

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, August 24, 2016  
7:30 P.M.**

**Agenda**

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes – *Wednesday, July 27, 2016*

*Wednesday, August 10, 2016*

**RESOLUTIONS FOR MEMORIALIZATION**

#162035CDPFMSPF  
Ville2, LLC

Bulk & Use D Variance/Prelim&Final Subdiv/Prelim&Final Major Site Plan  
Block: 18501 Lots: 2 & 11 (Proposed B/L: 18599/1)  
Block: 1305 Lots: 6 & 7

#162001BDCPMSFMS  
Brahin Properties, Inc.

Bulk C Variance/Prel-Final Major Subdiv  
Block: 16504 Lot: 10-11-12

**APPLICATIONS FOR REVIEW**

#162048C  
Gerard DiBona/Alexandra Davis  
Zoned: R4

Bulk C Variance  
Block: 16121 Lot: 3  
Location: 23 Fairmont Ave., Sicklerville

6' white vinyl fence w/16' setback F2

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#162047CD  
Bimbo Bakeries USA, LLC  
Zoned: HC

Bulk C/Use "D" Variance  
Block: 13305/13307 Lot: 1-2-3; 5  
Location: 1320/1340 Blackwood Clementon Rd  
700 Plaza Dr., Clementon

Rita's Water Ice & Entenmanns Retail Bakery & Distribution

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, July 27, 2016**

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

**Roll Call:**

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

Chairman Bucceroni 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

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**APPLICATIONS FOR REVIEW**

**#162001BDCPMSFMS**

**Brahin Properties**

**Zoned: R1**

**Bulk C Variance/Prel./Final Major Subdivision**

**Block: 16504 Lot: 10-11-12**

**Location: 189/1271/1263/ Jarvis Rd. Sicklerville**

**50 single family homes with accessory functions & lots for open space & drainage.**

Mr. Mintz starts by explaining the application in detail along with reviewing the previously approved application (R1 to R4 zone). Mr. Mintz also introduces the applicants professionals to the board along with the realtor and project developer.

Mr. Costa swears in:

Mr. Brian Peterlin (PE)

Mr. Michael Weisberg - Realtor

Mr. Lee Brand - project development

Mr. Nathan Mosely - Traffic engineer (PE)

Mr. Michael Leib - Land manager

Ms. Tiffany CuvIELLO - Planner

Mr. Brian Peterlin (PE):

- Mr. Peterlin gives an overview of the site; 50 lots on 16 acres.

- A1 Aerial of lot,

- A2 color rendering of subdivision plan,

- A1 aerial of lot surrounded by residential and open space fits in the area - horseshoe driveway with eye cut outs,

- drives will line up with schools' driveways

- maintain 50' off road buffer which will be a nice separation before you see the first home.

- lots are 65' wide now.

- usability of the lot was a concern

A3 - largest lot layout 17,000 sq. ft. plenty of area for shed and pool,

A4 - average lot layout 8100 sq. ft. room for deck, pool and shed which can all be done without variances.

A5 - minimum lot layout plan: curve in the entrance limits these lots: 70' W x 101.2 L with some flexibility w/ 10' x 10' shed, pool (small round), deck and morning rooms.

A6 - variety of elevations / Venice model 3

A8 - Venice Model I

A9 - Venice Model II

Mr. Mintz says if they change model elevators/layouts will be provided.

A10 - Milan model

A11 - Florence model

Mr. Peterlin continues:

- zone around the area is a 3

- lots perimeter are generally 8.5 to 10.5 /17,000 sq. ft.

- the larger lots are towards the northern property lines/will maintain existing woods

- drainage: flows south west to north east thus the basin is there diagonally/ with high point inlet in-between.

- drainage flows west to east along with the storm drainage,

- HOA will maintain the easement and basins/Township will have access to all

Mr. Mellett questions the HOA maintaining the storm pipes and inlets.

Mr. Peterlin answers: provision to go in that direction.

Mr. Peterlin cont:

- parking w/20' setbacks and 2 car garage;

- 30' cart way width;- 3.5 parking stalls & on street parking available;

- space for 6 cars per lot;

- a proposed foot path in the rear of the property has been removed because the neighbors didn't want it;

- they have filed with the County but haven't had a response yet;

- 50 lots will not be constructed all at once;

- PHI North side;

-PHII South side;

- will have to get County improvements in first;

- eases bonding requirements;

Mr. Mintz: There will be no sales trailer/sample home instead. After Phase I is bonded 2 homes will be built as samples and office. The first 2 lots on left would be used after the basin is constructed.

A1- (2-10-2016) entry design feature and signage on a stone wall with project name on the south side of the northern entrance. Sidewalks will be throughout the community along with Belgian blocks for curbing.

Mr. Mellett states work Gloucester Township in on the sign.

Mr. Peterlin states the lighting will be decorative acorn and they will work with Township professionals on details.

Mr. Rosati asks Mr. Peterlin: what is the distance from curb to house?

Mr. Peterlin: 21' from right of way to garage and 31' from right of way to garage/ 58' in back of the house and 68' without the morning room.

Mr. Lechner asks the dimensions of the homes.

Mr. Peterlin states A4 is 34' x 38'/2 story/28' high.

Mr. Nathan Mosley - Traffic PE:

Mr. Mosely discusses traffic counts: 7:45am to 8:45am 275trips; 5pm to 6pm 315 trips; 3pm when Union Valley Grammar school students are going home: 215 trips.

- Jarvis Rd. is a county road with a speed limit of 35 mph and is a standard 36' cart way; it is classified as "collector" roadway, not a volume road. The location of the site is good.
- The trip generation for the development will be: in the morning 45 trips will be added and in the evening 56 trips will be added (in & out).
- The distribution of the commuter flow is: 2/3 heading north in the morning and 2/3 heading south in the evening.
- Level service assessment to Jarvis Rd. will be an average delay. To turn in or out of the development is "B" level service/10 to 11 seconds.

Mr. Scarduzio asks if the traffic study was done during school months.

Mr. Mosely states the count was done in April.

Mr. Mellett questions Mr. Mosley on the sight distances at intersections.

Mr. Mosely discusses the ASHTO standards.

- required 440' from the decision point,

- meet site triangle requirements,- The county will review

Mr. Mellett discusses a design waiver from the township will not allow them to be consistent with the county.

Mr. Mosely discusses the Apex; 20' back and 14.5 back.

Mr. Lechner asks Mr. Mosely why the applicant can't meet the township standards.

Mr. Mintz states they are obliged to meet the county standards and they aren't sure what the county would say if they used the township standards. They are worried a township vs. county standards could cause a problem with a future site.

Mr. Lechner states the reason for the different standard is that townships follow the DOT standards from 1994 and the county follows the ASHTO standards of 2011.

Mr. Costa suggests following the township standards and giving it to the county to see what they have to say.

Mr. Mintz states the overlap of standards may cause a problem with future developments. They would prefer to comply with county otherwise the standard is diluted.

Mr. Costa adds: submit with the township standards and see what the county says.

Mr. Mintz states they will look at the roadway that way with the township standards and see if the county will accept it; the county is the superior jurisdiction

Mr. Mellett states the ASHTO standard is widely accepted and the engineer would not have problem with the county standard.

Mr. Mellett reviews his engineer letter with Mr. Mosley:

- Mr. Mellett: clarify item 10 pg. 6 - conflicts with existing striping; no left turn lane; northern edge; school zone.

Mr. Mosely states they may have to do a break wall and they will work that out with the county but there is no queue problem.

Mr. Mellett discusses the 2 crosswalks across Jarvis Rd. mid block.

Mr. Mosely states there is a provision in for the possibility of the crosswalks mid block; there is a possibility they can reduce to one crosswalk at the southern end.

Mr. Michael Weisberg ; Commercial Broker/site selection:

- PH I study and Ph II study:

The environmental study was done with his contacts.

Ph II report determined there was no significant ground water contamination.

Ph I report determined there were some junk yard issues: drums/stains (former well staining). These will be resolved along with tires being removed and any other issues.

Mr. Mellett asks if LSRP remediation will be necessary and who is overseeing that remediation.

Mr. Mintz states no findings for the DEP but the applicant will still use a LSRP even though they are not under state mandate.

Mr. Lechner asks if the clean up will take place before they start building.

Mr. Weisberg states: "Yes, they will test additionally if needed. The areas of concern did not rise to DEP levels.

Mr. Lechner asks if a historic pesticide test was done.

Mr. Weisberg states there was no arsenic found but they will continue testing. Their biggest concern was the ground water.

Mr. Lechner asks what the clean up procedure will be if they aren't using clean up professionals.

Mr. Weisberg states they are using LSRP professionals.

Mr. Mellett asks if they can get a report from the LSRP professionals.

Mr. Lechner states he thought some of the fill material is odd on the property.

Mr. Lee Brand - they will be hiring an environmental professional (LSRP) and they will be doing the clean up; following an environmental engineers directions. The reports will be handed over to the town before any digging occurs.

Mr. Mike Leib: Land Manager w/ Ryan Homes:

- product line up 1700 sq. ft. to 2500 sq. ft.

- build homes with this line up presented as it is the most popular line up and is presently be built in Elk Twp and doing well. Average sales is \$330,000.

Mr. Acevedo asks if this price will be used here in Gloucester Township too.

Mr. Leib stated: Yes, with the same options.

Mr. Lechner states that Ryan homes has a formula for each model so there is a balance.

