

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, APRIL 12, 2017

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 Present	
Mr. Treger Absent	
Ms. Scully Absent	
Mr. Rich Rosetti Present	
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

Mr. Costa swears in Mr. Rosetti as a new zoning board member.

APPLICATIONS FOR REVIEW

#172015C
Shoba Simon
Zoned: R3
Bulk C Variance
Block: 17102 Lot: 85
Location: 6 Felicia Ct., Sicklerville
Deck 20' x 12' w/setback; 10' x 10' Pergola w/setback

Mr. Costa swears in Ms. Shoba Simon.

Ms. Shoba Simon states the yard is small and the lot is irregularly shaped.

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 Mrs. Chiumento.

Roll Call:

Vice Chairman Simiriglia Yes
Mr. Bucceroni Yes
Mr. Scarduzio Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Mr. Acevedo Yes
Mr. Rich Rosetti Yes
Chairman McMullin Yes

Application Approved.

#172014C
Frederic Robinson
Zoned: R3
Bulk C Variance
Block: 17102 Lot: 12
Location: 6 Windy Way, Blackwood
Constructing 6' vinyl fence with 0' setback

Mr. Costa swears in Mr. Fred Robinson.
Mr. Robinson states they are replacing a fence and the new one will be put in the same spot.
Mr. Mellett states there are no site implications.

Open to the 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 Mr. Rosati.

Roll Call:

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

**Mr. Acevedo Yes
Mr. Rich Rosetti Yes
Chairman McMullin Yes**

Application Approved.

**#152032CDSPWMS
Bernie Wilson
Zoned: CR
RE-AFFIRMATION
Block: 5403 Lot: 11
Location: 1414 Black Horse Pike, Blackwood
Re-Affirmation - Auto Repair & Towing**

Mr. Costa swears in Mr. Bernie Wilson and Mr. Addison Bradley.

Mr. Bradley states that Mr. Lechner and the attorney requested re-affirmation. The reason was that the time had expired and the zoning board has denied a portion of the application; thus the approval was withdrawn.

Mr. Costa states he didn't appear before the board when requested therefore the approval was withdrawn.

Mr. Bradley states the paving wasn't done but the township engineer needed to inspect the property first.

Mr.. Lechner states the applicant has to follow proper procedures and the township engineer will inspect the property.

Mr. Costa states there is a time line needed.

Mr. Wilson requests 1 year because the paving is going to cost him 16,000 dollars.

Vice Chairman Simiriglia suggests there must be a more reasonable time that is less than one year.

Chairman McMullin suggests the paving be done by the end of August.

Mr. Mellett states October is about the end of paving season.

Mr. Costa states all the conditions from 8/15 must be complied with.

Mr. Wilson states the curbing/paving/and the painting of the building.

Mr. Rosati asks if Mr. Wilson would be able to get the parking lot paved by October.

Mr. Wilson states he will try his best.

Mr. Costa states the extension for the paving is 10/31/2017.

Mr. Wilson asks when he can open for business.

Mr. Lecher states Mr. Bradley is here on your behalf, you can use the property.

Mr. Rosati states "go ahead and open and make money" to pay for the paving.

Open to the public:

No Comments:

Open to Professionals:

No additional Comments:

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

Roll Call:

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

Mr. Acevedo Yes
Mr. Rich Rosetti Yes
Chairman McMullin Yes

Application Approved.

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

Mr. Costa swears in Mr. Norm Rogers (PE), Mr. Jerry Blackman (architect), Mr. Steve Cray & Ms. Denise Harker (owners).
Ms. Carle Farro (ESQ.) explains the owners now have proper funding to go forward with construction of the project and are requesting a 1 year extension for the wetlands approval (wetlands process).
Mr. Costa states the applicant is looking for April 30, 2018 as the extension date.

PUBLIC PORTION:

Mr. Sean Turley starts to question the applicant and board about grading behind the property.
Mr. Costa explains this is for the extension of the Use Variance and they haven't gotten to the site plan yet.
Mr. Turley sits and waits for the next portion of the application.

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

Roll Call:

Vice Chairman Simiriglia Yes
Mr. Bucceroni Yes
Mr. Scarduzio Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Mr. Acevedo Yes
Mr. Rich Rosetti Yes
Chairman McMullin Yes

Application Approved.

