

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, August 10, 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.

MINUTES FOR ADOPTION

Zoning Board Minutes – *Wednesday, July 13, 2016*

RESOLUTIONS FOR MEMORIALIZATION

#162027C Kristy Koebernik	Bulk C Variance Block: 10703 Lot: 1
#162030C John W. Glemser, Sr.	Bulk C Variance Block: 10401 Lot:
#162032C Lisa Creedon	Bulk C Variance Block: 18304 Lot: 2
#162033C Patricia Terramagra	Bulk C Variance Block: 1208 Lot: 6
#162034C Cynthia Beebe	Bulk C Variance Block: 18401 Lot: 9
#162038C Edward Casey, Jr.	Bulk C Variance Block: 11606 Lot: 24
#162039C John & Maryellen Gallen	Bulk C Variance Block: 8903 Lot: 19

#162013DM
Robert Yost

Use "D" Variance/Minor Subdivision
Block: 1305 Lots: 6 & 7

#162016CDSPW
Harry Lamplugh

Bulk C & Use "D" Variance/Site Plan Waiver
Block: 5505 Lot: 2.01

APPLICATIONS FOR REVIEW

#162040C
Clifford Gano
Zoned: R3

Bulk C Variance
Block: 12806 Lot: 9
Location: 12 Glamis Rd., Blackwood

10'x20'x60' storage shed 4.4' setback

#162041C
Vin Gandhi
Zoned: R3

Bulk C Variance
Block: 18310 Lot: 67
Location: 65 Mullen Dr., Sicklerville

15'x20' concrete patio with 1.5' setback

#162042C
Frederick Kilichowski
Zoned: R4

Bulk C Variance
Block: 1702 Lot: 6
Location: 300 Station Ave., Glendora

6' vinyl fence with 10.5' F2 setback; 10'x16' shed 5' setback from fence

#162045C
Jennifer Barbagiovanni
Zoned: R3

Bulk C Variance
Block: 7807 Lot: 8
Location: 244 Ridge Ave., Blackwood

6' stockade wood fence w/0' setback from F property line (Princess Street)

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, July 13, 2016**

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

Roll Call:

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

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

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday June 8, 2016.

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

Roll Call:

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

Minutes Approved.

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

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

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#162027C

Kristy Kobernik

Zoned: R3

Bulk C Variance

Block: 10703 Lot: 1

Location: 301 South Drive, Blackwood

Mr. Costa swears in Mr. Tim Kobernik and Mrs. Kristy Kobernik.

Mr. Mellett states the ordinance states the drivers eye must be 20' behind point of travel/330' point of focus: the fence meets this ordinance. Having the fence in place helped figuring the distances. The stop sign is far from the intersection, about 35' to 40' back.

Mr. Kobernik suggested moving the stop sign forward.

Mr. Bucceroni states that issue is already being addressed.

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. Acevedo.

Roll Call:

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

Application Approved.

#162030C

John W. Glemser, Sr.

Zoned: R3

Bulk C Variance

Block: 10401 Lot: 7

Location: 228 Cedar Ave., Blackwood

3 sheds; (1) 10' x 20' x 8' with 7' setbacks to shed 2; (2) 10' x 20' x 8' with 7' setback shed 1/8' setback shed 3; (3) 12' x 25' x 8' setback shed 2.

Mr. Costa swears in Mr. John W. Glemser, Sr.
Mr. Glemser states he already has 3 sheds and they are used for his hobby; racing pigeons. The sheds are Amish sheds that are 6' or 7' high, with a textured exterior.
Mr. Mellett asks if there are any drainage issues.
Mr. Glemser states: "No."
Mr. Bucceroni asks if there are bird coops.
Mr. Glemser states "yes".
Vice Chairman Simiriglia asks if he owns the property.
Mr. Glemser states "yes", he is in the process of buying it from the previous owner.
Vice Chairman Simiriglia asks how long Mr. Glemser has lived in the home.
Mr. Glemser states since April 22nd.
Vice Chairman Simiriglia asks the applicant about the number of birds.
Mr. Glemser states about 100.
Vice Chairman Simiriglia asks the applicant how he ended up at the zoning board this evening.
Mr. Glemser states he applied for a permit and he was told he had to come to the zoning board.
Vice Chairman Simiriglia states the previous owner was told about the shed issues in May. The assumption is the zoning office letter hasn't caught up to the new owner yet.
Mr. Lechner reviewed the application for 3 sheds not for the hobby of keeping pigeons to race.
Mr. McMullin asks if the applicant keeps the coops clean.
Mr. Glemser states people always comment how his coops are cleaner than their homes: very clean.
Mr. Bucceroni asks where the applicant lived prior to this home.
Mr. Glemser had another home in Gloucester Township.

Public Portion:

Ms. Karen Hamberg (lot 9):
-inquires about: drainage and questions if the coops are on cement or on dirt.
Mr. Glemser states the coops are on solid blocks.
Mr. Mellett asks the size of the lot.
Mr. Glemser states about 1/3 of an acre.
Ms. Hamberg asks why the sheds are at the 10' mark, there is plenty of room.
Mr. Lechner wasn't sure where the 10' mark came from in the ordinance.
Mr. Glemser states he'll place the sheds at the 10' the ordinance states.
Ms. Hamberg is worried about the extra wild life the pigeons will attract; such as hawks and owls.
She is worried the hawks will pick up neighborhood pets.
Mr. Bucceroni asks if the pigeons are in the coops or pens.
Mr. Glemser states the pigeons are not allowed to fly freely everywhere.
Ms. Hamberg states she sees pigeons landing everywhere.
Vice Chairman Simiriglia asks Mr. Glemser about bird droppings.
Mr. Glemser states the buildings are cleaned and put in the trash. He also has neighbors who ask for the dropping for their tomato plants as the droppings add acid to the ground.
His pigeons are trained to land on the platforms only and adds; pigeons don't defecate as they fly.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

A motion to approve the above mentioned application with the following conditions: will need a building permit for the sheds, larger shed variance; no variance for the 8' will move to 10; and gutters on sheds; was made by Mr. Rosati and Chairman McMullin.

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#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'

Mr. Costa swears in Ms. Lisa Creedon.

Ms. Creedon states she has an existing fence and the ordinance was changed after she put her fence up. She needs to replace the fence because it was knocked down by the storm last year.

Mr. Mellett reviewed the application and there are no site issues with the fence but the large bush on the end does impact the site line.

Ms. Creedon states she'll remove the bush.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

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

Roll Call:

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

Application Approved.

#162033C

Patricia Terramagra

Zoned: R4

Bulk C Variance

Block: 1208 Lot: 6

Location 125 7th Ave., Glendora

5' vinyl fence w/setback EOP1 - 33' - 18' EOP2; Pre-Existing shed 12' x 20' x 8' with setbacks ROW2 - 49.5; 6' R & 3'side.

Mr. Costa swears in Ms. Terramagra and Mr. James MacIntyre.

Mr. MacIntyre states the shed sets on the driveway too much and could be slid to the left. It's an odd lot and the shed will be used to store hobbies.

Mr. Costa states the construction for the shed will have to have a 1 hour fire rating and a permanent floor.

Mr. MacIntyre states they will move the shed so no fire rating will be needed which will leave just the fence on the application.

Mr. Mellett states the fence has no site implications.

Mr. MacIntyre states the fence will be 26' from 7th Avenues' curb line; 18' from Glendora Ave.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

A motion to approve the above mentioned application with the following condition: the shed will be moved to meet the ordinance and the fence will be approved at the stated location: was made by Mr. Scarduzio and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#162034C

Cynthia Beebe

Zoned: R2

Bulk C Variance

Block: 18401 Lot: 9

Location: 992 Sicklerville Rd., Sicklerville

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

Mr. Costa swears in Ms. Beebe.

Ms. Beebe took pictures and the fence will be almost exactly where her neighbors' is located.

Mr. Lechner explains the dog eared fence is a wider fence with the corners are cut at a 45 degree angle.

Mr. Mellett states there are no site issues at the corner.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

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

Roll Call:

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

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

Application Approved.

#162038C

Edward Casey, Jr.**Zoned: R3****Bull C Variance****Block: 11606 Lot: 24****Location: 321 Pine Ave., Blackwood****6' Vinyl fence with 9' setback.**

Mr. Costa swears in Mr. Casey asks why he can't conform to the 40' ordinance.

Mr. Casey states the new fence will go exactly where the old fence was located.

Mr. Lechner asks exactly where is that.

Mr. Casey states on the property line.

Mr. Mellett states there are no site implications but he doesn't believe the fence is 9' from the road.

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. Bucceroni.

Roll Call:

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

Application Approved.

#162039C

John & Maryellen Gallen**Zoned: R3****Bulk C Variance****Block: 8903 Lot: 19****Location: 212 Burleigh Dr., Somerdale****7' x 11' roof overlay; concrete pad with columns 23' setback.**

Mr. Costa swears in Mr. John Gallen.

Mr. Gallen states his home is exactly 30' from the front curb which is why he can not conform to the ordinance. They are covering an existing concrete pad w/ small additions.

Mr. Bucceroni states it is a common addition in the area.

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. Rosati.

Roll Call:

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

Application Approved.

#162013DM

Robert Yost

Zoned: R3

Use "D" Variance/Minor Subdivision

Block: 1305 Lot: 6 & 7

Location: 711 & 705 Floodgate Rd., Glendora

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

Mr. Costa swears in Mr. Robert Yost (owner) and Mr. Robert Scott Smith (planner/surveyor). Mr. Smith discusses the applicants desire to combine the 2 lots like they were in 1978. A use Variance separated lots 6 & 7 so Mr. Yosts father could operate a vending machine repair business, which he did for 30 years. The property to the north is the home where Mr. Robert Yost lives presently. Mr. Yost would like to move the lot line back from the subdivision, so lot #7 will be reduced and that would make the use more intense. The use would now be storage with no commercial use intended. Mr. Yost is agreeable to the property not having the variance once he sells the property. The storage is free standing and would have much different bulk requirements. It is a stand alone use in a residential area.

Mr. Costa asks when the business closed.

Mr. Yost answers about 15 years ago.

Mr. Costa asks if the business was there first.

Mr. Yost states "Yes, it was a roofing business and the garage storage started about 15 years ago.

Mr. Costa asks if there will be any change to the building.

Mr. Yost states there will be No change to the building.

Mr. Costa states the Use Variance is for storage.

Mr. Yost states there is still a lot of furniture from the estate being stored there and many tool boxes. Lot #7 is his home.

Mr. Smith wanted to move the lot line to allow easier access to his own back yard.

Mr. Yost states he just wants to return it to what it originally was for access to his backyard.

Mr. Lechner discusses the clarification of the Use Accessory building as this is not usually allowed in the Township.

Mr. Costa discusses when the property is sold the variance will go away.

Mr. Lechner asks why we can't do away with the variance for the vending business now.

Mr. Smith states they will make that a deed restriction.

Mr. Costa discusses if the use was abandoned when the business ended.

Mr. Lechner asked for clarification in the resolution.

-when property is sold: abandoned commercial use for storage and convert to residential when sold/no commercial use or storage allowed.

Mrs. Chiumento asks the dimensions of the home being used for storage.

Mr. Smith states 1500 sq. ft.

Mrs. Chiumento asks if there have been additions to the property.
 Mr. Smith states there has been a bump out to the back and a garage with 6' on rear of the home.
 Mr. Bucceroni discusses with Mr. Costa the rules of abandonment of Use.
 Vice Chairman Simiriglia this is not a pre-existing non-conforming use, variances are removed by the town only not by abandonment.
 Mr. Mellett discusses the overhead door on the storage home.
 Mr. Smith states the 20' turn isn't enough space to turn.
 Mr. Mellett states when you move the property line it will make the situation worse and inquires a cross access easement; but since it won't be used as a garage it won't be needed.

Public Portion:

Mr. Anthony Rankowsky:
 - is satisfied with the plan as long as the commercial use is removed.

Mr. Richard Donofrio:
 - concerned with the commercial use,
 - he thought they came to appeal the commercial use,
 - has lived in Glendora for 44 years and doesn't want his place or peace and quiet disturbed.
 Mr. Mellett states it will be a residential use so there will be no noise or issues.
 Mr. Donofrio just wants assurances this won't happen again (commercial use).
 Mr. McMullin assures Mr. Donofrio it won't be a commercial use again.

5 minute break:

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Acevedo	Present
Chairman McMullin	Present
Mr. Anthony Costa	Present
Mr. James Mellett	Present
Mr. Ken Lechner	Present

Open to Public:
 No Comments;

Open to Professionals:
 No Comments;

A motion to approve the above mentioned application with the following conditions for the subdivision: abandon personal storage and commercial use when the home is sold: strictly residential use, was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

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

Application Approved.

