

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, MARCH 25, 2015**

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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	Absent
Mr. Acevedo	Absent
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

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\*Mr. Treger will sit in for Mr. Rosati and Ms. Scully will sit in for Mr. Acevedo.

**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday March 11, 2015.

**A motion to approve the above-mentioned minutes 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
Chairman McMullin	Yes

**Minutes Approved.**

**#152012D**

Lance's Tavern, LLC t/a Skeeters Pub

Zoned: NC

Use "D" Variance

Block: 906 Lot; 6,7&8

The above mentioned application will be postponed until April 8, 2015 as notices were incomplete.

**#152005DCM**

1743 Farmhouse, LLC

Zoned: R3

Bulk C & Use "D" Variance/Minor Subdivision

Block: 3306 Lot: 11 & 12

Location: 1010 E. Evesham Rd., Magnolia

**Use-residential & catering /wedding facility to be constructed & carriage house/barn renovated; catering/food for scheduled events; 1 story cottage proposed; Minor Subdivision (Lot 12 - Commercial - Lot 11 Residential).**

**\*\*The above mentioned application will be postponed until April 8, 2015 with no re-advertising necessary; notice was given at tonight's meeting.**

**APPLICATIONS FOR REVIEW**

**#152014C  
Glenn W. LaBove  
Zoned: R3  
Bulk C Variance  
Block: 9204 Lot: 19  
Location: 333 Roberts Cir., Somerdale  
Detached 2nd garage 20' x 40' with setbacks.**

Mr. Costa swears in Mr. LaBove.

Mr. LaBove states he didn't want to lose that much of his yard because he already has a child's swing set, so he is requesting a 6' side setback instead of 10'. The garage will be used for additional storage for a boat and car along with hobby work space. The garage will not exceed 800 sq. ft. (20' x 40') and will not exceed 19'.5' in height. Mr. LaBove is not encroaching on any nearby neighbors and the construction of the garage will match the home. No business will be conducted from the garage.

Mr. Lechner ask the applicant why he needs 14' walls in the shed.

Mr. LaBove states to fit his boat and trailer in the garage he needs the height for clearance.

Mr. Mellett states Mr. LaBove must make sure the garage doesn't drain on any of his neighbor's property and will need gutters installed.

Vice Chairman Simiriglia asks the applicant if there is an overhang of 12" within the 6' setback, which will equate to a 5' setback.

Mr. LaBove states "yes" there is a 12" overhang in the back where there is nothing and the drainage goes towards the front and he will keep it that way.

\*\*Note in the resolution: 6' setback w/12" overhang = 5ft.

Vice Chairman Simiriglia asks the applicant if there will be a driveway.

Mr. LaBove states he is not installing a driveway, he will drive around the side of the yard where he has a gate for access to the garage.

Mr. McMullin asks the applicant if he brings the boat home every time he uses it.

Mr. LaBove states: not every time.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chimento</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Ms. Scully</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#152003DPMFM**  
**Old Country, LLC**  
**Zoned: R1**  
**Use "D" Variance/Prelim/Final Subdivision**  
**Block: 19702 Lot: 6.14**  
**Location: Kearsley Road, Sicklerville**  
**4 Lots**

Mr. Costa swears in Mr. Barbore (Esq.), Mr. Raday (engineer), Mr. Addison Bradley (planner).

Mr. Raday explains the application:

A1- Site Plan Variance

- 16 lots, 14 homes
- 2 lots will be a storm water basin
- open space lot in back & construct 4 houses each with 1 acre lots and a 100ft. buffer to other homes.

Mr. Lechner explains the application to the planning board was as a residential cluster and the open space was dedicated to the township, but that didn't happen. Somehow this application was put on the tax records and there was a lot of confusion. The applicant is only asking for a USE VARIANCE under cluster - An open space variance under cluster.

Mr. Barbore explains it is not a residential cluster anymore.

Mr. Raday discusses the one open space lot in front of the development.

Mr. Lechner agrees keeping the lot open space will help the development fit in better with the neighborhood.

Mr. McMullin discusses the buffers in the back and front of the development.

Mr. Raday states the basin will remain the same, driveways will be built w/porous pavement and the sewer lines will be extended 100'.

Vice Chairman Simiriglia asks who will be responsible for the care of the basin and open space.

Mr. Raday state the HOA will take care of the basin and open space.

Vice Chairman Simiriglia asks the design density of the development.

Mr. Raday states it will be 1.25.

Vice Chairman Simiriglia discusses the location to St. Moritz dr.

Mr. Raday explains the development is surrounded by R3 zones.

Mr. Lechner discusses the green areas - deed restricting woods?

Mr. Raday states the norm is 50' in a R1 zone.

Mr. Lechner states they aren't building on the 100' buffer.

Mr. Raday states they can build a 50' permanent buffer.

Mr. Lechner discusses not buffering between the residential developments because the owners won't be able to construct a shed in the buffer zone.

Mr. Mellett continues:

-subject to complete revised plan & revised storm water

-porous pavement pro or con, does it make sense because the home owner will have to bare the expense of maintaining the porous pavement. Mr. Mellett's suggests expanding the basin lot instead of using porous pavement on the driveways.

Mr. Lechner states the board is only deciding on the "use" tonight. If the use is approved the applicant will return for final and subdivision approval .

Mr. Treger requests clarification of number of homes being built.

Mr. Bradley states it will now be 18 homes and 1 open lot.

Mr. Bradley continues:

- no impact on the zoning ordinance,
- using the land exactly how it is zoned (use),
- single family behind a smaller development,
- no maintenance for town (basin, open space),

- generates police calls if there are any disturbances: dealing with the current problems with off road vehicles using the land illegally,
- keep open space - don't need basketball courts, or tot lots since they are already in the area.
- keeping with the master plan and zoning ordinance,
- preserving open space,
- not environmentally sensitive,
- end of cul de sac,
- R1 present: rear yard 50', side yard 20', lots 20,000 sq. ft..

**A motion to approve the above mentioned application (Use): applicant will return for final and subdivision approval, was made by Mr. Scarduzio and seconded by Vice Chairman Simiriglia.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chimento</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Ms. Scully</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**A motion to Adjourn was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.**

**Respectfully Submitted, Jean Gomez, Recording Secretary.**