

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY, March 28,  
2013**

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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. Bucceroni</b>	<b>Absent</b>
	<b>Mr. Gunn</b>	<b>Present</b>
	<b>Mr. McMullin</b>	<b>Absent</b>
	<b>Mrs. Chiumento</b>	<b>Present</b>
	<b>Mrs. Giusti</b>	<b>Absent</b>
	<b>Mr. Acevedo</b>	<b>Present</b>
	<b>Mr. Treger</b>	<b>Present</b>
	<b>Mr. Scarduzio</b>	<b>Absent</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, P.E., Churchill Engineering**  
**Mr. Ken Lechner, Township Planner**

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**MINUTES FOR ADOPTION**

Zoning Board Minutes for March 14, 2013.

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

**Roll Call:**

<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>

**Minutes approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#122060C  
Martha Shaw  
Bulk C Variance  
Block: 3003 Lot: 15**

**#122061C  
The Pool Store (Condran)  
Bulk C Variance  
Block: 12508 Lot: 10**

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

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Roll Call:**

<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>

**Resolutions Approved.**

**Adoption of the Annual Report:**

**A motion to approve the Zoning Board of Adjustment 2012 Annual Report was made by Vice Chairman Simiriglia and seconded by Mr. Gunn.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Mr. Treger</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Annual Report Approved.**

**APPLICATIONS FOR REVIEW**

**#132003MC  
Anthony Alberto  
Zoned: OR  
Minor Subdivision/Bulk C Variance  
Block: 8201 Lot: 2.01  
Location: 1462 Chews Landing-Clementon Rd.  
Subdivision of lot w/one (1) twin & Bulk C lot size  
Mr. Costa swears in Mr. Alberto.**

Mr. Addison Bradley (professional planner) explains the approval of the 2 twin homes on Chews Landing Rd.. The lot is 575 ft. deep with the conservation easement in the rear of the property.

- Mr. Bradley explains Mr. Alberto would like to subdivide the twins so they could be sold instead of being used solely as rental units.
- The block in question is #8201.2.01, just the one lot so it can be bought and sold.

Vice Chairman Simiriglia asks if the conservation stays.

Mr. Bradley states "yes".

Vice Chairman Simiriglia questions whether or not vehicles would have the capability to turn around (k-turn) in the driveway now.

Mr. Bradley explains they have the driveway 20ft. further back and 2 cars wide.

Vice Chairman Simiriglia states there is nothing to stop the parking in the turnaround area. A sign may encourage people to leave the area open so people don't back out onto a County Rd..

Mr. Alberto states they will make the driveway K-turn area, 3 cars wide so they can all make a K-turn.

Mr. Lechner suggests a sign with Cross Hatch in the drive to encourage the no parking.

Vice Chairman Simiriglia asks if the driveways are within 3ft. of the property line if they have a variance.

\*ADD: 0ft. setback where 3ft. is required, K-turn 30ft. wide w/cross hatch w/sign that states restricted parking.

Mr. Mellett states there were some technical issues.

Mr. Bradley states the applicant will comply.

Mr. Mellett suggests a cross easement for the common drive so either unit could use it. He also advises the applicant to subdivide lot 2 would now be a major subdivision.

Mr. Lechner asks Mr. Bradley if the applicant agrees to all his comments in his letter.

Mr. Bradley states "yes, they agree to all comments".

### **PUBLIC PORTION:**

Mr. John Drinak lives next door.

Mr. Drinak asks if the 0'setback just for the property line that cuts the 2 properties together.

Mr. Bradley states "yes."

Mr. Drinak asks if this is additional density.

Mr. Costa states "no, still a total of 4"

Mr. Drinak requests a buffer between him and the twin homes.

Mr. Alberto states he has cleared 10 ft. and is keeping it as the buffer. He is willing to plant some bushes, which he would rather use vs. a fence.

Mr. Drinak asks what will be going into the conservatory area.

Mr. Bradley states wild flowers and assorted trees and bushes to restore the area to its original habitat. The multi-floral rose will be used to designate the conservatory area.

Mr. Drinaki saw Mr. Alberto had planted Cedars along the back and wanted to know if he would carry them along his side of the lot.

Mr. Alberto states he will add bushes but won't commit to a specific number.

