
Address: 125 Seventh Ave  
Block: 1208 Lot: 6

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

Date

6/3/16

*Anna Tugino*  
Gloucester Township Tax Collector



Printed on recycled paper

**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 #62034C**  
**Cynthia Beebe**  
**992 Sicklerville Road**  
**BLOCK 18401, LOT 9**

**DATE:** June 21, 2016

The Applicant requests approval to install a six (6) foot high privacy fence within the R-2 - Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-3 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	20,000 sf	±4.48 ac. <sup>1</sup>	yes
Minimum lot frontage	100 ft.	240 ft. <sup>1</sup>	yes
Minimum lot depth	200 ft.	813.35 ft. <sup>1</sup>	yes
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	30%	n/a	n/a
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard	50 ft.	35 ft.	enc
Side yard	15 ft.	52.5 ft. / ±142 ft. <sup>2</sup>	yes
Rear yard	40 ft.	±748 ft. <sup>2</sup>	enc
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

- <sup>1</sup> = Tax map data.
- <sup>2</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 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 privacy fence "20' from fence to street" along Sicklerville Road (40 feet from the cartway or setback of dwelling 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 privacy fence approximately twenty (20) feet from street along Sicklerville Road (40 feet from the cartway or setback of dwelling 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: Cynthia Beebe  
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. # 162034 C Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment Fees: 160<sup>00</sup> Project # 10490

<sup>1</sup> Upon receipt of all fees, documents, plans, etc. Escr. 150<sup>00</sup> Escr. # 10490

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

Name: Cynthia Beebe  
 Address: 992 Sicklerville Rd.  
 City: Sicklerville  
 State, Zip: N.J. 08081  
 Phone: 609 220 8492 Fax: ( ) -  
 Email: cb242519@aol.com

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

Name(s): Cynthia Beebe  
 Address: 992 Sicklerville Rd.  
 City: Sicklerville  
 State, Zip: N.J. 08081  
 Phone: 609 220 8492 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"/> _____                                       |

JUN 02 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
<u>R2</u>	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: Cynthia Beebe  
Address: 992 Sicklerville Rd.  
Profession: housewife  
City: Sicklerville NJ  
State, Zip: N.J. 08081  
Phone: (609) 220-8492 Fax: ( ) -  
Email: CB242519@aol.com

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

**7. Location of Property:**

Street Address: 992 Sicklerville Rd Block(s): 18401  
Tract Area: \_\_\_\_\_ Lot(s): 9

**8. Land Use:**

Existing Land Use: RESIDENTIAL  
Proposed Land Use (Describe Application): 8 foot dog eared wood privacy fence along lot at side of house 96 feet length at front, driveway side 24' neighbor side 12', 20' from fence to street.

**9. Property:**

Number of Existing Lots: <u>1</u>	<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 <b>(If yes, attach copies)</b>
	<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
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	20 feet
Setback from E.O.P. 2	_____
Fence type	wood dogeared Privacy
Fence height	6 feet

**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**

Cynthia Beebe  
Signature of Applicant

6-2-2016  
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).

6-2-2016  
Date

Cynthia M. Beebe  
Signature

Cynthia M. Beebe  
Print Name

Sworn and Subscribed to before me this

2 day of JUNE

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

Cynthia Beebe  
Signature of Applicant

Cynthia Beebe  
Print Name

6-2-16  
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 18401 Lot 9 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:

Michele Lyn Tregar 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 2 day of JUNE 2016 before the following authority.

