

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, APRIL 8, 2015**

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. Rosafi	Present
Mr. Acevedo	Absent
Mr. Treger	Present
Ms. Scully	Absent
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

*Mr. Treger will sit in for Mr. Acevedo.

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday March 25, 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.

RESOLUTIONS FOR MEMORIALIZATION

3/11/2015

#152007C

James J. Gordon, Sr.

Bulk C Variance

Block: 6201 Lot: 3

#152008C

Marc & Carmen Argentieri

Bulk C Variance

Block: 19306 Lot: 3.14

A motion to approve the above mentioned resolutions was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes

Mrs. Chiumento	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Resolutions Approved.

3/25/2015:

#152010C
William Weiserth, Jr.
Bulk C Variance
Block: 8501 Lot: 24

#152001DSPW
Larry Mauriello
Use "D" Variance/Site Plan Waiver
Block: 4708 Lot: 25 & 26

#152004DM
Edward Pine
Use "D" Variance/Minor Subdivision
Block: 8301 Lot: 15 & 17

#152014C
Glenn W. LaBove
Bulk C Variance
Block: 9204 Lot: 19

#152003DCM
1743 Farmhouse, LLC
Bulk C & Use "D" Variance/Minor Subdivision
Block: 3306 Lot: 11 & 12

#152003DPMFM
Old Country, LLC
Use "D" Variance/Prelim/Final Subdivision
Block: 19702 Lot: 6.14

A motion to approve the above mentioned resolutions was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#152013
Edward Holding
Zoned: R3
Bulk C Variance
Block: 13103 Lot: 40.02
Location: 888 Davistown Rd.
Detached 2nd garage 40' x 60'

Mr. Costa swears in Mr. Ed Holding.

Mr. Holding states he has too many vehicles, tractors, and lawn equipment, the vehicles are restored cars that need storage. The garage will be 40' x 60' and constructed of galvanized steel. It will be for personal use only, no commercial work will be done in the garage. He owns 2.5 acres and sits back off the road, thus the garage won't be visible to the neighbors and you won't be able to see it from the road.

Vice Chairman Simiriglia asks Mr. Holding what is in the lot between him and the school buses.

Mr. Holding states he has a neighbor in between him and the school buses, but the home is pushed far in front of the lot. Mr. Holding also states there will be no canopy.

Mr. Mellett requests drainage details.

Mr. Holding states the lot and garage will drain towards the back of his lot.

Mr. Mellett asks if there will be gutters and downspouts.

Mr. Holding states "yes".

Mr. Mellett states that Mr. Holding needs to make sure no water goes on his neighbors' property.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Application Approved.

#152016C

Frank & Jeannette Reynolds

Zoned: R3

Bulk C Variance

Block: 8703 Lot: 10

Location: 3301 High St. Blackwood

6' vinyl fence w/setbacks, 7'x7' Rubbermaid shed w/setbacks.

Mr. Costa swears in Mr. & Mrs. Reynolds.

Mr. Reynolds states it will be 6' vinyl fence replacing an existing fence. The old fence is dilapidated and needs to be replaced. The new fence will be placed in the exact same spot as the old fence.

Mr. Lechner discusses the variance needed for the shed because it is in the 2nd front yard of the home.

Mr. Reynolds and Mr. Mellett discuss the 0' fence line variance and shed variance.

Mr. Mellett states the shed has to be 3' from the property line.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Treger	Yes

Chairman McMullin

Yes

Application Approved.

Mrs. Chiumento steps down for the following application.

#152009C

R.T.A. Investments, LLC

Zoned: R3

Use "D" Variance, Minor Subdivision

Block: 8010/8302 Lot: 1,2,& 4/7.02

Location: 109 & 107 Coles Rd., Blackwood

Land swap w/Democrat Club & Use Variance for two (2) twins.

Mr. Costa swears in Mr. John Wade (ESQ.), Mr. Addison Bradley (planner), Mr. Bruce McKenna (PE).
Mr. McKenna explains the application:

-A1, use variance & minor subdivision

-3.01 & 3.02 2 twins to the east

-7.02 old subdivision to the west (2010)

-twins will be the same as the twins built to the east,

-area is all multi-family, twins across the street and condo's and townhouses behind,

-drainage services to the development in the rear of the property.

-A2 site location exhibit

-tried to clean up the subdivision,

-will be able to park at least 3 vehicles well,

-use variance in each lot,

-dedication: present dedication in the frontage,

-3.01 & 3.02 29' wide dedication, Coles Rd. (township road),

-7.01 29' wide road consistent along Coles Rd.,

Mr. Mellett states if the application is approved take the dedication off the plan.

