

Clark Pierpont

From: Karen Cosgrove
Sent: Wednesday, May 20, 2020 10:00 AM
To: Kerrienne Kennedy
Subject: FW: OPRA request - 123 and 125 Earl Glassboro

Please process this request.

-----Original Message-----

From: MICHELLE Roberts <opra+request-11193-85161a43@requests.opramachine.com>
Sent: Tuesday, May 19, 2020 2:31 PM
To: Pat Frontino <PFrontino@glassboro.org>
Subject: OPRA request - 123 and 125 Earl Glassboro

*Planning Zoning
5-20-20*

Dear Glassboro Borough,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

anything related to any open permits as well as any info regarding prior approvals for an additional building to be built on the piece of land. Prior owner stated there were approvals at one point to build another multi family home.

Yours faithfully,
Michelle R Keller Williams Realty

*Buildings mentioned
have already been*

Please use deliver records electronically via email to the
opra+request-11193-85161a43@requests.opramachine.com

B..1b.. for all replies to this request:

Is pfrontino@glassboro.org the wrong address for OPRA
this form:

https://opramachine.com/change_request/new?body=g

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<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/123_and_125_earl_glassboro

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

FILE

RESOLUTION NO. 2000-11-03
BOROUGH OF GLASSBORO ZONING BOARD OF ADJUSTMENT
CASE NO. 2000-11-03
APPLICANT/OWNER: ARNOLD DIVERS
123 EARL AVENUE, GLASSBORO, NEW JERSEY
BLOCK NO. 426, LOT 28.01
DATE OF ACTION: NOVEMBER 16, 2000

WHEREAS, the Applicant has applied to the Borough of Glassboro Zoning Board for the following approval:

1. The Applicant seeks relief from Section 107-99(D) of the Land Use Regulations of the Borough of Glassboro to permit the construction of an apartment on top of an approved garage that is presently under construction.

WHEREAS, the application was considered by the Borough of Glassboro Zoning Board at a public hearing on November 16, 2000; and

WHEREAS, it appears that all jurisdictional and procedural requirements of the Borough of Glassboro Code have been satisfied; and

WHEREAS, the Borough of Glassboro Zoning Board has considered the application and the evidence and arguments submitted by the Applicant in support thereof; and

WHEREAS, the Borough of Glassboro has considered the recommendations and comments of its professional staff; and

WHEREAS, it appears that all the requirements necessary to grant the requested variance have been satisfied subject to the findings of fact and conclusions below; and

WHEREAS, the Borough of Glassboro Zoning Board has made the following findings and conclusions:

1. The Applicant has applied for a variance seeking relief from Section 107-99(D) of the Land Use Regulations of the Borough of Glassboro to permit the construction of an apartment on top of an approved garage that is presently under construction.

2. The Applicant submitted the following exhibits:

a. An architectural rendering of the layout of the proposed apartment; and

b. A layout of the proposed garage currently under construction; and

c. A survey of the entire property setting forth the existing apartment buildings and proposed garage and apartment dwelling.

3. Arnold Divers appeared and testified in support of the application. Mr. Divers testified that the site was zoned R-5 and that the site already contained numerous apartments that he owned and managed. The property across the street has a similar use wherein an apartment was constructed over a garage, which had already been approved by the Zoning Board. The Applicant further testified that the variance he was seeking would allow him to build another apartment similar to other uses in the area, as well as his own apartment complex.

4. The Board opened the hearing to the public and no neighbors appeared to express any disapproval of the application.

5. The central focus of the Zoning Board's review concerned whether or not these were in fact similar uses (ie. apartments in the area of the proposed site.) The Board concluded that there were numerous similar type apartment dwellings surrounding the site and that the similar uses had been approved by the Zoning Board for surrounding properties. The Board concluded that the proposed variance did not impair the intent of the Zone Plan in that area.

6. After considering the testimony of the Applicant, and a review of the Applicant's exhibits, the Board determined that the proposed variance should be granted preliminary and final approval.

7. The Board concluded that based on the evidence presented by the Applicant and the testimony of the Applicant, there would be no negative impact on the general public and that the requested variance would not cause or create any negative impact on the community or the Zone Plan. The Board further found that the variance was appropriate as it did pertain to the subject matter of the application and that same could be approved. The Board further found that there was not additional impact from the subject property or surrounding properties as anticipated by reason of the Applicant's intended use.