Mr. Leib states if they can not build the same model/or color next to each other or across the street. There are not a lot of the smaller model, typically there are more large models. The model home will be in the mid price range. Ryan homes will be putting up a model home for a sales office.

Mr. Lechner asks if there would be any objections to a deed restriction in case Ryan homes moves out of this site. In case the homes don't sell as expected and a new developer takes the site over.

Mr. Mintz states the expectation is it will go well. They understand the condition but believe the building permits would give you an idea how well the homes are selling.

Mr. Leib states they are starting with the models shown and they will stay consistent.

Mr. Lechner states that Ryan homes buys lots and builds houses; he is trying to build communities.

Mr. Mintz states the architecture deed restriction will make it difficult to sell.

Mr. Lechner suggests putting it in the by-laws.

Mr. Mintz suggests putting it in the homeowners document.

Ms. Tiffany Cuviallo: Planner:

- variances and lot sizes/setback variances:

- A4 to lay out,

- A 2 site plan,

- increase the lot 60' to 65',

- 39 lots over 7800 sq. ft.,

- made changes by increasing lot size,

- minimum 9375 sq. ft./ 90% meet goal,

- meet R3 standard or trying to,

- C2 variances overall development plan

Ms. Cuviallo explains standards and reasons for towns and what is behind the planners thoughts.

- she references the standards,

- accessory structures proposed and showed the exhibit to the board to prove they fit.

- adequate open space/ light & airy not over crowded.

- no detriment to the public good.

Mr. Mellett engineers' report:

-15 pages that set record and description;

pg. 3 of 15: requirement for use variance; environmental impact statement and waiver request and why (?) as it is written specifically into the resolution.

- environmental impact statement with facts on wetlands and streams.

- Ph I and Ph II contamination statement.

Mr. Peterlin: water, septic, & the condition of site was discussed and testified to and they can add additional information, for the waiver or partial waiver.

Mr. Mellett: phase the project; revise Phase I and limit #18 to be removed from Phase I.

Mr. Peterlin they have defined limits and have no issues with clarification.

Mr. Mellett refers to Pg 7 comment 16: parking credit within the garage be deed restricted. Prove the street parking and retract the deed restriction of the garage.

Mr. Mellett: also, prohibit parking at the entrance.

Mr. Peterlin states they will add on to the dedication of the road.

Mr. Mintz states put the garages on the HOA agreement.

Mr. Mellett references Pgs. 7-10 & 11 significant drainage concerns.

- applicant will build an infiltration basin for the 100 year storm/8.5 in 24 hours,
- not outlet during storm,
- some concern over 6.7' deep basin/possibility to make this shallower?
- pg 8 of 15 requirement twsp. ordinance 3' between basin bottom and seasonal right now only 2 1/2 feet.

Mr. Peterlin states they will look to get the other 1/2 foot.

Mr. Mellett states the infiltration rate; factor of safety; is not defined.

Mr. Peterlin states there was an infiltration rate and he could find it.

Mr. Mellett states this basin is not addressed adequately.

Mr. Mellett pg. 8 comment 12: emergency spillway for a catastrophic event should be directed away from the property. The off site system is not on residential property.

Mr. Peterlin stated they could have tied into the storm water on Jarvis Rd. but it's not deep enough.

Mr. Mellett suggests tying into the spillway for emergencies.

Mr. Peterlin states they would have to and they've been following the state standards. Mr. Peterlin states they will work with Mr. Mellett's office for spillway.

Mr. Mellett: pg. 9 of 15 comment 15:

- provide inlets in rear of property;
- in addition drainage swales added according to township ordinance requirements.

Mr. Peterlin states it is problematic for the whole development.

Mr. Mellett continues: bulk density variance issue, add inlets as close to the rears as possible w/least encumbrance. The southern side abuts to open space lot.

Mr. Peterlin states additional clearing is required.

Mr. Peterlin discusses pg. 10 comment 24: The township discourages the use of Polyethylene pipe and encourages RCP pipe (reinforced concrete pipe), they are looking for relief from that requirement. Mr. Peterlin states they would like to use Polyethylene pipe out of the right of way and use RCP pipe in the right of way.

Mr. Peterlin states they will use all RCP if the town wants to take over the system.

Mr. Lechner suggests building 5 less homes and building a better basin.

Mr. Mellett states there are certain things that don't meet township standards and they are willing to work that out.

Mr. Mellett suggests only giving preliminary approval tonight as there are too many things up in the air.

Mr. Mellett tells Mr. Mintz that RCP must be used in the right of way and in non-traffic areas they can use polyethylene.

Mr. Mintz states they will comply with that ordinance.

Mr. Mellett states there are a number of other things in the letter that need to be addressed.

The drainage design doesn't meet the township ordinance and they can make changes to make the basin work.

Mr. Bucceroni discusses the drainage problem: the southwest corner Danbury station where streets flood out. The public works department went to great pains to fix this issue along with the town and residents.

Mr. Mellett continues:

- proper separation from seasonal,
- state standard,
- technical issues need to be met,

- all have to be done before final approval is granted.

Mr. Rosati asks if this is critical for final passage of the application.

Mr. Mellett states the drainage is the #1 problematic issue during the life of the project.

**PUBLIC PORTION:**

Ms. Cindy Bailey; she has been there for 30 years and the flooding was a huge problem. She is making sure the easement is not going to the Sturbridge homes.

Mr. Howard Redfield: He has lived there for 40 years.

- only 1 house for sale on Tiffany and it's still for sale,
- 35 homes for sale in the neighborhood,
- Hickstown has new homes also,
- He counted the cars on Danbury and he came up with 119 cars for 50 homes,
- Are there HOA's in town that work?

Mr. Bucceroni states there are many HOA's in town that work well.

- Mr. Redfield cont: requests show hand for anyone who would pay \$330,000 for a postage size lot.
- dozens of foreclosures in town.

Ms. Joslyn Stone:

- very concerned about the basin because it is next to her private drive and it's the only way she can get in and out of their homes.

Mr. Lechner report:

- Pg. 3 submission waiver,
  - item 6 aerial of general area,
  - item 7 waiting for the county.
- waiver requests vs. bench marks:

Mr. Peterlin will provide the HOA,

- easement access to the township lot will be provided,
- all landscaping: agreed,
- screening the basin with trees,
- open space 80' x 80' flat area for open field,
- will comply with all lighting and type,
- fence can be coordinated / vinyl 3 rail fence,
- clarification of all open space on Jarvis Rd. included in Phase I agreement.

Mr. Mintz suggests no signing the plan until the drainage is resolved.

**A motion to approve the above mentioned application w/ following conditions: allow 2 samples, twsp. vs. county site triangle, architecture stays the same if owners change, EIS waiver, subject to final approval/ reduce lots if necessary to fix basin, PRELIMINARY approval only : was made by Mr. Rosati and seconded by Mr. Scarduzio.**

**Roll Call:**

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes

**Preliminary Approval Only.**

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

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

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, August 10, 2016

Chairman Simiriglia 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	Absent
Mr. Rosati	Absent
Mr. Acevedo	Present
Mr. Treger	Absent
Ms. Scully	Absent
Chairman McMullin	Absent

Chairman Bucceroni 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

Mr. Costa states there need to be 2 corrections to votes from the July 13, 2016 zoning board meeting's resolutions and minutes.  
#162030C Glemser was a 5-2 vote (VC Simiriglia and Mrs. Chiumento are NO votes)  
#162016 CDSPW Lamplugh is a 7-0 vote

**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday July 13, 2016.

A motion for the above mentioned minutes was made by Mr. Scarduzio and seconded by Mr. Acevedo.

Roll Call:

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

Minutes Approved

**RESOLUTIONS FOR MEMORIALIZATION**

#162027C  
Kristy Kobernik  
Bulk C Variance  
Block: 10703 Lot: 1

#162030C  
John W. Glemser, Sr.  
Bulk C Variance  
Block: 10401 Lot: 7

#162032  
Lisa Creedon  
Bulk C Variance  
Block: 18304 Lot: 2

#162033C  
Patricia Terramagra  
Bulk C Variance  
Block: 1208 Lot: 6

#162034C

#162038C

Cynthia Beebe  
Bulk C Variance  
Block: 18401 Lot: 9

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

A motion to approve the above mentioned resolutions with the following vote corrections:  
#162030C was a 6-1 vote and #162016CDSPW was a 6-1 vote, was made by Mr. Bucceroni and Mr. Acevedo.

Roll Call:

Vice Chairman Simiriglia	Yes (NO/ #162030C & #162016CDSPW)
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes

Resolutions Approved

APPLICATIONS FOR REVIEW

#162040C  
Clifford Gano  
Zoned: R3  
Bulk C Variance  
Block: 12806 Lot: 9  
Location: 12 Glamis Rd., Blackwood  
10' x 20' x 60' storage shed 4.4' setback.

Mr. Costa swears in Mr. Gano.  
Mr. Gano states he has an existing concrete pad he would like to use since there was a shed there before. The concrete pad has been there for 7 years.  
Chairman Simiriglia points out the construction official stated he needed to fire rate the walls on the shed if it's less than 5' from the property line.  
Mr. Gano didn't have that information and was given the paper work from the code official.  
Mr. Lechner explains the walls and roof have to be sheet rocked with 1/2 " to 3/4" sheet rock.  
Mr. Gano stated the fire rating will be done.  
Mr. Lechner suggests calling Mr. Gallagher (construction official) for the specifics that have to be done to get the fire rating.  
Mr. Mellett tells the applicant to make sure any water run off is directed onto your property and not your neighbors' property.

