

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 22, 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 Absent
Mr. Treger Present (7:35pm arrival)
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 Wednesday February 22, 2017.

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

Roll Call:

Vice Chairman Simiriglia Yes
Mr. Bucceroni Yes
Mr. Scarduzio Yes
Mr. Rosati Yes
Chairman McMullin Yes

Minutes Approved.

Zoning Board Minutes Wednesday March 8, 2017.

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

Chairman McMullin Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

Gloucester Auto, L.L.C Block: 13504 Lots: 24,25,&27
Zoned: R3 Location: 1450 Erial Rd., Blackwood

#12201DSPW Landscaping Plan
The Villas of Broadacres (Parke Bank) Block: 13306 Lots: 1,2,3,4,5

A motion to approve the above mentioned resolutions (2/22/2017) was made by Mr. Scarduzio and seconded by Vice Chairman Simiriglia.

Roll Call:

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

Resolutions Approved.

March 8, 2017 Resolutions:

#152005DCM #172007C
1743 Farmhouse, LLC Bradley Trinkner
Extension Use "D" Variance & Minor Subdivision Bulk C Variance
Block: 3305 Lots: 11 & 12 Block: 9503 Lot: 16

#172009C #152041PMSFMSa1DM
Jason Sailer 1840 P. Cheeseman Rd.
Bulk C Variance Minor Subdiv; Final Major Site Plan
Block: 18403 Lot: 8 Block: 14003 Lot: 13 & 14

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

Roll Call:

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

Resolutions Approved.

#172010C
Sarah DiBartolo-Hurley
Zoned: R3
Bulk C Variance
Block: 13002 Lot: 8
Location: 412 E. Central Ave., Blackwood
16 1/2" x 13'.10" L shaped storage room w/side setbacks 6.68'

Mr. Costa swears Ms. DiBartolo-Hurley.

Ms. Hurley explained the 6.68' concrete slab is existing, it was part of an enclosed porch. The applicant would like to put the walls back up. The foundation was already there along with the roof.

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 Mrs. Chiumento.

Roll Call:

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

Application Approved.

#1720011C

Erial Community Church

Zoned: IN

Bulk C Variance

Block: 16301 Lot; 19

Location: 1725 New Brooklyn Rd., Erial

Add 3' x 6' LED sign to existing sign

Mr. Costa swears in Mr. DelDucco (Esq.) and Mr. Martin Freund (church elder).

Mr. DelDucco explains the specifics of the new sign; a reader board, 18 sq. ft.; it will not "twinkle", "flash" or be animated, it will only scroll.

Mr. Freund states the school advertises for sign up and church activities. It will be added to the existing sign and the information on it will be more accurate. The sign will only scroll church and school events.

Mr. Bucceroni asks Mr. Freund if township emergencies (police) will be allowed to be posted on the sign.

Mr. Freund states "yes".

Open to the 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. Bucceroni.

Roll Call:

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

Application Approved.

5 minute break:

Roll Call:

Vice Chairman Simiriglia Present
Mr. Bucceroni Present
Mr. Scarduzio Present
Mrs. Chiumento Present
Mr. Rosati Present
Mr. Treger Present
Chairman McMullin Present
Mr. Costa Present
Mr. Mellett Present
Mr. Lechner Present

Mr. Treger is now present to hear the next application.

#172012CDMPMSFMS

Group Four Properties, LLS

Zoned: HC

Bulk C/Use "D" Variance; Minor Subdivision

Prelim/Final Major Site Plan

Block: 20303 Lot: 4

Location: 1409 Blackwood - Clementon Rd., Clementon

Subdivide 1 2.32 acre tract & construct a 5166 sq. ft. Royal Farms w/16 motor fuel dispenser Proposed cross-access w/the existing Commerce Square Center.

Mr. Costa swears in: Ms. Tiffany CuvIELLO (planner), Mr. McMann (Royal Farms rep.), Mr. Petit (PE), Mr. Mike Vargo (PLS), Mr. Aiello (Traffic Engineer).

Mr. DeIDuca (Esq.): explains the application:

A1 - aerial view: lot 4 with Superfresh demolished.

A2 - colored rendering of site plan 2/21/2017

- divide the lot for a 5166 sq. ft. store with gas pumps,
- 65 parking spaces,
- main entrances in front and back with parking all around the building,
- long parking slots in rear,
- additional curb cut with a right in; right out only drive added; with a pork chop pushed to the east to help prevent left turns.

