

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 08, 2017**

Chairman McMullin 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 Absent
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

APPLICATIONS FOR REVIEW

#152005DCM
1743 Farmhouse, LLC
Zoned: R3
Use "D" Variance & Minor Subdivision
Block: 3306 Lots: 11 & 12
Location: 1010 E. Evesham Rd., Magnolia
Requesting an extension of the Minor Subdivision.

Ms. Farrell (Esq.) explains the extension for the applicant. The applicant had filed for a Platt and Deed but there were some errors in the description. The file for the deed needs more time because of the delay. The applicant would like to start building in the next 6 months. Mr. Lechner states there is usually a 90 day limit. 90 days to file a deed extension and minor site plan.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

A motion to approve the above mentioned application for a deed and minor site plan extension for 90 days was made by Mr. Scarduzio and seconded by Mr. Rosati.

**Roll Call: Vice Chairman Simiriglia Yes
Mr. Scarduzio Yes
Mr. Rosati Yes
Chairman McMullin Yes**

Extension Approve.

**#172007C
Bradley Trinkner
Zoned: R3
Bulk C Variance
Block: 9503 Lot: 16
Location: 440 Hampton La., Somerdale
Front Porch with Roof on Concrete slab 34'7" w/setbacks F 23'3" - S 9'6"**

Mr. Costa swears in Mr. Bradley Trinkner.
Mr. Trinkner states they can't conform to the ordinance, it is a new addition (new porch) and it will not be enclosed.

Open to the 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: Vice Chairman Simiriglia Yes
Mr. Scarduzio Yes
Mr. Rosati Yes
Chairman McMullin Yes**

Application Approved.

**#172009C
Jason Sailer
Bulk C Variance
Block: 18403 Lot: 8
Location: 16 Spring hollow dr.
16' x 36' in ground w/side & rear setback of 5' to concrete**

Mr. Costa swears in Mr. Sailer.

Mr. Sailer states they are installing an in ground pool but the septic and leech field encroach on the setbacks.

Mr. McMullin discusses the width of the sidewalk for the pool and how far the edge of the water will be from setbacks.

Open to the public:

No Comments:

Open to Professionals:

No Comments:

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

**Roll Call: Vice Chairman Simiriglia Yes
Mr. Scarduzio Yes
Mr. Rosati Yes
Chairman McMullin Yes**

Application Approved.

**#152041PMSFMSa1DM
1840 Peter Cheeseman Rd, LLC
Zoned: IN
Minor Subdiv; Final Major Site Plan
Block: 14003 Lot: 13 & 14
Location: 1840 Peter Cheeseman Rd., Blackwood
Residential Healthcare Facility/Drug & Alcohol Rehab Facility.**

Mr. Costa swears in Mr. Wilkenson (PE)

Mr. Plackter (Esq.) states they have removed all references to the extended treatment building.

Mr. Costa states the board heard this application in December according to a court order, but the board is not waiving any remedies available.

Mr. Wilkenson (PE):

A1 - site plan dated 2/21/2017

- Variance condition; no parking in the front of the building w/a 50' buffer in place.

- parking is still way above the ordinance minimums,

- WAIVERS:

1. Shade trees - the applicant would like to put the 38 shade trees where there are openings vs. in a straight line since there are many plants and trees pre-existing. Mr. Wilkenson would like Mr. Lechner to come to the site and help with placement of the shade trees. Since only 11.6 acres is being disturbed on the site (10%) the applicant requests installing 112 trees vs. 283 trees.

Mr. Lechner states the tree ordinance was really meant for vacant land to be reforested.

2. concrete curbing - curb front and the first 2/3rds for employee parking. Mr. Wilkenson states they don't want to pave the back because they wanted to use it for drainage and the same for the right side of the parking lot.

Vice Chairman Simiriglia asks if bumper strips will be installed where there are no curbs.

Mr. Wilkenson states "Yes".

Mr. Mellett discusses the auxiliary parking lot and water erosion.

Mr. Wilkenson states river rock will be 6" thick to slow the water erosion. All retention and detention ponds will be a 4 to 1 slope/swales will be 3 to 1 slope/basins will be 2 1/2' deep.

Mr. Wilkenson discusses truck circulation and emergency vehicles. They will use a 48' truck turn template for the Fire Marshal. 20' grading along the back / truck traffic / loading and unloading / being able to back a 40' truck into loading area. A review from Lighthouse (an operating property).

Mr. Mellett states since they have so much space the applicant should design a truck turn around vs. backing up a 40' truck.

Mr. Wilkenson clarifies by stating build a tractor trailer drive in and turn around.

Mr. Mellett "yes".

Mr. Wilkenson states it can be done and gave specifics.

Mr. Mellett states make sure the trash truck can do the same.

Mr. Lechner asks why the need 7 parking spaces in that area.

Mr. Wilkenson states they have 5 regular maintenance employees and they would like them to be able to park in that area.

Mr. Mellett's review letter:

Drainage:

- worried about sandstone in retention/detention ponds. The applicant will dig to the sandstone and will fill the pond with septic sand 10' wide; the second one will be 6' wide trench with Mr. Mellett on premises.

Mr. Mellett states the letter is 9 pages long with a lot of technical issues with such a large project. Mr. Mellett is confident it can be worked out as they nail down design and functions. Mr. Mellett suggests a demonstration of the fire truck access and maneuverability.

Mr. Wilkenson states there will be a placard on the side of the building for fire and signs that restrict access for emergency vehicles only.

Mr. Lechner requests adequate trash enclosures, he doesn't want dumpsters in parking spaces.

Mr. Wilkenson states it is a new facility and RCA will analyze the trash dumpster and recycle dumpster needs and make them bigger if necessary.

Mr. Lechner suggests the second enclosure be ghosted in the plan so it's already been considered and they don't have to come back to the board again.

Mr. Mellett asks the status of other approvals.

Mr. Wilkenson states the Flood hazard verification for Holly Run Stream with a 50' buffer is being reviewed and he will be walking it tomorrow. The new LOA for the entire site with 150' buffer. The DEP issue, new LOA and flood hazard vehicle verification will be available in 2 weeks.

Mr. Mellett states they can tweak those designs to stay out of those buffers.

Mr. Wilkenson states they are writing the permit/sewer conservation permit.

Mr. Wilkenson discusses the minor subdivision line (lot line adjustment) for the auxiliary parking.

Open to the public:

No Comments:

Open to Professionals:

No Comments:

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

Roll Call: Vice Chairman Simiriglia Yes

Mr. Scarduzio Yes

Mr. Rosati Yes

Chairman McMullin Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.