Cynthia Beebe  
Name of property owner or applicant

Michele Lyn Tregar  
Notary public

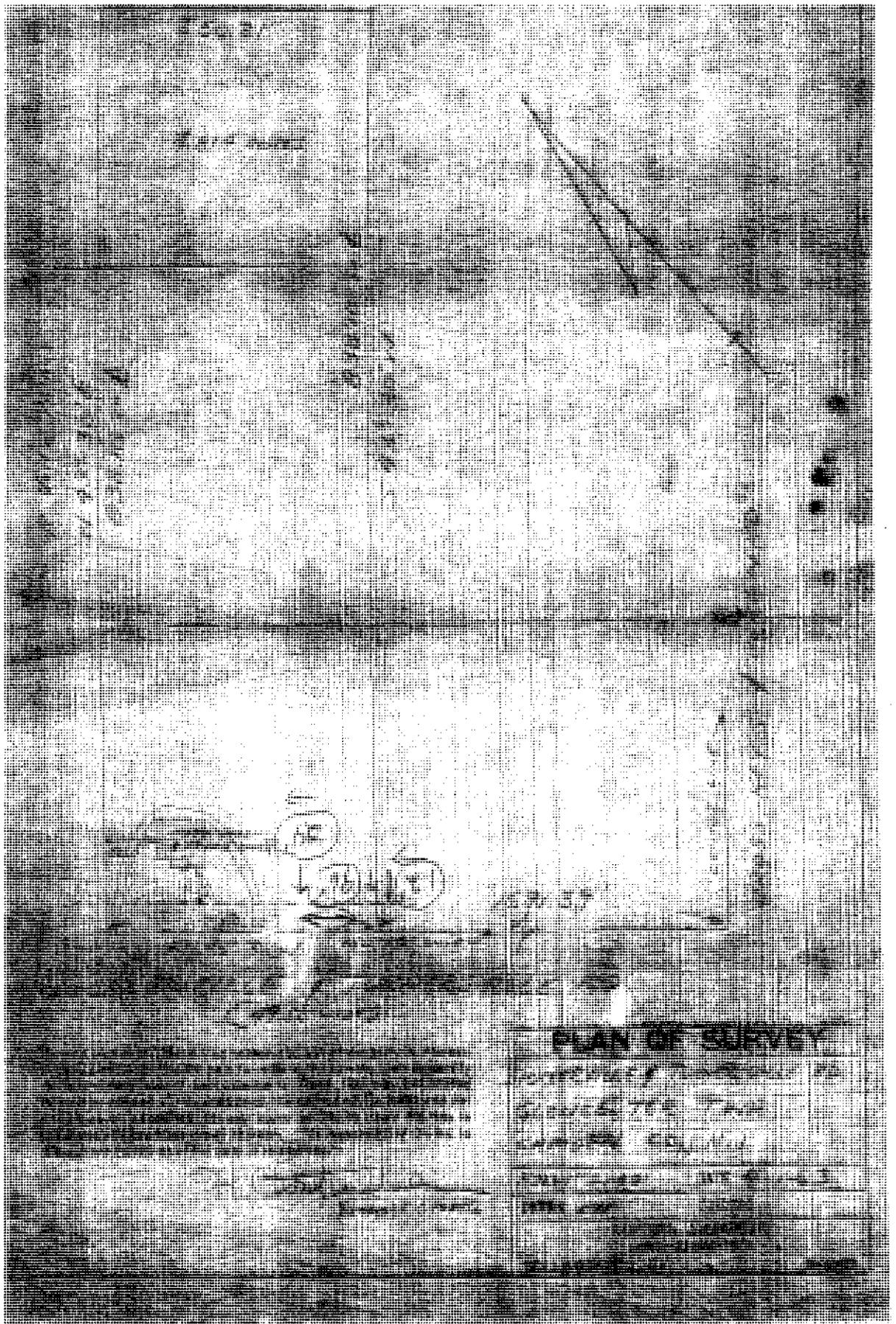
**MICHELE LYN TREGER**

ID # 2439109

NOTARY PUBLIC

STATE OF NEW JERSEY

My Commission Expires October 1, 2018



Cynthia Beebe  
 992 Sieklerville Rd.

