

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, APRIL 22, 2015**

Vice-Chairman Simiriglia 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	Present
Mr. Treger	Absent
Ms. Scully	Present
Chairman McMullin	Late arrival 8:25pm

Vice Chairman Simiriglia 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

*Ms. Scully will sit in for Mr. Rosati.

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday April 8, 2015.

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

Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

**#152013C
Edward Holding
Bulk C Variance
Block: 13103 Lot: 40.02**

**#152016C
Frank & Jeannette Reynolds
Bulk C Variance
Block: 8703 Lot: 10**

**#152009DM
R.T.A. Investments, LLC
Use "D" Variance; Minor Subdivision
Block: 8010/8302 Lot: 1,2 & 4/7.02**

**#152012D
Lance's Tavern, LLC t/a Skeeter's Pub
Use "D" Variance
Block: 906 Lot: 5,6,7, & 8**

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes (abstain from # 152009DM)

Resolutions Approved.

APPLICATIONS FOR REVIEW

#152019C

Shawn Chando

Zoned: R3

Bulk C Variance

Block: 10401 Lot: 3

Location: 256 Cedar Ave., Blackwood

4' - 6' vinyl fence around property; 24' x 40' Pole Barn (shed) with 5' setbacks.

Vice Chairman Simiriglia steps down - Mr. Bucceroni is the Chairman for this application.

Mr. Costa swears in Mr. Shawn Chando.

Mr. Chando explains he has 6 children and would like to keep them safe. The children play out front because the pool takes up a lot of the back yard. He needs the shed for bikes, tools and ladders so they can park a car in the garage. Mr. Chando agrees to a 12' height and the pole barn will be constructed of metal.

Mr. Scarduzio asks the applicant if there are any homes behind him.

Mr. Chando states the shed will not be visible from the road.

Mrs. Chiumento asks if the applicant is fencing the whole yard.

Mr. Chando states "yes">

Mr. Bucceroni questions the applicant on gutters and controlling water into any neighbors yards.

Mr. Lechner states the shed is more like a garage and should be 10' from the property line.

Mr. Chando prefers not to move the building.

Mr. Lechner states the building is larger then a garage the town allows and it should be 10' from the back and side property line.

Mr. Chando agrees to the 10' setbacks.

Mr. Lechner doesn't believe a 5' setback is sufficient.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

A motion to approve the above mentioned application w/the following: gutters on garage & 10' setbacks was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Ms. Scully	Yes

Application Approved.

Vice Chairman Simiriglia returns.

#112042DaCDPC

Ryland Homes

Zoned: R3

Bulk C Variance: Prelim Major Subdivision

Block: 17499 Lot: 1

Location: Jarvis Rd. & Williamstown-Chews Landing Rd.

Preliminary Subdivision for 40 townhouse dwelling.

Mr. Costa swears in Robert Messick, Andrew Hoss (PE), Erick Schrock (Ryan Homes), & Mr. DiVitto (planner).

Mr. DiVitto introduces A1 and explains the rendering and what the applicant is seeking approval for: use & density (already approved), amended 40 twhse. bulk variance with 2 accesses, open space, water basin, open space lots (4 designated), 25" deed restricted homeowner maintained open space (contiguous space).

Mr. DiVitto is agreeable to all of Mr. Lechner's letter. They have added site triangles, waivers, requested wetlands waiver as environmental scientist showed no wetlands, waiver sq. footage, waiver flood plan, dedication of open space, front basin dedicated to HOA or to town.

Mr. Lechner states if the town takes over the basin the maintenance fund can be quite substantial.

- deed restricted open space concern'
- no deed restricted either open space on part of the lot,
- the open space in front are ok for deed restriction.

Mr. Mellett discusses property drainage and installing fences and sheds.

Mr. Lechner suggests an easement for drainage purposes instead.

Mr. Hogg explains the proposed swale in the rear of the lots and pushing it farther back.

Vice Chairman Simiriglia suggests inlets to save the woods.

Mr. Mellett suggests one between lots 34 & 35.

Mr. Lechner, Vice Chairman Simiriglia and Mr. DeVitto discuss: preserving trees, areas being deeded to homeowners as a conservation easement, extending lots, reviewing deeds to inform homeowners of any limitations.