#162016CDSPW

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'. property line 1 - 12; Property line 2 - 13'

Mr. Costa swears in Ms. Kristine Bryant and Mr. Harry Lamplugh.

Ms. Bryant discusses the 20' x 40' pole barn that will be for storage. Mr. Lamplugh owns a fire business and will store the tires inside the pole barn. This will cut down on theft of the rims and water collecting inside the tires. The tires will be removed by a pick up service and if there are a lot of tires Mr. Lamplugh can bring them to the dump sight himself. He has no water drainage issues. Mr. Lamplugh has no issues with Mr. Mellett and Mr. Lechner's letters.

Mr. Lechner: the construction office states the building has fire code issues, please contact an architect.

-fire district needs current fire code for storage,

- clean up yard,

Mr. Lechner states he will need signed and sealed plans for the building.

Ms. Bryant states that will be no problem.

Mr. Lechner: a lot of times things don't end up on the plan and they should be, they may be revised according to the code.

Mr. Lechner asks if all the tires will be inside the new building.

Mr. Lamplugh states "Yes, he sells wholesale/retail tires and repairs tires.

Mr. Lechner asks where the tires will be for storage.

Mr. Lamplugh states all tires will be inside.

Mr. Mellett asks for hours for loading tires.

Mr. Lamplugh states his hours are 9am to 5pm.

Mr. Mellett continues discussing: lighting on the building: won't generate a lot of parking, so a lot of parking spaces aren't needed (5 spaces per bay) and states 7 spaces are adequate; no known drainage issues; the new building will need gutters that drain onto Mr. Lamplugh's property.

Vice Chairman Simiriglia states Mr. Lamplugh's bays are full of stuff and his employees are changing tires in the driveway. They are using outside as a work zone and it's a mixed zone with residential housing close by. The noise could be annoying to the neighbors. Mr. Lamplugh needs to use the bays for work and operations. Using a floor jack on asphalt isn't stable, just make sure all operations are inside.

Ms. Bryant states with the new building Mr. Lamplugh will be able to work inside because the bays will be empty.

Mr. Lamplugh states the bays aren't really designed to pull cars in and out because it used to be a roofing company.

Vice Chairman Simiriglia states there is a signage issue too.

Mr. Costa states they can make that a condition: all work done inside the building.

Mr. Bucceroni states John's Auto body has been there for 30 years and this is a very similar situation, along with Bill's tires in Blackwood where work is done outside and he is in a residential area. Mr. Bucceroni feels there are oddities throughout the Township in Glendora and Blenheim. He doesn't feel the board should make special rules just for Mr. Lamplugh.

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 Mrs. Chimento.

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#162035CDPFMSPF

Ville2, LLC

Zoned: BP/SCR-HC Overlay

Bulk & Use Variance/Prelim & Final Subdiv./ Prelim & Final Site Plan

Block: 18501 Lots: 2 & 11 (proposed B/L: 18599/1

Location: 1035 Sicklerville Rd., Sicklerville

42 townhouses; amend density, mixed multi-phase project.

Mr. Costa swears in Mr. David Shropshire, PE/Traffic Engineer, Mr. Harvey Sternberg, Principal/Applicant, and Mr. Steve Bach, PE Applicants Engineer.
Mr. Mintz Esq. introduces the application.

Mr. Bach (PE):

Remainder of lots in Phase IV will be comprised of 44 additional homes (townhouses):

A1- existing condition with Phase I

A2- open space lots

A3- color rendition and overlay, Phase IV of the townhomes and Shoppes at Cross Keys. There will be no changes to setbacks; all variances will remain the same; just adding 42 townhome lots.

A4- color rendition of site plan and blow up of corner proposed (58.4 acre trac).

- 55 & over removed

- 10 acres commercial originally proposed/ 31 commercial actual,

- 48 residential originally / 25 actual,

- new phase will be the same in appearance, the same Ryan built homes.

- Phase IV no bulk Variance,

- Relief for density is needed,

- design variances requested for upgraded lights and cross walks.

Relief Density: 6.35 units on 5 acres,

A5- coloring rendering of Phase IV with the following: 3 Design waivers:

1. setback 2' vs. 4'

2. allow 3 story roofline vs. staggered/won't vary between 2 and 3 story

3. allow ornamental lighting for street lighting.

The existing pedestrian path from Phase III to Phase IV with Shoppe of Cross Keys to connect with easement.

The new homes will be consistent with previous phases: New HOA will be required to work with the current HOA, they will share in use of roadways, common open space.

All easements will be provided to professionals.

Mr. Mintz discusses the first 3 phases easements for water drainage.

Mr. Bach continues: Phase IV HOA will have restrictions on fencing in the rear yards. A blanket access easement in the rear of the property,

- the township and MUA size garbage/recycle containers

- drainage basin serviced

They have met with the fire official of district #10 who has requested the following changes:

- design the front boulevard entrance to accommodate the fire trucks by building curbs with a 2" reveal vs. a 6" reveal/outside a 4" reveal. Request top paving be done in 90 days. Also, it was requested by the fire official that the secondary entrance be made wider; 4' concrete pavers will be added to the 6' to 8' asphalt path to support a fire equipment.

Mr. Shropshire; PE traffic engineer discusses traffic improvements.

Discussion about the impact 42 units and the density will have on surrounding roads.

A6- traffic improvement plan for existing Sicklerville Rd.

- with an extra 42 units a traffic signal will be needed
- will exceed minimum volume standard.

Mr. Shropshire give specifics of the traffic signal to be submitted to the town and county.

- there will be no widening of side streets

Mr. Lechner's Report:

- location of transit facilities
- location of bus routes and stops
- location of cross walks and pathways with ADA ramping
- reduce auto trips
- site distance analysis.

Mr. Costa asks if the light is definitely going to be installed.

Mr. Shropshire states it is warranted and the county will put it there.

Mr. Bach states they are at the traffic signal threshold and continues with:

A7- Landscape Plan:

- the original buffer around the development has been planted.
- all landscaping in place for the bond.

D5 Variance:

- townhouse permitted 5 vs. 6.35 per acre requested,
- the question is: will the increase in density cause a significant detriment to the zoning plan/ordinance.

Proofs: MLUL: municipal land use law

- coordinated design commercial to residential
- no negative criteria: no bulk variance needed and the units fit.

In Mr. Bach's opinion there is no substantial detriment and this development is exactly the same as the rest of the development.

Expert Reports: agree with all of Mr. Lechner reports.

Mr. Mellett's report clarification:

Pg. 7 of 10 #12 - consideration to enhanced connection to Shoppes of Cross Keys.

Pg. 8 of 10 #9 - facing drainage and remediation basin scarifying and performance bonds.

Mr. Mellett states he will work out the details with Mr. Bach.

Mr. Mellett:

- pg. 4 of 10 comment 4: clarify the lane naming conflict..
- Village Square (exists)
- Green lane (exists)
- Village Circle? for the new road?
- The roads have to be clarified for emergency vehicle access point/ will have to come up with a new name that is acceptable.

Mr. Mellett asks if the garages are deed restricted.

Mr. Bach responds "yes".

Mr. Mellett discusses the basin and some technical issues which can be worked out if the application is approved.

Mr. Bach states the density relief is consistent with the master plan with no deviation of goals.

5 minute recess:**Roll Call:**

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Acevedo	Present
Chairman McMullin	Present
Mr. Anthony Costa	Present
Mr. James Mellett	Present
Mr. Ken Lechner	Present

Mr. Lechner discusses the separate HOA with Mr. Bach.

Mr. Bach states there is a separate HOA but it will work with the current HOA.

Mr. Mintz states there isn't much for the HOA to do just help underwrite costs with the other HOA.

Mr. Lechner asks how the units are selling/sales rate/are they successful.

Mr. Dillon Sinclair (Ryan homes);

- 24 sales thru June

-84 units to sell/should be finished in the next 22 to 24 months.

- sale price 230,000 & up/starting at 179,900

Vice Chairman Simiriglia asks if there is occupancy yet?

Mr. Sinclair states "yes, around 40 homes".

Mr. Lechner questions secondary emergency access:

Mr. Bach states the 2" and 4" additions will be done within 90 days/grade changes to asphalt path.

Mr. Lechner asks if the sales will follow in line (phase I, II, III, IV) or can you buy in phase IV before the other phases are sold out? Discussion of the homes being built and the roads not getting their finished pavement.

Mr. Bach states the mechanism is the performance guarantee and a reasonable time of inactivity to final pavement.

Mr. Lechner asks if the top pavement won't be done until the building is done.

Mr. Bach states "yes, at the end of construction."

- If phase I gets complete no construction vehicles use the roads the bond will be released and they will finish the paving.

Mr. Sternberg states the paving will be finished when the construction is done.

Mr. Lechner asks if this information is in the sales literature.

Mr. Dillon state "no, not really, but it is verbally presented."

Mr. Bucceroni to Mr. Steinberg:

Your development tortures me; please keep it plowed and salted! Hire someone to do it for you.

Request you make sure your storm boxes are storm water inlets are ramped.

Mr. Bach states they will check all inlets and storm boxes.

Mr. Steinberg states he didn't realize that these issues, with snow removal had occurred in the last snow storm. They have a local guy in Sicklerville who plows and their development is supposed to be a priority for him.

Mr. Bach and Mr. Mellett will arrange a meeting with Mr. Bucceroni and the landscaper to make sure it gets done correctly.

Mr. Lechner states the evergreens on the Atlantic City Expressway are in distress.

Mr. Steinberg states they have already ordered new evergreens.

Public Portion:

Mr. Costa swears in Mr. Robert Palumbo:

- asks what was the original acreage,

- what provisions for added people and their safety,

- feels they are putting too much bulk in a small area,
- feels less homes would lead to better living conditions,
- speed bumps would help, open ground with nothing on it/should add a tot lot,
- solid community but opposed to new homes,
- value of homes compromised with so many in a small area,
- in his mind it doesn't fit
- he sits on his deck and all he sees are construction vehicles - is this fair to the residents?

Mr. Bucceroni asks Mr. Palumbo when he bought his home/

Mr. Palumbo states there were 24 homes.

Mr. Bucceroni states the original plan had more homes.

Mr. Palumbo feels these additional homes were an after thought.

Mr. Lechner states the new lots are the same size as Mr. Palumbo's lot.

Vice Chairman Simiriglia states the density increased in your area but because they didn't need a basin.

Mr. Palumbo states it's a lot of added people.

Vice Chairman Simiriglia states Mr. Palumbo could have prevented the development by buying the property.

Mr. Bucceroni states Valley Brook is very similar and has multiple HOA's with no issues; it works and they don't seem to have problems.

Mr. Palumbo states the HOA is going to wear 2 hats and he is worried they will want to do different things.

Mr. Bucceroni state majority rules and they share the maintenance burden.

Mr. Palumbo guarantees the 2 HOA's won't have structure.

Mr. Bucceroni states speed bumps aren't allowed in the township; fire and police say no to speed bumps.

Mr. Bach states the originally it was going to be 126 townhomes on 21.7 acres / with 8.7 open acres planned.

3.6 acres put on land use approval that was called future development and it is not restricted. No basin ; 1/2 road construction done/ 42 units w/land.

Mr. Palumbo and Mr. Mintz continue discussing the original 126 homes, density, and parking.

Mr. Costa swears in Ms. Marcalina Lopez:

-lives across from Mr. Palumbo

- small community and residents,

- extra homes not a benefit,

- she did a lot of research for her children before she bought there,

- doesn't plan on moving,

-doesn't see any benefit to the additional townhomes/thought the corn field was nice,

- parking is a huge concern,

- not in favor of the new homes.

Mr. Bucceroni discusses the objection by residents to the homes these people live in right now; how nice the corn fields were then. It was always going to be developed.

Mr. Acevedo asks if Phase IV was on the plan.

Mr. Rick Cossi (land acquisition) answers: Shoppes at Cross Keys plus the density of 126 townhomes was the original approval. They have a right to 50 additional units but has only requested 42 additional units. The proposed townhomes were always there but it wasn't on the sales brochure.

Mr. Steinberg: Disclosure to home owners of Phase I, II and III / #7 exemptions: of additional 50 units w/separate HOA and basin storm water.

Mr. Costa swears in Ms. Eva Fantanko (atty/esq.): represents Ryan homes and sits on the current HOA. Disclosure - 126 homes consistent with this community. Requirement in disclosure but it was not on the site plan because it wasn't part of the original 126 homes. It was given to all residents at contract time.

Mr. Mintz (Esq.) summarizes: if the original community had been built the density would have been significantly higher.

Mr. Costa clarifies conditions and board vote:

- amended preliminary/final density
- HOA works with other HOA's
- easements
- fire concerns remedied in 90 days.

