

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 28, 2016**

Chairman McMullin called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

Vice Chairman Simiriglia Absent
Mr. Bucceroni Present
Mr. Scarduzio Absent
Mrs. Chiumento Present
Mr. Rosati Present
Mr. Acevedo Present
Mr. Treger Present (late arrival 7:45pm)
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 September 14, 2016.

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

Roll Call:

Mr. Bucceroni Yes
Mr. Rosati Yes
Mr. Acevedo Yes
Chairman McMullin Yes

Minutes Approved

RESOLUTIONS FOR MEMORIALIZATION

#162041C #162046C
Vin Gandhi Ronald M. Babli
Bulk C Variance Bulk C Variance
Block: 18310 Lot: 67 Block: 7811 Lot: 7

#162048C #162049C
Gerard DiBona/Alexandra Davis Mark Sannuti
Bulk C Variance Bulk C Variance
Block: 16121 Lot: 3 Block: 19804 Lot: 9

**A motion to approve the above mentioned resolutions was made by Mr. Rosati and
seconded by Mr. Acevedo.**

Roll Call:

Mr. Bucceroni Yes
Mr. Rosati Yes
Mr. Acevedo Yes
Chairman McMullin Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#162051C
Matt Brandley
Zoned: R3
Bulk C Variance
Block: 9203 Lot: 14
Location: 237 Hinton Way, Somerdale
6' vinyl fence w/38' F1 & 19" setbacks

Mr. Costa swears in Mr. Matt Brandley.

Mr. Brandley states the property is an irregular shape and the fence would be in the middle of his sunroom if he followed the ordinance. The fence will not pose any interference with his neighbors. It is a new fence and will help keep his 2 yr. old safe.

Open to Public:
No Comments:

Open to Professionals:
No Comments:

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

Roll Call:

**Mr. Bucceroni Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Mr. Acevedo Yes
Chairman McMullin Yes**

Application Approved.

#162054C

Reza P. Razau

Zoned: R3

Bulk C Variance

Block: 17606 Lot: 3

Location: 6 Centennial Ct., Erial

2nd shed w/5' rear setback

Mr. Costa swears in Mr. Reza Razau and Ms. Patricia Fisher.

Ms. Fisher states the current shed is a 7' x 7' plastic shed and doesn't hold much and they have tools that need to be stored. They also have a 4yr. old and a 9 yr. old that need more room. The shed will allow them to make room in the basement for the kids to play. Ms. Fisher states they really don't want to remove the second shed unless the board makes them.

Mr. Mellett states to make sure the water runoff is on your property and not your neighbors.

Open to Public:

No Comments:

Open to Professionals:

No Comments:

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

Roll Call:

**Mr. Bucceroni Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Mr. Acevedo Yes
Chairman McMullin Yes**

Application Approved.

#152032CDSPWMS

Bernie Wilson

Zoned: CR

Extension: Minor Site Plan

Block: 5403 Lot: 11
Location: 1414 Black Horse Pike
Auto Repair and Towing

Mr. Costa swears in Mr. Wilson.

Mr. Wilson is requesting an extension on the paving deadline on his property on The Black Horse Pike; April 2016 was the old deadline. He is requesting April 30, 2017 as the new date.

Mr. Lechner states he is still waiting for a signed plan in his office.

Mr. Wilson states it is being worked on.

Mr. Mellett states he emailed revisions today.

Mr. Wilson is being held to a deadline of 30 days from tonight for a final signed plan.

Mr. Bucceroni states he isn't happy with the way the building looks. There is too much junk sitting out front and it's a disgrace. There weren't supposed to be "abandoned" vehicles parked on the property either, just registered vehicle. Mr. Bucceroni suggests Tabling this request until the current matters can be addressed; as long as the rest of the board agrees.

Mr. Costa states the next Zoning Meeting is 10-26-2016 and this matter can be postponed til that date. The signed plans and the clean up of the property must be done by then or no extension will be granted.

A motion to Table the above mentioned extension until the signed plans are delivered to Mr. Lechner and the property is cleaned up; was made by Mr. Rosati and seconded by Mrs. Chiumento

Roll Call:

Mr. Bucceroni Yes

Mrs. Chiumento Yes

Mr. Rosati Yes

Mr. Acevedo Yes

Chairman McMullin Yes

The Above extension is Tabled until 10-26-2016

#162001BDCPMSFMS

Brahin Properties, Inc.

