

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, DECEMBER 14, 2016**

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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. Chiumento Present**  
**Mr. Rosati Present**  
**Mr. Acevedo Present**  
**Mr. Treger Present (late arrival 7:50)**  
**Ms. Scully Present**  
**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

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**MINUTES FOR ADOPTION**

**Minutes for Wednesday, November 9, 2016**

**A motion to approve the above mentioned minutes was made by Mr. Rosati and seconded by Ms. Scully.**

**Roll Call:**

**Vice Chairman Simiriglia Yes**  
**Mr. Rosati Yes**  
**Ms. Scully Yes**

**Minutes Approved.**

**Minutes for Wednesday November 23, 2016**

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

**Roll Call:**

**Vice Chairman Simiriglia Yes**  
**Mr. Scarduzio Yes**  
**Mr. Rosati Yes**

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#162070C #162067C**  
**Bruce & Faye Merritt Matthew Chester**  
**Bulk C Variance Bulk C Variance**  
**Block: 15814 Lot: 6 Block: 1704 Lot: 24**

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

**Roll Call:**

**Vice Chairman Simiriglia Yes**  
**Mr. Scarduzio Yes**  
**Mr. Rosati Yes**

**Resolutions Approved.**

**APPLICATIONS FOR REVIEW**

**#162076C**  
**NVR, Inc., d/b/a Ryan Homes**  
**Zoned: SCR-HC Overlay**  
**Bulk C Variance**  
**Block: 18504 Lots: 45, 46, 47, 48**  
**Location: 149, 147, 145, 143 Village Green La**  
**10' x 14' deck w/rear setbacks as follows: 17' (45), 17' (46), 13' (47), 14" (48)**

Mr. Costa swears in Jason McNee (PE), and Mr. Joe Mancini (Planner).  
Mr. Michael Floyd (Esq.) briefly explains the application: the applicant is asking to allow installation of rear decks that will be in line with all other decks.  
A1- plan 4 townhomes vs. neighboring townhomes  
A2- blow up of 4 townhomes

Mr. McNee: discusses the single family attached 108 units.  
- 50% have decks and this is the only building with setback issues,  
- Residents have been there for 1 year  
- They will be standard decks and the same as the others.

Mr. Mancini lists the variances for this 1 building:

17' for lot: 45, 17' for lot: 46, 17' for lot: 47 and 17' for lot 48 where 20' is required.

- There is an irregular lot line which causes the need for the variance,
- 10' x 14' raised deck,
- allow 17' setback vs. 20',
- precluding this amenity will make these units worth less,
- When you drive by you won't notice the variance,
- maintain aesthetics of the property,
- don't see any detriment to neighbors,
- Decks are the same size as everyone else's,
- maintain at least 13' from the property line.

Mr. Mellett states the Zoning Board did approve this application without the fences. So you won't see the distinction since its open space.

Mr. Lechner clarifies they are for 2nd level decks with Mr. Mancini.

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**

**Ms. Scully Yes**

**Chairman Simiriglia Yes**

**Application Approved.**

Mr. Treger arrives 7:50 pm.

**#152041PMSFMSa1DM**

**1840 P. Cheeseman Rd., LLC**

**Zoned: IN**

**Minor Subdiv. Prelim/Final Major Site Plan; Use "D" Variance**

**Block: 14003 Lot: 13**

**Location: 1840 Peter Cheeseman Rd., Blackwood**

**Residential Healthcare Facility/Drug & Alcohol Rehab Facility.**

Mr. Costa swears in: Mr. Wilkenson (Engineer)

Mr. Plackter (Esq.) discusses the previous site plan approval for the 125 bed facility with amenities; Phase I only.

Mr. Costa states the applicant is seeking preliminary approval only. For the record, there was a judge order to hear the Phase I site plan. The Zoning Board is not waving any future rights.

Mr. Mellett states no subdivision plan was ever submitted.

Mr. Plackter reviews the application for 1840 Peter Cheeseman Rd. 27.27 acres, IN Zone.