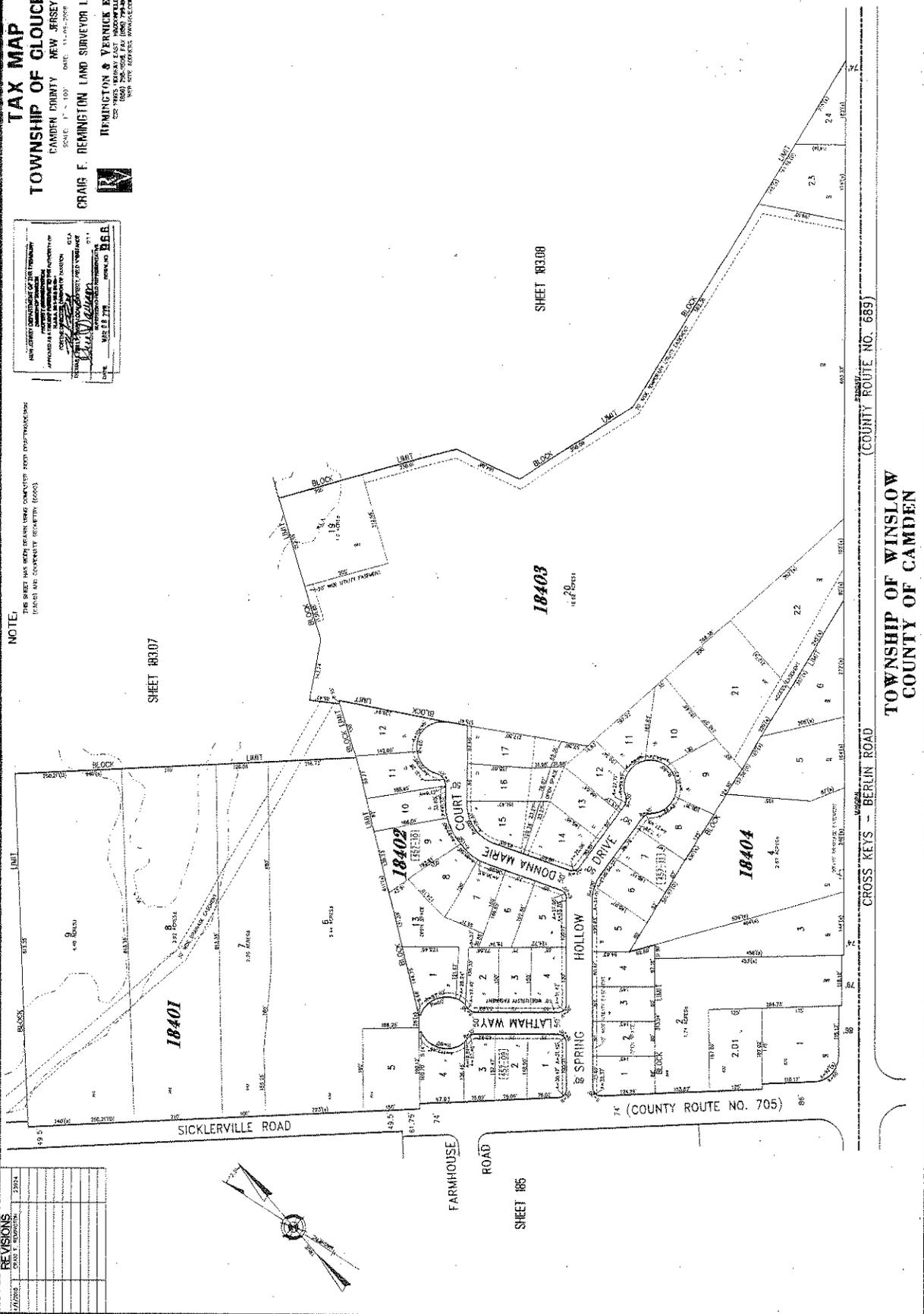
NO.	DATE	DESCRIPTION
1	11/14/2018	ISSUED FOR PERMIT
2	11/14/2018	ISSUED FOR PERMIT
3	11/14/2018	ISSUED FOR PERMIT
4	11/14/2018	ISSUED FOR PERMIT
5	11/14/2018	ISSUED FOR PERMIT
6	11/14/2018	ISSUED FOR PERMIT
7	11/14/2018	ISSUED FOR PERMIT
8	11/14/2018	ISSUED FOR PERMIT
9	11/14/2018	ISSUED FOR PERMIT
10	11/14/2018	ISSUED FOR PERMIT
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13	11/14/2018	ISSUED FOR PERMIT
14	11/14/2018	ISSUED FOR PERMIT
15	11/14/2018	ISSUED FOR PERMIT
16	11/14/2018	ISSUED FOR PERMIT
17	11/14/2018	ISSUED FOR PERMIT
18	11/14/2018	ISSUED FOR PERMIT
19	11/14/2018	ISSUED FOR PERMIT
20	11/14/2018	ISSUED FOR PERMIT
21	11/14/2018	ISSUED FOR PERMIT
22	11/14/2018	ISSUED FOR PERMIT
23	11/14/2018	ISSUED FOR PERMIT
24	11/14/2018	ISSUED FOR PERMIT
25	11/14/2018	ISSUED FOR PERMIT
26	11/14/2018	ISSUED FOR PERMIT
27	11/14/2018	ISSUED FOR PERMIT
28	11/14/2018	ISSUED FOR PERMIT
29	11/14/2018	ISSUED FOR PERMIT
30	11/14/2018	ISSUED FOR PERMIT