NOW, THEREFORE, BE IT RESOLVED, that the application of Arnold Divers for the variance as set forth above is hereby granted; and

BE IT FURTHER RESOLVED, that the approval hereby granted is made subject to the following general conditions as applicable:

1. The Applicant shall promptly pay any and all professional staff fees billed, in excess of the required application escrows, or file a written protest with the Borough Business Administrator within seven (7) days of receipt of a final voucher from the Borough.

2. These general conditions of approval as set forth above in this Resolution and any additional conditions of approval, if any, shall be binding upon the Applicant, the owner, the developer, and any successors and/or assigns of them.

3. The Applicant shall obtain approval from any other county, state or municipal agency having jurisdiction over the application, including, but not limited to, the Gloucester County Board of Health, the Gloucester County Planning Board, New Jersey Department of Transportation, and the Pinelands Commission.

4. The Applicant has submitted certain plans and documents, which were accepted by the Zoning Board as part of this application and further made certain representations and provided testimony at the time of the public hearing, all of which has been relied upon by the Zoning Board in making its determination. Should there be any material deviations from said documents, plans, representations or testimony or from any conditions contained therein, then the Zoning Board may, upon notice to the Applicant and an opportunity to be heard, elect to rescind its approval.

5. Any improvement(s) to be constructed as a result of the Borough of Glassboro Zoning Board approving this application shall be constructed and operated in full compliance with the Uniform Construction Code, Code of the Borough of Glassboro, the revised Statute of the State of New Jersey and any other applicable State, County and/or federal law.

6. The Applicant/owner is responsible to obtaining zoning and/or building permits approvals necessary to construct the project/development and the variance improvements.

BE IT FURTHER RESOLVED, that a motion was duly made and duly seconded to approve the aforesaid application as set forth application as set forth in this Resolution.

Roll call vote on the motion was recorded, Zoning Board members voted to approve the application, with none opposed.

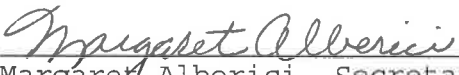
BE IT FURTHER RESOLVED, that certified copies of this Resolution of memorialization be sent by regular mail, to Applicant within ten (10) days of the date of the adoption and a copy of this Resolution shall be filed with the Administrative Officer or Clerk of the

Borough, Borough Construction Official and Zoning Officer. A brief notice of this decision shall be published in the official newspaper of the Borough.


Joseph R. DiTaranto, Chairman

CERTIFICATION

This Resolution of memorialization being adopted by action of the Board on this day of , 2000, is a true copy of the action taken by the Board at its meeting held on November 16, 2000.


Margaret Alberici, Secretary

Roll Call Vote:

Ms. Camiolo - In Favor
Mr. Marra - In Favor
Mr. Heard - In Favor
Mr. O'Keefe - In Favor
Mr. Urevick - In Favor
Mr. DiPietro - In Favor
Mr. DiTaranto - In Favor

Approved: 7 to 0

RESOLUTION 85-16

ZONING BOARD OF ADJUSTMENT BOROUGH OF GLASSBORO

WHEREAS, Arnold Divers (Appellant) has applied to the Zoning Board Adjustment of the Borough of Glassboro for permission to construct four garden unit apartments on an undersized P.U.D. tract at premises at Earl Avenue, Borough of Glassboro and known as Plate 28, Block 426 on the Tax Map of the Borough of Glassboro which premises are in a P.U.D.-2 Zone; and

WHEREAS, the Board, after carefully considering the evidence presented by applicant and of the adjoining property owners and general public, has made the following factual findings and statements of reasons:

1. The Applicant has complied with the notice provision of the ordinance;
2. The ordinance requires P.U.D. minimum lot size of 8 acres and four units per acre for development;
3. The Applicant's lot is 2.19 acres and he has been unsuccessful in obtaining additional land from adjoining property owners;
4. The use is a permitted use in the Zone;
5. Denial of the variance would deny the Applicant reasonable use of his property under present zoning.

WHEREAS, the Board has determined that the relief requested by applicant can be granted without substantial detriment to the

public good and without substantially impairing the intent and purpose of the Master Plan and Zoning Ordinance of the Borough of Glassboro:

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Borough of Glassboro on this 17th day of July, 1985, that the application of Arnold Divers for permission to construct a four garden unit apartments on an undersized P.U.D. tract be granted subject, however to the following conditions:

1. Favorable site plan review by Planning Board;
2. Development must be serviced by Municipal water and sewer.

ZONING BOARD OF ADJUSTMENT OF
THE BOROUGH OF GLASSBORO

By: Jack B. Sadler
Chairman *JS*

ATTEST:

Betty A. Crosswait
Secretary

Dated: 8/20/85

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https://opramachine.com/change_request/new?body=glassboro_borough