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:**

<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Chairman Simiriglia</b>	<b>Yes</b>

**Application Approved.**

**#162041C**

**Vin Gandhi**

**Zoned: R3**

**Bulk C Variance**

**Block: 18310 Lot: 67**

**Location: 65 Mullen dr., Sicklerville**

**15' x 20' concrete patio with 1.5' setback**

Mr. Costa swears in Mr. Gandhi.

Mr. Gandhi explains the patio (15'x 20' 1.5' from the property line) was built 4 years ago and he wasn't aware he needed a permit. The patio is used for recreation.

Mr. Mellett asks the applicant if he backs up to the lake.

Mr. Gandhi states "yes".

Mr. Mellett states his water will drain towards the lake because those yards have a steep slope. Mr. Mellett also questions Mr. Gandhi about the retaining wall on the property line.

Mr. Lechner states the setback for any concrete is 3' in the township and a variance is needed for anything closer than 3'.

**PUBLIC PORTION:**

Mr. Alex Tanjutco: 63 Mullen dr. (next door):

Mr. Tanjutco states the wall and concrete are on the property line and the wall itself is unstable. He's afraid the wall is going to fall over and break his fence. Mr. Tanjutco thinks the wall is 4' tall from the base and parts of it are touching his fence. Pictures of the wall and fence are given to the board. 1/2 wall supported by concrete and 1/2 supported by dirt.

Chairman Simiriglia states the blocks make the wall 3' high; you can measure by counting the blocks.

Chairman Simiriglia asks Mr. Tanjutco if he has any water problems.

Mr. Tanjutco states the water goes directly towards the lake between the fence and wall. He states the wall is very unstable from about mid-span to the end.

Mr. Bucceroni asks if the blocks are leaning on Mr. Tanjutco's fence.

Chairman Simiriglia asks if the blocks next to the wall are helping to support the wall.

Mr. Tanjutco states "yes".

Mr. Bucceroni states the foundation and sloping caps are going in 2 different directions, so the joints are separating.

Chairman Simiriglia state the wall is leaning towards the dirt.

Mr. Scarduzio states the wall is unsafe and that metal fence will go when it gives way.

Mr. Bucceroni asks Mr. Gandhi if a contractor built this wall for him.

Mr. Gandhi states "yes" in addition he is removing the wall within the next 10 days. The wall was built 6 months ago; the patio was already there.

Mr. Scarduzio states there are no pins in the concrete.

Mr. Gandhi states the contractor was supposed to build the wall on top of the concrete.

Mr. Costa states if Mr. Gandhi could remove 1 1/2' of the concrete he wouldn't need a variance.

Chairman Simiriglia suggests cutting 1 1/2' feet from the patio and put in a footing for the wall.

Mr. Mellett states the front of the wall is the issue.

Mr. Scarduzio states if you take the wall out the dirt will wash out.

Mr. Lechner states no permit is needed for a retaining wall. In paperwork Mr. Lechner has, it says the retaining wall is 2 1/2' tall.

Mr. Costa suggests tabling this application until Mr. Gandhi can get some work done and see if he is going to need a variance at all.

**Application #162041C tabled until 9/4/2016 - No re-advertisement necessary.**

**#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' x 16' shed 5' setback from fence.**

Mr. Costa swears in Mr. Kilichowski.  
Mr. Kilichowski states he is just replacing his fence and is putting it in the exact same place. The fence will be the same height and has had no problems. Mr. Kilichowski was told to keep it 10' away from his house. He has an irregular yard with 3 fronts that was purchased a year ago.

Mr. Mellett asks if there will be any changes to the chain link.  
Mr. Kilichowski states "no".  
Mr. Mellett states there are no site issues then.

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 Mr. Scarduzio.**

<b>Roll Call:</b>		
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mr. Acevedo	Yes
	Chairman Simiriglia	Yes

**Application Approved.**

**#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).**

Mr. Costa swears in Ms. Barbagiovanni.  
Ms. Barbagiovanni states if she puts the fence 40' off the property line it will take up more than half her yard. She is replacing the fence and putting it in the same place except in a few inches.

Mr. Lechner states make sure the fence is on your property line with the finished side facing outwards.

Mr. Mellett asks about the chain link fence.  
Ms. Barbagiovanni states she will be removing the chain link.  
Mr. Mellett states there are no site implications.

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:**

<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Chairman Simiriglia</b>	<b>Yes</b>

**Application Approved.**

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

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 162035CDPFMSPF  
VILLE 2, LLC (Phase IV)  
18501, Lot 2**

**WHEREAS**, Ville 2 , is the owner of the land and premises located at 1035 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 density variance, preliminary and final major subdivision approval to create 42 additional townhouse dwellings within the parcel previously reserved for future development within the SCR-HC Overlay Zone for the property located upon Block 18501, Lot 2 as shown on the Official Map of the Township of Gloucester, said application being represented by Robert D. Mintz, Esq.; 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, Ville 2 is the owner of the land and premises located at 1035 Sicklerville Road, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18501, Lot 2, on the Official Tax Map of the Township of Gloucester, located in an SCR-HC Overlay 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 produced Steven Bach, Professional Engineer, and Professional Planner, Harvey Sternberg Principal and David Shropshire a Traffic Engineer. Introduced into evidence were (A1) an existing condition plan, (A2) open space exhibit, (A3) a color rendering with overlay, (A4) a color site plan, (A5) a color rendering of Phase IV, (A6) a traffic improvement plan and (A7) a landscape plan. Mr. Bach explained that Phase 1-2 and 3 had been approved and 3 acres are remaining to construct the 42 townhomes. Phase 4 will be built exactly as the other 3 Phases and the density will be 6.35 units per acre instead of the permitted 5 units per acre. He also stated that no bulk variances will be required, the project is consistent with the Master Plan and there would be no negative impact. He also stated the purposes of Zoning would be advanced under N.J.S.A. 40:55-D 1 sections a, g, k and h. As a condition of approval the applicant agreed to all the comments in Mr. Lecher's report dated 7-13-16 and Churchill's report dated 7-1-16 as well as requiring the two HOA to work together, they will submit easements for all common elements and drainage and will address all the Fire Marshall concerns in his report dated 6-28-16 by 10-13-16.

David Shropshire reviewed his report and stated that by adding the 42 townhomes, Sicklerville Road would now qualify for a traffic signal.

Approximately 3 members of the public spoke in opposition to the application. Among their concerns were there are already too many houses for sale and 42 more homes on this site would be too much. .

**UPON MOTION** duly made and seconded to grant the applicant a Use Variance to construct 42 townhomes, amended preliminary and final major subdivision waivers as

enumerated in the professional's reports and the previously granted bulk variances, the Board voted seven (7) in favor, none (0) against; 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 that the applicant, Ville 2, Inc., is hereby granted the aforesaid Use Variance, waivers, amended preliminary and final major subdivision and previously granted bulk variances for the property located upon Block 18501, 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**

Jay McMullin	Yes
Frank Simiraglia	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Andrew Rosati	Yes
Michael Acevedo	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 24th Day of August, 2016.

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Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 162001BDCPMSFMS  
BRAHIN PROPERTIES, INC.  
Block 16504, Lot 10, 11, and 12**

**WHEREAS**, Brahin Properties, is the contract purchaser of the land and premises located at 1289, 1271, and 1263 Jarvis 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 Preliminary and Final Subdivision and Bulk variances as listed in Ken Lechner's report dated July 20, 2016 for the property located upon Block 16504, Lots 10, 11, and 12 as shown on the Official Map of the Township of Gloucester, said application being represented by Robert D. Mintz, Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on July 26 10, 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, Brahin Properties, Inc. is the contract purchaser of the land and premises located at 1289, 1271, and 1263 Jarvis Road, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16504, Lot 10, 11, and 12, on the Official Tax Map of the Township of Gloucester, located in an R-1 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Brian Peterman, Professional Engineer, Tiffany CuvIELlo, Professional Planner, Nathan Mosley, Traffic Engineer and Michael Weisberg, Real Estate agent. Introduced into evidence were (A1) an Aerial of the property, (A2) a color rendering of the subdivision, (A3) a large lot layout, (A4) an average lot layout 8100 sq. feet, (A5) a minimum lot layout plan, (A6-8-9-10-11) photos of proposed homes, and (A7) a zoning map from previous meeting and A-I dated 2-10-16 an entry sign. Mike Weisberg, Real Estate agent for the applicant, testified that the Phase II report showed no significant obstacles and the property falls within the standards and all of the property would be cleaned up and there is no need to apply to DEP.

Brian Peterman, Professional Engineer, explained the subdivision and said there would be 50 lots for homes and 3 open lots. He stated most lots would be 65' frontage and average about 8500 sq. feet. They would all have 2 car garages and meet RSIS standards. He also stated the HOA would be responsible for the basin. The Board reviewed with him the report of Churchill Engineering dated 7-26-16 and granted waivers from the LDO to comply with AASHTO standards for site triangles and to allow polyethylene pipe for storm water.

Tiffany CuvIELlo, Professional Planner, testified as to the Bulk variances listed in Ken Lechner's report dated 7-20-16. She indicated that residential is permitted in this zone, she was of the opinion that the environmental concerns and that the applicant would be cleaning up the property would be a benefit to the township and to township land next door. . She went on to say that the purposes of zoning would be advanced N.J.A. 40:55D-2 (a) (c) (e) (g) (i). She went on to say there was no substantial detriment to the zone plan or the master plan.