-A3 wetlands evaluation: NO wetlands,

Elevations:

-Coles Rd. is higher then it drops down,

-water goes to it's natural state,

No issues and will comply with Mr. Mellett's and Mr. Lechner's letters.

Mr. Wade states they will file as a plan vs. deed.

Mr. McKenna:

-7.02 was cleared in the front of anything that wasn't a consequence.

Mr. Mellett states show a plan with the actual development, more details are needed, driveways etc... Filing by Platt is helping this subdivision.

Mr. Lechner:

-utility easement and sewer easement (GTMUA) needs to be noted on the plan,

-the storm water management, basin, is an existing situation and may be within the Zoning Board's jurisdiction to approve the basin for the Valley brook development. The deed will have to go to Mr. Carlamere's office (legal).

Vice Chairman Simiriglia states the burden should go to the development using the basin.

Mr. Lechner asks the applicant about curbs and sidewalks.

Mr. Wade states "yes, there will be curbs and sidewalks.

Mr. Lechner states if approved, the map will be reviewed by the township engineer, file MILAR, and law review.

Vice Chairman Simiriglia discusses the township map in the folder in relation to lots 7.01 & 7.02 being different.

Mr. Wade states 8302 & 8303 block limits will be going in.

Mr. Bradley states the property will act as a buffer between the Democrat Club and the existing home. The RA zone allows twins and because the lots are larger the frontage is larger and the front yard setback is larger.

Mr. Bradley continues:

- Democrat Club out front with twin homes in site,
- all positive for permissible uses,
- Master Plan - diversity in housing and 2 twins won't get any larger,
- surrounded by twin homes,
- there aren't any twins available in the township.

Mr. Addison states the Democrat Club will move their driveway to the other side and widen it. This will make for a more attractive corridor as the Democrat Club's lot changes and shrinks.

Mr. Rosati asks Mr. Addison if the twins will be owned or rentals.

Mr. Addison states it will be owner occupied while renting the other one.

PUBLIC PORTION:

Mr. Belmont who lives next door to the Democrat Club states the twin homes will help make his home look like a better fit on the street. He had his lot checked for wetlands and the found none. He has no objection to the building of the twin homes next door to him.

Mr. Lechner proposes the twins be built set back and to show the setback on the plan.

Mr. McKenna states the setback will be 60'.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Additional Comments.

A motion to approve the above mentioned application with the following conditions: subdivision filed as a Platt, development plan reviewed by township engineer, setbacks on plan, agree with Mr. Lechner's and Mr. Mellett's letters, was made by Mr. Scarduzio and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Application Approved.

#152012D

Lance's Tavern, LLC t/a Skeeter's Pub

Zoned: NC

Use "D" Variance

Block: 906 Lot: 5,6,7,& 8

Location: 7 Coles Rd. Blackwood

45" x 71" LED sign

Mr. Dennis Riley (ESQ.) explains the application.

- The applicant bought the old Exxon station.
- bottom part of the sign is LED and needs a use variance,
- the sign will show daily specials,
- the liquor store is gone and will be replaced by an upscale restaurant,

- Many LED's throughout the town,
- old survey shows the sign has been there since 1983.

Mr. Bradley (planner) states there were only changes to the base of the sign for the LED.

- the drug store on the next corner has a LED sign,
- no obstructions from the sign,
- no negative impact from lighting,
- replacing the Skeeters sign will be an improvement,
- upgrade the town,
- community notices would be allowed,
- If intersection changes, the applicant is willing to add a welcome sign.

Mr. Mellett discusses the off premises sign.

Mr. Riley states it is on lot 5 and all the properties will be put into one.

Mr. Lechner request providing recording of all properties.

Mr. Mellett states the sign must follow all DOT rules as it is on the Black Horse Pike, which is a state road.

Mr. Treger asks if the sign is the same size as the Exxon sign.

Mr. Bradley the applicant just reused the same sign...it is the old Exxon sign.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Application Approved.

#152005DM

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)**

Mr. Costa swears in Mrs. Tiffany Cuvillo (planner), Ms. Denise Herker (owner), Mr. Steve Crea (owner), and Mr. Norman Rogers (PE).

Mr. Dennis Riley (Esq.) and Mr. Addison Bradley (landscape planner).

Mr. Riley discusses the R3 zone and expanding the house to create a catering facility and bulk variance for the buffer.

Mr. Riley continues:

- the home is 13 years older than Gabriel Davies Tavern,
- Minor subdivision,
- Gloucester Township Historical Society has endorsed the project,

7 5/27/2015 ZB

- Known as the "Albertson House",
- due diligence quite lengthy,
- no liquor license - BYOB,
- preserve it for the future,
- alternative could be 17 homes.