NOTE:

THIS SHEET HAS BEEN REVISIONED COMPUTER AIDED DISTANCE

NEW JERSEY DEPARTMENT OF TREASURY  
 DIVISION OF TAXATION  
 APPROVED FOR RECORDING AND INDEXING  
 COUNTY OF CAMDEN  
 DATE: 11/14/2018  
 TIME: 11:42:00 AM  
 BY: [Signature]  
 TITLE: [Title]  
 OFFICE: [Office]  
 ADDRESS: [Address]

**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY NEW JERSEY  
 SCALE: 1" = 100' DATE: 11/14/2018  
**CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924**  
**REMINGTON & VERNICK ENGINEERS**  
 24 04 20020000  
 1000 PINEGROVE RD. JAMESVILLE, NC 27555  
 WWW.RVE.COM



(COUNTY ROUTE NO. 689)

CROSS KEYS - BERLIN ROAD

TOWNSHIP OF WINSLOW  
COUNTY OF CAMDEN

Commissioners  
Richard P. Calabrese  
Chairman  
Frank Simiriglia  
Vice Chairman

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



**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

June 8, 2016

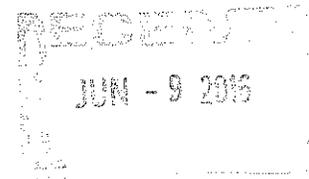
Raymond J. Carr  
Executive Director

Mariene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

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



Re: Application #162034C  
Cynthia Beebe  
992 Sicklerville Road, Sicklerville, NJ 08081  
Block 18401, Lot 9

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



B# 67  
B

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 2, 2016

APPLICATION No. #162034C

APPLICANT: CYNTHIA BEEBE

PROJECT No. 10490

BLOCK(S): 18401 Lot(S): 9

LOCATION: 992 SICKLERVILLE RD., SICKLERVILLE, 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 JUNE 13, 2016**  
 For Your Files.

### ENCLOSED:

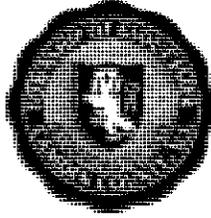
- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - Preliminary. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision -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

JUN 14 2016

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

OK - 6616 JLG Bldg - Note: 8' Fence required  
 Construction permit, in addition to  
 Zoning.

Signature \_\_\_\_\_



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: Cynthia M. Beebe  
Address: 992 Sicklerville Rd  
Block: 18401 Lot: 9

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

Date 6/1/16

[Signature]  
Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County



**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 #162038C**  
**Edward Casey Jr**  
**321 Pine Avenue**  
**BLOCK 11606, LOT 24**

**DATE:** June 21, 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	±8,947 sf	enc
Minimum lot frontage			
Pine Avenue	75 ft.	152.78 ft.	yes
Marshall Avenue	75 ft.	69.48 ft.	enc
Minimum lot depth	125 ft.	130 ft.	yes
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			
Pine Avenue	30 ft.	24.15 ft.	enc
Marshall Avenue	30 ft.	19.84 ft.	enc
Side yard	10 ft.	16.76 ft.	yes
Rear yard	30 ft.	±75 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 nine (9) feet from the cartway along Pine Avenue (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 nine (9) feet from the cartway along Pine Avenue (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: Edward Casey Jr.  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

Donna  
# 3285

# 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.: # 162038C

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

Planning Board  Zoning Board of Adjustment

Fees 160.00 Project # 10538

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

Escr. 150.00 Escr.# 10538

### LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b>				<b>2. Owner(s) (List all Owners)</b>			
Name: <u>EDWARD CASEY JR.</u>				Name(s): <u>EDWARD CASEY JR.</u>			
Address: <u>321 PINE AVE</u>				<u>SUZANNE CASEY</u>			
City: <u>BLACKWOOD</u>				Address: <u>321 PINE AVE</u>			
State, Zip: <u>N.J. 08012</u>				City: <u>BLACKWOOD</u>			
Phone: <u>(609) 352-2436</u> Fax: ( ) -				State, Zip: <u>N.J. 08012</u>			
Email: <u>edwardcasey123@yahoo.com</u>				Phone: <u>(856) 238-3152</u> Fax: ( ) -			
<b>3. Type of Application. Check as many as apply:</b>							
<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 <sup>2</sup>			
<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.							
<b>4. Zoning Districts (Circle all Zones that apply)</b>							
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	
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>							
Name of Attorney: _____				Firm: _____			
Address: _____				State, Zip: _____			
City: _____				Phone: ( ) - - Fax: ( ) -			
				Email: _____			