- The hospital (w/amenities) is a permitted use,

- Dr. DeShields had previously stated the need for the facility.
- Dr. Carese testified on the level of care of the facility,

Mr. Wilkenson discusses the site plan elements; Mr. Wilkenson agreed to all Mr. Mellett and Mr. Lechner's conditions. The parking required for the facility is 173 parking spaces and 190 parking spaces are proposed by the applicant.  
A6 (3/2016) - Site Plan - PHI w/1/2 parking lot (190 parking stalls).  
A12 (3/2016) - overall location map  
A11 - Outpatient Services Building - after initial 14 day treatment,  
- will meet all conditions proposed by the professionals.

Mr. Costa states excluding the residential component.  
Mr. Wilkenson states the outpatient services is separate from the hospital.  
Mr. Costa states at the final site plan; show without the 4 residential proponent.

Condition of Approval:

- agree with all professionals,
- remove storm water that includes residential townhomes.

Chairman Simiriglia states the professionals must be able to go by the print of the site plan.  
Mr. Lechner discusses the payment of preliminary final fees already processed. Twelve copies of the plans are needed. It is a 4 page application for final and the 12 copies.

Mr. Mellett suggests a condition: any approval of minor sub division.  
Mr. Treger asks if there is already an approval of a Preliminary site plan.  
Mr. Costa states "no" just the use not the site plan.

Open to Public:  
No Comments:

Open to Professionals:  
No Additional 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**  
**Mr. Treger Yes**  
**Ms. Scully Yes**  
**Chairman Simiriglia Yes**

**Application Approved**

**#162031DSPW**  
**Pat's Industry, LLC**  
**Zoned: CR**  
**Use "D" Variance, Site Plan Waiver**  
**Block: 6502 Lot: 2**  
**Location: 110 Black Horse Pike, Blackwood**  
**Impound Lot**

Mr. Costa swears in Mr. Robert Holton (owner), Ms. Candace Kanaplue (Planner), and Mr. Anthony DiRosa (surveyor/engineer).

Mr. Dennis Riley (Esq.) briefly introduces the application.

Mr. Holton discusses the containment unit and took pictures with vehicles in the other locations.

The containment units were specifically designed for this use; it holds any fluids that may leak from the vehicle. Only 4% of the vehicles are accident vehicles/leakage possible. The majority of the vehicles are hazards on the highway/left on the highway with a flat tire, etc....

Mr. Holton continues with an overview:

- 2012 purchase,
- Code enforcement,
- was a dumping ground,
- When he cleaned up the lot code enforcement was called,
- The town (Gloucester Township) wasn't really aware of this property until he started to clean it up.
- Video of the truck delivering cars with the maximum number of vehicles in the lot was shown to the board.
- The truck is able to maneuver with 8 to 10 cars in the lot at rush hour.

Mr. Holton shows the board on his I-Pad the video of the truck dropping the cars at the lot.

Mr. Riley states there will be 20 vehicles per month not at one time,

- The current signs aren't Mr. Holton's they belonged to the business next door,
- A sign will have to be erected for the police and fire departments,
- They did visit the police department and filled out the paper work specifically necessary for this property.

Mr. Lechner states banners are not permitted and the signs will have to meet the ordinance.

Mr. DiRosa (engineer).

A4- existing conditions w/wetlands line and storage of vehicles,

A5 - updated plan with parking concept,

- turning template (tow truck) will not encroach on the MUA,
- Panel shows 8 cars parallel to the Black Horse Pike while the video showed perpendicular parking,
- 60' from cars to the Black Horse Pike (gate),
- High point is top of the gravel and drains toward the Black Horse Pike,

\*revised existing conditions plan.

A6 - wetlands line; the tax map is not a good source. The line goes through the MUA lot and is closer to the stream. 1999/2001 survey 50' buffer is not close to the gravel lot.

Mr. Mellett:

- 1st exhibit was a truck coming off the Black Horse Pike and navigating with a vehicle.
  - The parking is for staging and not a shopping lot,
  - Reduced amount of storage (Max. 8),
  - Video showed more than exhibit,
  - Environmental constraints; must obtain additional wetlands line information,
  - Flood hazard zone regulated by the state.
- \*Approved w/note to applicant subject to state rules and regulations.  
\*Spillage and topographic is more substantial than we thought. But state regulations are still necessary to be followed.