Zoned: R1

Bulk C Variance/Prel-final Major Subdivision

Block: 16504 Lot: 10-11-12

Location: 189/1271/1263 Jarvis Rd., Sicklerville

50 single family homes with accessory functions & 3 lots for open space and drainage.

Mr. Costa swears in:

Mr. Lee Brahin - Applicant

Mr. Michael Weisberg

Mr. Brian Peterman - P.E.

Mr. Robert Mintz, Esq., reviews the applications density variance and final subdivision.

- 50 residential units with 3 open lots,

- improved basin design and had to move a home to the rear of the property in a flag lot.

Mr. Peterman P.E.:

- enlarged basin was to improve the water discharge; the discharge was is to Jarvis Rd. now/with infiltration and discharge for larger storms.
- A2 original
- A1 color rendering w/date 9-28-2016
- NW side of basin lot removed,
- new side of basin lot removed and put it in the eyebrow of the lot,
- A2 9-28-2016 large lot layout lots: lots 14,15,16,
- 75' setback is ample room for a pool, morning room, deck and shed, the other 2 lots can fit the same,
- added easement and can firm up final landscaping, lighting etc...with professionals,

Mr. Mintz brings up the site triangle for the county road (Jarvis).

Mr. Peterman discusses the site triangle easements and the driveway of the development is going to be even with Union Valley Elementary driveway.

- ASHTO vs. GT standards: The Gloucester Township standards for setbacks would go thru the front dwelling,
- the applicant discussed the setbacks with the neighbors,
- cross walks will cross to the school, the county wants to re-stripe and they are discussing the crosswalk with them. They will make a final decision with the county and keep the board informed. The applicant needs approval from the county planning board.

Mr. Mintz states the project would like to donate to the Field of Dreams and the payment will be made before the final plan is signed.

Mr. Peterman states the environmental reports have not been done because the property is not yet purchased. But after purchase they will forward all environmental reports to Mr. Lechner.

- signage: A1 2-10-2016: decorative: the sign is 450" long and the legs are going to be shortened by about 1/2.

Mr. Peterman lists the benefits of the project: size and shape of lots, appropriate size/quality space, not particular negative effect, enlarged basin is a benefit, shape of development kept.

Mr. Lechner asks for more specifics on the size of the sign.

Mr. Peterman states the sign is 83"x 32" ; 18 sq. ft.

Mr. Lechner requests the "at Gloucester Township" or Gloucester Township be worked into the sign.

Mr. Peterman state they can work Gloucester Township into the sign.

Mr. Mellett:

- major concerns have been addressed,
- basin is more conservative design and outflow to Jarvis Rd. was important; 9-26-16 review letter just details that can be worked out.
- drainage easements and swales agreed upon,
- final plat of lots specifically say what that drainage easement is for; they don't want people to fill it in and obstruct the flow of water.
- HOA will have that control ad put it on the final lots.

Mr. Bucceroni states the County road (Jarvis) is being repaved and asked the applicant to plan his cutting of the street accordingly.

PUBLIC PORTION:

Mr. Costa swears in Ms. Maria Thomas: lives in Sturbridge, she is worried about the animal life behind her house and asks if the animals will be "re-homed".

Mr. Mintz states their property isn't public woodlands and there is township property next door where the animals could move to naturally.

Ms. Thomas will miss the eagle and the deer if they leave, can the Humane Society be called to move them?

Mr. Raymond J. Camp: lives on Jarvis Rd, he is worried about displacing 16 acres of animals onto smaller property and being over run by them on his property.

Mr. Mintz states it wasn't public woodland. it was a junk yard.

Mr. Camp states it doesn't matter; all the animals will scatter onto their yards.

Mr. Bucceroni states that the animals are like water and will take the path of least resistance. He doesn't believe it will be worse the animals won't want to be in yards and will seek the open woods nearby.

Mr. Camp requests humane traps

**Mr. Treger is sitting in for Vice Chairman Simiriglia.

Open to Professionals:

No Additional Comments:

A motion to approve the above mentioned application was made by Mr. Bucceroni and seconded by Mr. Acevedo.

Roll Call:

Mr. Bucceroni Yes

Mrs. Chimento Yes

Mr. Rosati Yes

Mr. Acevedo Yes

Mr. Treger Yes

Chairman McMullin Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.