Mr. DeVitto discusses bulk variance, depth of lots, number of lots incorporated into the variance.

Mr. Lechner discusses Public Works w/relation to open space lots and access. He would prefer owners own the property, suggests a blanket easement for access to the rear of properties (6 pack twnhses.).

Mr. Schrock suggests letting HOA maintain open space.

Mr. Hogg discusses traffic study in 2011, fire access, handicap ramps, storm water management. widening of the swale.

Mr. Mellett questions maintenance of basins town vs. HOA.

Mr. Lechner states it could be as much as 100,000 dollars for the town maintenance because it's for 50 years.

Mr. Schrock is favoring an HOA.

Mr. Mellett continues: restrict lots 39 & 40 to Cottage Gate Rd., deed restricted garage for no living space, existing sidewalk replacement, design waiver for drainage time, storm water

maintenance plan, landscaping & grass maintained by HOA, no fences and such because of HOA maintenance.

Mr. Schrock will comply with the HOA maintenance and Mr. Mellett will sign off.

Mr. Lechner discusses exclusion of fence and sheds; owners can go to the HOA for permission.

Mr. Costa states they can have fences down the sides of the property but not across the back to enclose the whole yard.

Mr. Bucceroni asks if they retention pond will be fenced in.

Mr. Hogg states "yes, 3 or 4 feet.

Vice Chairman Simiriglia and Mr. Schrock discuss the our recycling cans and planning for the MUA trucks.

Mr. Mellett suggests the driveways being 10' apart should be sufficient.

Mr. Hogg states there will be 30' plus a driveway and some areas are in excess of 36'.

Public Portion:

Mr. John Cook is sworn in: is concerned about Cottage Road being a sufficient size for the additional traffic, water problems.

Vice Chairman Simiriglia asks the professionals if the road is 30'.

Mr. Mellett states it is 28' wide.

Mr. Cook states the road is 30' wide at the mouth of the road but not farther in.

Mr. Bucceroni states the new drainage system the developer will help the water problem.

Ms. Adelaide Cook is sworn in: water runs down in front in the road and freezes, kids get hit and it's dangerous.

Mr. Cook questions the natural buffer being removed.

Ms. Adelaide Cook states the road is breaking up and is worried about under wash.

Mr. Bucceroni states he will go over and check the condition of the road.

Mr. & Mrs. Cook are worried about the buffer.

Mr. Hogg states there is no buffer where the road is, but will try to save as much of the vegetation as possible.

Mrs. Cook asks if they can still put a fence up.

Vice Chairman Simiriglia states "yes".

Mr. Mellett states the project wouldn't have been approve if the only outlet was Jarvis Rd., and Cottage Gate Rd. is a public road.

Mr. Costa swears in Mr. Levicoff.

Mr. Levicoff questions: raising the grade in the back of the development, swales, questions need for a deceleration lane, wants to make sure the rendering is exactly what gets built, market rate vs. low income, time frame for beginning the project.

Mr. Lechner clarifies: HOA maintaining grounds, no open space deed restrictions, up to the developer and in their by-laws.

A motion to approve the above mentioned application w/ the following: open space & basins town or HOA, Mr. Mellett and town engineer subdivision final approval, no living space in garage, architecture to follow renderings, was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Acevedo	Yes
Ms. Scully	Yes

Application Approved.

#142001DSPW

Timbercreek Liquors

Zoned: CR

Use "D" Variance/Site Plan Waiver

Block: 101 Lot: 12

Location: 1100 Station Ave., Glendora

Storage of trucks & equipment.

Mr. Costa swears in: Mr. Hal Romero (Esq.), Mr. Sherrod Patel (owner), Mr. Addison Bradley (planner), Mr. & Mrs. Vincent Hurley (owner of Kind Kuts).

Mr. Romero gives an overview of the application and discusses the following: Mr. Hurley can not park his vehicles at his home, his employees have to come to pick up the trucks and then they leave. They are looking for a storage use and site plan waiver.

Mr. Patel addresses the board: He explains that he has owned the property since 2011; Kind Kuts plows and cuts his property; liquor store deliveries & day to day business is explained; Mr. Patel let Mr. Hurley use the back storage about 1 1/2 years ago; Mr. Hurley cleaned the area up and there has been a big difference since he moved in; there has been no disruption to the liquor store business because Mr. Hurley and his employees are long gone before he opens and they don't use any parking spaces to the store.