#152005DCMPFMS
1743 Farmhouse, LLC
Zoned: R3
Prelim/Final Major Site Plan
Block: 3306 Lots: 11 & 12
Location: 1010 E. Evesham Rd., Magnolia
Expansion of existing house to a 14,526 sq. ft. catering/wedding facility. Owner to remain in the existing house until construction of future house on Lot 11.

Mr. Rogers (PE) begins the application with the discussion of the previous approval (5/8/2015); grading, frontage, and acreage. Currently the barn is 10' from the property line with the added addition a variance is requested in the side yard setback for 25' where 30' is required. The facility as an existing home and additions in total square footage is discussed. The maximum seating for any event will be capped at 250 with 30 employees. Parking will be sufficient at 99 spaces; 5 being handicapped; with one common driveway off Evesham Rd. with curbing and sidewalk along Evesham.

There will be 2 areas for parking in the front of the barn; a request for historic looking parking with no curbing is requested; all other areas will be asphalt. There will be a drop off area in front of the barn.

The loading area will have a 6' fence and gate so you won't be able to see the loading dock and it will hide the trash bins.

The storm water management basin: the run off will be less after construction and will discharge into the stream in back. There will be public water and sewer along with letters from both utilities.

Lighting: acorn lighting near the drop off zone by the barn and rear shielded box lighting in other areas.

West and East will have 25' buffers; requesting relief between the commercial and residential lots since the owners will be living there.

The east and west buffers will have 6' board on board fence from front to rear of the property.

Landscaping: existing landscaping and proposed landscaping along with screening trees (Leyland cypress) which have already been planted at a 4' height; they grown about 12" to 16" per year plus additional shade trees.

Signage: 2 monument signs at the entrance, 3' from the property line, 45' sq. ft. total for the sign/monument wall.

Mr. Lechner has no objection to the proposed signs/4' curved wall.

Mr. Mellett discusses landscaping: the landscaping has a mitigating effect. It should be tied into a performance/maintenance bond to make sure plants are replaced if some die.

Mr. Rogers states they will tie the landscaping into the performance bond.

Mr. Lechner states add a note that states that trees will be replaced at the discretion of the township planner.

Mr. Rogers continues with Mr. Mellett's review letter:

Over flow parking, is discussed and Mr. Roger's states the facility should meet the facilities parking needs.

Mr. Mellett states in the zoning schedule there are no specifics for wedding facilities/therefore some accommodations should be made just in case.

Mr. Rogers states the have 400' frontage on Evesham Rd. which could accommodate 15 cars.

Mr. Mellett reaffirms with Mr. Rogers that the total of the facility will be 250 guests that there won't be 2 operations going on at the same time where they may go over that total.

Ms. Harker states the 2 areas will be used at separate times and site capacity will not exceed 250 guests (9 am to 12:30 am). Loading is done before the event during the set up. The trash pick up can be specified to certain times of the day and it can be removed after the event.

Mr. Mellett states the trash should be removed during the day.

Mr. Rogers the loading area will accommodate a WB50 truck/box style/30' truck deliveries. The pattern for the 100' fire truck is also provided.

- Mr. Rogers is requesting relief from the curbing in the loading area (10') to make unloading easier; the 12' wide ordinance request relief to 10' wide because they will have smaller trucks delivering.

Mr. Mellett has objections to this relief.

-Mr. Roger is also requesting relief for the sidewalk that would lead from Evesham Rd. to the facility as there will be a paved drive to use. They are trying to preserve specific tress and the sidewalk would make that very difficult.

Mr. Mellett states the property does have gigantic specimen trees and doesn't have a problem with the requested relief.

- Mr. Rogers is requesting relief in the separation of ground water; relief requested from a 3 to 1 slope to 2 1/2 to 1 slope.

Mr. Mellett states the private basin will conform to state rules.

- Mr. Rogers requests storm water relief from drain time to 72 hours vs. the township drain time being 18 hours.

Mr. Mellett states this waiver has been granted previously and it should be no problem.

Mr. Mellett states Mr. Rogers should look at the low flow orifice to limit water going back into the ground.

Mr. Rogers agrees with the above statement.

