

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 26, 2016**

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

Roll Call:

Vice Chairman Simiriglia Present
Mr. Bucceroni Absent
Mr. Scarduzio Present
Mrs. Chimento Present
Mr. Rosati Present
Mr. Acevedo Absent
Mr. Treger Absent
Ms. Scully Absent
Chairman McMullin Absent

Chairman Simiriglia 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 28, 2016.

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

Roll Call:

Mrs. Chimento Yes
Mr. Rosati Yes

Minutes Approved

RESOLUTIONS FOR MEMORIALIZATION

#162047D #162051C

**Bimbo Bakeries, USA, LLC Matt Brandley
Bulk C/Use "D" Variance Bulk C Variance
Block: 13305/13307 Lot: 1-2-3;5 Block: 9203 Lot: 14**

#162054C #162001 BDCPMSFMS

**Reza P. Razauí Brahín Properties, Inc.
Bulk C Variance Bulk C Variance/Prel-Final Major Subdiv
Block: 17606 Lot: 3 Block: 16504 Lot: 10-11-12**

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

Roll Call:

**Mrs. Chiumento Yes
Mr. Rosati Yes**

Resolutions Approved.

APPLICATIONS FOR REVIEW

#162052C

**Edward Getley
Zoned: R3
Bulk C Variance
Block: 9302 Lot: 12
Location: 808 Wyngate Rd., Somerdale
2nd shed 10' x 20' x 11'5" w/approx. 5' setback**

Mr. Costa swears in Mr. Edward Getley.

Mr. Getley states he doesn't have a basement and they have accumulated a lot of things;
snow blower, lawn mower etc.... The 10' x 20' shed will be on crushed
stone replacing a 8' x 8' shed.

Mr. Lechner states Mr. Getley will need a construction permit and the shed may need
footings. Mr. Lechner explains the 45 day resolution to appeal.

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 Mrs. Chiumento.

Roll Call:

**Mr. Scarduzio Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Chairman Simiriglia Yes**

Application Approved.

#162056C

Jeffery Barachko

Zoned: R3

Bulk C Variance

Block: 11504 Lot: 15

Location: 104 Pine St., Blackwood

Rebuild structure & decking 33'5" x 15' w/12' F1; 13' F2 setbacks

Mr. Costa swears in Mr. Jeffrey Barachko.

Mr. Barachko states the porch is already there and I'm trying to repair it. He's keeping the same roof for flooring.

Mrs. Chiumento asks if the dimensions are exactly the same as on the plan.

Mr. Barachko states "Yes".

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 Mr. Scarduzio.

Roll Call:

**Mr. Scarduzio Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Chairman Simiriglia Yes**

Application Approved.

#162057C

Joseph & Rosemarie Tabasco

Zoned: SCR

Bulk C Variance

Block: 15821 Lot: 53

Location: 47 Shelly St., Sicklerville

Sunroom 9' x 12' x 24'; Deck 12' x 12' w/2' 33" Rear & 8' x 5" side setbacks

Mr. Costa swears in Mr. Joseph & Rosemarie Tabasco.

Mr. Tabasco states if he followed the ordinance he would have a 4' deck. The woods are behind him and he would like to surround the house w/ the deck along side the home.

Mr. Lechner states he has a letter from the building sub code official. A fire wall is necessary for the sunroom; which is understandably difficult to do as the room has glass walls. The official states he will have to vary the code for this application.

Mr. Mellett states make sure the run off is not on 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 Mrs. Chiumento and seconded by Mr. Scarduzio.

Roll Call:

Mr. Scarduzio Yes

Mrs. Chiumento Yes

Mr. Rosati Yes

Chairman Simiriglia Yes

Application Approved.

#162060C

Matthew Rosenhoover

Zoned: R3

Bulk C Variance

Block: 5802 Lot: 1

Location: 2 Linden Ave., Blackwood

6' wood fence w/8' F2 setback

Mr. Costa swears in Mr. Matthew Rosenhoover.

Mr. Rosenhoover states he has a corner property and the side of his home is not really the front. He has a variance for a 4' fence but would like a 6' fence now in the same spot for privacy from the corner. A lot of corner properties in his development have their fences the same way.

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 Mrs. Chiumento.

Roll Call:

**Mr. Scarduzio Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Chairman Simiriglia Yes**

Application Approved.

#162062C

Patricia Stergin

Zoned: R4

Bulk C Variance

Block: 1202 Lot: 1

Location: 1008 Central Ave., Glendora

18' x 12' x 9"10" wood/vinyl storage shed w/10' rear - 13' F2 setback; 6' to 4' vinyl fence w/11' F2, 6' to 4' fence has 1' setback to EOP2

Mr. Costa swears in Mr. Michael and Mrs. Patricia Stergin.

Mr. Stergin states the shed is 12' x 18'/216 sq. ft.. It will be used for storage because they have no garage. The shed (10' x 10') in the back now is "packed". They are trying to keep as much property in the backyard as possible and keep the shed inside the fence too (for security). The 4' fence will be across the front of the house on Central Ave./ corner lot 50' x 200'.

Mr. Mellett states he has reviewed the plan and there are no site implications/11th Ave. has a stop control.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

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

Roll Call:

**Mr. Scarduzio Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Chairman Simiriglia Yes**

Application Approved.

#162058DSPW

Mohinders Gas, LLC

Zoned: HC

Use "D" Variance/Site Plan Waiver

Block: 18404 Lot: 1 & 2.01

Location: 585 Berlin Cross Keys Rd.