A motion to approve the above mentioned application with the following conditions: HOA's work together, easements, fire concerns remedied in 90days, amended prelim/final density was made by Mr. Bucceroni and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiuimento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162027C

Kristy Koebernik

Block 10703, Lot 1

WHEREAS, Kristy Koebernik is the owner of the land and premises 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 construct a 6 foot wood fence 10 feet from the cartway along South Drive 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 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 July 13, 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, Kristy Koebernik is the owner of the land and premises 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 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 she previously received a variance to construct a 4' picket fence and now wants to replace it with a 6' wooden fence. This is to ensure safety for her pets and children and the site line has not changed. The Board Engineer said it meets the ordinance and there is no sight problem.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6' fence, the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of July, 2016, 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.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carman Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10TH day of August.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162030C

John Glemser

Block 10401, Lot 7

WHEREAS, John Glemser is the owner of the land and premises located at 228 Cedar Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct 2 sheds 200 square feet and one shed 300 square feet instead of the required 168 square feet and to have 3 sheds instead of the required 1 for the property located upon Block 10401, Lot 7, 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 July 13, 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, John Glemser is the owner of the land and premises located at 228 Cedar Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10401, Lot 7, 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 he has 2/3 acre of ground and he has been raising racing pigeons down the street for 30 years as a hobby. He stated there are no drainage issues and as a condition of approval he would install rain gutters on the shed.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the variances, the Board voted five (5) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of July, 2016, the applicant John Glemser is hereby granted the aforesaid variances for the property located upon Block 10401, Lot 7 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
Andy Rosati	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Arlene Chiumento	No
Kevin Bucceroni	Yes
Carman Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10TH day of August.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162032C

**Lisa Creedon
Block 18304, Lot 2**

WHEREAS, Lisa Creedon is the owner of the land and premises located at 57 Grey Pebble Circle in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' vinyl fence 17 feet from the cartway along Grey Pebble Circle instead of the required 40 feet for the property located upon Block 18304, Lot 2, 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 July 13, 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, Lisa Creedon is the owner of the land and premises located at 57 Grey Pebble Circle in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18304, Lot 2, 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 she is replacing this new fence in the exact same location as the old one that was destroyed by a storm. She also agreed as a condition of approval she would remove the bush on the corner.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6' fence, the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of July, 2016, the applicant Lisa Creedon is hereby granted the aforesaid variance for the property located upon Block 18304, Lot 2 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carman Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10TH day of August.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162033C

Patricia Terramagra

Block 1208, Lot 6

WHEREAS, Patricia Terramagra is the owner of the land and premises located at 125 7th Avenue in the Glendora 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 shed 240 square feet instead of the required 168 square feet for the property located upon Block 1208, Lot 6, as shown on the Official Map of the Township of Gloucester, located in a R-4 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 July 13, 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, Patricia Terramagra is the owner of the land and premises located at 125 7th Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1208, Lot 6, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified she needs the shed for personal storage and hobbies.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of July, 2016, the applicant John Glemser is hereby granted the aforesaid variance for the property located upon Block 1208, Lot 6 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carman Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10TH day of August.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162034C

Cynthia Beebe

Block 18401, Lot 9

WHEREAS, Cynthia Beebe is the owner of the land and premises located at 922 Sicklerville Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' privacy fence 20 feet from the cartway along Sicklerville Road instead of the required 40 feet for the property located upon Block 18401, Lot 9, as shown on the Official Map of the Township of Gloucester, located in a R-2 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 July 13, 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, Cynthia Beebe is the owner of the land and premises located at 922 Sicklerville Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18401, Lot 9, on the Official Tax Map of the Township of Gloucester, located in an R-2 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified she was unaware of the ordinance requirement but her fence lines up with her neighbor.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6' fence, the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of July, 2016, the applicant Cynthia Beebe is hereby granted the aforesaid variance for the property located upon Block 18401, Lot 9 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carman Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10TH day of August.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162038C

**Edward Casey
Block 11606, Lot 24**

WHEREAS, Edward Casey is the owner of the land and premises located at 321 Pine Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' privacy fence 9 feet from the cartway along Pine Avenue instead of the required 40 feet for the property located upon Block 11606, Lot 24, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being proposed; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on July 13, 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, Edward Casey is the owner of the land and premises located at 321 Pine Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11606, Lot 24, on the Official Tax Map of the Township of Gloucester, located in an R-2 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 the new fence in the exact same location as the old fence.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6' fence, the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of July, 2016, the applicant Edward Casey is hereby granted the aforesaid variance for the property located upon Block 11606, Lot 24 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carman Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10TH day of August.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162039C

John and Maryellen Gallen

Block 8903, Lot 19

WHEREAS, John and Maryellen Gallen are the owners of the land and premises located at 212 Burleigh Dr. 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 permit a concrete porch with roof overhang addition with a building of 23% instead of the required 20% and to be 24' from the front property line instead of the required 30' feet for the property located upon Block 8903, Lot 19, 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 July 13, 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, John and Maryellen Gallen are the owners of the land and premises located at 212 Burleigh Dr. in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 8903, Lot 19, 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 only has 30' to the house and he is using the existing landing. The roof will provide shelter from the weather.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6' fence, the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of July, 2016, the applicants John and Maryellen Gallen are hereby granted the aforesaid variance for the property located upon Block 8903, Lot 19 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carman Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10TH day of August.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162013DM

Robert Yost Jr.

Block 1305, Lots 6 & 7

WHEREAS, Robert Yost Jr. is the owner of the land and premises located at 705 & 711 Floodgate Road in the Glendora 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 use variance and minor subdivision for expansion of a non-conforming use for a garage that has been previously used as a workshop to fabricate metal gutters and repair and storage of vending machines and more recently storage of personal belongings within the R-4 Zone where said use is not permitted for the property located upon Block 1305, Lots 6 &7, 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 July 13, 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, Robert Yost Jr. is the owner of the land and premises located at 705 & 711 Floodgate Road in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1305, Lots 6&7, 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 in the 1970's the property received a use variance and minor subdivision for storage and repair of vending machines. About 15 years ago the business ceased to exist and he used the garage for personal storage since he lives on the adjoining lot. He now wishes to move the lot lines back to where they were in 1970. This will now enable him to gain access to his back yard. The applicant agreed that as a condition of approval that upon sale of the lot on which the garage is located it would revert back to a residential and any commercial activity would be prohibited. The applicant also agreed to comply with the reports of the Board Planner and Engineer.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to use the garage for personal storage and minor subdivision, the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of July, 2016, the applicant Robert Yost Jr. is hereby granted the aforesaid use variance and minor subdivision for the property located upon Block 1305, Lots 6& 7 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carman Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10TH day of August.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162016CDSPW

**Harry Lamplugh
Block 5505, Lot 2.01**

WHEREAS, Harry Lampaugh is the owner of the land and premises located at 617 Blackhorse Pike 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 use variance and site plan waiver for expansion of a non-conforming use to construct a 20x40x12' pole barn within the CR Zone for the property located upon Block 5505, Lot 2.01, as shown on the Official Map of the Township of Gloucester, located in a CR Zone, said application being represented by Kristin Bryant; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on July 13, 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, Harry Lampaugh is the owner of the land and premises located at 617 Blackhorse Pike in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5505, Lot 2.01, on the Official Tax Map of the Township of Gloucester, located in a CR- 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 the 20x40 pole barn would be used for storage of his materials only and all tires are removed by a company. This barn will enable him to clean up the property and nothing will be stored outside. There are no oil issues since his business is tire sales and repair. He agreed with the recommendations of the Board Planner and Engineer.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a pole barn and site plan waiver, 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 13th day of July, 2016, the applicant Harry Lampaugh is hereby granted the aforesaid use variance and site plan waiver for the property located upon Block 5505, Lot 2.01as 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
Andy Rosati	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carman Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10TH day of August.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: APPLICATION #162040C
 Clifford Gano
 12 Glamis Road
 BLOCK 12806 LOT 9
DATE: July 21, 2016

The Applicant requests approval to construct a 10' x 20' Residential Tool 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	15,918.8 sf	yes
Minimum lot frontage			
Glamis Road	75 ft.	75 ft.	yes
Erial Road	75 ft.	75 ft.	yes
Minimum lot depth	125 ft.	212.25 ft.	Yes
Maximum building coverage	20%	±10.4% ¹	yes
Maximum lot coverage	40%	±21.9% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard	30 ft.	±150.0 ft.	yes
Side yard	10 ft.	11.3 ft. / 10.5 ft.	yes / yes
Rear yard	30 ft.	±150.0 ft.	yes
Minimum Useable Yard Area	25%	25%	yes
Maximum Height	35 ft.	n/a	n/a

RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	168 sf	200 sf	no*
Number	1	1	yes
Maximum shed height	12 ft.	10 ft.	yes
Distance between adjacent buildings	10 ft.	±117 ft.	yes
Front yard	N.P.	no	yes
Side yard	5 ft.	4.4 ft.	no*
Rear yard	5 ft.	22.3 ft.	yes

¹ = tax map data. ² = scaled data. N.P. = Not Permitted.
 * = Variance required.

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

II. VARIANCE COMMENTS

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

§422.L, Residential Tool Shed

1. Area: (240 sf provided v. 168 sf maximum allowed).
2. Side yard: (4.4 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 (200) square feet (168 sf maximum allowed) and four and four tenths (4.4) feet from the 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: Clifford Gano
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: JUN 16 2016

Application No.: 162040C

Taxes Paid Yes/No Y (Initial)

Fees 150 Project # 10541

Planning Board Zoning Board of Adjustment

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

Escr. 160 Escr.# 10541

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Clifford Gano</u> Address: <u>12 Glamis Road</u> City: <u>Blackwood</u> State, Zip: <u>NJ, 08012</u> Phone: <u>(856) 701-8322</u> Fax: () - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Clifford Gano</u> <u>Cassandra Gano</u> Address: <u>12 Glamis Road</u> City: <u>Blackwood</u> State, Zip: <u>NJ, 08012</u> Phone: <u>(856) 701-8322</u> Fax: () -
--	---

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

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

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
<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: Chris Good Gano
Address: 12 Glamis Road
Profession: Engineer
City: Blackwood
State, Zip: NJ, 08012
Phone: (856) 741-8322 Fax: () -
Email:

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

7. Location of Property:

Street Address: 12 Glamis Road Blackwood, NJ Block(s): 12806
Tract Area: _____ Lot(s): 9

8. Land Use:

Existing Land Use: Empty area of backyard

* Proposed Land Use (Describe Application): Use as building a 10 X 20 X 10 Storage Shed
4.4' front property line instead of 5'

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: Land Survey

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel: None

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	_____	Pool Requirements	
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	<u>200 sq. ft</u>
Garage height	_____	Shed height	<u>10'</u>
Number of garages	_____	Setback from R.O.W.1	<u>22.31</u>
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	<u>4.4'</u>
		Setback from property line 2	<u>22.31</u>

14. Parking and Loading Requirements:

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

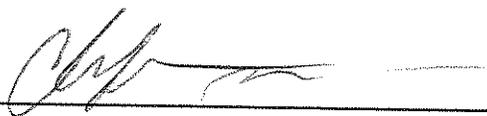
Number of loading spaces required: _____ Number of loading spaces provided: _____

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


Signature of Applicant

5/24/2016
Date


Signature of Co-applicant

6/14/2016
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).