Ms. Herker states they found the driveway and just knew it was a beautiful setting They are in the wedding business. She loves the old Ash tree in the backyard known as the "wedding tree". They enjoy the peace and charm of the property. The house has all original floors, birch interior, 21 rooms, 3 stories. The mature trees, native plants like it was frozen in time. They may add a small smoke house in the back yard. She loves the Otter Creek setting. All noise ordinances will be followed and the hours of operation will be: Friday 1 pm to noise ordinance, Saturday 1 pm to NO, Sunday there may be a brunch and Monday thru Thursdays not a lot of business will not be conducted, it's usually pretty quiet those days.

Mr. Norm Rogers (PE):

A1 Rendering:

- on Evesham by Malibu,
- 7.75 acres,
- RB 3 units per acre,
- 2 1/2 story home,
- pre existing barn 888 sq. ft. ,
- minor subdivision along Evesham Rd. ,
- 2 separate lots ...lot 12 - 5.10 acres,
- main catering facility retained,
- 7900 sq. ft. with addition 11,046 sq. ft. ,
- 1080 sq. ft. with addition 2400 sq. ft.
- 100 parking spaces required and they will be 9' x 18',
- designed the facility around 70 specimen trees, saved as many as possible,
- align drive with Wilson rd.
- County has rules with driveways,
- 2 parking facilities that will equal 100 spaces,
- access on Evesham Rd. County Road 544,
- 2 way 24 ft. access drive,
- average daily trip = 200,
- 3 units 17 trip generator = 174,
- 16,200 ADT on county road,
- 200 = 1.2% - county road has sufficient capacity,
- 2nd access - 20 ft wide for emergency access only,
- pedestrian walkway to both buildings,
- trash receptacle will have 4 walls and roof, which will only be removed when trash truck is coming,
- 6' opaque fence around the loading area,
- 10' fence around the rest of the loading area,
- storm water basin inlet and piping to basin,
- DEP run off will be less then there is pre-existing,
- water main on Evesham and will be connected,
- Fire hydrant will be installed on property if that is what the Fire Marshall wants,
- sewer hook up will be used (sanitary),
- shoe box lighter fixtures w/shields to eliminate lights on neighbors' homes,
- no flood lights on the building or in the parking lot,
- 25' buffer on both sides with evergreens and 6' board on board fence from front to recurring buffer line,
- 5' shrubs to help headlight glare,
- 25' buffer from residential to residential,
- relief from buffer on new lot line requested,
- 2 masonry walls on entry way,
- signs on entrance walls,

-no disturbance in rear of property.

Vice Chairman Simiriglia asks if the circulating road will be able to handle fire equipment.

Mr. Rogers states "yes, they've done a truck turning test".

Mr. McMullin asks if the 100 parking spaces includes employees.

Mr. Rogers states there will be 20 employees.

Mr. Costa inquires about outside activity.

Mr. Rogers states there will be an outdoor deck area.

Ms. Herker states there won't be any outside speakers.

Mr. Rogers states landscaping will help buffer the noise and township ordinances will be followed.

Ms. Herker states the chapel will be in the barn, the house will be used for bridal rooms and staff and they will be living in the subdivided home.

Mr. Mellett:

-buffer 150' of fence, adding vegetation in the repairing zone to help screen the property.

-site plan issue

Mr. Lechner states there are species you can use in the buffer.

Mr. Mellett discusses repair zone limits and DEP.

Mr. Rogers states an LOA will be obtained and flood hazard permits.

Mr. Treger asks for details on the exit and entrance.

Mr. Rogers states there will be a gate and it will be both egress and ingress.

Mr. Rogers discusses the re-division of the land for the new lot. It will be a residential lot: .75acres that fits into the R3 zone.

-the home will share the access from Evesham Rd... there will not be any other access to Evesham,

- 4 parking spaces,

2 review letters:

-in agreement w/engineers' letter,

-in agreement w/Planners letter,

-will comply with NJDOT flood hazard permit,

-proposed grading w/minor subdivision for approval,

-minor subdivision restricted access to Evesham Rd..

Mr. Crea states the ceremonies will be in the barn,

-ceremonies by the "wedding tree" on the deck,

-music will be inside,

-triple pane glass,

-noise will be minimal.

Vice Chairman Simiriglia questions the storm water basin.

Mr. Rogers states the Otter branch Creek will be the water overflow.

Mr. Addison Bradley (landscape planner):

-mostly suit plan approvals,

-rose garden area, lilies,

-status w/water,

-Historic gem preserved for the township,

-ceremonies in back of building,

-L shape around deck for lawn weddings and cocktails.