- county approval at the end of April,

Application asking for the following:

- Final Site Approval,
- Prelim Site Plan
- Minor Subdivision
- variances
- conditional use variance.

D3 - conditional Use Variance:

1. allowed gas dispensers 4 need 8
 2. 3200 sq. ft. store unless you have 3 acres (2.32 acres)
 3. 8 pumps allowed with 3 acres.
- could move the subdivision line and include the driveway,
 - variance for impervious coverage for 78.3% where the ordinance allows 75% ,
 - signage variances
 - don't need a loading area,
 - written description of operations,
 - irrigation, will consider adding, but Royal Farms uses low water plants and they will be placed between the parking lot and Blackwood Clementon Rd.

Mr. McMann (Royal Farms Rep.) Operations:

- convenience w/ gas based out of Baltimore, MD,
- typical convenience store products/fried chicken and sandwiches,
- have indoor and outdoor seating, trying to blend fast food with casual dining, the chicken is "world famous".
- 24 hour operation,
- loading area; largest truck is the tractor trailer that delivers fuel the rest are box truck deliveries,
- fuel trucks will deliver 2 to 3 times a week w/off peak deliveries,
- 8 to 10 employees at a time with 30 to 40 in total,
- diesel for SUV's ; NO high flow diesel,
- trash will be picked up 2 to 4 times a week,
- signage is a typical Royal Farms package,

Mr. Costa asks if the fuel deliveries would be during peak hours.

Mr. McMann states they would be after lunch, before or after dinner and not after 10 pm,

Mr. Mellett states the box truck deliveries are a concern because where will it park with no loading zone.

Mr. McMann states during standard operations the box trucks typically deliver and unload at the rear entrance, they see this as a more efficient use of parking space.

Mr. Petit (PE):

- minor subdivision and discussions of the overall lot,
- right in/ right out drive aisle,
- 5166 sq.ft. building,
- 4 pump islands,
- 26 spaces needed and they have 65 spaces,
- 256 spaces needed and they have 263 spaces,
- remainder of lot 4 will have store,
- reducing impervious coverage on Royal Farms lot 1/3 of an acre with storm water management,
- lot 4 impervious coverage improved from 78.9% to 78.3%,
- water and sewer will connect in the back of the site,
- NW corner will be the site of the block trash enclosure (with brick veneer),
- substantial landscaping package,

Mr. DeDuca:

- owners of the farm to the west want us to plant evergreens and Royal Farms will add to the western boundary line (will submit a revised plan).

Mr. Petit:

- lighting will be 19' LED's throughout the site,
- lighting survey on existing lighting to be done,
- A3 - rendering of typical Royal Farms,
- variance : parking setback - 4'.2" where 10' is required, because of where they drew the subdivision/property line.

Mr. Lechner states the compliance with parking spaces need to be shown.

Mr. Petit states the parking spaces in front will count but that will be no problem.

Mr. Lechner and Mr. Petit discuss the easement between the 2 lots; cross parking; shared utilities reciprocal easement and sidewalks under the canopy.

Mr. Mellett and Mr. Petit discussed the number of oversized spaces; improvement of the main driveway; repairs to the driveway; storm water quantitative analysis; drainage patterns; containment of fuel spills under the canopy along with training the employees what to do in case of a spill.

Mr. Mellett and Mr. Petit discuss the striping of the site; length of vehicles that are unloading and the safety of unloading in the rear of the store; drive aisles 45' wide and maneuverability around vehicles.

Mr. Aiello (Traffic Engineer): Discusses the following:

- traffic analysis and the investigation of site,
 - east and west roadway with signal,
 - right in and right out access,
 - westbound 3 lanes with right only on Blackwood-Clementon Rd.
 - trip analysis- there will be less traffic then a supermarket in peak hours and Saturdays, but slightly higher in the morning,
 - no significant impact to the traffic signal,
 - mostly "pass by trips".
- County changes requested:

- primary concern design of the right in/right out drive lane and suggested pork chop with an island to prevent left turns,

- comply with ADA sidewalk frontage,

- distance between the right in/right out lane and the traffic light,

- will provide striping to convert acceleration lane to deceleration lane.

Mr. Lechner states the police department requests: stop sign at exit, no left turn sign and request Title 39 enforcement.

Mr. DeDuca agrees to the above mentioned requests and states they will be added to the plan.

Mr. Mellett state the right in/right out driveway is a concern.

Mr. Aiello states the right in/right out drive allows direct access to parking along with gas pumps in front of the lot; it is a very efficient pass by maneuver; it helps distribute traffic away from the signal.