Mr. Scarduzio asks if the area is large enough to park all the trucks.

Mr. Patel states there are no problem.

Mrs. Chimento asks how many trucks are parked there.

Mr. Patel states 3 or 4 trucks.

Mr. Bucceroni asks Mr. Patel if he lives in the town.

Mr. Patel states "no".

Mr. Bucceroni states when you come into town from Clements Bridge Rd. it looks awful behind the store. He suggests some plants, shrubs, or fence to help it look better as you enter town.

Mr. Patel understands Mr. Bucceroni comments and is willing to do anything to help the appearance with a fence and plantings.

Mr. Hurley, Mr. Bucceroni and Mr. Patel discuss camouflaging the trucks and a "welcome to Gloucester Township" sign.

Mr. Hurley explains the day to day use of the space, trucks movement, employee parking, time frame they are present, number of employees, no office on site, no customers come to the site, 11 years in business.

Mr. McMullin and Mr. Hurley discuss parking for his employees.

Mr. Hurley continues with his work hours; equipment and trucks stored in the space; no raw materials are stored; keeping business small.

Mr. McMullin asks what the trucks are parked on.

Mr. Hurley states "concrete".

Mr. Lechner requests an exact list of vehicles parked on the site.

Mr. Hurley states:

1. 2004 F550 dump
2. 2000 F250 p/u truck
3. 2000 F350 single dump

4. trailer 8 x 16 and 8 x 18 enclosed
5. trailer 6 x 10 dump trailer
6. mowers on trailers
7. skid steer
8. JCP front end loader for snow, which isn't on the lot for 3 or 4 months.
9. 1986 Ford Stored.

Mr. Lechner suggests they limit the vehicles to 9 pieces of equipment and 7 employees.

Mr. Mellett and Mr. Hurley discuss: concrete pad size sufficient for vehicles: additional stone past concrete pad, fencing parallel to building, and how the vehicles can't creep out because of the area confinement.

Mr. Bradley addresses the board and discusses: the community zoning, master plan, specific intent to provide services to nearby neighborhood, more efficient land use, in concept of permitted use, perfect fit, no detriment to surrounding area, car bumpers and handicap fixed, fix blacktop and sidewalk.

Mr. Lechner discusses the professional letter: special reasons, planting evergreens, trees preferred from the Deptford side.

Mr. Bradley and Mr. Mellett discuss fencing, evergreens and specific plantings, lighting, security lighting, enclosing dumpsters, dock, motion detectors, off street parking.

Mr. Lechner asks if there is any kind of plan for all these things.

Mr. Bradley states Mr. Hurley will meet with Mr. Lechner so Mr. Lechner can tell them what he wants.

Mr. Mellett states they will have to schedule a site meeting.

Mr. Patel discusses the parking lot being redone, along with the striping, he will be replacing the whole lot in 2 years.

Mr. Lechner discusses a sketch plan w/Mr. Patel and setting up an escrow account to cover the costs of the professionals for the town.

PUBLIC PORTION:

Mr. and Mrs. Suppa are sworn in by Mr. Costa.

Mrs. Suppa is concerned with additional trucks parking on the lot and any chemicals they may have on them.

Mr. Costa states the vehicles will be limited to 9.

Mr. Hurley states they don't use any chemicals it's not part of his business.

Mrs. Suppa discusses the refrigerator trucks using the side entrance.

Mr. Patel and Mrs. Suppa discuss the ownership of the trees, upkeep &/or removal, replacing trees with plants and flowers.

Mr. Hurley is willing to trim the trees on their side, he just needs permission to go on to the Suppa's property.

Mr. Lechner states there aren't any banners allowed on the trees.

Mr. Patel stated they were there when he bought the business.

A motion to approve the above mentioned application with the following conditions: no storage of raw materials, 9 vehicles, 7 employees, sign w/ welcome to Gloucester Township, plan fencing, dumpsters, shrubbery, meetings w/Mr. Lechner and Mr. Mellett, was made by Mr. Bucceroni and seconded by Mrs. Chimento.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Acevedo	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

7 10/28/2015 ZB

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.