

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, March 14, 2013**

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

Roll Call: Mr. Simiriglia	Absent
Mr. Bucceroni	Absent
Mr. Gunn	Absent
Mr. McMullin	Present
Mrs. Chiumento	Present
Mrs. Giusti	Absent
Mr. Acevedo	Present
Mr. Treger	Present
Mr. Scarduzio	Absent
Mr. Richards	Absent

**Mr. McMullin had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. Ken Lechner, Township Planner**

Mr. Acevedo will sit in for Chairman Richards and Mr. Treger will sit in for Vice Chairman Simiriglia.

MINUTES FOR ADOPTION

Zoning Board Minutes for January 10, 2013.

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

Roll Call:

Mr. McMullin	Yes
Mrs. Chiumento	Abstain
Mr. Acevedo	Yes
Mr. Treger	Yes

Minutes Approved

RESOLUTIONS FOR MEMORIALIZATION

#122054C

**Faydeen Mauger
Bulk C Variance
Block: 15817 Lot: 9**

#122057CD

**Salvatore & Cono Marchi
Bulk C, Use "D" Variance
Block: 17907 Lot: 53**

#102006CPFSS Amended

**Revere Run @ Park Place
Bulk C, PMSP, PMSB, FMSP, FMSB
Block: 14102 Lot: 17**

#122059DSPW

**DeNinno Properties
Use "D" Variance & Site Plan Waiver
Block: 6502 Lot: 1**

A motion to approve the above mentioned resolution was made by Mr. Acevedo and seconded by Mr. Treger.

Roll Call:

Mr. McMullin	Yes
Mrs. Chiumento	Abstain
Mr. Acevedo	Yes
Mr. Treger	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#122060C

Martha Shaw

Zoned: R3

Bulk C Variance

Block: 3003 Lot: 15

Location: 50 Lillian Place, Glendora

Relocating 8 x 12 Shed with Zero (0) setback to Property Line.

Mr. Costa swears in Ms. Shaw.

Ms. Shaw states she asked a Runnemedede code official years ago if she needed a permit for an 8 x 12 shed and the code official had told her she didn't need one. Recently she was informed her shed was 1 inch on her neighbor's property. She asked her adjacent neighbor if she could relocate her shed up against his fence. The adjacent neighbor gave his permission and therefore she will be moving the shed 6 inches.

Mr. McMullin asked what material the shed is constructed from.

Ms. Shaw states it is an aluminum shed.

Mr. Lechner asks Ms. Shaw if the shed is totally on her property now.

Ms. Shaw answers "yes".

PUBLIC PORTION:

Mr. Costa swears in Mr. Alexander DeMaio.

Mr. DeMaio states Ms. Shaw moved the shed but he's going to put up a fence. If she can't get behind the shed because of his fence how will Ms. Shaw keep the weeds and grass growing behind her shed. If it becomes overgrown Mr. DeMaio is afraid it will become a home for vermin.

Mr. McMullin asks Ms. DeMaio if she would have access to the back of the shed to maintain the strip that is left between the shed and the fence. Ms. Shaw states she or her daughters could get back there through her adjacent neighbor's yard to keep it cleaned up.

Mr. McMullin asks Ms. Shaw if she could put stone behind the shed to keep the weeds out.

Ms. Shaw agrees to putting the stones behind the shed (by Mr. DeMaio's fence) to keep the weeds out.

Mr. McMullin tells Mr. DeMaio that they will make the stone a condition to the variance.

Open to the Professionals:
No Additional Comments.

A motion to approve the above mentioned application, with the condition that stone be placed behind the shed, was made by Mrs. Chimento and seconded by Mr. Treger.

Roll Call:

Mr. McMullin	Yes
Mrs. Chimento	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Application Approved.

#122061C

The Pool Store (Condran)

Zoned: R3

Bulk C Variance

Block: 12508 Lot: 10

Location: 310 State St. Blackwood

Installing in-ground pool 10' from property line 1, 20' from property line 2, and 11' from dwelling

Mr. Costa swears in Ms. Bridgett Condran.

Ms. Condran the original pool size was 16' x 36' and has been changed to 18' x 32'. The fence is already up because there is an existing above ground pool. They are putting in an in ground pool to make the backyard look bigger and aesthetically it will look better.

Mr. Lechner states he wasn't emailed the 18' x 32' pool plan for the yard. Ms. Condran hands Mr. Lechner the new plan and diagram. Mr. Lechner states they still need 55ft. and only have 50ft.

