

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
THURSDAY, April 11, 2013**

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Present</b>
<b>Mr. Bucceroni</b>	<b>Present</b>
<b>Mr. Gunn</b>	<b>Absent</b>
<b>Mr. McMullin</b>	<b>Present</b>
<b>Mrs. Chiumento</b>	<b>Absent</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. Ken Lechner, Township Planner**

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**MINUTES FOR ADOPTION**

Zoning Board Minutes for March 28, 2013.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Abstain</b>
<b>Mr. McMullin</b>	<b>Abstain</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Minutes approved.**

**APPLICATIONS FOR REVIEW**

**Mr. Bucceroni steps down for this application**

**#132005C**

**Patrick McMorrow**

**Zoned: R3**

**Bulk C Variance**

**Block: 12406 Lot: 9**

**Location: 600 Linda Ave., Blackwood**

**12' x 24' addition w/setback of 25' front yard; 1' side yard**

Mr. Costa swears in Mr. and Mrs. McMorrow.

Mr. McMorrow states they have changed the addition to a 10' x 18' foot addition vs. 12' x 24', which would require about a 3' variance.

Mr. Apointe is sworn in by Mr. Costa.

Mr. Apointe is a friend of Mr. McMorrow and has been in the construction business for 30 years. He is at the meeting to help explain the new addition and any construction questions the zoning board may have. Mr. Apointe blew the drawings up so it would be easier to explain the setbacks, which he does in great detail. The home has 3 30' setbacks on a corner lot which results in variance issues.

Variances would be: front 25' (30' required)

Side 6.74' (vs. 10')

Side corner 4' x 6' (right triangle)

Front 10' x 5'

In addition the house is set at an angle which doesn't help.

Mr. McMorrow just wants his existing family room larger, no bathroom is planned. The McMorrow's have photos of similar additions in the development. Mr. McMorrow hands the board a picture of his neighbor's (Hyatt's) home and son's home. In Mr. McMorrow's opinion Mr. Hyatt probably can't see his son's house clearly now. The McMorrow's have lived in the neighborhood for 31 years and have always dreamed of making their family room larger. They don't see 3 ft. as a detriment and the new boundary of 7ft vs. 1ft. from the corner of the home as a vast improvement.

Vice Chairman Simiriglia states the view in front isn't really changing all that much by the reduction in footage but the side and back is better. If Mr. McMorrow moved the addition back it would encroach more on the side. The area where the addition is going is presently paved and Vice Chairman Simiriglia asks the applicant which direction the water drains.

Mr. McMorrow states the water drains from the house to the street, none goes in the neighbor's yard as far as he knows.

Vice Chairman Simiriglia asks Mr. McMorrow if the roof line will be an "A"

Mr. McMorrow states “yes”.

PUBLIC PORTION:

Mr. Earl Hyatt and Mrs. Anna Hyatt are sworn in by Mr. Costa.

Mr. Hyatt has pictures of his view from his window with the new addition size. He believes the 2 foot reduction makes little difference. He reiterates he’s been in the neighborhood for 50 years and would like to continue seeing his son’s house down the street, and keep an eye on his high school age grandson’s on the bus stop.

Mrs. Hyatt states her son calls them if he’s going to be home late from work. That way she can see her grandchildren at the bus stop and tell them to come to her house instead of going home. She states they will be removing asbestos from the exterior of Mr. McMorrow’s home and is worried about exposure. In addition: she states Mr. McMorrow’s yard is caving in and he doesn’t take care of what he has now.

Mr. Hyatt states he has plenty of negatives with this addition:

- Loss of visibility from his home
- Water will drain will be closer to his home
- The addition will make Mr. McMorrow’s home 10 ft. closer to his and more of a fire hazard.
- The addition will not help with visibility from the stop sign.
- Mr. McMorrow’s cars will have to be parked farther out in the driveway which will add another visibility problem.
- Lakeland employees speed through his street to avoid the light.
- The Zoning board suggested 5 ft. at the last meeting and he drew up a 10 ft. addition.

Mr. Costa swears in Mr. Steve Marsden (Faye Ann dr.).

Mr. Marsden is concerned with the cars being parked farther out in Mr. McMorrow’s driveway because it blocks the view down Linda Ave. It would also block his view of the sidewalk when he backs out of his driveway.

Mr. Lechner states the applicant could park his cars farther down his driveway now, if he wanted to.

Mr. Marsden admits they could.

Vice Chairman Simiriglia asks Mr. Marsden if he would be happy with a smaller addition.

Mr. Marsden states he would be happy with no addition that runs parallel to the front of Mr. McMorrow's home.

Mr. Acevedo states he still doesn't see how Mr. McMorrow's addition will block Mr. Hyatt's view.

**A motion to approve the above mentioned application (after a 5 minute break for the applicant) was made by Mr. Treger and seconded by Mr. McMullin.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>No</b>
<b>Mr. McMullin</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>No</b>

**Application Approved.**

**#132007C**

**Wine Warehouse & Discount Liquor Outlet**

**Zoned: HC**

**Bulk C Variance**

**Block: 13203 Lot: 3**

**Location: 1460 Blackwood Clementon Rd.**

**Install 2<sup>nd</sup> façade sign.**

## **Mr. Bucceroni returns.**

Mr. Costa swears in Mr. Gruman.

Mr. Peter Rhoades esq. explains the application:

There is a Rear entrance only on the building. The second façade sign is close to Blackwood Clementon Rd. where no parking is allowed. The existing sign isn't visible to west bound traffic. The second façade sign will be visible to west bound traffic on Blackwood Clementon Rd.. The parking for the building is on the west side. Blackwood Liquor Store has 2 large façade signs, as well as: Shop Rite, The Health Food Store and Pizza Hut which are all located on Blackwood Clementon Rd. The Wine Warehouse hopes to open on May 1<sup>st</sup>.

Vice Chairman Simiriglia asks the applicant if the sign will be illuminated.

Mr. Rhoades states "yes".

Mr. Bucceroni asks the applicant if the Wine Warehouse would be preferable on the second façade sign vs. the liquor and beer sign requested.

Mr. Rhoades explains the proper name exceeds the limits for the sign allowed by local ordinance.

Vice Chairman Simiriglia asks the applicant if they would consider abbreviating the sign.

Mr. Rhoades states it is the corporate brand and it can't be abbreviated.

Mr. Treger asks if there is a sign on the front of the building.

Mr. Rhoades states yes there is a sign on the front.

Mr. Costa asks by how much the Wine Warehouse sign would exceed the ordinance by.

Mr. Lechner states "roughly" the sign would be 3' x 30' (90 sq. ft.). The Beer/Wine/Liquor sign is about 74 sq. ft.

Chairman Richards asks if the front of the building is blocked to any parking.

Mr. Rhoades states it is already striped as a fire zone.

Public Portion:

No Comments.

**A motion to approve the above mentioned application with the following variances 1. Wine Warehouse sign on the front of the building approximately 164 sq. ft., where 100 sq. ft. is allowed and 2. 2<sup>nd</sup> façade sign. Was made by Mr. Bucceroni and seconded by Mr. McMullin.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. McMullin</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 Mr. Bucceroni and seconded by Mr. McMullin.**

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