Ms. Cuviallo (planner):

- bulk variances:

reduced buffer on subdivision, barn and location w/existing setback.

Ms. Cuviallo continues:

-owners have restored the home and will maintaining the home with existing exposed beams,

-maintains historic home and open space,

-17 homes may be the alternative, church, school (charter or private), or an assisted living facility may be the alternative where lot coverage could be 75%. Under this proposal the lot coverage is 30%.

Use variance legality:

- MLUL no substantial detriment,
- open space,
- promotes good civic design,
- promotes historic site,
- prevent urban sprawl.

This site is unique with a farm house, 1743 mansion, wedding tree and unique environmental features. The alternative being the demolition of the home and the destruction of 70 specimen trees. The current owners are moving the driveway to save the trees. The buffer will be 25' to 30' for neighboring homes. The building acts as its own buffer for neighbors because of how it will be situated. There will be large open spaces which serves the owners well because they want to appear isolated, it's important for the events. This venue isn't found anywhere in South Jersey, you would have to travel to Hunterdon County. This allows people a different venue vs. a golf course for their weddings. There is no substantial detriment. The R3 zone showed in the 2005 Master Plan. The 1999 Land Use Plan shows this property as vacant, it deserves to not be vacant and to be used.

Mr. Costa asks if there will be rooms for people to stay overnight.

Mr. Crea states there won't be any overnight stays.

Mr. Lechner inquires why they use a bridal suite.

Ms. Herker states that is where the bride gets dressed and ready for the ceremony.

Mr. Lechner asks if anyone will be hanging out after the ceremony.

Ms. Herker states people won't be hanging out after the weddings, there will be valet parking, wedding planners and they will be living on the same lot and would be able to police themselves.

Vice Chairman Simiriglia asks when the activity will cease.

Ms. Herker states typically around 10:30 pm or 11:00 pm.

Vice Chairman Simiriglia asks if 11 pm is acceptable.

Ms. Herker states "yes".

PUBLIC PORTION:

Ms. Cathy Lane is concerned because the trash and loading zones are close to her house. She states the neighborhood is elderly and many of them couldn't make it to the meeting. She opposes this business because it is surrounded by a quiet neighborhood. There will be noise late at night with people talking and music. She is also concerned about the additional traffic on Evesham Rd. as a safety issue. Another worry would be the depreciation of the homes. She also inquires if the sewer is public.

Vice Chairman Simiriglia states the sewer is public.

Ms. Lane is worried about the deck noise and people opening doors and other noise issues.

Mr. Bucceroni asks exactly which house is Ms. Lanes'.

Ms. Lane states lot 17- 33.06 block.

Mr. Bucceroni states the building is 125' and the deck 210' away from her home. Mr. Bucceroni states he's been on Evesham at 11 pm and no one is on that road. He considers the pizza shop, and Acme more intrusive.

Ms. Lane mentions the 11 pm noise and traffic when guests leave.

Mr. Mellett states they will have to get approval from the County.

Mr. Lechner discusses the site plan approval and traffic impact statement that have to be finalized.

Ms. Kathleen Hunter will be located by the new barn lot 33.06. Her thoughts are on the drainage. She states her appraisal shows an access road to an old sewer system for the town.

Mr. Rogers states the basin must be re-sized so there will be less discharge pre-existing (100 yr. storm).

Ms. Hunter asks if it will be an eyesore.

Mr. Rogers states the pipes will be underground to the basin and to the Otter branch stream, so the drainage will be better than existing drainage and there will be additional landscaping. Mr. Rogers maintains there is no recorded easement as far as they have found.

Ms. Lauren McKuthcin states the "cottage" will be behind her house, she would like to know when they will be firming everything up.

Mr. Costa states this is only for the Use variance and the minor subdivision. They will be coming back with a site plan, the drawings are different.

Mr. Lechner states the Use and drawings will be consistent with what they have shown us tonight. The cottage will be in the middle of the trees.

Ms. Emily Augmansky asks who will be the "booze control"? The police?

Mr. Crea states the servers will police the liquor as the caterer is in charge.

Ms. Augmansky asks who will take care of the animals on the property.

Mr. Crea states they will leave them alone.

Mr. Bucceroni states having the trash enclosed will help that situation.

Ms. Augmansky questions if the property could really handle 270 people.

Ms. Cuvillo states they have adequate parking as there is 1 space for every 3 (persons).

Ms. Augmansky asks if the police department could help them get the guests out of the parking lot.

Mr. Walter Rickey states he lives 2 blocks from Evesham and it's a busy road as well as they are very close to the Magnolia playground. The Magnolia park has events on 4th of July and other holidays and how will this business affect all of those events.

