

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, August 24, 2016**

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

Chairman McMullin 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

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday July 27, 2016.

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

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes

Minutes Approved

Zoning Board Minutes for Wednesday August 10, 2016.

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

Roll Call:

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

Minutes Approved

RESOLUTIONS FOR MEMORIALIZATION

**#162035CDPFMSPF
Ville 2, LLC**

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

A motion to approve the above mentioned resolution was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes

Resolution Approved.

**#162001BDCPMSFMS
Brahin Properties, Inc.
Bulk C Variance/Prel-Final Major Subdiv.
Block: 16504 Lot: 10-11-12**

A motion to approve the above mentioned resolution was made by Mr. Scarduzio and seconded by Mr. Rosati.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes

Resolution Approved.

APPLICATIONS FOR REVIEW

**#162048C
Gerard DiBona/Alexandra Davis
Zoned: R4
Bulk C Variance
Block: 16121 Lot: 3
Location: 23 Fairmount Ave., Sicklerville
6' White vinyl fence w/16' setback F2.**

Mr. Costa swears in Ms. Alexander Davis and Mr. Gerard DiBona.
Mr. DiBona states they live across from the ball field and have been cleaning up the lot and removing poison ivy and trash. This has made it easier to maintain the other side of the property with landscaping/clean-up and the addition of a fence.
Ms. Davis states it will be more aesthetically pleasing.
Mr. DiBona is trying to save 2 oak trees on the property with the placement of the fence.
Mr. Mellett states the fence is 8' in on the property line and 16' from the cart way.
Mr. DiBona states 3 of his neighbors are now getting new fence to update since he has started his project.
Mr. Mellett states the utility pole is at the intersection/20' behind the street/and the big trees. Mr. Mellett states because the utility pole and trees are on the corner vehicles will have to pull up to see anyway; thus 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 Mrs. Chiumento and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Chairman Simiriglia	Yes

Application Approved.

#162047CD

Bimbo Bakeries

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

Mr. Costa swears in: Mr. Norman Rogers (PE), Mr. Addison Bradley (Planner), Ms. Beth Dickson (Transaction Manager), Mr. John Burns (Director of Real Estate).

Mr. John Wade (Esq.) reviews the application. The applicant is seeking a Use and Bulk Variance:

- existing non-conforming,
- use on rear property for truck maintenance building,
- A formal site plan will be submitted in 30 to 60 days if approved,
- The current site needs to expand and will go where the old Pizza Hut existed,
- The business receives product and sends it out to retail stores which is done at night. The Product has to be in the stores by 8 am.

Mr. Rogers states:

A1 - proposed conditions,

A2 - aerial photo of present conditions; discusses where each building is located in the lots, the Rita's and Pizza Hut will be demolished.

- lots 10 + 5 propose to use for parking,
- the additional 3000 sq. ft. will be for a maintenance building or trucks; solely Entenmanns trucks and trucks owned by Bimbo Bakeries.
- 2418 sq. ft. Entenmann's retail store; 800 sq. ft. Rita's water ice retail space.
- the rest of the space will be used for warehouse distribution.
- 3000 sq. ft. truck maintenance building.
- parking spaces- 27 retail; 21 for distribution center; 47 spaces available for truck maintenance building will be used by employees also. There are an extra 22 spaces available w/ the truck maintenance parking. Existing employees; 18 plus 25 drivers = 43 spaces needed with 47 provided.

Proposed:

- 25 employees,
- 25 existing trucks,
- 38 independent truck drivers,

The trucks to be used will be 30' long box trucks, 6 tractor trailers with 6 to 7 deliveries per day.

- 30' truck backs up and loads staged product, pick up between 2am and 6am.
- maintenance building will be use for Entenmanns' trucks. Oil/anti freeze and any recyclables will be stored until pick up.

A1 shades of blue = existing building, dark blue = new addition.

Mr. Mellett proposed use the same? size and scale the only change.

Mr. Rogers states Entenmanns' wants to be able to "stage" the product because it is more efficient.

Mr. Mellett asks about increase in trucks.