Approximately 5 members of the public spoke in opposition to the application. Among their concerns were overcrowded schools, there are already too many houses for sale and 50 homes on this site would be too many and they also had drainage concerns.

Since there were too many engineering concerns the Board decided only to grant Preliminary Subdivision and not Final at this time. The applicant needs to address all the concerns of the Board Engineer and Planner before Final approval can be granted.

**UPON MOTION** duly made and seconded to grant the applicant a Preliminary Subdivision only, the aforementioned waivers and Bulk variances ,the Board voted five (5) in favor, none (0) against; 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 of the environmental cleanup 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 26th day of July that the applicant, Brahin Properties, Inc., is hereby granted the aforesaid Preliminary Subdivision, waivers and Bulk variances for the property located upon Block 16504, Lot 10, 11, 12 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.



**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 #162048C**  
*Gerard & Alexandra Davis*  
 23 Fairmount Avenue  
 BLOCK 16121, LOT 3

DATE: August 2, 2016

The Applicant requests approval to install a six (6) foot high vinyl sixteen (16) feet from the cartway along Line Street within the R-4 Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-4 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	6,250 sf	10,000 sf	yes
Minimum lot frontage			
Fairmount Avenue	50 ft.	100 ft.	yes
Line Street	50 ft.	100 ft.	yes
Minimum lot depth	100 ft.	100 ft.	yes
Maximum building coverage	35%	±11.0% <sup>1</sup>	yes
Maximum lot coverage	65%	±18.0% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard			
Fairmount Avenue	20 ft.	29.8 ft.	yes
Line Street	20 ft.	30 ft. <sup>1</sup>	yes
Side yard	10 ft.	±10 ft.	yes
Rear yard	20 ft.	±39 ft. <sup>1</sup>	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

- <sup>1</sup> = Scaled data.
- enc = existing nonconformance.
- 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 sixteen (16) feet from the cartway along Line 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)).
  - 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 425.C(3) to construct a six (6) foot high vinyl fence sixteen (16) feet from the cartway along Line 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: Gerard & Alexandra Davis  
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. 162048C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees 1600<sup>00</sup> Project # 10689  
 Escr. 150<sup>00</sup> Escr. # 10689  
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>GERARD D. BONA</u> Address: <del>202 Seaviewside Ln</del> <u>23 FAIRMOUNT AVE</u> City: <del>Williamstown NJ</del> <u>Sicklerville NJ</u> State, Zip: <u>New Jersey 08081</u> Phone: <u>(856) 951-6460</u> Fax: ( ) - Email: <u>Jerry123x@aol.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>ALEXANDRA DAVIS</u> Address: <u>23 FAIRMOUNT AVE</u> <u>Sicklerville</u> City: <del>New Jersey</del> <u>Sicklerville NJ</u> State, Zip: <u>NJ 08081</u> Phone: <u>609-239-9028</u> Fax: ( ) -
--	--

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

- |   |  |
|---|--|
| <input type="checkbox"/> Informal Review <sup>2</sup>               | <input type="checkbox"/> Planned Development <sup>2</sup>                              |
| <input type="checkbox"/> Minor Subdivision                          | <input type="checkbox"/> Interpretation <sup>2</sup>                                   |
| <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> | <input type="checkbox"/> Appeal of Administrative Officer's Decision                   |
| <input type="checkbox"/> Final Major Subdivision                    | <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup> <b>ADJ 11 11 11</b> |
| <input type="checkbox"/> Minor Site Plan                            | <input type="checkbox"/> Use "D" Variance <sup>2</sup>                                 |
| <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup>   | <input type="checkbox"/> Site Plan Waiver  |
| <input type="checkbox"/> Final Major Site Plan                      | <input type="checkbox"/> Rezoning Request  |
| <input type="checkbox"/> Conditional Use Approval <sup>2</sup>      | <input type="checkbox"/> Redevelopment Agreement                                       |
| <input type="checkbox"/> General Development Plan <sup>2</sup>      | <input type="checkbox"/> _____   |

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

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

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Gerard DiBona  
Address: 23 Fairmount Ave  
Profession: \_\_\_\_\_  
City: Sicklen Hill  
State, Zip: NJ 08051  
Phone: 609-646-6460 Fax: ( ) - \_\_\_\_\_  
Email: JERRY123X@AOL.COM

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

7. Location of Property:

Street Address: 23 Fairmount Ave Block(s): 16121  
Tract Area: \_\_\_\_\_ Lot(s): 3

8. Land Use:

Existing Land Use: RESIDENTIAL  
Proposed Land Use (Describe Application): 6' <sup>white</sup> vinyl fence (234' sq ft approx)  
5' 6" setback F<sup>2</sup> 16 setback

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	60'	Setback from E.O.P.*1	
Front setback 2		Setback from E.O.P.*2	
Rear setback	0	Fence type	white vinyl
Side setback 1	0	Fence height	6'
Side setback 2	16'	*E.O.P. = Edge Of Pavement.	
Lot frontage		<b>Pool Requirements</b>	
Lot depth		Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height		Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area		Shed area	
Garage height		Shed height	
Number of garages (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**

*James W. Berni*  
Signature of Applicant

28 July 2016  
Date

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

\_\_\_\_\_  
Date

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

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

28 July 2016  
Date

Gerard D. Bona  
Signature

Gerard D. Bona  
Print Name

Sworn and Subscribed to before me this

28 day of July

\_\_\_\_\_  
Signature

2016 (Year).

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

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots?  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

Gerard D. Bona  
Signature of Applicant

28 July 2016  
Date

Gerard D. Bona  
Print Name

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 7/07/16, shows and discloses the premises in its entirety, described as Block 16121 Lot 3 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

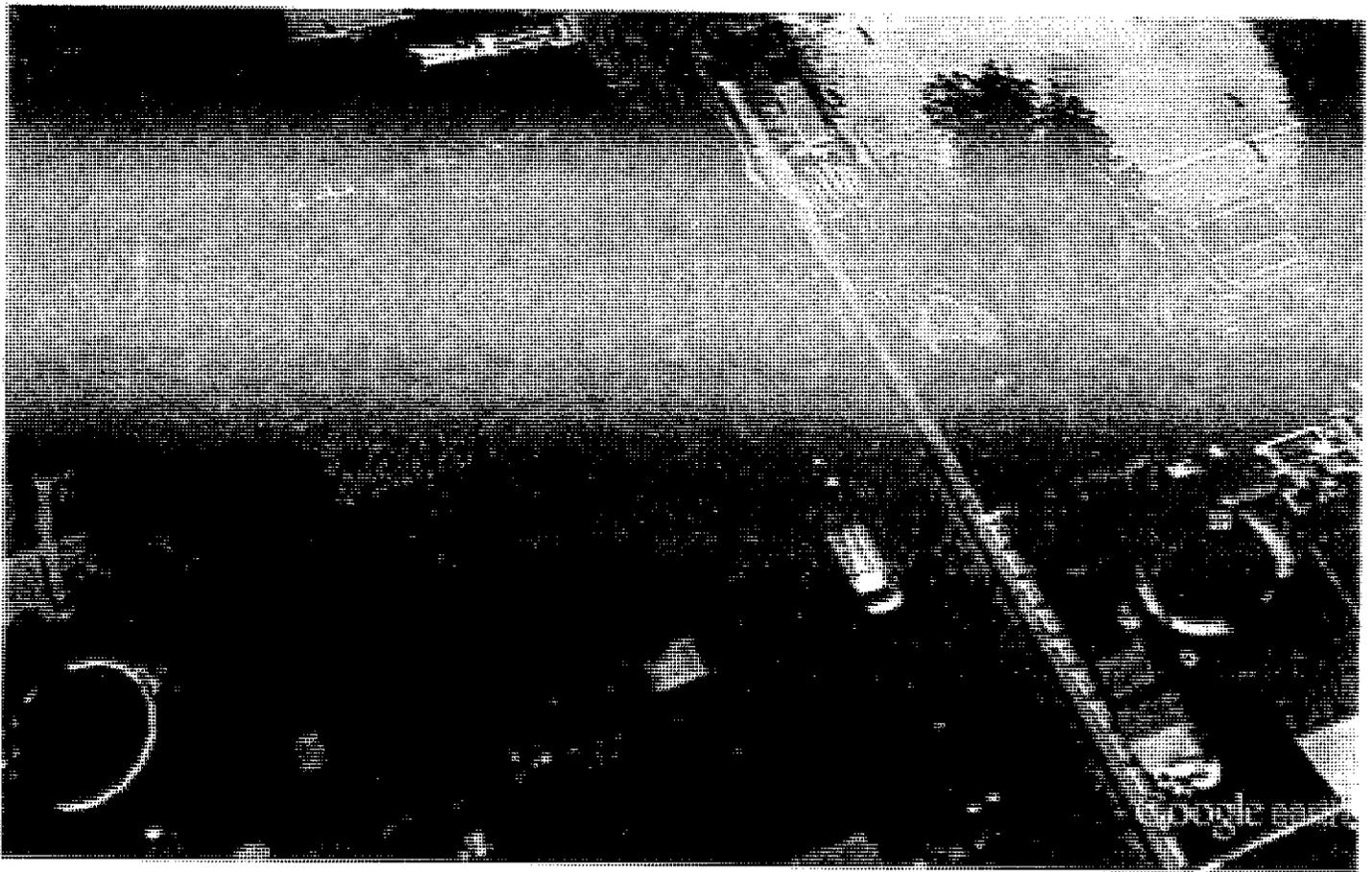
State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this 28 day of July  
2016 before the following authority.