JUN 14 2015

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

Name: Edward Casey Jr

Address: 321 PINE AVE

Profession: \_\_\_\_\_

City: BLACKWOOD

State, Zip: N.J. 08012

Phone: (609) 352-2436 Fax: ( ) - \_\_\_\_\_

Email: edwardcasey123@yahoo.com

Name: \_\_\_\_\_

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

Profession: \_\_\_\_\_

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

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

Phone: ( ) - \_\_\_\_\_ Fax: ( ) - \_\_\_\_\_

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

**7. Location of Property:**

Street Address: 321 PINE AVE Block(s): 11606

Tract Area: BLACKWOOD Lot(s): 24

**8. Land Use:**

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): 6' High Vinyl Privacy Fence  
9' from cartway

**9. Property:**

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

**10. Utilities:** (Check those that apply.)

Public Water       Public Sewer       Private Well       Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2 <del>4</del>	9'6"
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.	
<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**

Edward Casag Jr  
 Signature of Applicant

6-9-2016  
 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).

6-9-2016  
Date

Edward Casey Jr.  
Signature

Edward Casey Jr.  
Print Name

Sworn and Subscribed to before me this

\_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_ (Year).

Suzanne Casey  
Signature

SUZANNE CASEY  
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 checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| F. Is the applicant a partnership?   | <input checked="" type="checkbox"/> No | <input 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).

No  Yes

Edward Casey Jr.  
Signature of Applicant

Signature of Applicant

6-9-2016  
Date

Edward Casey Jr.  
Print Name

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 3-21-73, shows and discloses the premises in its entirety, described as Block 11606 Lot 24; 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 9th day of June  
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.

Edward Casey Jr.  
Name of property owner or applicant

Karen A. Bonelli  
Notary public

Edward Casey Jr.

## Zoning Permit Denial

321 PINE AVE  
Block/Lot 11606/24

Applicant

CASEY, EDWARD JR  
321 PINE AVENUE  
BLACKWOOD, N J 08012

Real Estate Owner

CASEY, EDWARD JR  
321 PINE AVENUE  
BLACKWOOD, N J 08012

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

Zone  
R3  
Application is

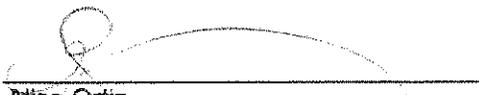
**Denied**

**Comments on Decision:**

Any fencing along a corner property shall have a setback equal to the existing front yard setback of the principal structure, or forty feet perpendicular from the edge of the cartway or pavement, whichever is greater. Sect. 505.par. 3. A Variance approval by the Zoning Board of Adjustment is required prior to issuance of permit.

