

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY,  
February 24, 2011**

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Chairman Richards called the meeting to order. Mr. Lechner read the commencement statement.

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Present</b>
	<b>Mr. Fuscellaro</b>	<b>Present</b>
	<b>Mr. Bucceroni</b>	<b>Present</b>
	<b>Mr. Domiano</b>	<b>Present</b>
	<b>Mr. Gunn</b>	<b>Present</b>
	<b>Mr. McMullin</b>	<b>Present</b>
	<b>Mr. Acevedo</b>	<b>Present</b>
	<b>Mr. Mellace</b>	<b>Present</b>
	<b>Mrs. Chiumento</b>	<b>Absent</b>
	<b>Mrs. Giusti</b>	<b>Present</b>
	<b>Chairman Richards</b>	<b>Present</b>

**Chairman Richards had the professionals sworn in:**  
**Also Present: Mr. Anthony Costa, Zoning Board Solicitor**  
**Mr. James Mellett PE, Churchill Engineering**  
**Mr. Ken Lechner, Township Planner**

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**MINUTES FOR ADOPTION**

Zoning Board Minutes for January 27, 2011.

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Abstain</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Domiano</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#102067C**  
**Theresa Asbury-Barlett**  
**Block: 9108 Lot: 10**

**#012002DSPW**  
**Mark Cipparone**  
**Block: 5403 Lot: 9**

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Abstain</b>
	<b>Mr. Bucceroni</b>	<b>Abstain</b>
	<b>Mr. Domiano</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Resolutions Approved.**

**2010 ANNUAL ZONING REPORT**

**A motion to approve the 2010 annual zoning report was made by Vice Chairman Simiriglia and seconded by Mr. Fuscellaro.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Domiano</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**2010 Annual Zoning Report Approved.**

**APPLICATIONS FOR REVIEW**

**Log # 340**  
**#072131CD**  
**Morrissey Development & Management**  
**Zoned: ER**  
**Extension on Approved Variance**  
**Use Variance & Bulk**

**Block: 14807 Lot: 3**  
**Location: Sicklerville Rd.**  
**Warehouse & Office Space**

The Zoning board members have no problem with a one year extension for the applicants' permit.

Open to the Public:  
No Comments.

Open to Professionals:  
No Comments.

**A motion to approve the above mentioned 1yr. extension was made by Mr. Bucceroni and seconded by Mr. Domiano.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Domiano</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Extension Approved.**

**Log #420**

**#102072**

**Keith Rudderow**

**Zoned: R3**

**Bulk C Variance**

**Block: 15906 Lot: 16**

**Location: 14 Tiffany Pl.**

Mr. Costa swears in Mr. Rudderow.

Mr. Rudderow explains he needs the larger shed because he has moved his in-laws into his home and needs the extra storage. The applicant describes the shed as a wood, gabled, double door, and 14' x 24'.

Vice Chairman Simiriglia asks the applicant what accommodations he has made for his in-laws. Mr. Rudderow states he has added a bedroom, no kitchen, and gave his in-laws the master suite because it had an on suite bath.

Mr. Fuscellaro asks Mr. Rudderow if there are gutters on the shed.

Mr. Rudderow states he can add gutters.

Mr. Lechner asks how Mr. Rudderow was notified about the shed.

Mr. Rudderow states he had received a letter from the zoning officer.

Vice Chairman asks Mr. Rudderow if the shed was inspected.

Mr. Lechner states Mr. Rudderow will have to get the shed inspected.

The zoning board grants the variance but the applicant will have to give the construction office a copy of the building plans and the construction office will have to inspect for a permit.

Open to the Public:  
No Comments.

Open to Professionals:  
No Comments.

**A motion to approve the above mentioned variance with the stipulation of a building permit and subsequent inspection was made by Vice Chairman Simiriglia and seconded by Mr. Fuscellaro.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Domiano</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**Log #918**  
**#11001C**  
**William Gallagher**  
**Zoned: R3**  
**Bulk C Variance**  
**Block: 5802 Lot: 7**  
**Location: 9 Banyon Dr. Blackwood, NJ 08012**

Mr. Costa swears in Mr. Gallagher.  
Mr. Gallagher states the fence for his home was installed by his in-laws, while he was on his honeymoon with his wife, as a wedding gift.  
Vice Chairman Simiriglia asks Mr. Mellett for his opinion.  
Mr. Mellett states there is no site obstruction.  
Vice Chairman Simiriglia asks the applicant if the fence is 14ft. from the curb to the fence.  
Mr. Gallagher states "yes".  
Mr. Lechner states the fence is 4ft. from the property line.

Open to the Public:  
No Comments.

Open to Professionals:  
No Comments.

**A motion to approve the above mentioned application was made by Mr. Domiano and seconded by Mr. Fuscellaro.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Domiano</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**Log#1160**

**#112004C**

**Howard Goldspiel**

**Zoned: R1**

**Bulk C Variance/Deck**

**Block: 18202 Lot: 3.01**

**Location: 1291 New Brooklyn Rd. Erial**

Mr. Costa swears in Mr. Goldspiel.

Mr. Goldspiel explains his house is on a non-conforming lot.

Mr. Lechner states that the applicants' home was built on a flag lot and re-zoned to R1, it was a R2.

Mr. Goldspiel explains his deck will be 16' x 39' with no cover.

Vice Chairman asks the applicant if the deck will be single level about 3ft. off the ground.

Mr. Goldspiel states "yes".

Open to the Public:

No Comments.

Open to Professionals:

No Comments.