5/24/2016
Date

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

[Signature]
Signature

Clifford Guro
Print Name

[Signature]
Signature

Cassandra Guro
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

Clifford Guro
Signature of Applicant

[Signature]
Print Name

6/16/2016
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 6/14/2016, shows and discloses the premises in its entirety, described as Block 12806 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:

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

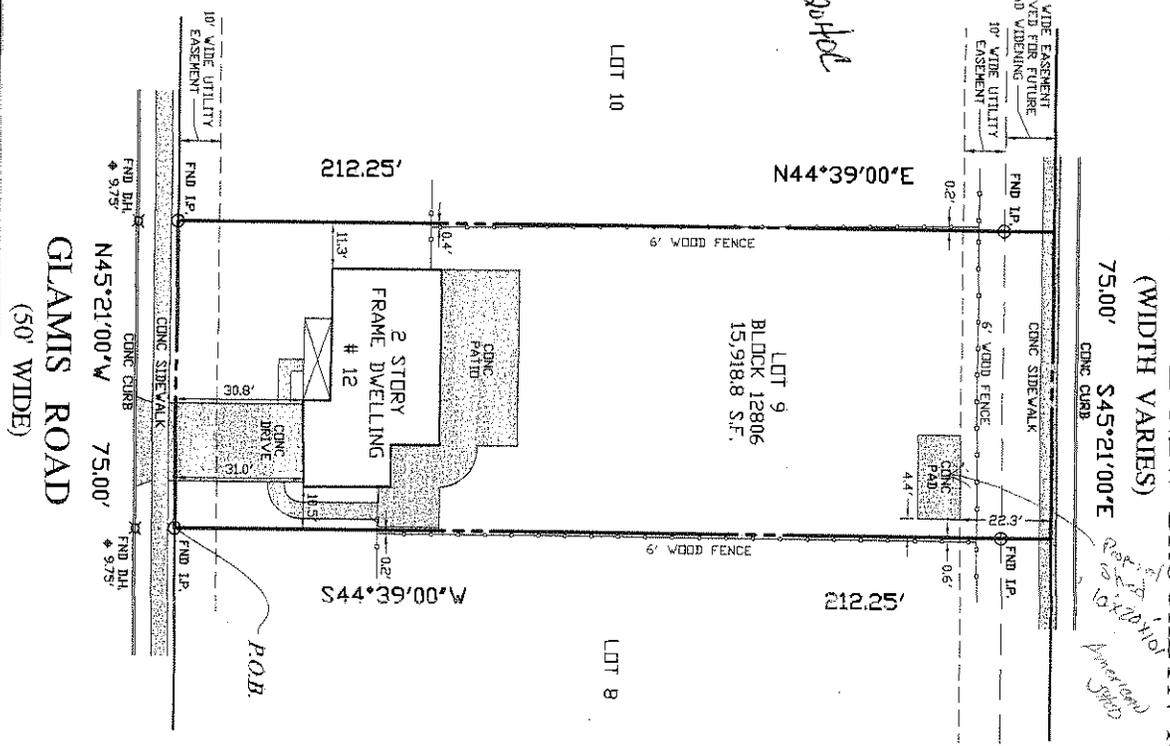
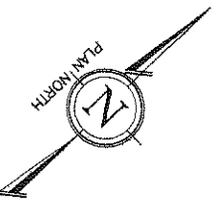
[Signature]
Name of property owner or applicant

Sworn and subscribed to
On this 14th day of June
2016, before the following authority.

[Signature]
CARMEN M VELEZ
ID # 2298554
Notary public **NOTARY PUBLIC**

STATE OF NEW JERSEY
My Commission Expires April 1, 2018

MECHANICSVILLE - ERIAL NEW BROOKLYN ROAD
(WIDTH VARIES)



75.00' S45°21'00\"/>

*Revised to 10/22/10
American Survey*

GENERAL NOTES

- IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY (IF NO FEE IS PAID THIS SURVEY IS INVALID) I HEREBY DECARE TO ITS ACCURACY BASED ON THE RECORD BEING OBTAINED FROM THE RECORDS OF THE COUNTY OF CAMDEN, NEW JERSEY. EXCEPT SUCH ERRORS OR OMISSIONS ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THE SURVEY IS NOT VALID AND NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO, USE OF THE SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, PERMIT APPLICATIONS OR ANY OTHER PERSON'S EMPLOYMENT. COPIES MUST BEAR THE PROFESSIONAL'S EMBOSSED SEAL TO BE CONSIDERED VALID.
- SURVEY INFORMATION AND/OR TOPOGRAPHY OBTAINED ON THIS PLAN SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF V & I ASSOCIATES AND THE PROFESSIONAL(S) WHO ENDORSED THIS PLAN.
- I RESERVE THE RIGHT TO REVERSE THIS SURVEY UPON RECEIPT OF A TITLE REPORT.
- IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPANIES, ELEVATIONS AND DEED RESERVATIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE.
- FIELD WORK COMPLETED ON: 5/18/16
- BEING LOT 9, BLOCK 12806, AS SHOWN ON FINAL PLAN OF LOTS, "HIGHLAND VILLAGE, SECTION SIX", FILED ON MAY 15, 1988 AS MAP #7716-B.
- ISSUED TO:
CLIFFORD P. GAYO

REVISION	DATE	REVISION DESCRIPTION	DRAWN	CHECKED	APPROVED
			B.Y.	B.Y.	B.Y.

SURVEY OF PROPERTY
FOR
BLOCK: 12806, LOT: 9
TOWNSHIP OF GLouceSTER
COUNTY OF CAMDEN
STATE OF NEW JERSEY

V & I Associates
LAND SURVEYING & LAND PLANNING

69 SOUTH WHITE HORSE PIKE, SUITE 101, BERLIN, NEW JERSEY, 08009
TELEPHONE: (856) 767-8162 FAX: (856) 767-6106
CERT. OF AUTH. #24GA28041100

FRANK A. INTESSEMONI
P.L.S. LICENSE No: 31656
P.P. LICENSE No: 3493
N.J. PROFESSIONAL LAND SURVEYOR
N.J. PROFESSIONAL PLANNER

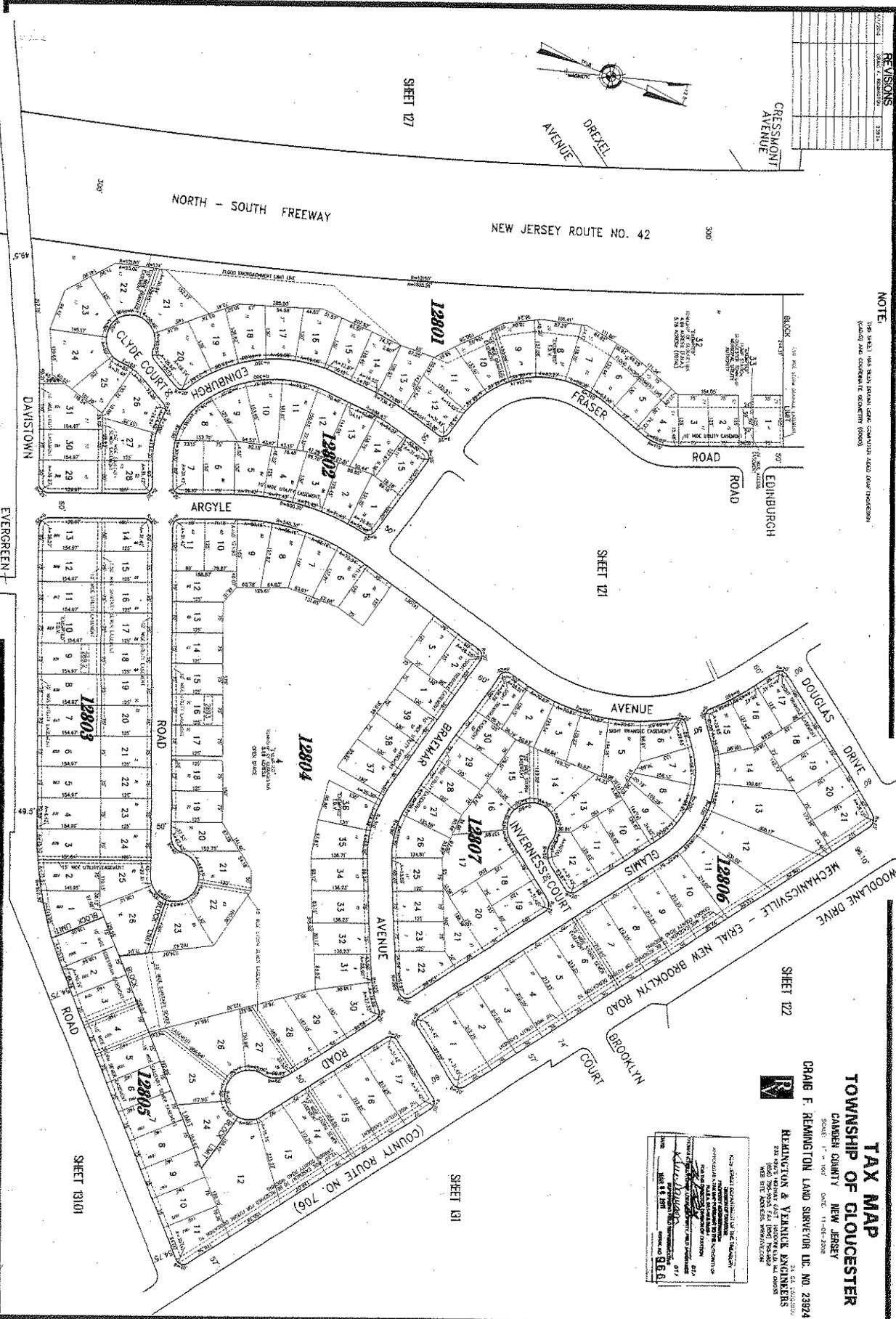
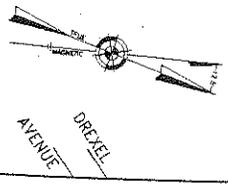
DATE: 5/19/16
SCALE: 1" = 30'
DRAWN BY: ONL
CHECKED BY: FAL
SHEET: 1 OF 1
DRAWING No: 18823

REVISIONS

NO.	DATE	DESCRIPTION
1	11-14-2008	ISSUED FOR RECORD

NOTE

1. THIS MAP IS THE PROPERTY OF THE ENGINEER AND SURVEYOR. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND SURVEYOR.



TAX MAP

TOWNSHIP OF GLOUCESTER

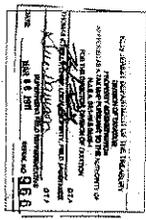
CAMDEN COUNTY NEW JERSEY

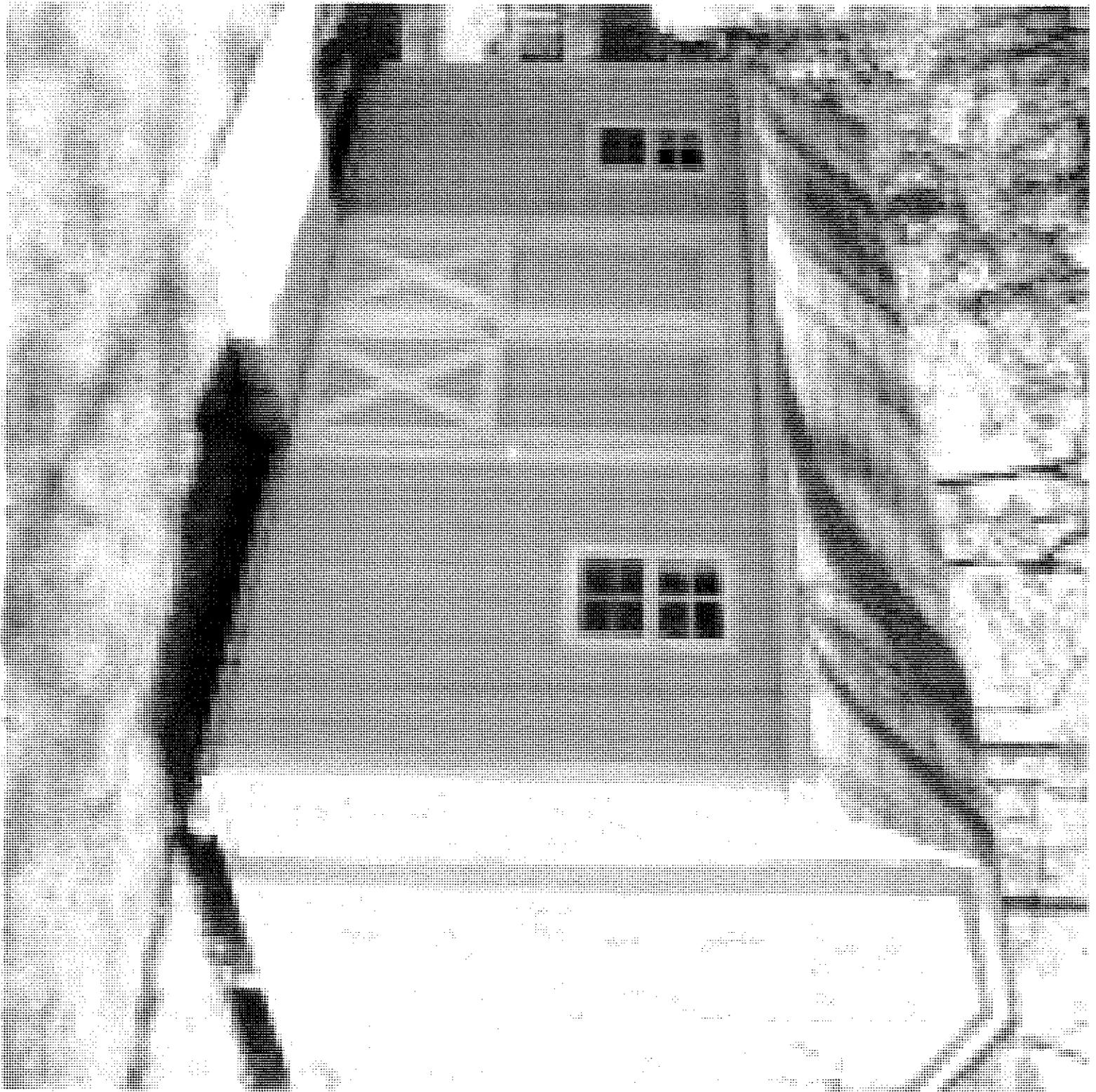
DATE: 11-14-2008

CRAIG F. REMINGTON LAND SURVEYOR, L.C. NO. 23924



REMINGTON & YEMMER ENGINEERS
 222 WEST BROAD STREET, SUITE 200
 NEW JERSEY 08102







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

Date: July 6, 2016

To: Ken Lechner

From: Jim Gallagher

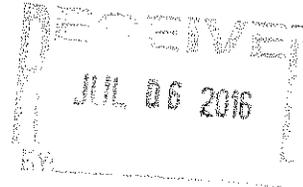
Re: Site Plan Review

Applicant: Clifford Gano

Site: 12 Glamis Rd

Block: 12806 Lot: 9

Application #: 162040C



1. Shed must be 5' from property line, otherwise code requires a 1 hour exterior rated wall (rated from both inside & outside).