**Gloucester Township**

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

  
Alisa Ortiz  
Zoning Officer  
May 24, 2016

Applic No. 10461  
5459

Cut Here

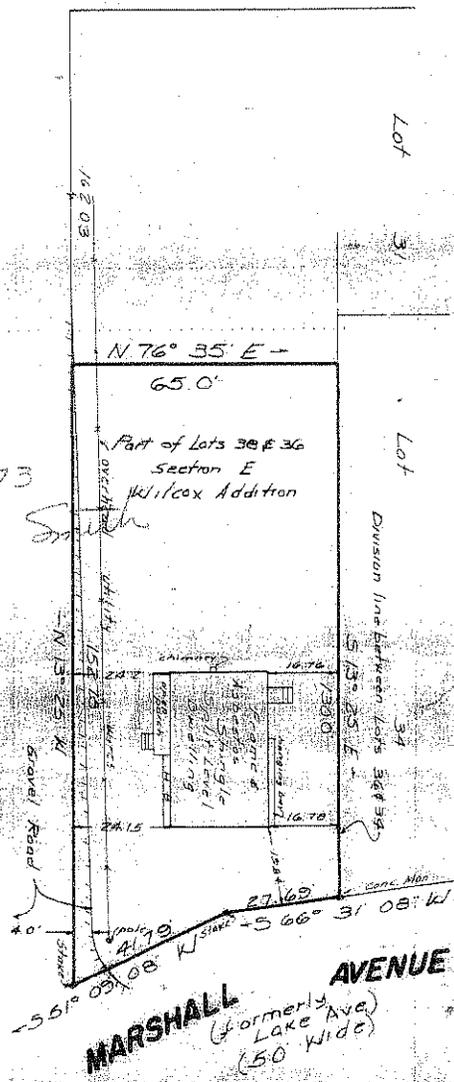
**Deliver to...**

CASEY, EDWARD JR  
321 PINE AVENUE  
BLACKWOOD, N J 08012

MORRIS AVENUE  
(50' Wide)

3/21/73  
10  
3/21/73  
10  
3/21/73  
10

Paid 4/4/73  
W. J. Smith  
35' WIDE  
(KNOWN AS PINE STREET)  
STREET

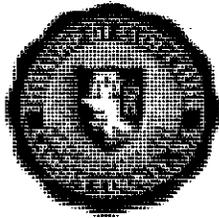


**M A P**  
Showing Survey of Property  
Situate in  
**GLOUCESTER TWP., N.J.**  
Scale: 1"=30' Dec 12, 1972  
**ROBERTSON & JOHNSON**  
Civil Engineers & Surveyors  
221 Clements Br. Rd., Barrington, N.J.

Resurveyed 3/21/73 & Map Revised to Date W. J. Smith

(9188-63)





JUN 09 2016

# 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: Edward Casey Jr  
Address: 321 Pine Ave.  
Block: 11606 Lot: 24

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

Date

6/9/16

*Arden Angier*  
Gloucester Township Tax Collector



3rd 66  
B

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 15, 2016

APPLICATION No. #162038C

APPLICANT: EDWARD CASEY

PROJECT No. 10538

BLOCK(S): 11606 Lot(S): 24

LOCATION: 321 PINE 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 JUNE 25, 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

RECEIVED  
JUN 21 2016

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

OK 8-16-16 JLG

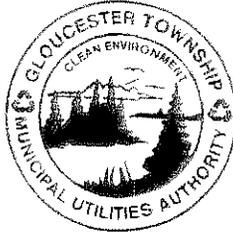
Signature

Commissioners  
Richard P. Calabrese  
Chairman

Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara

Joseph Pillo  
Glen Bianchini  
Dorothy Bradley  
Ken Garbowski



**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

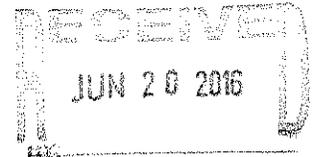
June 17, 2016

Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer



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

Re: Application #162038C  
Edward Casey  
321 Pine Avenue, Blackwood, NJ 08012  
Block 11606, Lot 24

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".

Raymond J. Carr  
Executive Director

RJC:mh

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 15, 2016

APPLICATION No. #162038C

APPLICANT: EDWARD CASEY

PROJECT No. 10538

BLOCK(S): 11606 Lot(S): 24

LOCATION: 321 PINE 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 checked="" type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input type="checkbox"/> | Construction         |                                     |                           |

**STATUS OF APPLICATION:**

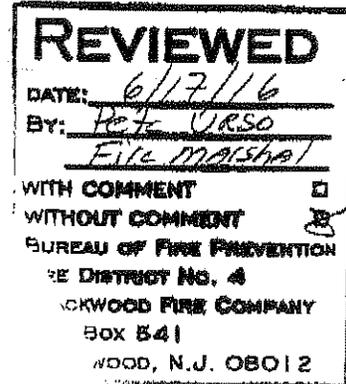
- New Application - Bulk C                       Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review.                      **Please Forward Report by JUNE 25, 2016**  
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- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report



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

Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 15, 2016

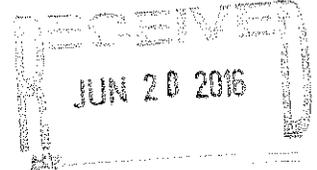
APPLICATION No. #162038C

APPLICANT: EDWARD CASEY

PROJECT No. 10538

BLOCK(S): 11606 Lot(S): 24

LOCATION: 321 PINE 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 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

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

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

Signature

Edward Casey

Assessor 6/20/16

No Issues