

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT WEDNESDAY, JANUARY 08, 2014

Mr. McMullin called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

Vice Chairman Simiriglia	Absent
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosafi	Present
Mr. Acevedo	Present
Mr. Treger	Present
Ms. Scully	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

REORGANIZATION

A motion to elect Mr. McMullin as Zoning Board of Adjustment Chairman was made by Mr. Bucceroni and seconded by Mr. Rosafi.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Mr. McMullin	Yes

Motion Approved.

A motion to elect Frank Simiriglia as Vice Chairman of The Zoning Board of Adjustment was made by Mr. Treger and seconded by Mrs. Chiumento.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Motion Approved.

A motion to elect Ken Lechner as Secretary of The Zoning Board of Adjustment was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Motion Approved.

A motion to elect Mrs. Gomez as the recording secretary of the Zoning Board of Adjustment was made by Mrs. Chiumento and seconded by Mr. Rosafi.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Motion Approved.

A motion to elect Mr. Anthony Costa as Solicitor of the Zoning Board of Adjustment was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Motion Approved.

A motion to elect Churchill Engineering (Mr. James Mellett) as engineering firm for The Zoning Board of Adjustment was made by Mr. Treger and seconded by Mr. Scarduzio.

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Motion Approved.

A motion to choose meeting dates (every 2nd and 4th **Wednesday**), w/1 meeting in May, November & December, for the Zoning Board of Adjustment was made by Mrs. Chiumento and seconded by Mr. Scarduzio.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Motion Approved.

A motion to approve The Courier Post and The Record Breeze as advertising newspapers was made by Mr. Rosati and seconded by Mr. Scarduzio.

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Motion Approved.

A motion to approve the agenda procedures was made by Mr. Scarduzio and seconded by Mr. Rosati.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Motion Approved.

MINUTES FOR ADOPTION

Zoning Board Minutes for Thursday December 12 2013.

Motion to approve the above-mentioned minutes was made by Mr. Bucceroni and seconded by Mr. Acevedo.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes

Minutes Approved.

Zoning Board Minutes for Monday December 16, 2013.

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

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#132037CC
Joseph Bottino
Bulk C Variance
Block: 18902 Lot: 21

#132043C
William Natoli
Bulk C Variance
Block: 17405 Lot: 79

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

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#132042C
Gregory & Darlene Ribbaudo
Zoned: R3
Bulk C Variance
Block: 10705 Lot: 21
Location: 22 Deborah Pl., Blackwood
Existing driveways closet point 1" side setback

Mr. Costa swears in Gregory and Darlene Ribbaudo.

Mr. Ribbaudo and Mrs. Ribbaudo state the driveway has been in existence for 15 years (1997). A complaint brought them to the zoning board. Mr. Ribbaudo explains his neighbor had told him that his water was causing issues with his home. Mr. Ribbaudo moved the gutter that was running down the side of his home towards his neighbors'. Mr. Ribbaudo extended the gutter farther down his driveway so it would drain towards the street. Mr. and Mrs. Ribbaudo are not the original owners of the home and there are no permits for the driveway.

Mr. Treger asks Mr. Ribbaudo how long the strip is that is 1ft. from the property line. Mr. Ribbaudo states the strip is at the end of the driveway, it isn't the length of the driveway.

PUBLIC PORTION:

Mr. Costa swears in Mr. Kevin Bryant.

Mr. Bryant states there have been 4 additions to the home since the current owners took the home over. He has a lot of water problems from the water runoff. He has fish bowls in his cellar window wells. His basement has cracks and rivers run through his yard when it rains. He feels the neighbor's driveway is destroying his property.

Mr. Bucceroni asks Mr. Bryant how long he has lived in his current home.

Mr. Bryant states 20 years, but the last 3 years have been worse and he has 2 new foundation cracks.

Mr. Scarduzio asks Mr. Bryant if it's all the water draining off the driveway.

Mr. Bryant states yes it is, the water pours into a certain spot.

Mr. Mellett asks how far the driveway is off the property line.

Mr. Bryant states between 4 or 5 feet off the property line.

Mr. Treger asks Mr. Bryant if this one portion of driveway that is encroaching 1 ft. will make any difference.

Mr. Bryant states NO, it's not the whole problem.

Mr. Rosati suggests a concrete barrier along the whole driveway.

Mr. Mellett states the wall would have to be pitched towards the street.

Mr. Bryant states it doesn't have to be their whole driveway.

Mr. Bucceroni states the wall could become a tripping hazard and suggests an electric sump pump and sump pit. Even if the sump pump is plugged in only during storms.

Mr. Bryant stated he'd be happy if it worked.

Mr. Mellett states either option curb/sump pump is possible, but the curb would have to be 18" high to not become a tripping hazard.

Mr. Costa suggests tabling this application until the 2 property owners are satisfied with one option or the other (sump vs. curb).

Mr. Costa explains that the board can only grant or not grant the variance for the driveway (cut 2 foot off the driveway).

Mr. Costa states the board will table this application until the February 12, 2014 zoning board of adjustment meeting. Then the agreed upon solution will have to be finished within 60 days of that meeting (2/12/2014).

Mr. Mellett states the 2 parties should make sure if they pick the curb option that it doesn't create a new problem.

A motion to table the above mentioned application was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Motion Approved. (application tabled until 2/12/2014)

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

Respectfully Submitted, Jean Gomez, Recording Secretary.