Thank you,

Jim Gallagher
Building SubCode Official

RECEIVED
JUN 27 2016

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 22, 2016

APPLICATION No. #162040C

APPLICANT: CLIFFORD GANO

PROJECT No. 10541

BLOCK(S): 12806 Lot(S): 9

LOCATION: 12 GLAMIS RD., 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 JULY 8, 2016*
 For Your Files.

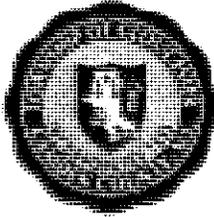
ENCLOSED:

- 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

REVIEWED
DATE: 6/27/16
BY: Kate Vasa
Fire Marshal
WITH COMMENT
WITHOUT COMMENT
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. Box 541
BLACKWOOD, N.J. 08012

Signature _____



JUN 16 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: Clifford P. Gero

Address: 12 Glamis Rd

Block: 12806 Lot: 9

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

Date 6/16/16

Andie Ferguson
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

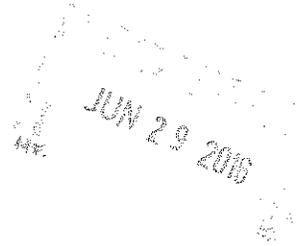
**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

June 27, 2016

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

Re: Application #162040C
Clifford Gano
12 Glamis Road, Blackwood, NJ 08012
Block 12806, 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**

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

Raymond J. Carr
Executive Director

RJC:mh

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 #162041C**
Vin Gandhi
65 Mullen Drive
BLOCK 18310, LOT 67
 DATE: July 21, 2016

The above application is to permit three 15' x 20' concrete patio one and one-half feet from the side property line in the R-3- Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	±20,738.50 sf	yes
Minimum lot frontage	75 ft.	100 ft.	yes
Minimum lot depth	125 ft.	204.37 ft.	yes
Maximum building coverage	20%	±10.97% ¹	yes
Maximum lot coverage	40%	±15.90% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (dwelling)	30 ft.	30.98 ft.	yes
Side yard (dwelling)	10 ft.	18.52 ft. / 23.07 ft.	yes / yes
Rear yard (dwelling)	30 ft.	±127 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

¹ = Scaled data.

² = Approved by Zoning Board of Adjustment Resolution #092051C.

³ = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

§401.I, Special Minimum Setback Requirements

- Setback: (1.5 ft. provided v. 3 ft. minimum required).

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

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

- The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a

specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 401.I, Special Minimum Setback Requirements to permit a 15' x 20' concrete patio one and five tenths (1.5) feet from the side property line (3 feet minimum required).

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

cc: Vin Gandhi
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.: #162041C

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees 160⁰⁰ Project # 10574

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

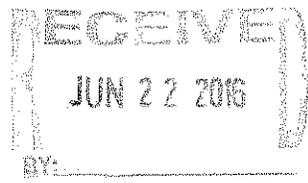
Escr. 150⁰⁰ Escr. # 10574

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>VIN GANDHI</u> Address: <u>65 MULLEN DR</u> City: <u>SICKLERVILLE</u> State, Zip: <u>NT 08081</u> Phone: <u>(609) 922-3314</u> Fax: () - Email: <u>DR.GANDHI3@YAHOO.COM</u>	2. Owner(s) (List all Owners) Name(s): <u>VIN GANDHI</u> Address: <u>65 MULLEN DR</u> City: <u>SICKLERVILLE</u> State, Zip: <u>NT 08081</u> Phone: <u>(609) 922-3314</u> Fax: () -
---	---

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: EWING ASSOCIATES
Address: 900 B NO Delsea Dr POB 145
Profession: el
City: CLOYTON NJ 08312
State, Zip: NJ 08312
Phone: 856 881-4931 Fax: () -
Email: _____

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

7. Location of Property:

Street Address: 65 Mullen Dr, Sicklerville, NJ 08081 Block(s): 18310
Tract Area: _____ Lot(s): 67

8. Land Use:

Existing Land Use: Single Family Dwelling
* Proposed Land Use (Describe Application): installed new 15x20' concrete patio - 1-5 ft setback from the property line

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	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	1.5 ft	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
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	_____
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

6/16/15

 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).

6/16/16

Date

Signature

[Handwritten Signature]

Print Name

VIN GANDHI

Sworn and Subscribed to before me this

day of

Signature

(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 of Applicant

[Handwritten Signature]

Print Name

Vin Gandhi

Date

6/16/16

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block _____ 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:

Marianne Toth 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 16 day of June 2016 before the following authority.

VIN Gandhi
Name of property owner or applicant

MARIANNE TOTH

ID # 2387616

NOTARY PUBLIC

STATE OF NEW JERSEY

My Commission Expires July 24, 2018

[Handwritten Signature]
Marianne Toth
Notary Public

*Update Zoning Permit #10493
after zoning pd. Hearing
according to results.*

Zoning Permit Denial

65 MULLEN DR
Block/Lot 18310/67

Applicant
GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081

Real Estate Owner
GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 20'X15' concrete patio located one foot from property line.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:

Concrete patio is required to maintain a minimum of 3' from the property line. A Variance approval is required prior to issuance of permit.

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

[Signature]
Alisa Ortiz
Zoning Officer
June 7, 2016

Applic No. 10493
5/10

Cut-Here

Deliver to...

GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081

Zoning Permit Approval

65 MULLEN DR
Block/Lot 18310/67

Applicant
GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081

Real Estate Owner
GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for a proposed 2'5" high retaining wall as per survey submitted., which is a use permitted by ordinance

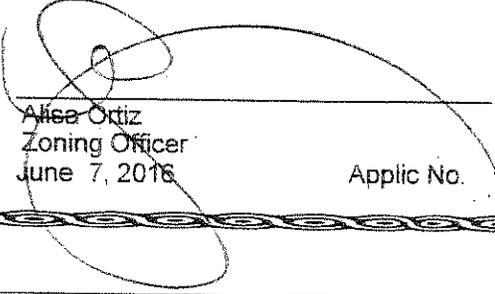
Zone
R3
Application is

Approved

Comments on Decision:

Retaining wall cannot exceed 6' in height and cannot impede the flow of ground water. Retaining wall can not extend on or beyond property line.

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


Ailee Ortiz
Zoning Officer
June 7, 2016

Applic No. 10493
5482

Cut Here

Deliver to...

GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081



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

May 25, 2016

Mr. Vin Gandhi
65 Mullen Dr.
Sicklerville, NJ 08081

Dear Mr. Gandhi:

You were previously advised on May 19, 2016 that it has come to my attention that you recently installed a new 15'X20' concrete patio as well as a 5' high wall along your property line that is leaning onto your neighbor's fence. Fences, hedges and walls are allowed to be up to but not on your property line as well as a concrete patio having to maintain a minimum of 3' from your property line. Also, be aware that any wall higher than 3' requires a Construction Permit. If you cannot comply with the Zoning Ordinance a Variance approval by the Zoning Board of Adjustment is required as well as permit approvals. Please submit permit applications within seven days of receipt of this letter. **THIS IS YOUR FINAL NOTICE!**

Please do not hesitate to contact me if you are in need of additional information or have any questions. I can be reached Monday through Thursday between the hours of 8:00a.m. and 5:45 p.m. at 374-3512.

Very truly yours,

Alisa Ortiz
Zoning Officer

WALL IS ONLY RETAINING
WALL NOT HIGHER THAN 3'
HEIGHT OF RETAINING WALL IS
ONLY 2 1/2 FT.



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

May 19, 2016

Mr. Vin Gandhi
65 Mullen Dr.
Sicklerville, NJ 08081

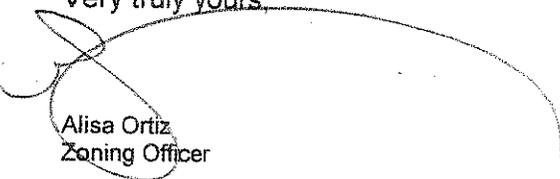
2 1/2 foot retaining wall post 5'

Dear Mr. Gandhi:

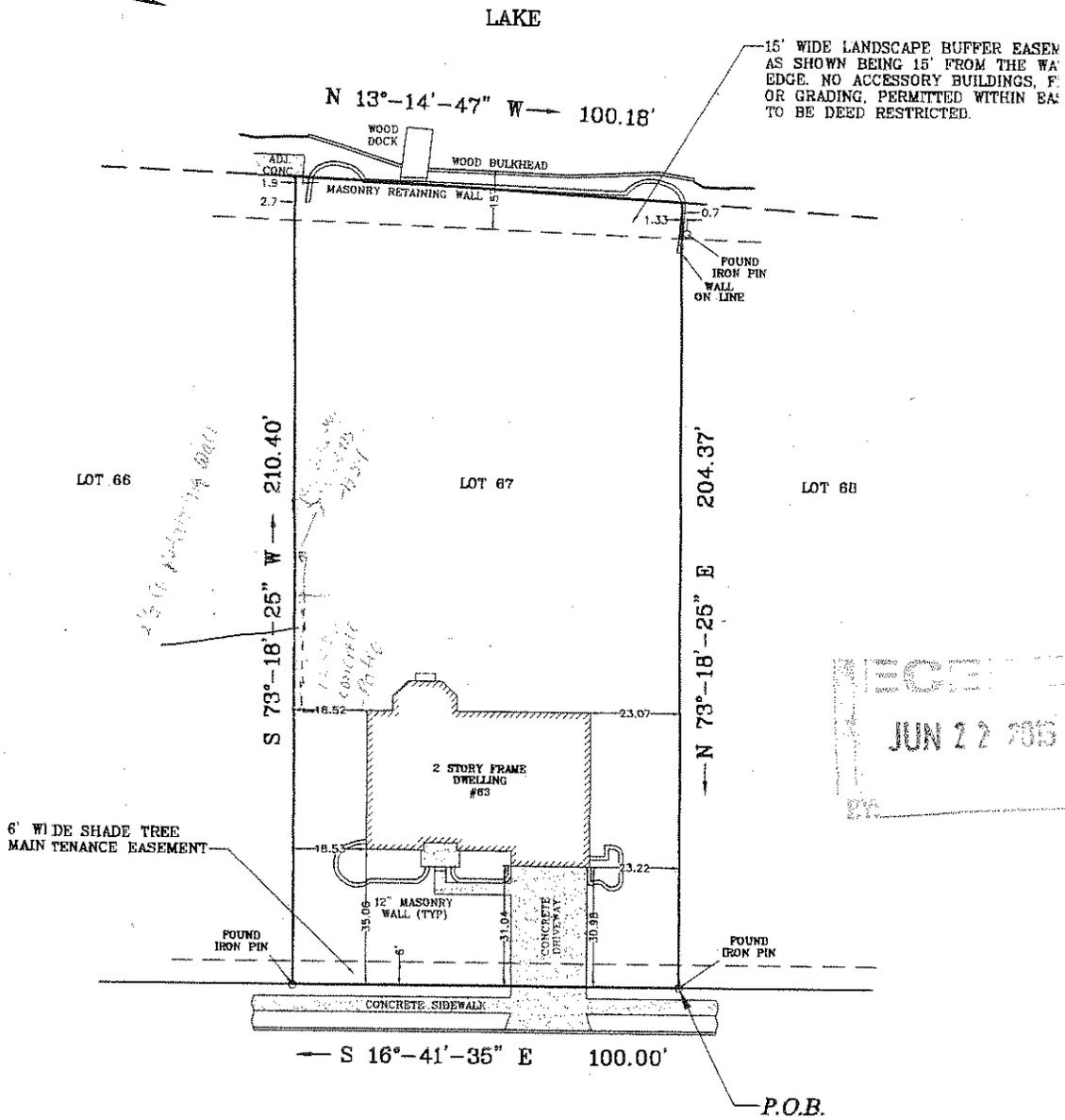
It has come to my attention that you recently installed a newer rear yard 15'X20' concrete patio as well as a 5' high wall along your property line that is leaning onto your neighbor's fence. Fences, hedges and walls are allowed to be up to but not on the property line. Please be aware that a Zoning Permit is required for this work. At this time I ask that you apply for permits for this work, also include a copy of your survey indicating the location of the wall and patio as well as the \$25.00 payment in order to deem this work legal. Please note that any wall higher than 3' will also require a Construction Permit as well.