Mr. Rogers' states there will be 38 more trucks.

Mr. Mellett 2 - 6 loading at the same time, will there be any noise increase.

Mr. Rogers states the loading is done indoors with the truck backed up closely to the dock, so there is little noise.

Mr. Mellett asks if there will be noise on lot 5 (maintenance building) in the evening.

Mr. Rogers states maintenance will be done only during the day with the doors closed. It won't be loud, they workers will only be changing oil and tires.

Mr. Mellett states there will be noise just starting the truck up; there are truck maneuverability issues but that is really a site plan issue. Another site plan issue will be storm water implications with the new project.

Mr. Rogers states the non-impervious is less with the new project. There will be a small increase with pavement. The existing pavement will be removed and the excess on the east side will be replaced with grass cover. There will be storm water and inlets on site.

Mr. Mellett asked if more than an acre will be disturbed.

Mr. Rogers states: "no".

Mr. Lechner asks if everything is inside of the maintenance building.

Mr. Rogers states "yes".

Mr. Lechner states mowing the new "meadow" twice a year may not be enough.

Mr. Rogers states they could reforest the area.

Mr. Wade states they will consolidate all the lots and meet all the positive and negative criteria.

Vice Chairman Simiriglia checks to make sure everything will be inside the maintenance building because it is close to residential houses now.

Mr. Rogers assures Vice Chairman Simiriglia that everything will be inside the maintenance building.

Mr. Rogers continues with:

A3 existing condition with Entenmanns and Rita's.

A4 depiction of Final Project and rendering of the maintenance building.

Mr. Lechner wants to make sure that the Entenmanns trucks are going to be parked outside for spare parts.

Only licensed, usable trucks will be parked outside the facility.

Mr. Rogers states only usable vehicles will be parked there.

Vice Chairman Simiriglia asked if Rita's will still be selling Christmas trees.

Mr. Rogers states No, that will cease.

Mr. Scarduzio asked about lighting.

Mr. Rogers states Yes, the lighting will be updated.

Mr. Costa states we are deciding on the use variance and will address the site plan later.

There is discussion about variances changing with lot consolidation.

Mr. Lechner states he reviewed the application as if it were one lot.

Addison Bradley (planner):

There is much discussion about the re-examination report and the redevelopment plan being done.

Land Use Goals:

- direct new development where transportation and environmental capacity exists,
- discover incompatible land use, soft industry w/warehouse and maintenance that has 2am to 6am traffic,
- industrial uses encouraged by regional highway network,
- retail uses for community shopping,
- promote pedestrian connections where feasible, connecting developments; major pedestrian and bicycle connection.

Positives:

- integral part of what is existing,
- street trees added and new landscaping, better environmental statement,
- existing buffer will be expanded out,
- minimum township costs.

Bulk Variances:

Mr. Lechner's report used.

Mr. Bradley states all 4 lots are well under the percentage and once the lots are consolidated it no longer exists. The frontage on Blackwood-Clementon Rd. is 59' will be 54' in the future. 3 front yards exist. Plaza dr. 75' w/9.6' existing. Floor area ratio combine lots;

- parking setback 2.7' now/5' in future,
- Cherry wood green space 4' now/20' in the future,
- R.O.W plaza dr. 0' buffer now/4' buffer in the future,

They can't achieve 25' but all buffers will be increasing.

- lot depth preexisting 147' supposed to be 300'.

- Buffer 25' variance request eliminated,

Mr. Mellett suggests a supplement to the buffer such as a substantial wood fence in addition to any landscaping.

Mr. Bradley discusses a fence with slats along the parking lot.

Mr. Bucceroni suggests keeping the fence on the inside of the buffer, otherwise it becomes a billboard for graffiti.

Mr. Lechner states he hasn't had good experiences with slats in a cyclone fence.

Mr. Bradley states during the site plan they will consider the fencing choices.

Mr. Lechner states the black coated chain link or heavy duty board on board fencing.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

A motion to approve the above mentioned application for use and bulk variances was made by Mr. Bucceroni and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Chairman Simiriglia	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.