5 minute recess (Mr. Lechner retrieves his scale from his office to help the applicant).

Mr. Lechner states the applicant will be:

- 14ft. from the second front yard to the apron of the pool.
- 5ft. from the side yard (instead of 10ft.)
- Rear yard setback is within ordinance
- Distance from home is alright
- Impervious coverage is the same

Open to the Public

No Comments.

Open to the Professionals:

No Additional Comments.

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

Roll Call:

Mr. McMullin	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Application Approved.

#132005C

Patrick McMorrow

Zoned: R3

Bulk C Variance

Block: 12508 Lot: 9

Location: 600 Linda Ave., Blackwood

One Story Addition 12' x 24'

Mr. Costa swears in Mr. McMorrow.

Mr. McMorrow stated he wanted to copy an addition that is across the street from his home. All he wanted to do was increase the family room by as much as is allowed.

Mr. McMullin asks for the pictures of the addition Mr. McMorrow stated he has.

Mr. Lechner states he would need to see plans to understand the addition.

Mr. McMullin asks about drainage and runoff from the addition.

Mr. McMorrow states he knows his neighbors are not happy about his addition and he just wants to add what is allowed by the ordinance.

Mr. McMullin asks Mr. Lechner what Mr. McMorrow is allowed by ordinance.

Mr. Lechner states Mr. McMorrow is allowed about 2 ft. by ordinance.

Mr. Lechner explains the corner of the existing home is 7ft. from the property line where 10ft. is required, (pre-existing non-conforming), this may be considered a hardship.

PUBLIC PORTION:

Mr. Costa swears in Mr. Earl Hyatt.

Mr. Hyatt states his view down the street will be blocked; his visibility will be blocked and gives the board a picture from his home's window.

He states all the family rooms in the development are 12' x 18'. Mr.

Hyatt explains the home across the street from Mr. McMorrow has a large family room because the owner used his garage to expand his family room. Mr. Hyatt states he watches his 2 High School age grandsons stand on the bus stop and he wouldn't be able to see them if the addition is built.

Mr. Hyatt also states he also keeps an eye on his son's house down the street when they're away and he wouldn't be able to do that any longer.

Mr. McMorrow's home being one foot from his neighbor's home

Mr. Hyatt sees as a fire hazard and would make it difficult to fight a fire

also the drainage would be a problem with homes that close together. Mr.

Hyatt thinks the addition will become a site issue for traffic on Linda Ave.

which has become a cut through to Lakeland Rd..

Mr. Costa swears in Mr. Richard Abrams.

Mr. Abrams lives next door to Mr. Hyatt and agrees with Mr. Hyatt's statements.

Mr. Costa swears in Mr. Bert Flatly.

Mr. Flatly thinks the addition would take away any curb appeal. He also

Believes no one would want another home 1 foot away from their house.

Mr. Flatly believes the addition coming out in the front of the home will be an eyesore.

Mr. Costa swears in Mr. Stephen Marsden. Mr. Marsden lives on the

right side of Mr. McMorrow on Fay Ann dr. He states the addition will block his view also, plus he agrees the 1 ft. off the property line is a fire hazard. Mr. Marsden states the children play in the area all the time and the traffic will be an issue.

Mr. McMorrow is willing to shorten the addition.

Mrs. Chiumento double checks with Mr. McMorrow how big he wanted his family room, 24' x 18'.

Mr. Costa gives Mr. McMorrow his options:

1. Let the board vote on the original variance "as is".
2. Table the application and see if he can re-design the family room and present it to his neighbors before the next meeting.
3. Withdraw the application and start all over again with a new application.

Mr. Lechner reminds Mr. McMorrow if he starts all over again he will have to pay the 300.00 dollar application fee again. Mr. Lechner gives Mr. McMorrow an example of a 5 ft. addition: the addition would be 10ft. from the back corner, 29 ft. from the front (which would be a 1ft. variance), and 10ft. from the back.

A motion to table the above mentioned application was made by Mrs. Chiumento and seconded by Mr. McMullin.

Roll Call:

Mr. McMullin	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Application is Tabled until April 11, 2012 with no need to renofice.

A Motion to Adjourn was made by Mrs. Chiumento and seconded by Mr. Treger.

Respectfully Submitted, Jean Gomez, Recording Secretary.