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

Gerard D. Bona  
Name of property owner or applicant

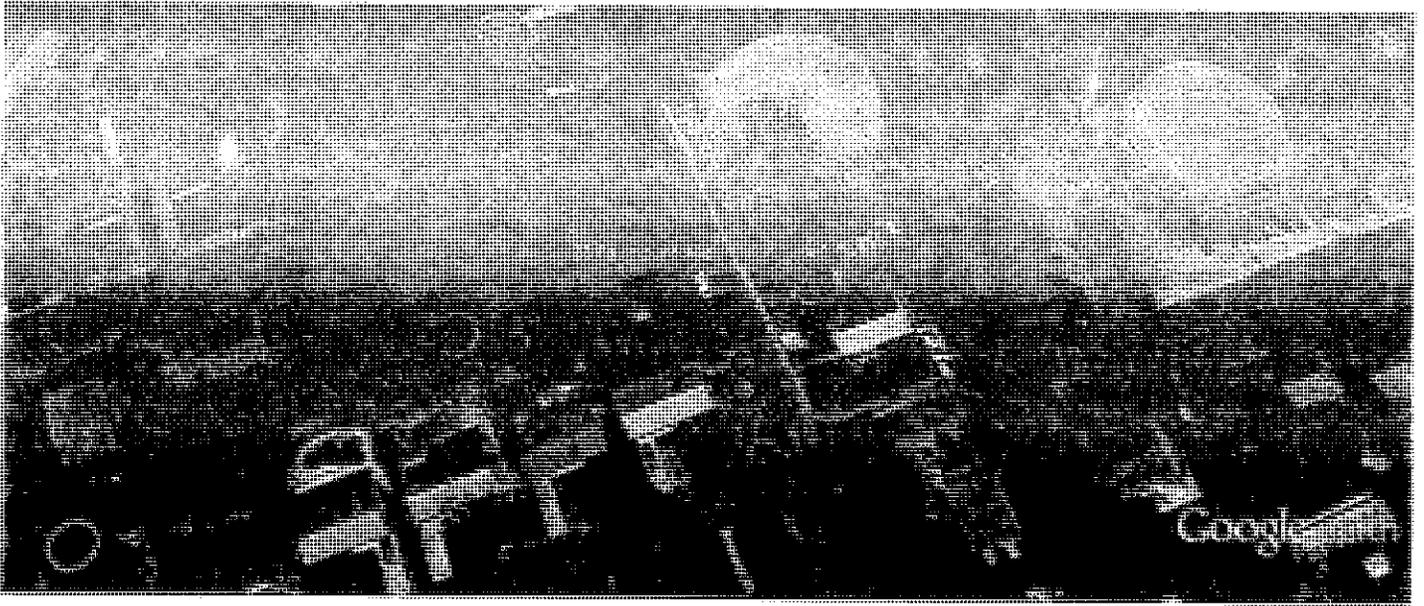
**MICHELE LYN TREGER**  
ID # 2439109  
Michele Lyn Tregar  
NOTARY PUBLIC  
STATE OF NEW JERSEY