Mr. Bucceroni states he is sure the owners will work with the town of Magnolia.

Mr. Crea states he will work with Magnolia on schedules to avoid parades and such.

Mr. Phil Pearsol inquires if there has been a traffic study.

Mr. Costa states there will be traffic reports.

Mr. Pearsol states adding 100 cars to a Saturday afternoon between 1 pm and 2 pm will create a quagmire.

Mr. Scarduzio states the owners suggested looking into possibly having a police officer.

Mr. Bucceroni states the owners will have to manage that and police officers could be a possibility.

Mr. Pearsol doesn't consider a 2 lane highway (Evesham rd.) residential.

Mr. Nicholas Giambri is concerned about any tax abatement and what will happen after 5 years. He's worried the business will close and there will be another empty building in the township.

Mr. McMullin asks Mr. Giambri if he thinks it would be better to have the catering business or 17 houses, a church or a school.

Mr. Bucceroni states you could end up with a drug rehab or church which are allowed in a R3 zone.

Mr. Giambri states he's worried that it will end up looking like Blackwood Clementon Rd. with vacant lots and buildings. He is already on a cut through street and his street gets so busy he won't allow his children to come out front and play on the weekends.

Ms. Dana Kontor is concerned with safety, traffic and water shed issues. She would prefer her neighborhood to stay quiet with no commercial use. Please don't approve this project.

Ms. Kelly Matthews states her neighborhood isn't really all that quiet. She is thankful that 17 houses are not going into this lot. Ms. Matthews thinks it's great that the integrity of the land and old home are being preserved. She doesn't think the traffic is going to be affected all that much. She states the dentist on her corner has 20 or 30 cars a day and there aren't any additional accidents. Ms. Matthews thinks it's great that more people will be coming into our town. She also appreciates people don't like the idea or change.

Dan Garlotta wants a 10' fence in his yard now so he doesn't have to see the new business. He is worried about the noise in his yard from any PA systems.

Mr. Crea states there won't be any outside speakers.

Mr. Garlotta states he looks right into their yard (lot 19), he doesn't want the noise and he hasn't seen any plans yet.

Mr. Rosati states there will be a lot of shrubbery and high nice greens, it will be very nice looking.

Mr. Rosati reiterates the board is only hearing the "use" part tonight.

Mr. Garlotta is worried about the drunks on weekends.

Mr. Mellett states that lot 19 is 140 ft. from the buildings.

Mr. McMullin states it is a site plan issue.

Mr. Lechner states the applicants will be doing a noise study and decibel levels. Cutting your lawn when someone has company next door is allowed. You will hear some noise in the stillness of the night. This will only be weekend events vs. 17 homes everyday.

Mr. Garlotta is worried about his view in his backyard because it is a downward slope that will look right into the catering yard.

Mr. Lechner states the fence with a berm is a possibility.

Mr. Mellett reiterates all the trees that are being maintained.

Mr. Lechner discusses landscaping and how it will diffuse the noise, also trees diffuse and mitigate.

Mr. Joseph Hennig asks if there will be a sidewalk.

Mr. Lechner state a sidewalk will be a requirement.

Ms. Rose Little backs to the property and knew in reality one day it would go away. She is very glad these owners are so willing to work with them.

Mr. Sean McKeever questions the police officer for traffic being left up to the owners discretion if needed. He states some days it can take him 5 to 10 minutes to get out of his driveway, it's a real hassle to get out of his street and sees it as a potential for accidents.

Mr. Bucceroni asks Mr. McKeever when he bought his home.

Mr. McKeever states 2008.

Mr. Bucceroni states he used to ride his bike to the rib joints in Lawnside around 1979 and thinks there was more traffic then. Mr. Bucceroni points out to Mr. McKeever that he bought a home on a county road and knew it would be busy. He believes the owners of the catering business only need police to direct traffic depending on how many guests are at the wedding.

Mr. Lechner states the street view will not be impacted as much. A traffic impact statement will be done by an professional.

Ms. Dana Kontor asks how the owners decided to have a banquet facility and not a bed and breakfast.

Mr. Bucceroni states Gloucester Township isn't Magnolia.

Ms. Kontor wants to know why it has to be commercial.

Ms. Kontor doesn't believe it is going to work.

A motion to approve the above mentioned application with the following conditions: 11 pm is closing, work w/Magnolia, no outside speakers, no spot lights: Use variance and subdivision was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

12 5/27/2015 ZB

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Application Approved.

A motion to Adjourn was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Respectfully Submitted, Jean Gomez, Recording Secretary.