Please do not hesitate to contact me if you are in need of additional information or have any questions. I can be reached Monday through Thursday between the hours of 8:00a.m. and 5:45 p.m. at 374-3512.

Very truly yours,


Alisa Ortiz
Zoning Officer

JUN



15' WIDE LANDSCAPE BUFFER EASEMENT AS SHOWN BEING 15' FROM THE WA- EDGE. NO ACCESSORY BUILDINGS, F- OR GRADING, PERMITTED WITHIN EAS- TO BE DEED RESTRICTED.

JUN 22 2015

MULLEN DRIVE
(60' WIDE)

FILED TO:
ANDHI
NT LAND TRANSFER COMPANY OF
JERSEY, L.P.
NT MORTGAGE COMPANY, L.P., IT'S
LESSORS AND/OR ASSIGNS AS THEIR
EST MAY APPEAR.

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I
CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENT IF ANY
BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE
OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR
TRANSFER OF TITLE TO INSURE THE TITLE TO THE LANDS AND
SHOWN THEREON. THE RESPONSIBILITY IS LIMITED TO THE
MATTER AND INITIAL USE FOR WHICH IT IS BEING USED.

TO CERTIFY THAT ON SEP 1, 2010,
A SURVEY OF THE LANDS AND PREMISES
HERRON, AND THAT THIS PLAT IS IN AC-
CORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

BRUCE A. EWING
LAND SURVEYOR

Bruce A. Ewing
N.J. LICENSE NO. 35836

NOTES:
BEING KNOWN AS LOT 67 IN BLOCK 18310 AS SHOWN
ON PLAN OF LOTS COBBLESTONE FARMS, SECTION 15,
FILED OCTOBER 1, 2003 AS FILE #906, MAP #20, A.K.A.
LOT 67 IN BLOCK 18310 ON THE TOWNSHIP OF
GLOUCESTER TAX MAPS.

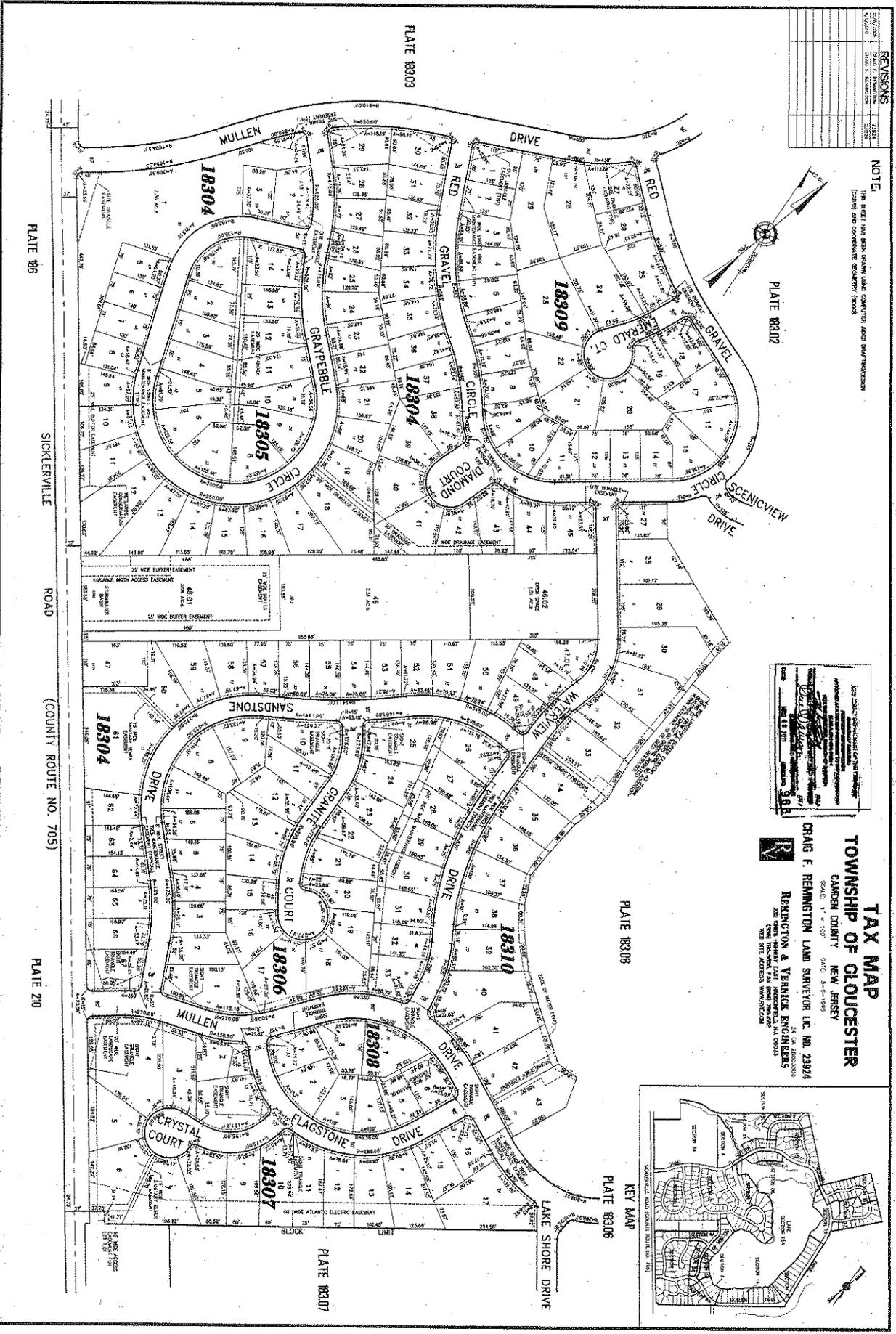
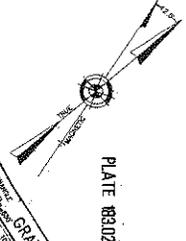
SURVEY OF F
65 MULLEN
SITUATED
TOWNSHIP OF G
COUNTY OF CAMDEN

DRAWN BY: F.D.G. DATE: 9/10

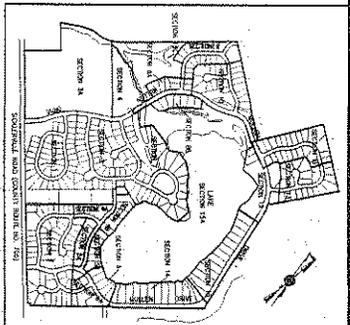
EWING ASSOCIATES
LAND SURVEY
900B No. DELSBA DRIVE, P.O. BOX 1
PHONE: (856) 881

REVISIONS	DATE	BY	DESCRIPTION

NOTE
 THIS MAP HAS BEEN DRAWN FROM QUARTERS AND PARTNERSHIP
 RECORDS AND COOPERATIVE SURVEY RECORDS



TAX MAP
TOWNSHIP OF CLOUCESTER
 CAMDEN COUNTY
 NEW JERSEY
 CRAIG F. REMINGTON LAND SURVEYOR L.C. NO. 23974
 REMINGTON & VERRICK ENGINEERS
 225 SOUTH TOWNSHIP ROAD
 WESTVILLE, NEW JERSEY 07093
 DATE: 3-1-1999



KEY MAP
 PLATE 18306

183.01

183.01

Bin# 602
B

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 22, 2016

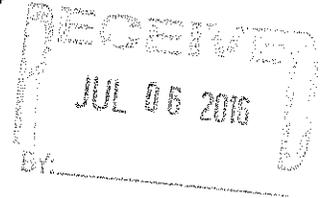
APPLICATION No. #162041C

APPLICANT: VIN GANDHI

PROJECT No. 10574

BLOCK(S): 18310 Lot(S): 67

LOCATION: 65 MULLEN DR., 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 JULY 8, 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

N/A T-5416 JVG BSO

Signature _____

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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



Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

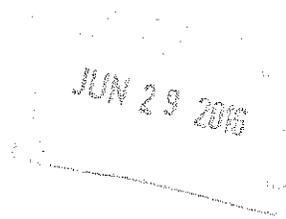
**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

June 27, 2016

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

Re: Application #162041C
Vin Gandhi
65 Mullen Drive, Sicklerville, NJ 08081
Block 18310, Lot 67



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 22, 2016

APPLICATION No. #162041C

APPLICANT: VIN GANDHI

PROJECT No. 10574

BLOCK(S): 18310 Lot(S): 67

LOCATION: 65 MULLEN DR., 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:

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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

RECEIVED
JUN 27 2016

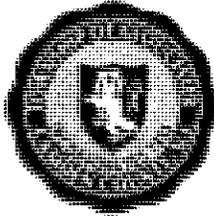
Signature

Vin Gandhi

Assessed

6/27/16

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.

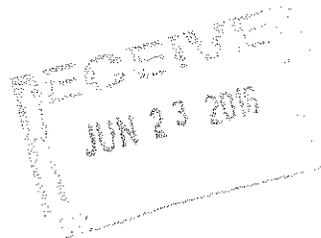
Name: VIN GANDHI
Address: 65 Mullen Dr, Sickleville, NJ
Block: 18310 Lot: 67

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

Date

6/22/16

Andrea Ferguson
Gloucester Township Tax Collector



TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: APPLICATION #162042C
 Frederick Kilichowski
 300 Station Avenue
 BLOCK 1702, LOT 6
DATE: July 21, 2016

The Applicant requests approval to install a six (6) foot high vinyl fence and 10' x 16' 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	11,292.46 sf	yes
Minimum lot frontage			
Station Avenue	75 ft.	49.50 ft.	enc
Ridge Avenue	75 ft.	90.00 ft.	yes
Price Avenue	75 ft.	125.25 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
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
Station Avenue	30 ft.	50.90 ft.	yes
Ridge Avenue	30 ft.	18.21 ft.	enc
Price Avenue	30 ft.	24.47 ft.	enc
Side yard	10 ft.	17.88 ft.	yes
Rear yard	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	168 sf	160 sf	yes
Number	1	1	yes
Maximum shed height	12 ft.	10 ft.	yes
Distance between adjacent buildings	10 ft.	±12 ft. ¹	yes
Front yard	N.P.	5.5 ft.	no*
Side yard	5 ft.	±17 ft. / ±88 ft.	yes / yes
Rear yard	5 ft.	±50 ft.	yes

¹ = Scaled data.

* = Variance required.

