

**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 needs 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 #162030C
Kristy Kobernik John W. Glemser, Sr.
Bulk C Variance Bulk C Variance
Block: 10703 Lot: 1 Block: 10401 Lot: 7

#162032 #162033C
Lisa Creedon Patricia Terramagra
Bulk C Variance Bulk C Variance
Block: 18304 Lot: 2 Block: 1208 Lot: 6

#162034C #162038C
Cynthia Beebe Edward Casey, Jr.
Bulk C Variance Bulk C Variance
Block: 18401 Lot: 9 Block: 11606 Lot: 24

#162039C #162013DM
John & Maryellen Gallen Robert Yost
Bulk C Variance Use "D" variance/minor subdivision
Block: 8903 Lot: 19 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:

Mr. Bucceroni Yes

Mr. Scarduzio Yes

Mr. Acevedo Yes

Chairman Simiriglia Yes

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 a 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.

Roll Call:

**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:

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

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.