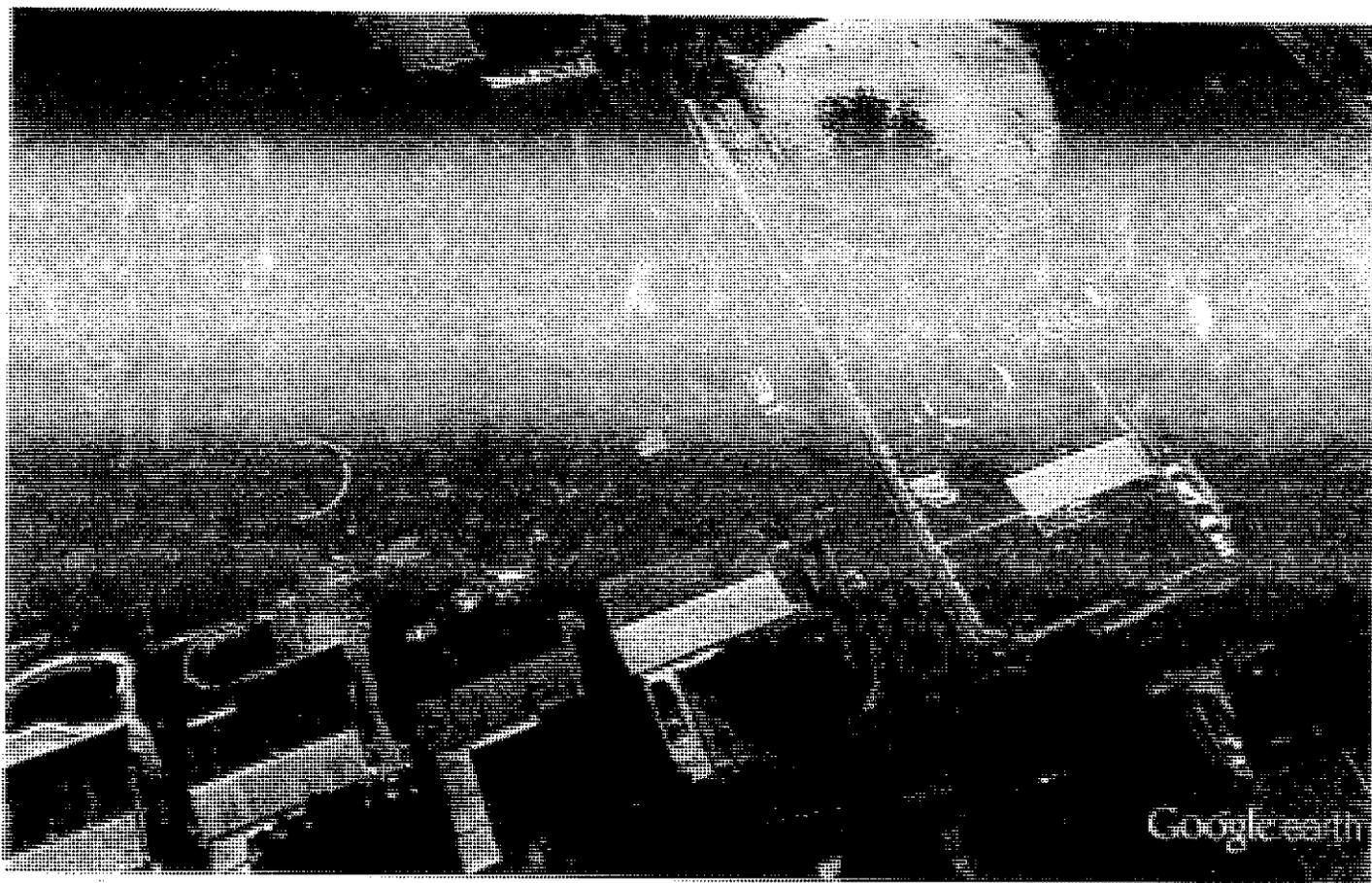
Google earth

feet 100  
meters 30

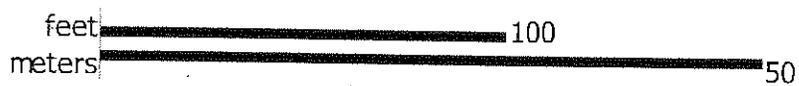




Temporary Places

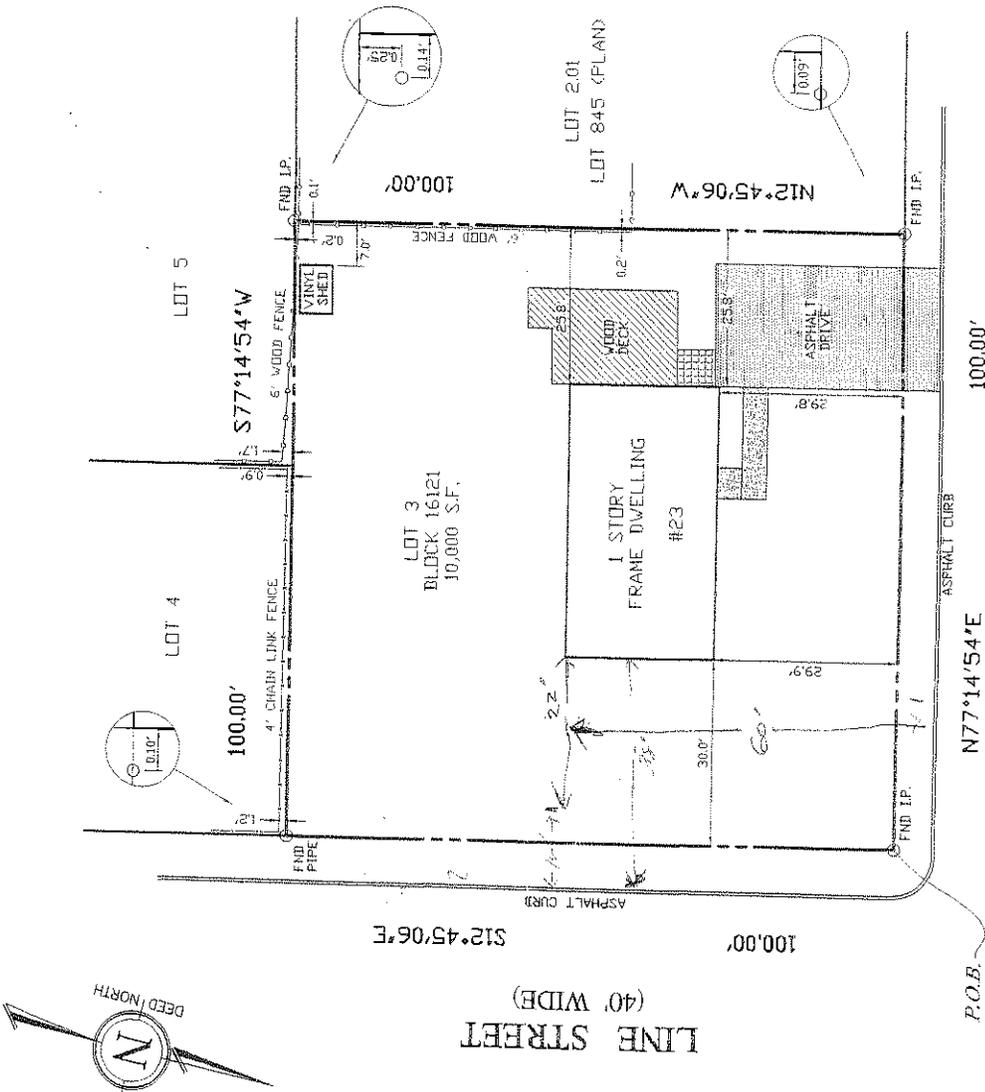


Google earth



**GENERAL NOTES**

1. IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY (IF NO FEE IS PAID THIS SURVEY IS VOID) THE SURVEYOR'S LIABILITY IS CONTRACT BASED ON THE RECORD INFORMATION FURNISHED EXCEPT SUCH AS EASEMENTS OR RIGHTS APPURTENANT THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE. THIS SURVEY IS ISSUED SOLELY TO THE HEREIN NAMED PARTIES FOR THE CURRENT MATTER AS OF THE DATE 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 AFFIDAVIT, RESALE OF PROPERTY, PERMIT APPLICATIONS OR ANY OTHER PURPOSE. CLIENTS ARE ADVISED THAT ANY DIRECTLY OR INDIRECTLY COPIES MUST BEAR THE PROFESSIONAL'S EMBOSSED SEAL TO BE CONSIDERED VALID.
2. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED 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.
3. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A TITLE REPORT.
4. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND CITED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE.
5. FIELD WORK COMPLETED ON: 7/07/16
6. BEING LOTS 840 THRU 844 AS SHOWN ON PLAN OF "CLEMENZA, TRACT ONE"
7. ISSUED TO: ALEXANDRA DAVIS



REVISION	DATE	REVISION DESCRIPTION	DRAWN BY	CHECKED/APPROVED BY

**SURVEY OF PROPERTY**

**BLOCK: 16121, LOT: 3**

TOWNSHIP OF GLOUCESTER  
CENSUS OF CANAHER  
STATE OF NEW JERSEY

**V & I Associates**  
**LAND SURVEYING & LAND PLANNING**

69 SOUTH WHITE IRONSTONE DRIVE, SUITE 100, BERLIN, NEW JERSEY, 08009  
TELEPHONE: (609) 767-8162 FAX: (609) 767-8106

CERT. OF REG. NO: 12-15-2011-1180

**FRANK A. INTCESSIMONI**  
P.L.S. LICENSE No: 21856  
P.P. LICENSE No: 3493

DATE: 7/08/16  
SCALE: 1" = 20'  
DRAWN BY: CH  
CHECKED BY: FAI  
SHEET: 1 OF 1  
DRAWING No: 18901

N.J. PROFESSIONAL LAND SURVEYOR  
N.J. PROFESSIONAL PLANNER



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

August 8, 2016

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

AUG 08 2016

Re: Application #162048C  
Gerard Davis/Alexandra Davis  
23 Fairmont Avenue, Sicklerville, NJ 08081  
Block 16121, Lot 3

Gentlemen:

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

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

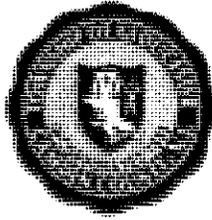
Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Ray J. Carr", is written over the typed name of the Executive Director.

Raymond J. Carr  
Executive Director

RJC:mh



# TOWNSHIP OF GLOUCESTER

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

JUL 28 2006

(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: Danielle Salvatore  
Address: 23 Fairmount Ave  
Block: 16121 Lot: 3

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

Date

7/28/06

*Anna Ingrosso*  
Gloucester Township Tax Collector









**GLOUCESTER TOWNSHIP FIRE DISTRICT 4**  
BUREAU OF FIRE PREVENTION  
14 WEST CENTRAL AVENUE  
BLACKWOOD, N.J. 08012  
856-227-7731 / FAX 856-227-2494  
www.gdfd4.org

August 15, 2016

Gloucester Twp. Planning Board  
1261 Chews Landing Road  
Laurel Springs, NJ 08021

Re: Bimbo Bakeries, USA, INC.  
Application No.: 162047CD

I have received your plans for the above mentioned project, upon review of the plans I have come up with the following request:

1. We request that the new addition and existing building be fully sprinklered.
2. In addition to the sprinkler system we would request a new hydrant be installed to the rear of the building on Plaza Drive, and a remote Fire Dept. Connection be located within 28' - 30' of the newly installed hydrant. The new hydrant will also serve as the primary water supply for the new proposed vehicle maintenance garage located on Plaza Drive.
3. We ask that the proposed curb to be installed between the entrance and exit lanes be tapered to allow for FD to drive over if need be.
4. The island on the west side against the existing property line I would like to see it cut back to allow FC apparatus to make the turn off Blackwood Clementon Road and to be able to navigate the turn to gain access to the west side of the building.

If there are any further questions regarding this issue please feel free to contact me at any time.

Respectfully,

Peter J. Urso  
Fire Official  
Gloucester Twp. Fire District 4



### TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: July 28, 2016

APPLICATION No. #162047CD

APPLICANT: BIMBO BAKERIES, USA, INC.

PROJECT No. 10683

BLOCK(S): 13305; 13307

Lot(S): 1,2,3; 5

LOCATION: 1340-1320 BLACKWOOD-CLEMENTON RD., CLEMENTON, NJ 08021

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

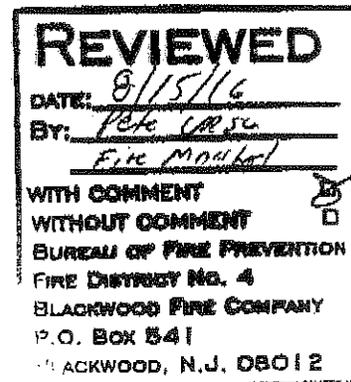
- New Application - Bulk C & Use "D" Variance
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review. **Please Forward Report by AUGUST 10, 2016**
- For Your Files.

**ENCLOSED: VARIANCE PLAN 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

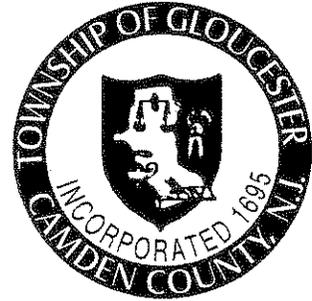


- Variance Plan       Bulk (C) Variance       Use (D) Variance

AUG 15 2016

Signature

# Inter-office Correspondence



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director / Planner  
 Department of Community Development & Planning  
**RE:** *APPLICATION #162047CD Escrow #10683*  
*Bimbo Bakeries USA, Inc.*  
**BLOCK 13305, Lots 1, 2, and 3**  
**Block 13307, LOT 1**  
**DATE:** August 10, 2016

The Applicant requests use, setback and bulk variance approval for expansion of a nonconforming use to construct a proposed retail/warehouse distribution center (Entenmann's and Rita's Water Ice) comprising 34,765 sf and a proposed 3,000 sf Truck Maintenance Building within the HC – Highway Commercial District. The project is located on the southeast corner of Blackwood-Clementon Road and Cherrywood Drive.

## I. ZONING REVIEW

**ZONE:** Warehousing and distribution is not a listed permitted use in the HC – Highway Commercial District [§416.B].

### Section 416.F, CR –Commercial Residential District

Description	Retail Use	Proposed Block 13305, Lots 1, 2, and 3	Complies
Lot size (min.)	20,000 sf	127,784 sf	yes
Lot frontage (min.)			
Blackwood-Clementon Road	80 ft.	408.125 ft.	yes
Cherrywood Drive	80 ft.	254.235 ft.	yes
Plaza Drive	80 ft.	464.75 ft.	yes
Lot depth (min.)	200 ft.	259.60 ft.	yes
<b>Building coverage (max.)</b>	<b>25%</b>	<b>27.2%</b>	<b>no*</b>
<b>Lot Coverage (max.)</b>	<b>75%</b>	<b>84%</b>	<b>no*</b>
Buffer (min.)	25 ft.	n/a	n/a

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.

Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.) Blackwood-Clementon Road	75 ft.	54.87 ft.	no*
Cherrywood Drive	75 ft.	127.67	yes
Plaza Drive	75 ft.	9.6 ft.	no*
Side yard (min.)	10 ft.	132.83 ft.	yes
Rear yard (min.)	30 ft.	n/a	n/a
Building Height (max.)	40 ft.	12 ft.	yes
Floor Area Ratio (max.)	0.25	0.272	no*
Parking spaces Retail: 5 spaces/1,000 sf Warehouse: 1 space/1,500 sf TOTAL	16 spaces <u>21 spaces</u> 37 spaces	27 spaces <u>24 spaces</u> 41 spaces	yes yes yes

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.

