



DEPARTMENT OF PLANNING & DEVELOPMENT
CITY OF CAMDEN
NEW JERSEY

FRANCISCO "FRANK" MORAN
MAYOR

DR. EDWARD C. WILLIAMS, PP, AICP, CSI
Division of Planning & Zoning
TEL: (856) 757-7214

November 25, 2019

ANTHONY CALZARETTO C/O
TRICAM PARTNERS
401 COOPER LANDING RD C-17
CHERRY HILL, NEW JERSEY 08002

ZONING PERMIT DENIAL

RE: 632 BENSON STREET CAMDEN, NJ
APPLICATION DATE: 10/25/19

BLOCK: 1406 LOT: 28
ZONE DISTRICT: R-2

DEAR SIR/MADAM:

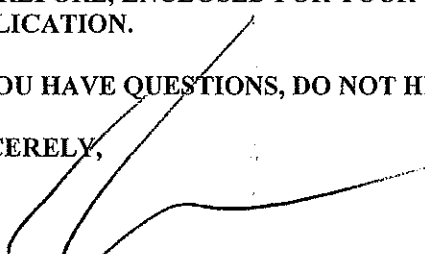
YOUR APPLICATION FOR A ZONING PERMIT TO ALLOW: THREE UNUT – RESALE HAS BEEN DENIED FOR THE FOLLOWING:

1. THE WINDOWS ARE NON-COMPLIANT WITH THE HPC RULES AND REGULATIONS – HPC APPROVAL IS NEEDED.

THEREFORE, ENCLOSED FOR YOUR CONVENIENCE IS SAID CERTIFICATE OF APPROPRIATENESS APPLICATION.

IF YOU HAVE QUESTIONS, DO NOT HESITATE TO CONTACT THIS OFFICE.

SINCERELY,


DR. EDWARD C. WILLIAMS, PP., AICP, CSI
DIRECTOR/ZONING OFFICER

ENCLOSURE

Cc: Dani Annise
Building Bureau

CITY OF CAMDEN
DIVISION OF PLANNING
CITY HALL - ROOM 224
PO BOX 95120
CAMDEN, NEW JERSEY 08101-5120
(856) 757-7214

632 Bena

OCT 25 2019

INSTRUCTIONS FOR ZONING/SIGN PERMIT APPLICATION

ALL APPLICANTS WHO NEED A ZONING/SIGN PERMIT MUST SUBMIT THE FOLLOWING:

1. Completed Zoning AND/OR Sign Application
2. Proof of ownership (deed, tax bill, or lease) (Leases must be notarized)
3. A detail floor plan of proposed use, conversion of single family dwelling shall have measurement of all habitable space. Accurate drawing of a proposed sign including dimensions and illustration signed by sign supplier. Any addition or accessory uses or fences must have a Plot Plan and/or Survey. Additions/Fences must be presented on a Plot Plan/Survey with front, rear and side setback. You can obtain a Plot Plan from the Engineering Dept. located in City Hall, Room 325.
*(copy of all/any plans must accompany application.
4. Completed attached Tax Certification (City of Camden Tax Office Room 117 1st floor plus Water/Sewer PNC Bank located Broadway & Market St.)
5. Application fee:
(non-refundable)

Single Family Dwelling,	\$ 69.56
Townhome, Row Home or Condominium	
Two-Family Dwelling	\$ 139.13
Three-Family Dwelling	\$ 215.51
Or More	
Rooming House	\$ 259.16
Boarding House	\$ 259.16
Commercial Use	\$ 87.30
Industrial Warehousing	
& Manufacturing Use	\$ 139.87
Institutional Use	\$ 69.56
Advertising Billboards	\$ 395.56
Sign Application	\$ 79.11
Rezoning Application	\$ 345.09

Money Order or Check payable to the City of Camden

PLEASE RETURN COMPLETED APPLICATIONS TO THE ABOVE ADDRESS. INCOMPLETE APPLICATIONS SHALL NOT BE RECEIVED OR PROCESSED. ANY APPLICATION WHICH REMAINS INCOMPLETE FOR MORE THAN 10 BUSINESS DAYS WILL BE DISCARDED. FALSIFICATION IN ANY FORM SHALL SUBJECT APPLICANT TO A FINE OR MUNICIPAL COURT.

No construction, erection, alteration, repair, remodeling, conversion, renovation or demolition of any building or structure shall begin prior to Zoning approval. Other municipal agency approvals maybe required.

DO NOT REMOVE OR DISCARD ANY PART OF THIS APPLICATION

Treccani Partners I. GENERAL

Today's Date: 10/25/19

Applicant: Anthony Calzaretto Telephone: 609-923-8645

Applicant's Address: 401 Cooper Landing Rd C-17 Cherry Hill NJ 08002

Applicant Interest : (please check one) ☒ owner ☐ tenant ☐ agent/owner

SUBMITTING FOR: ☐ Zoning Permit ☐ Sign Permit

1. Name and Address of property OWNER if different from that of applicant:

2. Address and Block and Lot number for which zoning/sign permit is desired:

632 Benson St Camden NJ 08103 Block: 1406 Lot: 28

3.

