

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY,
March 11, 2010**

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

Roll Call:	Vice Chairman Simiriglia	Present
	Mr. Marks	Present
	Mr. Fabricius	Present
	Mr. Fuscellaro	Present
	Mr. Bucceroni	Absent
	Mr. Domiano	Absent
	Mr. McMullin	Absent
	Mr. Gunn	Present
	Mrs. Chiumento	Absent
	Mrs. Giusti	Present
	Chairman Richards	Present

**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**

****Substitutions: Mr. Gunn will sit in for Mr. Domiano and Mrs. Giusti will sit in for Mr. Bucceroni.*******

MINUTES FOR ADOPTION

Zoning Board Minutes for January 28, 2010.

Motion to approve the above-mentioned minutes was made by Vice Chairman Simiriglia and seconded by Mr. Fabricius.

Roll Call:	Vice-Chairman Simiriglia	Yes
	Mr. Marks	Abstain
	Mr. Fabricius	Abstain
	Mr. Fuscellaro	Abstain
	Mr. Gunn	Yes
	Mrs. Giusti	Yes
	Chairman Richards	Yes

Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

#092079C

Rehrig, Kenneth W. Jr.

Block: 17503 Lot: 1

Bulk C Variance

A motion to approve the above- mentioned resolution was made by Mr. Gunn and seconded by Vice-Chairman Simiriglia with the date change on the resolution to March 11, 2010.

Roll Call:

Vice-Chairman Simiriglia	Yes
Mr. Marks	Abstain
Mr. Fabricius	Abstain
Mr. Fuscellaro	Abstain
Mr. Gunn	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Resolution Approved.

#102006CDMSPFMSP

Revere Run at Park Place

Block: 14102 Lot: 17

Bulk C, Use Variance, Minor Subdivision & Preliminary & Final Major Site Plan.

A motion to approve the above – mentioned resolution was made by Vice-Chairman Simiriglia and seconded by Mr. Marks with the date change on the resolution to March 11, 2010.

Roll Call:

Vice-Chairman Simiriglia	Yes
Mr. Marks	Abstain
Mr. Fabricius	Abstain
Mr. Fuscellaro	Abstain
Mr. Gunn	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Resolution Approved.

Zoned: R3

Block: 9601 Lot: 12

Bulk C Variance

Location: 73 Monroe Dr., Laurel Springs, NJ 08021

Extend Existing Fence –6’ Cedar Fence On Property Line On Corner Lot.

Mr. Costa swears in Mr. Sexton.

Mr. Costa asks applicant if his neighbors have any problems with the fence.

Mr. Sexton states “no” no one has any problems with the fence.

Mr. Mellett states there are no adverse effects on the site triangle.

Opened to the Public:

No Comments

Opened to the Professionals:

No Comments.

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

Roll Call:

Vice-Chairman Simiriglia	Yes
Mr. Marks	Yes
Mr. Fabricius	Yes
Mr. Fuscellaro	Yes
Mr. Gunn	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Application Approved.

#102007C

Duclos, Duc

Zoned: R1

Block: 18105 Lot: 30

Bulk C Variance

Location: 38 Lane of Acres, Sicklerville, NJ 08081

Construct 25’ x 620’ Sunroom & Deck

*****Mr. Fabricius steps down*****

Mr. Costa swears in Mr. Duclos.

Mr. Duclos explains he would like to build the sunroom with a music room/studio above it on a second level. He has an acre and a quarter lots.

Vice-Chairman asked if the lot was a R1 zone.
Mr. Lechner states “yes” it was changed with the new zoning map.

Mr. Marks asks the applicant if the addition will match his current home.
Mr. Duclos states “yes, it will be stucco like the current home.”

Opened to the Public:
No Comments

Opened to the Professionals:
No Comments.

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

Roll Call:

Vice-Chairman Simiriglia	Yes
Mr. Marks	Yes
Mr. Fabricius	Step Down
Mr. Fuscellaro	Yes
Mr. Gunn	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Application Approved.

#092067CDMSP
T-Mobile Northeast, LLC
Zoned: R1
Block: 15805 Lot: 8
Bulk C, Use Variance & Minor Site Plan
Location: 1858 Sicklerville Rd.
Install 120' Monopole Tower

Mr. Costa Swears in the applicant’s attorney, Muhammad Alsamna, radio frequency engineer. Brian Seidel, land usage and Petros Tsoukalas Civil Engineer PE.

The applicant’s attorney explains the project and plans with explanations of the exhibits.

Mr. Tsoukalas explains drawings and what T-Mobile has plans to build. Sheet A1 = A8 in package. It is a wooded area with a new access drive. Z3 is a compound with 6 radio cabinets with 9 antennas. Mr. Tsoukalas explains dimensions of all installations along with site and access for a technician.

Mr. Costa asks if the tower could be moved to comply with the ordinance.

Mr. Tsoukalas explains “no” the slope is too severe and the owner of the golf course doesn’t want it anywhere else for aesthetic reasons. He goes on to explain why this is the optimum location in great detail.

Mr. Costa asks if the tower could accommodate other carriers.

Mr. Tsoukalas states “yes.”.

Mr. Mellett asks about the status of the wetland reports.

Mr. Tsoukalas produces the wetland reports with copies to the board.

The applicant’s attorney agrees to comply with Mr. Mellett and Mr. Lechner’s letters.

Mr. Alsamna (radio frequency engineer) works for T-Mobile and explains exhibit A4 as T-Mobile’s service coverage without the tower. The service gap is significant in this area. T-Mobile looked for other towers but none were available, thus they looked into building a new tower. A5 exhibit depicts same geographical area and new service reach with the installation of the new tower. A6 is Dr. Foster’s report that states the tower will comply with FCC regulations.

Mr. Gunn asks if the radio frequency tests considered residential structures.

Mr. Alsamna states ALL are taken into consideration.

Mr. Tsoukalas explains A7 exhibit as the proposed site pictures from the balloon with the new tower up. The location was picked for its ease of access and the owner of the golf course was agreeable to this location.

Mr. Seidel (professional planner) states the positive criteria: 1.) particularly suited to this site and 2.) enhances general welfare, as it fulfills the purpose without being in a residential zone. The screening for the tower is good even with the use variance if it were granted.

Vice-Chairman Simiriglia asks if the townhomes along Fox Meadow were notified.

The applicant’s attorney states “yes” 300 names were on the list.

Opened to the Public:

No Comments

Opened to the Professionals:

No Comments.

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

Roll Call:

Vice-Chairman Simiriglia	Yes
Mr. Marks	Yes
Mr. Fabricius	Yes
Mr. Fuscellaro	Yes
Mr. Gunn	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Application Approved

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

Respectfully submitted by Jean Gomez, recording secretary.