Parking Area Setback			
From any Right-of-Way Blackwood-Clementon Road	25 ft.	5 ft.	no*
From any Right-of-Way Cherrywood Drive	25 ft.	20 ft.	no*
From any Right-of-Way Plaza Drive	25 ft.	4.85 ft.	no*
From side property line (min.)	10 ft.	97.83 ft.	yes
From rear property line (min.)	10 ft.	n/a	n/a

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.

**Section 416.F, CR –Commercial Residential District**

Description	Other Use	Proposed Block 13307, Lot 1	Complies
Lot size (min.)	1 acre	3.00 acres	yes
Lot frontage (min.)	100 ft.	629.08 ft.	yes
<b>Lot depth (min.)</b>	<b>300 ft.</b>	<b>141.17 ft.</b>	<b>no*</b>
Building coverage (max.)	15%	2.30%	yes
Lot Coverage (max.)	50%	35%	yes
<b>Buffer (min.)</b>	<b>25 ft.</b>	<b>21.03 ft.</b>	<b>no*</b>
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (min.)	20 ft.	25 ft.	yes
Side yard (min.)	10 ft.	247.94 ft. / ±298 ft. <sup>1</sup>	yes
Rear yard (min.)	25 ft.	144.24 ft.	yes
Building Height (max.)	35 ft.	n/p	---
Floor Area Ratio (max.)	0.15	0.0230	yes
Parking spaces Distribution: 1 space/vehicle	47 spaces	47 spaces	yes

<sup>1</sup> = Scaled data. n/a = Not applicable.  
\* Variance required.

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

**II. VARIANCE COMMENTS**

The Application as submitted requires the following variances from the HC – Highway Commercial District:

**Block 13305, Lots 1 and 3**

**§416.B, (“D1” – use variance)**

1. Expansion of an existing nonconforming retail/warehouse distribution center, which is not a listed permitted use in the HC – Highway Commercial District onto adjacent lots that have existing permitted uses [§416.B].

**Block 13307, Lot 1**

2. A proposed 3,000 sf “Truck Maintenance Bid.” on Block 13307, Lot 1 as an accessory use for a proposed principal use on Block 13305, Lots 1, 2, and 3.

**Block 13305, Lots 1, 2 and 3**

**§416.B, Expansion of a nonconforming use (“D2” – use variance)**

3. Expansion of a nonconforming retail/warehouse distribution center, which is not a listed permitted use in the HC – Highway Commercial District [§416.B].
  - a. As noted in Section II.1 above the Board should consider if the proposed use is an expansion of a nonconforming use or if the application requires a use variance.

**Block 13305, Lots 1, 2 and 3**

**§416.E, Floor Area Ratio ("D4" – use variance)**

4. Floor Area Ratio: (0.272 provided v. 0.25 maximum allowed).

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

5. Building Coverage: (27.2% provided v. 25% maximum allowed).  
6. Lot Coverage: (84% provided v. 75% maximum allowed).  
7. Front Yard (Blackwood-Clementon Road): (54.87 ft. provided v. 75' minimum required).  
8. Front Yard (Plaza Drive): (9.6 ft. provided v. 75' minimum required).  
9. Parking (Blackwood-Clementon Road): (5 ft. provided v. 25 min. required).  
10. Parking (Cherrywood Drive): (20 ft. provided v. 25 min. required).  
11. Parking (Plaza Drive): (4.85 ft. provided v. 25 min. required).t

**Block 13307, Lot 1**

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

12. Lot Depth: (141.75 ft. provided v. 300 ft. minimum required).  
13. Buffer: (21.03 ft. provided v. 25 ft. minimum required).

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

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested residential district setback variance:

14. 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)).
15. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

**POSITIVE CRITERIA ("D1" use variance – A use not permitted in the district)**

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the required "D1" variance:

16. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
- a. Uses determined as not "inherently beneficial."
- i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (*basis Medici v. BPR Co., 107 N.J. 1 (1987)*).
1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
  2. The Applicant must provide "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
  3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use

variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

POSITIVE CRITERIA ("D2" use variance – Expansion of a nonconforming use)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the required "D2" variance:

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

POSITIVE CRITERIA ("D4" use variance – Increase in Floor Area Ratio)

18. The Board has the power to grant an increase in floor area ratio use (basis N.J.S.A. 40:55-70d(4)).
  - a. The Applicant should provide testimony addressing the subject property would accommodate the propped use and issues associated with a floor area ratio greater than permitted by the ordinance [basis *Coventry Square v. Westwood zoning Bd. Of Adjustment*, 138 N.J. 235 (1994)].

NEGATIVE CRITERIA

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

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

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

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

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

1. Master Plan
  - a. Consistency of the proposed 34,765 sf retail/warehouse distribution center and accessory 3,000 sf truck maintenance building as an accessory use for a principal use on another lot with the criteria of the following Highway Commercial (B-3) land use classification of the master plan.

“The Highway Commercial land use category is for community-sized retail shopping centers usually

anchored by a supermarket or discount store. It is proposed to allow more automobile-oriented uses than the B-2 classification, as well as pad sites for fast food restaurants. It would attract more national chains than the B-2 class because of the concentration of retail uses. In addition to the retail sales and services proposed, office buildings and entertainment uses are intended; however, wholesale businesses would be located in the Industrial or Business Park districts as envisioned. A floor area ratio between .25 and .30 would be appropriate for this land use category.”

2. Zoning

- a. Consistency of the proposed 34,765 sf retail/warehouse distribution center and accessory 3,000 sf truck maintenance building in the HC - Highway Commercial District and character of the built environment.

3. Use Variance

- a. The Applicant shall provide testimony addressing the 34,765 sf retail/warehouse distribution center and accessory 3,000 sf truck maintenance building use including but not necessarily limited to the following:

- i. A description of proposed business operations such as number of employees, hours of operation, etc. for the proposed warehouse distribution center and retail component.
- ii. The description and proposed use of retail parking area, loading and unloading, and delivery vehicle parking spaces.
- iii. A description of traffic circulation and trip generation.
- iv. Type of vehicle repair services conducted in the proposed truck maintenance building.
  1. This should also include the location and measures for trash disposal and recycling including waste oil, anti-freeze, tires, batteries, etc.

4. Blackwood-Clementon Road Redevelopment Plan:

- a. The subject parcels are within the Blackwood-Clementon Road Rehabilitation District, which provides the Blackwood-Clementon Road Redevelopment Plan overlay.
  - i. It's my understanding the Applicant is not utilizing development opportunities in the Redevelopment Plan.
    1. However, the Applicant should provide testimony addressing site characteristics of the proposed project including but not limited to building architecture (elevations), decorative ornamental lighting, walkways and crosswalks, landscaping, etc. that are consistent with the Redevelopment Plan.

**IV. LAND DEVELOPMENT ORDINANCE COMMENTS**

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

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

**V. RECOMMENDATIONS**

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

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

cc: Bimbo Bakeries USA, Inc.  
John Wade, Esq.  
Addison G. Bradley, CLA, PP  
Norman K. Rodgers, PE, PLS  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane  
P.O. Box 8 Blackwood, NJ 08012

(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

## For Office Use Only

Submission Date<sup>1</sup>: \_\_\_\_\_ Application No.: # 162047CD

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

Planning Board  Zoning Board of Adjustment

Fees 260<sup>00</sup> Project # 10683

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

Escr. # 1200<sup>00</sup> Escr. # 10683

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Bimbo Bakeries USA, Inc.</u> Address: <u>255 Business center Drive</u> _____ City: <u>Horsham</u> State, Zip: <u>PA, 19044</u> Phone: <u>(215) 323-9205</u> Fax: <u>( ) -</u> Email: <u>jburns@bbumail.com</u>				<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Blackwood-Clementon Partnership</u> <u>Jerome Goodman, Mgr</u> Address: <u>2828 Charter Road</u> _____ City: <u>Philadelphia</u> State, Zip: <u>PA, 19154</u> Phone: <u>(215) 602-8872</u> Fax: <u>( ) -</u>			
<b>3. Type of Application. Check as many as apply:</b>							
<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>				<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input checked="" type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____			
<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.							
<b>4. Zoning Districts (Circle all Zones that apply)</b>							
ER	R4	GCR	CR	BP	G-RD	LP-1	
R1	RA	BWD	NC	IN	M-RD	NVBP	
R2	APT	OR	<u>HC</u>	PR	BW-RD	SCR-HC Overlay	
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay	
IR							
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>							
Name of Attorney: <u>John Wade</u> Address: <u>1250 Chews Landing Road</u> City: <u>Lancaster Springs</u>				Firm: <u>Wade, Long, Wood &amp; Long</u> State, Zip: <u>NJ, 08021</u> Phone: <u>(856) 346-2800</u> Fax: <u>(856) 346-1910</u> Email: <u>clong@wllwllaw.net</u>			

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

Name: Alan Ippolito, PE c/o  
Consulting Engineer services  
Address: 645 Berlin-Cross Keys Road  
Profession: Site Engineer  
City: Sicklerville  
State, Zip: NJ, 08081  
Phone: (856) 228 - 2200 Fax: (856) 232 - 2346  
Email: aippolito@ces-1.com