**A motion to approve the above mentioned application with the following conditions: 3 wide parking for k-turn, 0'setback, and good faith bushes for Mr. Drinak, was made by Vice Chairman Simiriglia and seconded by Mr. Gunn.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Mr. Treger</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**#132001DSPW**

**Zoned: IN**

**Use "D" Variance, Site Plan Waiver**

**Block: 14401 Lot: 2**

**Location: 103 Cedar Lane, Laurel Springs**

**Additional residence to be constructed (SFD) 3 BDR - 1 FLR Ranch Home with Crawl**

Mr. Costa swears in Reverend James Callahan and Reverend Robert McRae.

Mr. Dennis Riley (attorney) explains the application. Mr. Riley states the property has always been the Cedar Lane Missionary. The applicants are looking for a variance to build another residence (3bdrm modular home) for missionaries to use when they come home. The property has always been residential and the tax assessor's office, GTMUA, construction and the police dept. have no problems with the additional home. In addition: the private road will stay private.

Reverend James Callahan states he has been a resident for 15 years is the director of the 17 acres.

- The homes are used by the missionaries who may be out of the country for years and return.
- Private road will remain private
- He is in charge of the records: Mr. Riley and Rev. Callahan discuss the original 1961 site plan. It has pretty much stayed the same except a portion was sold to Shop Rite.
- Houses and pump house were built in 1951, 1952, 1955 and 1961. Rev. Callahan has all paperwork (construction permits) backing up the building and placement of the homes. The pump house and barn were pre-existing from the old golf course.

Mr. Costa states most buildings were built between 1952 and 1961.

Mr. Riley states he has permits from 1950 and up, the last building was built in 2007 (modular home). Mr. Riley continues with reviewing all permits and surveys in his possession since 1950.

Rev. McRae gives the history of the Cedar Missionary. He states Dr. Dawson was the original founder of The Cedar Lane Missionary. Rev. McRae explains the history of the homes and residents; they bought the property March 7, 1945 and the first home was built in 1949. The original use for the property was a golf course.

Vice Chairman Simiriglia asks if there only homes on the property or are there any additional barns/storage/library building.

Rev. Callahan states they use the barn for storage of furniture that is donated to be used to update the homes when necessary. The storage would consist of furniture/ mattresses and desks.

Vice Chairman Simiriglia asks Mr. Lechner if the semi-trailers are allowed to be used as storage on the property.

Mr. Lechner states this isn't the conventional single family home development and is zoned institutional (IN) which makes the outdoor storage a gray area.

Vice Chairman Simiriglia asks Rev. Callahan if there are bathrooms in the barn/storage buildings.

Rev. Callahan states there is just a bathroom in the garage and the pump house is serviced by the MUA. There is public water used on the property but no fire hydrants. The property is about 600 ft. from Blackwood-Clementon Rd.

Vice Chairman Simiriglia is concerned about no fire hydrants being on the property. In addition one of the roads may be too narrow for a fire truck. Vice Chairman Simiriglia definitely wants a hydrant and road access addressed by the fire dept.

Rev. McRae states he has a deep well and it would definitely feed a fire hose. No one was quite sure what diameter the water main from the street would be.

Mr. Gunn asks if there is a distinction between permanent and temporary residents.

Rev. Callahan states most missionaries are living there less than 1 year.

Mr. Gunn asks how many school age children live on the property.

Rev. Callahan states maybe 12 right now.

Mr. Gunn asks how many permanent children live on the property.

Rev. Callahan states there are 3 permanent children.

Mrs. Chiumento asks the Reverend if there are any retirement homes.

Rev. Callahan states "no".

Mr. Treger asks how the upgrade or build new homes.

Rev. Callahan states the money was left to them in a will.

Mr. Treger asks what purpose the well water serves.

Rev. Callahan states they water the grass and plants with the well water.

Mr. Mellett reviewed the plan and it has existing dwellings but doesn't include any proposed future dwellings. No future improvements are being proposed at the present time.

Mr. Mellett states the use variance is for the one unit, but suggests a master plan be presented for any future development. Mr. Mellett also suggests the police and fire departments review the roadways to make sure they are adequate for emergency vehicles.

Mr. Lechner states the applicant will have to do a grading plan and submit it to the town engineer.

Open to the Public:  
No Comments.

**A motion to approve the above mentioned application with the following conditions: 1.fire hydrant and fire department review for roadways 2. Master plan was made by Vice Chairman Simiriglia and seconded by Mr. Gunn.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mrs. Chiuimento</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Mr. Treger</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**A Motion to Adjourn was made by Chairman Richards and seconded by Mrs. Chiuimento.**

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