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

II. VARIANCE COMMENTS

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

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

1. Front Yard: (5.5 ft. provided v. Not Permitted).

§425.C(3), Fences

2. To install a six (6) foot high vinyl fence approximately ten and five tenths (10.5) feet from the cartway along Price 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 405.F, Area, Yard, Height, and Building Coverage to permit a 10' x 16' shed approximately five and five tenths (5.5) feet within the front yard of Price Avenue (Not Permitted) and from Section 425.C(3) to construct a six (6) foot high vinyl fence approximately ten and five tenths (10.5) feet from the cartway along Price 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: Frederick Kilichowski
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 Date¹: _____ Application No. #162042C

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees 160⁰⁰ Project # 10576

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

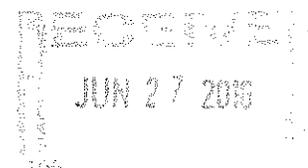
Escr. 150⁰⁰ Escr. # 10576

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Frederick Wilichowski</u> Address: <u>300 Station Ave</u> City: <u>Glendora</u> State, Zip: <u>NJ 08029</u> Phone: <u>(856) 287-5478</u> Fax: () - Email: _____	2. Owner(s) (List all Owners) 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 ² | <input type="checkbox"/> Planned Development ² |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation ² |
| <input type="checkbox"/> Preliminary Major Subdivision ² | <input type="checkbox"/> Appeal of Administrative Officer's Decision |
| <input type="checkbox"/> Final Major Subdivision | <input checked="" type="checkbox"/> Bulk "C" Variance ² |
| <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Use "D" Variance ² |
| <input type="checkbox"/> Preliminary Major Site Plan ² | <input type="checkbox"/> Site Plan Waiver |
| <input type="checkbox"/> Final Major Site Plan | <input type="checkbox"/> Rezoning Request |
| <input type="checkbox"/> Conditional Use Approval ² | <input type="checkbox"/> Redevelopment Agreement |
| <input type="checkbox"/> General Development Plan ² | <input type="checkbox"/> _____ |



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

4. Zoning Districts (Circle all Zones that apply)

ER	<u>RA</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: _____ Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: () - Fax: () - Email: _____
--	---

6. Name of Persons Preparing Plans and Reports:

Name: Frederick Kilichowski
Address: 300 Station Ave
Profession: _____
City: Glendora
State, Zip: NJ 08029
Phone: 610 281 5478 Fax: () - _____
Email: _____

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

7. Location of Property:

Street Address: 300 Station Ave Glendora NJ 08029 Block(s): 1702
Tract Area: _____ Lot(s): 6

8. Land Use:

Existing Land Use: _____
Proposed Land Use (Describe Application): White vinyl fence 10.5 ft from F2 EDP
Shed 10x16 5' from fence F2 12 ft from house 15.5 ft from Row

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P. <u>2</u>	<u>10.5 ft</u>
Front setback 2	_____	Setback from E.O.P. <u>2</u>	<u>1</u>
Rear setback	_____	Fence type	<u>Vinyl</u>
Side setback 1	_____	Fence height	<u>6 ft</u>
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	<u>[scribble]</u>
		Setback from property line 2	_____
		Distance from dwelling	<u>[scribble]</u>
		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	<u>10x16</u>
Garage height	_____	Shed height	<u>16</u>
Number of garages (Include attached garage if applicable)	_____	Setback from R.O.W.1	<u>10</u>
Number of stories	_____	Setback from R.O.W.2 <u>X</u>	<u>11ft</u>
		Setback from property line <u>1</u>	<u>5ft</u>
		Setback from property line <u>2</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

Judith J. Kuhl
Signature of Applicant

C-21-16
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).

06/21/2016

Date

Julek J. Kulichowski

Signature

FREDERICK J Kilichowski

Print Name

Sworn and Subscribed to before me this

21ST 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

Julek J. Kulichowski

Signature of Applicant

Frederick Kilichowski

Print Name

6/21/16
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 6/21/16, shows and discloses the premises in its entirety, described as Block 1702 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.

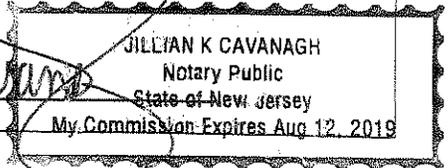
State of New Jersey,
County of Camden:

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

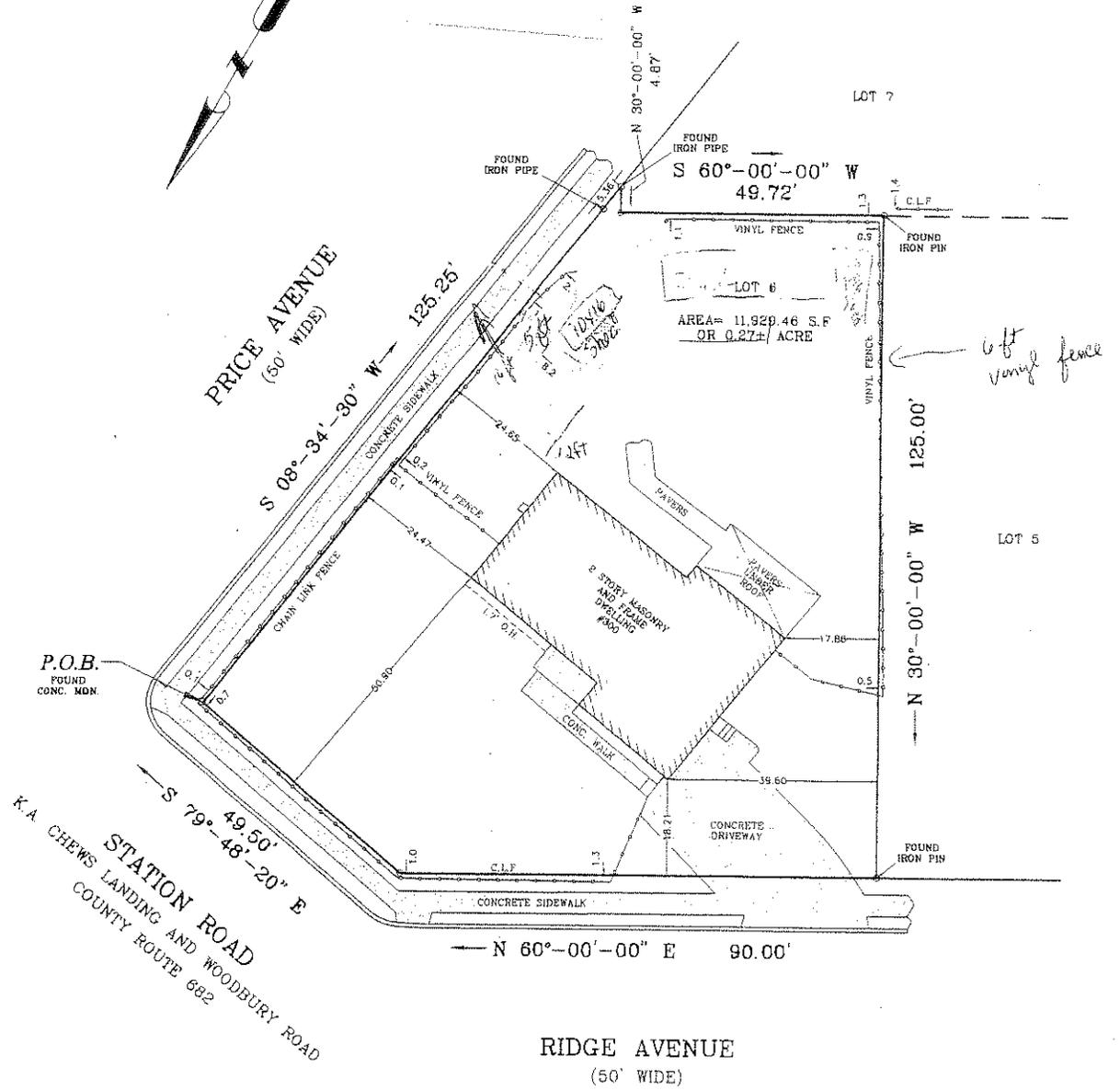
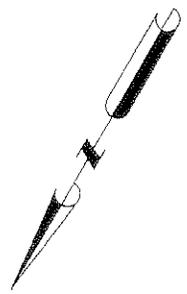
Sworn and subscribed to
On this 21ST day of JUNE
2016 before the following authority.

Julek J. Kulichowski
Name of property owner or applicant

Jillian K. Cavanagh
Notary public



JUN 27 2016



ED TO:
ICK KILICHOWSKI

ATION OF THE FEE PAID FOR MAKING THIS SURVEY, I
IFT TO ITS ACCURACY (EXCEPT SUCH EASEMENT IF ANY
LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE
THE LANDS AND NOT VISIBLE), AS AN INCUMBRANCE FOR
S OF TITLE TO INSURE THE TITLE TO THE LANDS AND
DOWN THEREON. THE RESPONSIBILITY LIMITED TO THE
TER AND INITIAL USE FOR WHICH IT IS BEING USED.

TO CERTIFY THAT ON MAY 14, 2016
SURVEY OF THE LANDS AND PREMISES
ERSON, AND THAT THIS PLAT IS IN AC-
WITH THE FIELD NOTES OF SAID SURVEY.

BRUCE A. EWING
LAND SURVEYOR

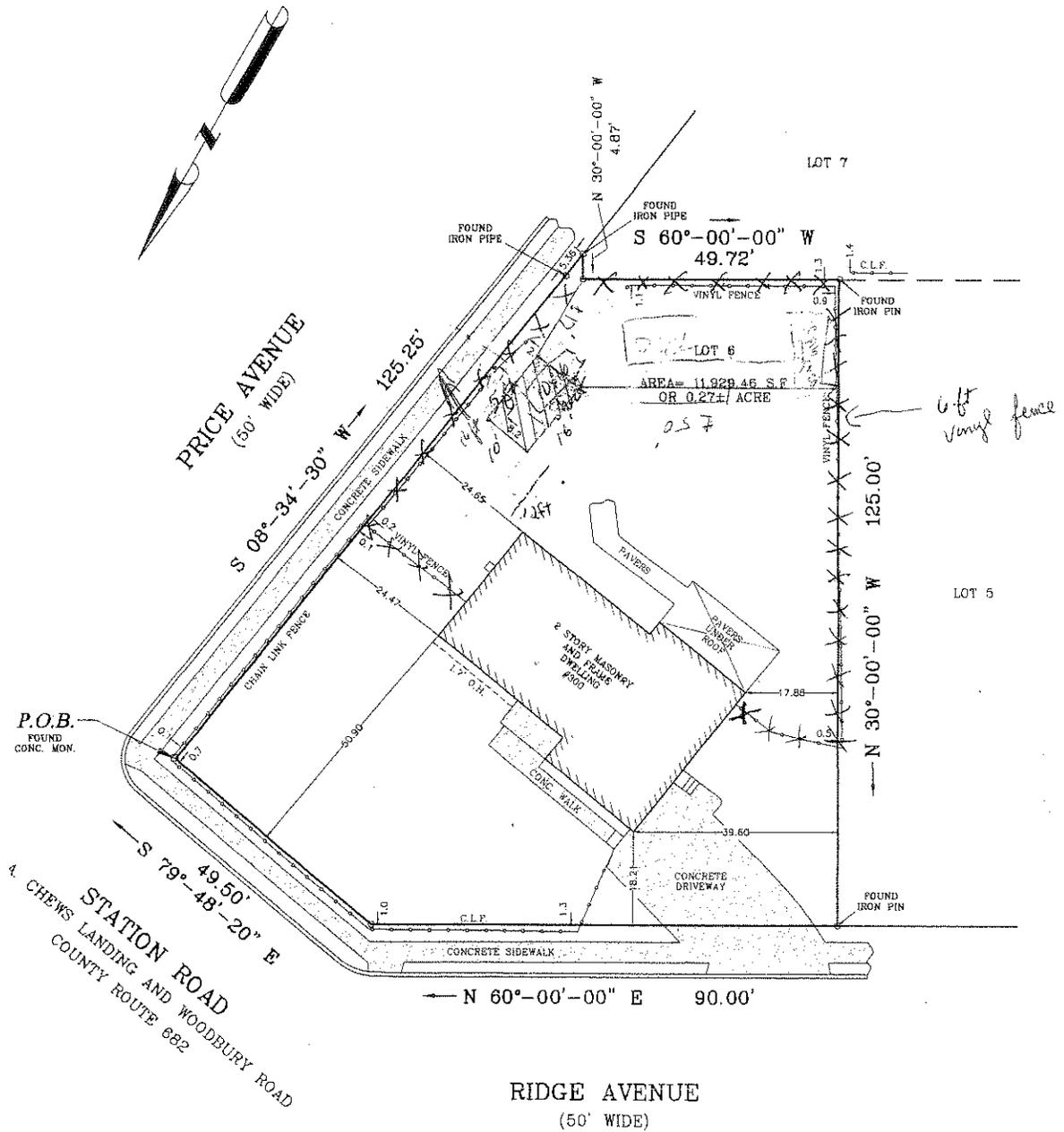
[Signature]
N.J. LICENSE NO. 38833

NOTES:
LOT NUMBERS REFER TO BLOCK 1702 ON THE
TOWNSHIP OF GLOUCESTER TAX MAPS.

SURVEY OF PE
300 STATION A
SITUATED
TOWNSHIP OF GLA
COUNTY OF CAMDEN,

DRAWN BY: F.D.G. DATE: 5/14/16

EWING ASSOCIATES
LAND SURVEY
9008 No. DELSEA DRIVE, P.O. BOX 145
PHONE: (856) 881-49



TO:
 X KILICHOWSKI

ION OF THE FEE PAID FOR MAKING THIS SURVEY, I
 TO ITS ACCURACY (EXCEPT SUCH EASEMENT IF ANY,
 CATED BELOW THE SURFACE OF THE LANDS OR ON THE
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BRUCE A. EWING
 LAND SURVEYOR

B. Ewing
 N.J. LICENSE NO. 35935

NOTES:
 LOT NUMBERS REFER TO BLOCK 1702 ON THE
 TOWNSHIP OF GLOUCESTER TAX MAPS.