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

**7. Location of Property:**

L 1&2: 1340 Blackwood-Clementon Rd.  
L 3: 1320 Blackwood-Clementon Rd.  
Street Address: L 5: 700 Plaza Dr. Block(s): 13305; 13307  
Tract Area: 258,460 SF Lot(s): 1, 2, 3; 5

**8. Land Use:**

Existing Land Use: Rita's Water Ice, Entenmanns Retail Bakery & Distribution, Pizza Hut  
Proposed Land Use (Describe Application): Rita's water Ice, Entenmanns Retail Bakery & Distribution

**9. Property:**

Number of Existing Lots: 4  
Number of Proposed Lots: 2  
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:** SEE ATTACHED

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	L 1, 2, 3	Proposed L 5	Fence Application	Proposed
Front setback 1	62.05 ft	25 ft	Setback from E.O.P.*1	_____
Front setback 2	9.6 ft	N.A.	Setback from E.O.P.*2	_____
Rear setback	N.A.	144.24 ft	Fence type	_____
Side setback 1	132.83 ft	247.94 ft	Fence height	_____
Side setback 2	N.A.	300.75 ft	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	450.34 ft	629.08 ft	<b>Pool Requirements</b>	
Lot depth	243.60 ft	141.17 ft	Setback from R.O.W.1	_____
Lot area	127,784 SF	130,676 SF	Setback from R.O.W.2	_____
Building height	<40 ft	<40 ft	Setback from property line 1	_____
			Setback from property line 2	_____
			Distance from dwelling	_____
			Distance = measured from edge of water.	
			R.O.W. = Right-of-way.	
			Setback = Measured from edge of pool apron.	
<b>Garage Application</b>			<b>Shed Requirements</b>	
Garage Area	_____	_____	Shed area	_____
Garage height	_____	_____	Shed height	_____
Number of garages (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: <u>35</u>	Number of parking spaces provided: <u>33</u>
Number of loading spaces required: <u>2</u>	Number of loading spaces provided: <u>30</u>

**15. Relief Requested:**

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

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

**16. Signature of Applicant**

B. Beker, USA, Inc. by Christopher Elongese 7-27-2016  
 Signature of Applicant Date

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





255 Business Center Drive  
Horsham, PA 18044

CRAIG H. PIZER  
Associate General Counsel & Director  
of Government Relations  
Phone: (215) 347-5504  
Fax: (215) 293-9629

August 16, 2016

Christopher Long  
Wade, Long, Wood & Long, LLC  
1250 Chews Landing Road  
Suite #1  
Laurel Springs, NJ 08021

Re: **Bimbo Bakeries USA, Inc.**

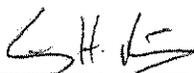
AUG 17 2016

Dear Chris:

I am writing to confirm that Bimbo Bakeries USA, Inc. is a wholly owned subsidiary of BBU, Inc., which is owned by Grupo Bimbo, S. A. B. de C. V., a publicly traded company on the Mexican stock exchange.

Please let me know if you need any further information

Bimbo Bakeries USA, Inc.

By:   
Craig H. Pizer  
Associate General Counsel &  
Director of Government Relations

STOCKHOLDER DISCLOSURE CERTIFICATION

AUG 17 2016

Name of Business BIMBO BAKERIES USA, INC.

I certify that the list below contains the names and home addresses of all stockholders holding 10% or more of the issued and outstanding stock of the undersigned.

OR

I certify that no one stockholder owns 10% or more of the issued and outstanding stock of the undersigned.

If a corporation owns all or part of the stock of the corporation or partnership submitting the bid, then the statement shall include a list of the stockholders who own 10% or more of the stock of any class of that owning corporation. If no one owns 10% or more stock, attest to that.

Check the box that represents the type of business organization:

Partnership

Corporation

Sole Proprietorship

Limited Partnership

Limited Liability Corporation

Limited Liability Partnership

Subchapter S Corporation

Sign and notarize the form below, and, if necessary, complete the stockholder list below.

Stockholders:

Name: **BBU, Inc., a Delaware Corporation**

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

Home Address:  
**255 Business Center Drive  
Horsham, PA 19066**

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

\_\_\_\_\_

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

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

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

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

\_\_\_\_\_

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

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

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

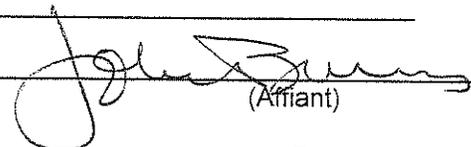
Home Address: \_\_\_\_\_

\_\_\_\_\_

Subscribed and sworn before me this 17<sup>th</sup> day of August, 2016

(Notary Public)

My Commission expires:

  
\_\_\_\_\_  
(Affiant)

**John Burns**  
Director Real Estate  
(Print name & title of affiant)

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
ROBIN F. KATZ, Notary Public  
Horsham Twp., Montgomery County  
My Commission Expires July 12, 2017

STOCKHOLDER DISCLOSURE CERTIFICATION

08 2016

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Check the box that represents the type of business organization:

- Partnership
- Corporation
- Sole Proprietorship
- Limited Partnership
- Limited Liability Corporation
- Limited Liability Partnership
- Subchapter S Corporation

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Home Address:  
255 Business Center Drive  
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Home Address: \_\_\_\_\_  
\_\_\_\_\_

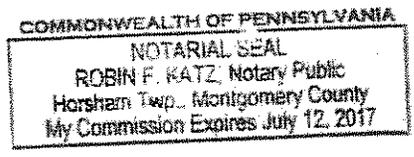
Subscribed and sworn before me this 5<sup>th</sup> day of August, 2016

(Notary Public)

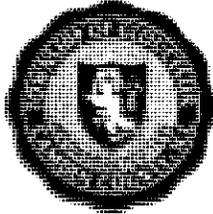
  
(Affiant)

**John Burns**  
Director Real Estate  
(Print name & title of affiant)

My Commission expires:







# 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: Blackwood-Clementon Partnership  
Address: 1320 Blackwood-Clementon Rd  
Block: 13305 Lot: 3

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

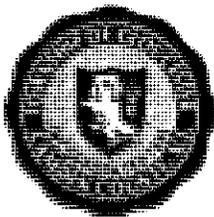
Date

8/1/16

Andrew Inguia  
Gloucester Township Tax Collector

RECEIVED  
AUG 02 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: 10 The Goodman Group  
Address: 1340 Blackwood Clementon Rd  
Block: 13305 Lot: 2 & 1

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

Date

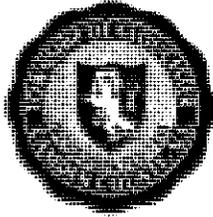
8/1/06

Amanda Arguon  
Gloucester Township Tax Collector

AUG 02 2006



Printed on recycled paper



## 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: The Goodman Group  
Address: 700 Plaza Drive  
Block: 13307 Lot: 5

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

Date

8/1/16

Andrew Anguino  
Gloucester Township Tax Collector

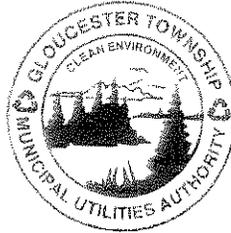
AUG 02 2016



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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

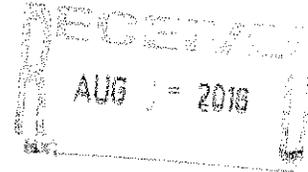
Thomas Leisse, PE, CME  
Consulting Engineer

**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

August 2, 2016

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



Re: Application #162047CD  
Bimbo Bakeries, USA, Inc.  
1340-1320 Blackwood Clementon Road, Clementon, NJ 08021  
Blocks 13305; 13307, Lots 1, 2, 3; 5

Gentlemen:

In response to your letter regarding the above application, a Form "F" Application is required.

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

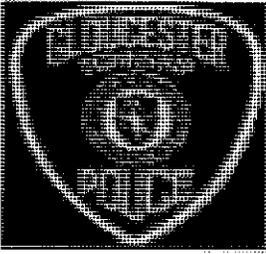
Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Ray J. Carr".

Raymond J. Carr  
Executive Director

RJC:mh



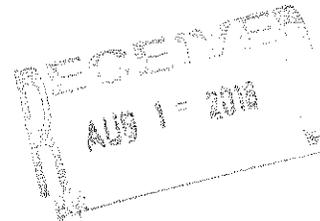
# GLoucester TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #162041CD

Block:13305; 13307 Lot:1,2,3,5

- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.
- Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

Other



Reviewed By:  Lt. Jason Gittens

Signature:

Date Submitted August 1<sup>st</sup>, 2016

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

JUL 28 2016

DATE: July 28, 2016

APPLICATION No. #162047CD

APPLICANT: BIMBO BAKERIES, USA, INC.

PROJECT No. 10683

BLOCK(S): 13305; 13307

Lot(S): 1,2,3; 5

LOCATION: 1340-1320 BLACKWOOD-CLEMENTON RD., CLEMENTON, NJ 08021

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application - Bulk C & Use "D" Variance**
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review. ***Please Forward Report by AUGUST 10, 2016***
- For Your Files.

**ENCLOSED: VARIANCE PLAN 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

① Nice Plan - helps area. Demo of old Pizza Hut before Dec. 15 to be removed from 2017 TAX LIST

② Need deed consolidation for 13305 1, 2 + 3 into Lot 2.

③ Where there still be Christmas Tree sales on Corner in Nov-DEC?

Signature: *[Handwritten Signature]*  
7/28/16