Proposed use continues as a gas station converting garage bays to a Convenience Store & the addition of a Propane Refilling Station.

The above application has been postponed and re-advertisement is required.

#152032CDSPWMS

Bernie Wilson

Zoned: CR

Extension - Minor Site Plan

Block: 5403 Lot: 11

Location: 1414 Blackhorse Pike

Auto Repair & Towing

Mr. Wilson is not in attendance.

Mr. Lechner states he had postponed a court appearance for Mr. Wilson for 2 more weeks with the understanding he would be at this zoning meeting. The site plan has not been submitted.

A motion to DENY (extension) the above mentioned application was made by Mr. Rosati and seconded by Mrs. Chiumento.

Roll Call:

Mr. Scarduzio Yes to Deny

Mrs. Chiumento Yes to Deny

Mr. Rosati Yes to Deny

Chairman Simiriglia Yes to Deny

Extension Denied.

#092008CDPFSPa1

The Shoppes at Gloucester Township (Blackwood Plaza)

Zoned: NC

Alternate Plan- Final Major Site

Block: 13104 Lot: 3

Location: Rt. 168 @ Davistown Rd.

Expansion of shopping Center.

Mr. Costa swears in: Ted Wilkenson (PE) and Mr. Mark Greco (owner/applicant).

Mr. Pat McAndrew (Esq.) introduces the application with Mr. Wilkenson.

Mr. Wilkenson highlights the changes to the plan. The request is to complete an amendment to the original site plan. Another large supermarket is a possible so they want to expand the parking in front of the store. Remove the restaurant pad and add parking/113 parking stalls will be developed from the pad. They would like to see how the space will be utilized and come back to the board if the restaurant could be added back into the mall. Enlargement of the store is already in the previous application although it is a little larger than originally planned. Shopping Mart will be 37,000 sq. ft. with 113 parking stalls.

Mr. Mellett states there are 356 parking stalls when previously there were 347 parking stalls.

Mr. Wilkenson states the parking stalls will be 9' to 10 '.

Mr. Lechner questions the 330 parking stalls.

Mr. Wilkenson states there will be 350 parking stalls with 343 of them being in front of the supermarket. .

Mr. Mellett states that gives them 9 more parking stalls.

Mr. Lechner states the total of 374 parking stalls were required by ordinance and there are going to be 356 parking stalls; they are 18 stalls short.
Vice Chairman Simiriglia states there are 356 total parking stalls now and if the restaurant is added there will only be 321.
Mr. Wilkenson states they will need 67 parking stalls for the restaurant.
Mr. Lechner states they will have to come back if they want to add the restaurant back into the plan.
Mr. Greco agrees it is a "cleaner approach" to come back before the board if they decide to add the restaurant.
Mr. Mellett discusses miscellaneous items and the parking lot; it is confirmed the applicant will parking with striping and get rid of the bumper plans.
- put cart returns in standard width; handicap parking in the rear of Sam's bar.

Mr. Wilkenson states there are 3 stores on the side that will need the handicap parking but they will review and relocate if necessary.
Mr. Mellett discusses stop controls being added to be consistent on every corner in the parking lot; and the expansion of the loading dock.
Mr. Wilkenson states there will be 3 bays on the loading dock.
Mr. Mellett states the maneuvering of trucks will be reviewed and the trash enclosures adequacy will also be reviewed.
Mr. Wilkenson states there will be a trash compactor and a double wide trash enclosure.
Mr. Mellett states there is debris in the outlet structure of the basin; a trash rack is needed.
Mr. Wilkenson agrees with the trash rack.
Mr. Mellett recommends adding a section of sidewalk to the Black Horse Pike intersection.
Mr. Wilkenson states there is a historic drain system in the way of the sidewalk. The DOT may own it. It is buried in the grass; maybe the township can help us because it's in the right of way.
Mr. Mellett states all the corners need to have crosswalks.
Mr. Wilkenson states the piping system in the old inlet is just covered with plywood and it needs to be addressed. The sidewalk is no problem once the old inlet is addressed.
Mr. Mellett states Remington and Vernick is inspecting on the site during construction and they will help address the inlet issue.
Mr. Rosati asks how long the plywood has been there.
Mr. Wilkenson states maybe 20 years; he's not sure if it's state or township owned.

PUBLIC PORTION:

Mr. Charles Incarvite; 217 Davistown Rd.,
- Mr. Incarvite states he has a nice house and it's like living in a third world country. The weeds are awful on the lot and he's called the Mayor's office 4 times about the situation. The lot maintenance is terrible.
Mr. Wilkenson states the debris has been there for 6 months and he will personally make sure it is removed. The construction manager has been in North Jersey on another job and not doing is due diligence when it comes to this construction site.
Vice Chairman Simiriglia states the board will make the clean up of the lot a condition of approval.
Mr. Costa states they will have 30 days to clean up the construction site.
Mr. Wilkenson has no problems with the boards' conditions and will get the site cleaned up.

**A motion to approve the above mentioned application with the following conditions:
come back for restaurant approval 30 days to clean up the**

construction site was made by Mr. Scarduzio and seconded by Mrs. Chimento.

Roll Call:

**Mr. Scarduzio Yes
Mrs. Chimento Yes
Mr. Rosati Yes
Chairman Simiriglia Yes**

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.