SURVEY OF PRE
 300 STATION AV
 SITUATED IN
 TOWNSHIP OF GLOU
 COUNTY OF CAMDEN, I

DRAWN BY: F.D.G. DATE: 5/14/16

EWING ASSOCIATES
 LAND SURVEYOR
 900B No. DELSEA DRIVE, P.O. BOX 143, CT
 PHONE: (856) 881-4931

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 27, 2016

APPLICATION No. #162042C

APPLICANT: FREDERICK KILICHOWSKI

PROJECT No. 10576

BLOCK(S): 1702 Lot(S): 6

LOCATION: 300 STATION AVE., GLENDORA, NJ 08029



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by JULY 12, 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 _____

Reviewed
 Approved Not Approved
Gloucester Twp. Fire Dist. 1
Fire Official:
Date: 7/5/16

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

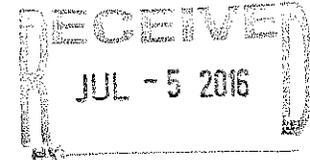
Howard C. Long Jr, Esq.
Solicitor

Thomas Lisse, PE, CME
Consulting Engineer

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

June 30, 2016



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

Re: Application #162042C
Frederick Kilichowski
300 Station Avenue, Glendora, NJ 08029
Block 1702, Lot 6

Gentlemen:

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

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

Very truly yours,

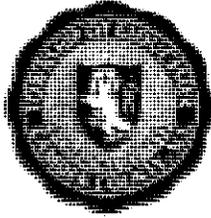
**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr
Executive Director

RJC:mh

RECEIVED
JUN 27 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: Frederik Kilichowski
Address: 300 Station Ave. Glendora, NJ
Block: 1702 Lot: 6

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

Date 6/21/16

Andrew August
Gloucester Township Tax Collector



TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 27, 2016

APPLICATION No. #162042C

APPLICANT: FREDERICK KILICHOWSKI

PROJECT No. 10576

BLOCK(S): 1702 Lot(S): 6

LOCATION: 300 STATION 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

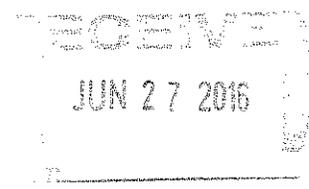
PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by JULY 12, 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
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- 1 Copy - Amended Site Plan
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- 1 Copy - E.I.S.
- Recycling Report

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

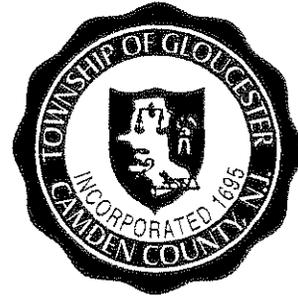


Signature

[Handwritten Signature]
assem
6/27/16

No Issues.

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #162045C**
Jennifer Barbagiovanni
244 Ridge Avenue
BLOCK 7807, LOT 8
DATE: July 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	6,000 sf	yes
Minimum lot frontage			
Ridge Avenue	75 ft.	50 ft.	enc
Princess Street	75 ft.	120 ft.	yes
Minimum lot depth	125 ft.	120 ft.	enc
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
Ridge Avenue	30 ft.	29.80 ft.	enc
Princess Street	30 ft.	10.23 ft.	enc
Side yard	10 ft.	9.58ft.	yes
Rear yard	30 ft.	±66 ft. ¹	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

- ¹ = Scaled data.
- enc = Existing nonconformance.
- n/a = Not applicable
- * = Variance required.

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

II. VARIANCE COMMENTS

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

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence zero (0) feet from the front property line along Princess Street (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)).
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NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 425.C(3) to construct a six (6) foot high vinyl fence zero (0) feet from the front property line along Princess Street (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: Jennifer Barbagiovanni
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.: #1620450 Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 10632
 Esc: 150⁰⁰ Escr. # 10632

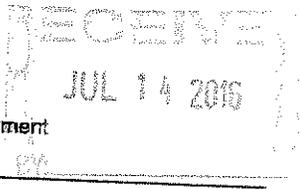
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Jennifer Barbagiovanni</u> Address: <u>244 Ridge Ave</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>856 842 9597</u> Fax: () - Email: <u>jbarbagiovanni@yahoo.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Jennifer Barbagiovanni</u> Address: <u>244 Ridge Ave</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>856 842 9597</u> Fax: () -
---	---

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

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



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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	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: Walter H. Macnamara.
Address: 813 Haddon Ave.
Profession: Survey of Premises
City: Collingswood NJ
State, Zip: 08008
Phone: () - - Fax: () - -
Email: _____

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

7. Location of Property:

Street Address: 244 Ridge Ave Block(s): 7807
Tract Area: _____ Lot(s): 8

8. Land Use:

Existing Land Use: Single family Dwelling
Proposed Land Use (Describe Application): take out existing
Chain link and replace with wood fence
close off gap in the back and add
a gate in the front to close off that
part too.

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	0'
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	Stacked wood stacked edge
Side setback 1	_____	Fence height	6ft
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
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	_____
Garage height	_____	Shed height	_____
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	_____
		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

Jennifer Balagueron
Signature of Applicant

5/6/14

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).

5-24-14
Date

[Signature]
Signature

Jen Barbayouanni
Print Name

Sworn and Subscribed to before me this

24 day of May
2014 (Year).

[Signature]
Signature

[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

[Signature]
Signature of Applicant

Jen Barbayouanni
Print Name

5/6/14
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 10/29/15, shows and discloses the premises in its entirety, described as Block 7807 Lot 8 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:

Jen Barbayouanni 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 24th day of May
20 14 before the following authority.

[Signature]
Name of property owner or applicant

[Signature]
Notary public

CINDY A DAVITT
ID # 2163727
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires March 23, 2018

Zoning Permit Denial

244 RIDGE AVE
Block/Lot 7807/8

Applicant

BARBAGIOVANNI, JENNIFER
244 RIDGE AVENUE
BLACKWOOD NJ 08012

Real Estate Owner

BARBAGIOVANNI, JENNIFER
244 RIDGE AVENUE
BLACKWOOD NJ 08012

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

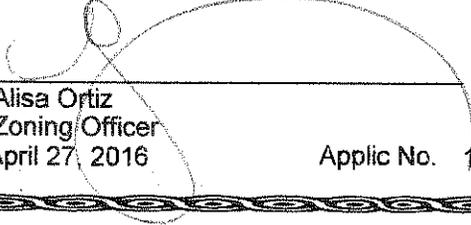
Zone
R3
Application is

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 is required prior to issuance of permit.

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

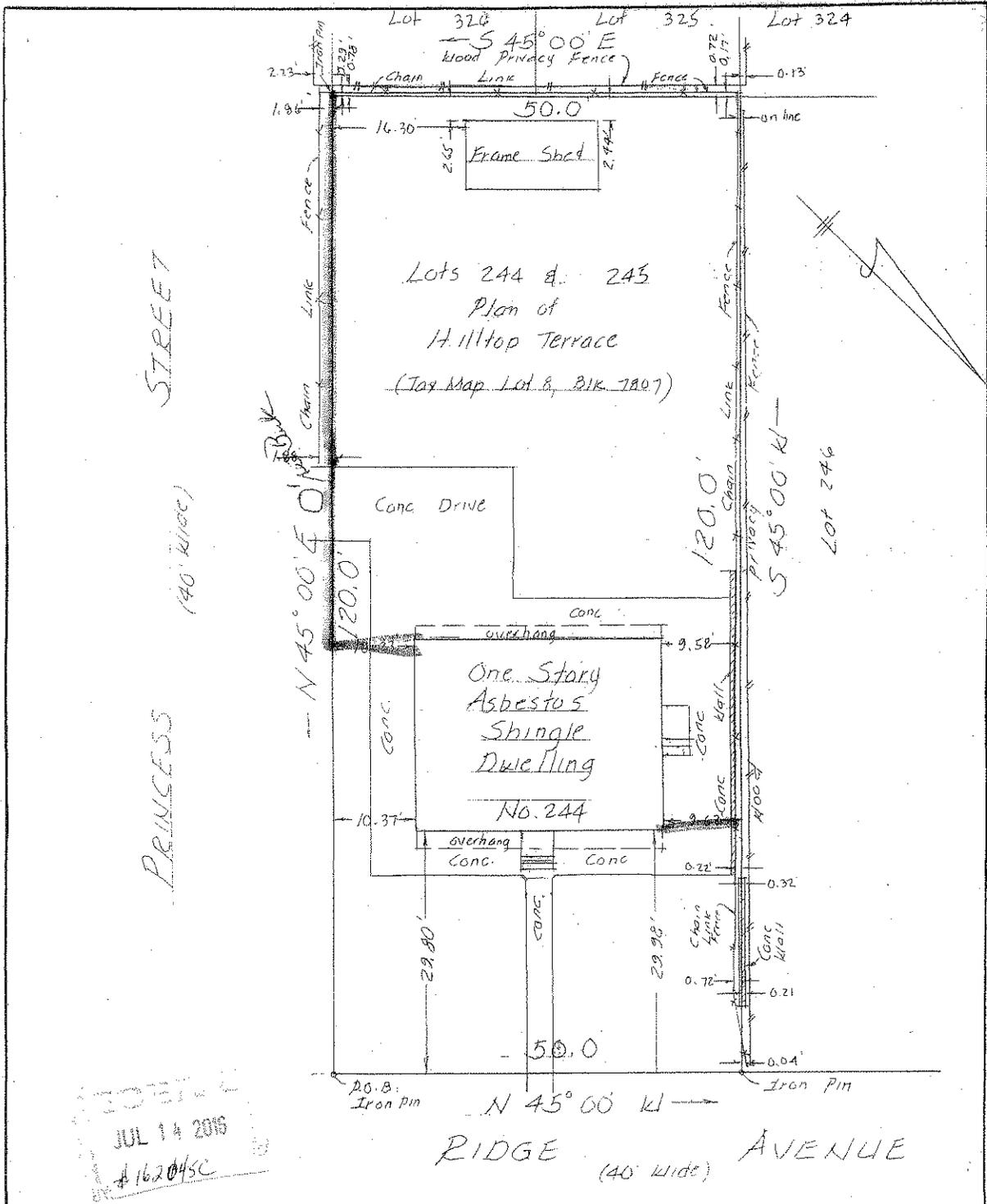

Alisa Ortiz
Zoning Officer
April 27, 2016

Applic No. 10391
5402

Cut Here

Deliver to...

BARBAGIOVANNI, JENNIFER
244 RIDGE AVENUE
BLACKWOOD NJ 08012



RECEIVED
 JUL 14 2015
 A162043C

To: Surety Lender Services, LLC
 American Neighborhood Mortgage Acceptance Co, LLC and/or the Secretary of HUD, ISACA

TO Jennifer C. Barbagiovanni
 any Insurer of Title relying hereon and any other party in interest.
 In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown hereon. Responsibility limited to current transaction.
Richard S. Humphries
RICHARD S. HUMPHRIES
 P.L.S. N.J. LIC. 34859
 DATE OF SURVEY Oct 29, 2015

Walter H. Macnamara Assoc., Inc.
 Professional Land Surveyors
 Certificate of Authorization 24GA28052300
 813 Haddon Ave., Collingswood, NJ 08108

Survey of Premises
 NO. 244 RIDGE AVENUE
 GLOUCESTER TOWNSHIP
 CAMDEN Co. New Jersey
 Scale — 1" = 15'
 570-22
 856-854-5229

RECEIVED
JUL 19 2016

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: July 14, 2016

APPLICATION No. #162045C

APPLICANT: Jennifer Barbagiovanni

PROJECT No. ~~10574~~ 10632

BLOCK(S): 7807 Lot(S): 8

LOCATION: 244 Ridge Ave., 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 JULY 27, 2016**
 For Your Files.

ENCLOSED:

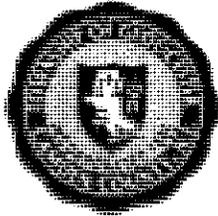
- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - Preliminary. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision -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

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

Signature

J. Barber
Assessor
 7/19/16

No Issues -



RECEIVED
JUL 19 2016
BY: _____

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.

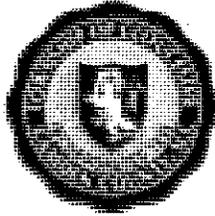
Name: Jennifer C Barbagiovanni
Address: 244 Ridge Ave
Block: 7807 Lot: 8

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

7/19/16
Date

Andie Squam
Gloucester Township Tax Collector





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: Jennifer C. Barbagiovanni
Address: 244 Ridge Ave, Blackwood, NJ
Block: 7807 Lot: A

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

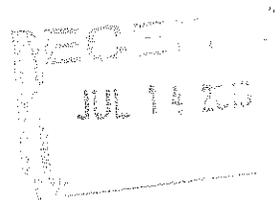
Date 7/8/16

[Signature]
Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector
Gloucester Township
Camden County



Printed on recycled paper