Mr. Mellett and Mr. Rogers discuss landscaping, early plantings and anything additional that could be done. The southern end of the property is using an existing buffer and whether the trees are deciduous or conifer. Both type of trees are in the buffer and the wedding tree in the back which is probably 100 yrs. old.

Mr. Lechner states the wedding tree is probably more like 250 yrs. old.

Mr. Mellett suggests adding more landscaping by the loading a trash area.

Mr. Rogers agrees with the added landscaping, they will also add underground irrigation and dim the lighting 1 hour after a function is over.

Mr. Mellett states the DEP approval needed and copies provided and more clarification of outside activities.

Ms. Harker states outside will be for ceremonies, pictures, cocktails...no music for dancing.

Vice Chairman Simiriglia discusses the new township ordinance that prohibits outside music.

Mr. Lechner discusses staggering the shade trees in the front of the property with Mr. Rogers, counting the birch trees into the total. Closed trash will be provided; the overhead electric for the 4/1 lot that is being used for the cottage was discussed.

- Mr. Rogers requests a waiver with the existing overhead electric to the new residence.

Mrs. Chiumento requests clarification on the sidewalks being installed.

Mr. Blackman (architect):

A2 elevations

A3 proposed rendering

The existing 1750's saltbox frame: deck will be removed, stucco removed, repair roof, and the building will serve as the office/floral studio/and food sampling area.

In the new addition : they are trying to keep in the same architecture and design. The addition will hold the banquet hall, kitchen (prep) for a caterer, wash facilities, storage, cocktail space (2nd bar), smaller gathering spaces, and 2nd floor for bridal party to gather. The trash enclosure will blend and the rear porch will be for guests to gather and the existing barn will be the chapel. Outdoor wedding ceremonies will be the wedding tree.

Mr. Blackman continues: the exterior materials, windows will be similar, but larger siding on the new addition, fireplace will be purely decorative with a false chimney. A wood frame with single story /basement with Bilco doors under the kitchen along with fire suppression and alarm system.

Mr. Mellett asks if the owners will be in residence during construction.

Mr. Blackman states "yes".

Mr. Mellett discusses the floral studio with Mr. Blackman.

Ms. Harker owns her own floral shop and will be designing for this venue only/no retail outside the venue.

PUBLIC PORTION:

Mr. and Mrs. Turley:

The Turley's live on the west side and want to discuss the 25' buffer and 6' hill that goes downward towards their home.

Mr. Rogers states the parking areas water will go into the basin and creek. The water that goes towards their home will actually be less/reduced from what it is currently.

Mr. Turley asks where the water from the trench by the trash enclosure will go.

Mr. Rogers states the piping system collects that and there will be significantly less water that will flow towards their property.

Mr. Turley state he is on the low point of the road and there have been flooding problems.

Mr. Rogers re-iterates there will be much less water going towards their home now.

Mr. Turley asks who will take care of the buffer/garbage pick up.

Mr. Rogers explains the maintenance bond for 2 years and then it will be the applicants' responsibility and they would want it to look attractive.

Mrs. Turley questions the second basin and Mr. Rogers explains.

Mr. Turley questions the over flow parking and how there is no shoulder on Evesham and one should be created.

Mr. Rogers states parking is allowed on Evesham Rd., but they have an application in with the county and will abide by what the county tells them to do.

Mr. Turley discusses events ending time at 11pm now it's 12:30am? How long will people be hanging around the parking lot.

Mr. Costa states the closing time is 11pm according to the previous application.

Mr. Mellett adds: in the grading/draining area by the trash enclosure to extend the curb to the 1st trash enclosure.

Mr. Rogers states that's no problem.

A motion to approve the above mentioned with the following: variance, barn side yard 25', relief for: commercial and residential lots, some curbing in loading area & 10' wide drive, no sidewalk from Evesham Rd. to facility, 2 1/2 slide slope for basin, storm water drain time 72 hours, add landscaping to performance bond, waiver for overhead electric, was made by Mr. Bucceroni and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia Yes

Mr. Bucceroni Yes

Mr. Scarduzio Yes

Mrs. Chiumento Yes

Mr. Rosati Yes

Mr. Acevedo Yes

Mr. Rich Rosetti Yes

Chairman McMullin Yes

Application Approved.

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mr. Rosati.

Respectfully Submitted, Jean Gomez, Recording Secretary.