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Domiano</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**Log #1312**

**#102070D**

**Thomas M. Bryant**

**Zoned: R1**

**Use Variance (Tow Truck)**

**Block: 13104 Lot: 6**

**Location: 248 Davistown Rd. Blackwood**

Mr. Costa swears in Mr. Thomas Bryant and Ms. Christina Bryant (attorney/sister to applicant).

Mr. Costa addresses the driveway encroachment issue with Lot: #7.

Mr. Bryant states the driveway was moved when it was paved, so there is no longer an encroachment. Mr. Bryant states he has a response time, with his tow truck, of 20 minutes for Gloucester Township Police, 30 minutes for The State Police which takes him up to both bridges (Walt Whitman and Ben Franklin) along with Rt. 73. His tow truck is a Chevrolet, 235(hp), flat bed, 6600 series. Mr. Bryant states the truck will be parked between the neighbor's house and driveway, A1 is a photo of where the truck will be parked, and A2 is a picture of the grass and driveway.

Vice Chairman Simiriglia asks the applicant if this is his only truck.

Mr. Bryant states it is the only truck at the residence but he owns 4 trucks. The other 4 trucks are parked at a lot he rents on Frankford Ave. (707 S. Blackhorse Pike) in Blackwood.

Vice Chairman Simiriglia asks how long a drive Frankford is from his home.

Mr. Bryant states it takes him about 3 minutes, then he has to open a gate a lock it behind him, in total it would take him about 8 minutes to get his truck.

Ms. Bryant states going to the lot where the other tow trucks are takes 8 minutes off of his response time and parking it outside the fence isn't safe.

Mr. Bryant states if he's late to a call for the police he can be suspended.

Mr. Fuscellaro asks if the truck goes right to the residence and if anything else is stored overnight.

Mr. Bryant states yes, the truck goes directly to the residence and nothing is stored.

Mr. Domiano asks the applicant how long the truck has been parked at the residence.

Mr. Bryant states the truck has been parked at the residence for 4 years.

Mr. Mellace asks if the applicant could put an automatic opener on the gate where the other four trucks are parked, as a time saver.

Mr. Bryant states the gate isn't wide enough.

Chairman Richards asks the applicant if he's ever been late and if he has, were there any repercussions.

Mr. Bryant states he has been late, but "no", there haven't been any suspensions.

Mr. Mellett asks if Mr. Bryant has a maneuvering pattern.

Mr. Bryant states he backs into the driveway so he can pull out.

Mr. Lechner asks the applicant why he's here at the zoning board meeting tonight.

Mr. Bryant states he received a letter from the zoning officer.

Mr. Lechner asks where the applicant parks his other trucks.

Mr. Bryant states he parks his trucks at Fantastic Finishes body shop.

Mr. Lechner states he's not sure that is a permitted use, renting portion of the lot for a tow yard.

Mr. Lechner asks if the applicant answered the 2/3/2011 letter.

Ms. Bryant states they are only seeking to park on the residence.  
Mr. Lechner reminds the board that the variance stays with the land.

**PUBLIC PORTION LOG #2555**

Mr. Wilson lives on the left side of the applicant’s property. Mr. Wilson states he’s never had a problem with the truck and states Mr. Bryant is a good neighbor.

**PUBLIC PORTION OVER LOG #2663**

Ms. Bryant states there is a NJ State statute that allows emergency vehicles to park anywhere.  
Mr. Costa states he’s not sure that the interpretation of that statute applies to tow trucks.  
Mr. Mellace asks if a commercial application would be more suitable.  
Mr. Lechner states this property is not in a redevelopment area and it’s undersized. The applicant MUST have a site plan approval which might include buffering and landscaping.  
Mr. Mellett mentions the “backing in” of the tow truck might have to be reviewed at the site plan approval.

Professional Comments: The site plan must be completed in 90 days.

\*The board has many reservations about this application and will be examining the site plan very closely.\*

**A motion to approve the above mentioned application, with the stipulation of site plan approval, was made by Mr. Bucceroni and seconded by Mr. McMullin.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>No</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Domiano</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved**

**Log #3611**

**#102003D**

**Still Point Yoga Center, LLC**

**Zoned: HC**

**Use Variance Yoga Center/Message**

**Block: 20601 Lot: 3**

**Location: 1 Kelly Driver Lane, Laurel Springs, NJ**

Mr. Costa swears in Ms. Lendschoot and her attorney.  
Mr. Costa asks Ms. Lendschoot how any employees she will be employing.  
Ms. Lendschoot states she will have about 7 sub-contractors, hours of operation will be 8 am to 9 pm, her class sizes will be on average of 10 to 12 and she may have 1 or 2 therapeutic massages.

Vice Chairman Simiriglia has no questions.

Mr. Bucceroni has no issues with the current location or therapeutic massages.

Mr. Mellett goes over his 2/18/2011 letter: parking is more than adequate , hours are specified, and one sign for the business.

Ms. Landschoot states there will be only one sign for the business advertising “yoga”.

Mr. Mellett states a front entrance sign only.

Mr. Lechner states the only reason Ms. Landschoot is at the zoning meeting is for the massage addition to the business.

**PUBLIC PORTION LOG # 4407**

Many students and teachers came to support Ms. Landschoot and her yoga school, Ms Donna Joveny, Dorothy Bendenbacher, Carol Belata, “Theresa”, Paula Mullen, “Maryann”. All of her present students and teachers gave a glowing report of Ms. Lanschhoot and what a wonderful addition her school will be to the Market Place Mall.

Open to the Professionals:

No Additional Comments.

**A motion to approve the above mentioned application was made by Mr. Domiano and seconded by Mr. McMullin.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Domiano</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved**

**A motion to adjourn was made by Mr. Fuscellaro and seconded by Mr. Gunn.**

**Respectfully submitted by Jean Gomez, recording secretary.**