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Construction
123 - 1 open permit
125 - NO open
Jeri Semfair 5/20/2020



CONSTRUCTION PERMIT

Date Issued 6/17/2016
Control # 44667
Permit # 16-486

IDENTIFICATION Block: 426 Lot: 28.01 Qualifier _____
Work Site Location: 123 EARL AVENUE, NJ Contractor Address _____
Owner in Fee DIVERS, ARNOLD Telephone: _____
123 EARL AVENUE GLASSBORO NJ 08028- Lic. No. or Bldrs. Reg. No. _____
Telephone: Federal Employee No. _____

OPEN

Is hereby granted permission to perform the following work:

- ☐ BUILDING ☒ PLUMBING ☐ LEAD HAZARD ABATEMENT
☐ ELECTRICAL ☐ FIRE PROTECTION ☐ DEMOLITION
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT (Subchapter 8 only) ☐ OTHER

DESCRIPTION OF WORK:

REMOVE AND REPLACE WATER HEATER

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$600

PAYMENTS (Office Use Only)

Building	\$0
Electrical	\$0
Plumbing	\$25
Fire Protection	\$0
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$1
CO Fee	
Other	\$0
Total	\$26
Check No.	214
Cash	\$0
Credit	\$0
Collected By	

Construction Official

Date

U.C.C. F170
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

- ☒ Required inspections for all subcodes for one- and two-family dwellings are as follows:
1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
 2. Foundations and all walls up to grade level prior to back filling.
 3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and /or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
 4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

- ☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

- ☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

- ☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.



PLUMBING SUBCODE



TECHNICAL SECTION

A. IDENTIFICATION - APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000

Block 426 Lot 28.01 Qualification Code _____

Work Site Location: 123 EARL AVENUE, NJ

Owner in Fee: DIVERS, ARNOLD

Address 123 EARL AVENUE GLASSBORO NJ 08028-

Tel. _____ Email _____

Contractor: B.S. PLUMBING, INC.

Address 17 RIVER ROAD BRIDGETON NJ 08028-

Email _____ Fax: _____

Tel. _____

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____

Contractor License No. 8443 Expiration Date: _____

Federal Employee No. 22-3205117

B. PLUMBING CHARACTERISTICS

Use Group Present _____ R-3 _____ Proposed _____ R-3 _____

Building Sewer Size _____ ☐ Public Sewer ☐ Private Septic

Water Service Size _____ ☐ Public Water ☐ Private Well

Estimated Cost of Plumbing Work \$600

JOB SUMMARY (Office Use Only)

PLAN REVIEW

☐ No Plan Required

Partial Under-slab Utilities Approved

Date: _____ by: _____

☐ Plumbing Plans Approved

Date: _____

Approved by: _____

Joint Plan Review Required

☐ Building ☐ Electrical

☐ Fire ☐ Elevator

SUBCODE APPROVAL for PERMIT

Date: _____

Approved by: _____

SUBCODE APPROVAL for CERTIFICATE

☐ CO ☐ CCO ☐ CA

Date: _____

Approved by: _____

INSPECTIONS

Type: _____ Failure _____ Approval _____ Initial _____

Slab _____

Rough _____

Water _____

Sewer _____

Fixtures _____

Gas Equipment _____

Gas Piping _____

LP Gas Tank _____

Fuel Oil Piping _____

Solar _____

TCO _____

Final _____

Date Received 6/17/2016
Control # 44667
Date Issued 6/17/2016
Permit # 16-486

C. CERTIFICATION IN LIEU OF OATH
I hereby certify that I am the (agent of) owner of the record and am authorized to make this application and perform the work listed on this application.

Applicant's Signature/Contractor's Seal and Signature and Printed Name
D. TECHNICAL SITE DATA

DESCRIPTION OF WORK
REMOVE AND REPLACE WATER HEATER

NO.	FIXTURE/EQUIPMENT	FEE (Office Use Only)
	Water Closet	
	Urinal/Bidet	
	Bath Tub	
	Lavatory	
	Shower	
	Floor Drain	
	Sink	
	Dishwasher	
	Drinking Fountain	
	Washing Machine	
	Hose Bibb	
	Water Heater	\$12
1	Fuel Oil Piping	
	Gas Piping	
	LP Gas Tank	
	Steam Boiler	
	Hot Water Boiler	
	Sewer Pump	
	Interceptor/Separator	
	Backflow Preventor	
	Greasetrap	
	Sewer Connector	
	Water Service Connection	
	Stacks	
	Other	

Administrative Surcharge

Minimum Fee

State Permit Surcharge Fee

TOTAL FEE