Mr. Mellett discusses the right out and safety of that merge.

Mr. Aiello states the deceleration lane improved will extend the island to channel all the way to the travel lane. County wants us to investigate moving the driveway to the east.

Mr. Mellett discusses wider radius with concerns to the acceleration lane and R.O.W acquisition.

Mr. Aiello states the challenge is the grade.

A4 - signs and color

Ms. Cuviallo (planner):

- analysis of variances,

- seating on inside with table outside,

Variances:

1. D3 - 2.32 acres not 3 acres, site plan can function appropriately, they could adjust the lot line to 3 acres if not for the financial complication. The overall shopping center is over 10 acres. The pad sight functions appropriately with 10% less impervious coverage.

C2 variance:

- Well sign: numbers of signs; sign is duplicated on rear building, front 125 sq. ft., rear 5 sq. ft.: Canopy sign has Royal Farms name on it, under fuel dispensers for the gas station is all part of the Royal Farm branding. Directional signage on internal access lanes.

-Free standing signs; 162 sq. ft. display fuel prices; 50 sq. ft. Royal Farms signs; 28 sq. ft. sign that is part of the pricing sign which is not inconsistent with other signage in town. 25' high sign with no skirting on sign but will provide landscaping.

- benefits to general welfare with detriment to others on roadway,

- positive re-investment into the community,

- no substantial detriment to the corridor only a positive.

Mr. Lechner states he has no objection to the directional signs: variance required change copy ordinance.

Mr. Mellett recommends irrigation at least in the frontage.

Mr. Lechner states there is a lot of lawn.

Mr. DeDuca states he will leave it up to the board. (no waiver).

PUBLIC PORTION:

Mr. Lark Paoli : west of Royal Farm Site:

- questions the 24 hour operation and where the run off in the north west corner will be going. The trees they plant have to be high enough the horses don't see the car lights/business lights.

Mr. DeDuca states they are willing to walk the site and fill in the holes with evergreen trees.

Mr. Paoli asks them to plant taller trees.

Mr. Lechner asks if the horses are out at night.

Mr. Paoli states "yes in every field".

Mr. Bucceroni states the applicant should be able to direct the lights away from the farm.

Mr. DeDuca states the signs are back shielded; lights are illuminated and no brighter than any other sign.

Mr. Paoli asks about run off.

Mr. Petit state there will be no run off from the parking lot onto the farm.

Vice Chairman states the run off will be the same as before.

Mr. Paoli asks if there will be any outside music or speakers.

Mr. DeDuca states there will be low level music under the canopy.

Mr. McMullin suggests turning the music off at 10pm.

Mr. DeDuca states you shouldn't be able to hear the music at the farm.

Mr. Costa states at night you may be able to hear the music.

Mr. Petit states the music will not be heard over Blackwood Clementon Rd. traffic/road noise.

Mr. Mellett wants Mr. Pettit's office to scale back where the illumination hits the farm.
Mr. Lechner saw the foot candle report and didn't see any overage.
Mr. Mellett discusses the foot candle report/the offices will work it out together.
Mr. Lechner asks Mr. Paoli is there are any horses in the 300 ft. easement.
Mr. Paoli states the horses are next to the easement; there is about 300 ft. between the fence and property.
Mr. Lechner states there is no illumination 40' from the property line according to Mr. Pettit's report.

Ms. Kelly Paoli states the previous trees planted by Super Fresh died due to combination of the hill/run off and lack of water.

Mr. Lechner states the trees will have 2 years and they usually survive if they last that long.

Mr. Mellett states they could irrigate to help the trees.

Mr. DeIDuca requests not to enforce the irrigation.

Vice Chairman Simiriglia state that area is a steep slope and the water does drain away from the roots.

Mr. DeIDuca believes where the trees are is more important; if they die they will be replaced.

Vice Chairman Simiriglia states if the trees die in 1 1/2 years, you replace them but the bond is only good for 2 years, what will happen if those last trees die too.

Mr. DeIDuca and the applicant eventually agree to irrigate the trees.

A motion to approve the above mentioned application with the following conditions: agree to Mr. Lechner's and Mr. Mellett's letters, agree to written response to gas spills, " no left turn" sign & agreement to title 39 and stop sign, lights away from neighbors (to be worked out w/professionals), no music to reach neighbors' property, agreed to walk the property and irrigate: was made by Mr. Treger and seconded by Mr. Scarduzio.

Roll Call:

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

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.