Zone District:	R1	R2	R3	C1	C2	C3	C4	L1	L2	G1	G2
(please circle)	US	PR1	OL1	TOD	MW1	MW2	MS	CV2	CC		

4. Historic District: _____

5. What is the property/land PRESENTLY being used *entirely* as:

Rental - Multiplex

6. Is the structure presently vacant? NO If so how long? _____

7. How many stories/floors does the building have? 3 Is there a basement/cellar? yes

DO NOT REMOVE OR DISCARD ANY PART OF THIS APPLICATION

II. ZONING

1. What is being proposed?

New Construction _____ Addition _____ Fence _____ (ht _____) Installation _____

New Business _____ Conversion _____ Other (explain: Selling)

2. Describe in detail the use & activities PROPOSED (attached separate sheet if necessary):

Rental Multiplex Units

3. Are there other activities existing within the same property? No (please describe)

4. Dimensions of Principal Building and/or structure 2592 sq ft

5. Dimensions of All Accessory Building and/or structure No

6. Are any of the activities conducted in the principal building existing as a nonconforming use?

No ☒ Yes _____ (please explain) _____

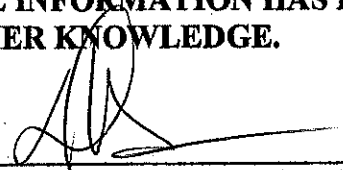
7. To the applicant's knowledge, has there been any prior applications made to the Zoning Board of Adjustment or the Planning Board?

No ☒ Yes _____ (please explain) _____

THIS APPLICANT CERTIFIES THAT THE ABOVE INFORMATION HAS BEEN COMPLETED TO THE BEST OF HIS/HER KNOWLEDGE.

10/25/19

(Date)



(Signature of Applicant)

(Name of Corporation or Association)

DO NOT REMOVE OR DISCARD ANY PART OF THIS APPLICATION

III. SIGN

1. Type Sign: Awning / Billboard / Freestanding / Hanging / Mounted / Off Site / Window
(please circle)

Other (describe): _____ Alteration of an existing sign _____
(attach photo & describe) _____

2. Are there any existing signs? _____ (if yes, please attach photos)

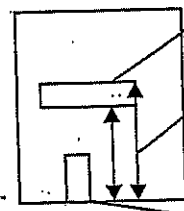
3. How many signs are proposed? _____

4. Will sign(s) be illuminated? Yes _____ No _____

5. Dimension: _____ X _____ = _____ sq ft.

6. Distance between ground and the lowest part of sign _____ ft.

7. Distance between ground and highest part of the sign _____ ft.



8. Material of Sign: _____

9. Color(s) on sign(s): _____

10. Illustration/Wording: _____

THIS APPLICANT CERTIFIES THAT THE ABOVE INFORMATION HAS BEEN COMPLETED TO THE BEST OF HIS/HER KNOWLEDGE AND FURTHER UNDERSTANDS THAT IF THE SIGN EXCEEDS THE MAXIMUM REQUIREMENT A VARIANCE THROUGH THE PLANNING BOARD OF THE CITY OF CAMDEN MUST BE REQUESTED.

(Date)

(Signature of Applicant)

(Name of Corporation or Association)

**DO NOT REMOVE OR DISCARD ANY PART OF THIS APPLICATION
PLEASE READ**

PLEASE READ

IV. ASSESSMENT CERTIFICATION

Section A: Applicant shall complete

SECTION A	OWNER	<i>Treacm Partners</i>
Name of OWNER of Property	<i>Anthony ALZARETTA</i>	
Address:	<i>401 Cooper Landing Rd C17 Cherry Hill NJ 08002</i>	
SEACH Address:	<i>632 Benson St Camden NJ 08103</i>	
Block:	<i>1406</i>	Lot: <i>28</i> Account: _____

Section B: Applicant shall take this form to the City of Camden Tax Office, Room 117 (1st floor) for completion to indicate whether taxes are paid up to date. Applicant must also go to the PNC Bank (Broadway & Market St) for water and sewer to make sure water /sewer is paid up to date.
Upon completion, this form shall be submitted with original application. **NO APPLICATIONS WILL BE ACCEPTED** – if any money is owed for Taxes or Water/Sewer, no permit can issued until accounts are paid in full-proof of payment must be brought back before turning application in.

Section C: TAX OFFICE & PNC BANK
An application for Zoning/Sign permit has been submitted to the Division of Planning. Please check your records to be certain that the account is current

I HEREBY CERTIFY THAT THE PROPERTY ASSESSMENT ARE:

Account Type	Qtr.	Due date	Amount Owed	Other
(Taxes/W&S/Other) <u>City Of Camden Water</u>	<u>2/19</u>	<u>10-25-19</u>	<u>0 -</u>	<u>10/25/2019</u> <u>Q</u>
(Taxes/W&S/Other) <u>Camden Office</u>	<u>Date</u>	<u>10-25-19</u>	<u>0</u>	<u>10/25/19</u>
(Taxes/W&S/Other) <u>Rep</u>	<u>2/19</u>	<u>10-25-19</u>	<u>0</u>	
(Taxes/W&S/Other)				

COMMENTS: _____

DATED: _____

PREPARED BY: _____