Mr. Lechner waives the site plan and will comply with Mr. Lechner's report.

Ms. Kanaplue (planner):

- Bulk variances; minimum street frontage 89' with MUA parcel in front.
- Parking area C1 variance irregular shape of lot.
- CR zone; low customer activity/actually there is NO customer activity.
- Unusually shaped; like a "U",
- No impairment to the zoning plan of Gloucester Township,

- No plans to build on the property, just fencing and signage,
- MLUL purposes reviewed.

Mr. Lechner inquires if 8 will be the maximum vehicles on the property.

Mr. Holton states "yes".

Mr. Lechner states the south side of the property shows signs of a lot of disturbance by a bulldozer or caterpillar.

Mr. Holton states PSEG had machinery back there to start installing a light pole. He has removed a lot of junk from the property.

Mr. Lechner states there are probably wetlands back there and they may have been some encroachment.

Mr. Holton states the states that a lot of that junk was back there when he bought the property.

Some of that equipment is on the property behind his. The skid steer on his property is for PSEG.

The bulldozer is behind us and was on the property when he purchased it; it will be removed.

Mr. Lechner points out the skid steer on a photo and questions the location it is parked on.

Mr. Holton states where that skid steer is where the pole will be for PSEG.

Mr. Lechner states the only way that skid steer could get there is through the wetlands and he is worried about the amount of disturbance.

Mr. Holton states he cleaned tractor trailers full of garbage out of that lot and no one noticed all that.

Mr. Lechner states he isn't sure of the wetlands laws but you would need a special permit to remove the debris.

Chairman Simiriglia asks what is back there on the property.

Mr. Holton states the machine and a bin where concrete was located. He has kept his machine on his property.

Chairman Simiriglia asks Mr. Lechner if he wants more done to the property.

Mr. Lechner states he has observed something that is illegal and is above his expertise. He advises Mr. Holton to contact the DEP and make sure he doesn't do anything else he shouldn't.

Mr. Holton states he isn't going to leave debris on his property.

Mr. Lechner states whatever is not natural should be removed.

Chairman Simiriglia asks how much time Mr. Holton should get to clean the property up.

Mr. Holton states he can have it done in a week.

Mr. Costa suggests 120 days.

Mr. Holton states he is willing to meet Mr. Lechner on the property and tell him what to remove.

Mr. Lechner states an EPA permit may be needed and that is Mr. Holton's and his professional's responsibility to get.

Mr. Mellett states no further clearing should occur beyond the gravel (vegetation).

Mr. Lechner wants a Letter of Interpretation from the DEP and they will tell Mr. Holton exactly what he needs to do.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

**A motion to approve the above mentioned application with the following conditions:**

**cleaned up by 4/15/2017, no vegetation removed beyond gravel, Letter of Interpretation from DEP, site plan waiver, max. 8 vehicles, was made by Mr. Rosati and seconded by Mr. Scarduzio.**

**Roll Call:**

**Mr. Scarduzio Yes**  
**Mrs. Chiumento Yes**  
**Mr. Rosati Yes**  
**Mr. Treger Yes**  
**Ms. Scully Yes**  
**Chairman Simiriglia Yes**

**Application Approved**

**#162015CDM**

**88 Equities, LLC**

**Zoned: SCR**

**Minor Subdivision - Request for Extension**

**Block: 13203 Lot: 5.01**

**Location: 1532 Little Gloucester Rd., Clementon**

**Three (3) month extension of the minor subdivision approval.**

A brief review of the amended site plans was discussed and the previous approval of the application. A 90 day approval, amended site plan, extension of subdivision, new footprint of the building, each apartment has it's own entrance (no elevators), land dimensions engineering, apartment of overlay of approval, Final Site Plan.

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

**Roll Call:**

**Mr. Scarduzio Yes**  
**Mrs. Chiumento Yes**  
**Mr. Rosati Yes**  
**Mr. Treger Yes**  
**Ms. Scully Yes**  
**Chairman Simiriglia Yes**

**Extension Approved**

**A motion to Adjourn was made by Mr. Treger and seconded by Mrs. Chiumento.**

**Respectfully Submitted, Jean Gomez, Recording Secretary.**