

Michelle Botsford

From: Dmitry Poyarkov <opra+request-24916-9eb94cf6@requests.opramachine.com>
Sent: Wednesday, July 28, 2021 2:04 PM
To: GT Clerk
Subject: OPRA request - copy of subdivision resolution Block 7901 Lot 102

Dear Gloucester Township,

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:

copy of subdivision resolution Block 7901 Lot 102 proposed address 100 Green View Ter Gloucester Township, NJ 08012

Yours faithfully,

Dmitry Poyarkov

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-24916-9eb94cf6@requests.opramachine.com

Dear Sir,
Is GTCLerk@glotwp.com the wrong address for OPRA requests to Gloucester Township? If so, please contact us using this form:

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

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

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

View this OPRA request & responses online:

https://opramachine.com/request/copy_of_subdivision_resolution_b

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

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

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Department of Community Development

TO: Nancy Power, Clerks Office

FROM: Lydia Pendino, Zoning Clerk

DATE: 08/05/21

SUBJECT: 100 Green View Terrace, Block: 7901, Lot: 102

Attached please find #042020CDPF – Valleybrook Overlay, LLC (Resolution) property located at 840 & 841 Warsaw Avenue, in the Blackwood section. Application was to the Zoning Board of Adjustment.

Block: 7901 & 7902 Lots: 1 & 1.

Sign & Return

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RESOLUTION OF FINDINGS AND CONCLUSIONS

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION #042020CDPF VALLEYBROOK OVERLOOK, LLC Block 7901 & 7902, Lot(s) 1 & 1

WHEREAS, Valleybrook Overlook, LLC, record owner of property located 840 & 841 Warsaw Ave., in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct five (5) homes and for preliminary and final subdivision along with waivers of the Environmental Impact Study and Traffic Report, a waiver for the slope in the backyard, and also a waiver for the lighting as well as a waiver from the Recreational Fund to allow payment of two (2) lots instead of five (5) for the property located upon Blocks 7901 & 7902, Lots 1 & 1, as shown on the Official Map of the Township of Gloucester, located in a GI Zone, said application being represented by Dennis Riley, Esquire; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on April 8, 2004 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon:

1. The applicants, Valleybrook Overlook, LLC, are the record owners of property located at 840 & 841 Warsaw Ave., in the Blackwood section of Gloucester

Township, New Jersey, as shown on Blocks 7901 & 7902, Lots 1 & 1, on the Official Tax Map of the Township of Gloucester, located in a GI 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, Mr. Joseph Pisarchik testified that he is one of the members of the LLC and that he is familiar with this application. Mr. Pisarchik testified that they wished to create five (5) new lots for the purpose of building single-family homes. He indicated that to the rear of the property is wetlands and they would be willing to dedicate by deed 1.6 acres to the golf course. He also testified that the rest of the property is either golf course or residential but for an industrial portion along the westerly side of the property.

5. Mr. Pisarchik indicated that the present condition of the property has an old home, a beat up shack, and golf course, and that all this would be removed thereby improving the site. He also testified that the average lot would be approximately 34,000 square feet to 1.5 acres, and that there would be a formation of a Homeowners Association to maintain the grounds.

6. The homes would be approximately 2,500 to 3,500 square feet, with a walkout basement.

7. Mr. Stephen Bach, a professional engineer and planner, testified that the residential homes would meet the R3 standards except for the three (3) lots which would need a variance for lot frontage. He testified that the ground has a unique topography in

that it is surrounded by two sections of wetlands and a 40-foot drop. He also indicated that the easterly side of the property has a 25-35 foot buffer and that this would not be practical for industrial use. He indicated that all three of the lots presently front wetlands.

8. Mr. Bach testified that there would be no detriment to the zone or to the environment, and he felt that the industrial use would be detrimental to the neighborhood, and that the homes would be better for the neighbors.

9. Mr. Bach also stated that it would improve the area since all of the old debris would be removed. He testified the applicant was requesting—and the Board agreed—waivers from the Environmental Impact, the Traffic Study, the slope in the backyard, and from the lighting requirements as they were doing ornamental lighting, and also relief from the housing fund in that there are presently three (3) lots and the applicant requested that only two (2) lots would have the requirement of the fund. Mr. Bach testified the only variances required would be for lot width and that the lot width is presently 58.5 instead of the required 100 feet, and also for a zero (0) foot frontage.

10. Approximately seven residents spoke concerning the application, and expressed concerns about drainage and traffic. After hearing their concerns, the Board felt that the applicant would improve the property, thereby reducing drainage in the area and that the impact of the traffic would be negligible. The Board felt that this use would be better for the residents than the allowed industrial use.

UPON MOTION duly made and seconded to grant the applicant a variance to construct five (5) single-family homes, the Board voted six (6) in favor, zero (0) against, and zero (0) abstentions, thus granting the relief requested; and

UPON MOTION duly made and seconded to grant the applicant preliminary and final subdivision along with the aforesaid C Variances and waivers, the Board voted six (6) in favor, zero (0) against, and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester; and

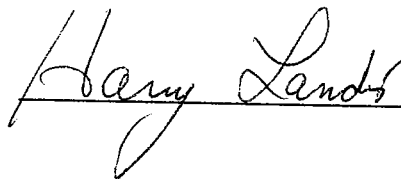
WHEREAS, the statutory purposes will be advanced by the granting of the relief requested:

NOW, THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of April, 2004 that the applicant, Valleybrook Overlook, LLC, is hereby granted the Use Variance, C Variances and requested waivers for the property located upon Blocks 7901 & 7902, Lots 1 & 1, conditioned upon wetlands approval and the applicant paying \$2,500 for two lots to the Recreational Fund, as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

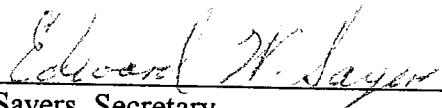
ROLL CALL:

Harry Landis	Yes
Frank Simiriglia	Yes
George Marks	Yes
Joe LaRatta	Yes
Derrick Evans	Yes
Brian Wagner	Yes

ZONING BOARD OF ADJUSTMENT TOWNSHIP OF GLOUCESTER


Chairperson

I, Ed Sayers, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on April 22, 2004.


Ed Sayers, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
63 Warwick Rd.
Stratford, New Jersey 08084