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**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY,
April 28, 2011**

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

Roll Call:	Vice Chairman Simiriglia	Present
	Mr. Fuscellaro	Present
	Mr. Bucceroni	Present
	Mr. Domiano	Present
	Mr. Gunn	Present
	Mr. McMullin	Present
	Mrs. Chiumento	Present
	Mrs. Giusti	Present
	Mr. Acevedo	Present
	Chairman Richards	Present

**Chairman Richards had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James Mellett PE, Churchill Engineering
Mr. Ken Lechner, Township Planner**

MINUTES FOR ADOPTION

Log #117

Zoning Board Minutes for March 24, 2011.

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Fuscellaro	Yes
	Mr. Bucceroni	Yes
	Mr. Domiano	Yes
	Mr. Gunn	Yes
	Mr. McMullin	Yes
	Mrs. Chiumento	Yes
	Chairman Richards	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

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Log #139

#112005C
Kenneth D. Lovelace
Block: 16703 Lot 52
Bulk C Variance

#112007D
Keith A. Glenz
Block: 19405 Lot: 7
Use Variance

#112009C
Michael & Elizabeth Olson
Block: 1601 Lot: 10
Use Variance

#092073DCPFSP
The Gardens @ Marksmen
Block: 13901 Lot: 11.01
Bulk C Variance

A motion to approve the above mentioned resolutions was made by Mr. Gunn and seconded by Mr. Fuscellaro.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Fuscellaro	Yes
	Mr. Bucceroni	Yes
	Mr. Domiano	Yes
	Mr. Gunn	Yes
	Mr. McMullin	Yes
	Mrs. Chiumento	Yes
	Chairman Richards	Yes

***Mr. Bucceroni and Mr. McMullin abstain from #112005C & #112007D.**

Resolutions Approved.

APPLICATIONS FOR REVIEW

Log#180

#112013C
Mary Willits & John Mason
Zoned: R3
Block: 12203 Lot: 8
Bulk C Variance
Location: 5 Camelot Ct., Blackwood, NJ 08012
2nd 10' x 10' shed

Mr. Costa swears in Ms. Mary Willits.
Ms. Willits wasn't aware of the ordinance against two sheds.

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Vice Chairman Simiriglia asks Ms. Willits the dimensions of the second shed.
Ms. Willits states it is 10' x 10' a 100 sq. ft. with a 3ft. setback.
Mr. Fuscellaro asks what the concrete pad is used for.
Ms. Willits states it was used for pool storage but the pool is gone now.

Open to the Public:
No Comments.

Open to Professionals:
No Comments.

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Fuscellaro	Yes
	Mr. Bucceroni	Yes
	Mr. Domiano	Yes
	Mr. Gunn	Yes
	Mr. McMullin	Yes
	Chairman Richards	Yes

Application Approved.

Log#320
#112014C
Brian Uhorchuk
Zoned R3
Block: 20901 Lot: 39
Bulk C Variance
Location: 54 Santalina Dr., Sicklerville, NJ 08081
12' x 14' Shed

Mr. Costa swears in Mr. Uhorchuk.
Mr. Uhorchuk states his shed is 288sq. ft., he needs the shed for storage and to get things out of his garage and home. Mr. Uhorchuk has conformed to all setbacks.
Vice Chairman Simiriglia asks if there is anything in the backyard that isn't on the survey.
Mr. Uhorchuk states "no".
Mr. Bucceroni asks Mr. Uhorchuk if he'll be using this structure as a garage.
Mr. Uhorchuk states "no".
Mr. Domiano asks Mr. Uhorchuk what material will be used to construct the shed.
Mr. Uhorchuk states it will be a wood building.

Open to the Public:
No Comments.

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Open to Professionals:
No Comments.

A motion to approve the above mentioned application was made by Mr. Domiano and seconded by Mr. Fuscellaro.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Fuscellaro	Yes
	Mr. Bucceroni	Yes
	Mr. Domiano	Yes
	Mr. Gunn	Yes
	Mr. McMullin	Yes
	Chairman Richards	Yes

Application Approved.

Log#426

#112011C

Michael & Margaret Cimer

Zoned: R3

Block: 16403 Lot: 23

Bulk C Variance

Location: 21 Pinewood Ct., Erial, NJ 08081

Oversized Garage

Mr. Costa swears in Mr. & Mrs. Cimer.

Mr. Cimer states he needs the extra garage to store his classic car and for work space on the car. He states no work on other peoples' cars will be done (NO commercial use). Mr. Cimer presents the board with a google map picture with a drawing of the garage inserted.

Vice Chairman Simiriglia asks Mr. Cimer about the access to the new garage.

Mr. Cimer states he will be able to get to the garage from around the house and no extra driveway will be needed. Eventually Mr. Cimer would like to install "grass block".

Vice Chairman Simiriglia states the approximate measurement from the curb line to the garage is 165 ft..

Mr. Lechner states there is no comment from the Fire Marshall.

Mr. Fuscellaro asks Mr. Cimer if the garage will match the house and if gutters will be installed.

Mr. Cimer states "yes, the garage and house will match and gutters will be installed."

Mr. Domiano asks Mr. Cimer if the garage doors will open to the 100 ft. side.

Mr.

Mr. Cimer states the doors will open to the 40 ft. side.

Mr. McMullin asks Mr. Cimer if he will work on just his own car.

Mr. Cimer states "yes".

Mrs. Chiumento asks Mr. Cimer about the doors that will be installed on the garage.

Mr. Cimer states there will be 2 doors.

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Mr. Mellett tells the applicant to make sure that the garage drains into the wooded area. Mr. Mellett is concerned with accessibility, grass block or other material would help solve this issue. Vice Chairman Simiriglia wants Mr. Cimer to make sure he has a clear path to the garage for fireman.

Mr. Cimer states he'll keep the other side open for his truck so they'll always be a clear path for emergency vehicles.

Open to the Public:
No Comments.

Open to Professionals:
No Additional Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Fuscellaro	Yes
Mr. Bucceroni	Yes
Mr. Domiano	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Chairman Richards	Yes

Application Approved.

Log #777

#061111PSPF/a

Megha RE Holding Co.

Zoned: Highway Commercial

Block: 18404 Lot: 2

Amended Prelim Site/Final Site

Location: 577 Cross Keys Rd., Sicklerville, NJ 08081

Mr. Costa swears in Michael Alvedo, Mr. Scholz (realtor), and Mr. John Petit (planner/engineer).

Mr. Alvedo explains the history of the lot and what had been previously approved in 2007. Originally the lot was approved for a sit down restaurant and the owners have been unsuccessful in finding a renter since 2007. They are now requesting a drive thru restaurant there and trying to meet all conditions. They are not 1000ft. from the residents to meet the new ordinance, so they would like to amend the previous site plan to drive thru and retail store.

Mr. Petit explains the consolidation of the lot with existing driveways, as no changes are planned for them. The applicant is requesting a use variance and temporary site approval with drive thru and retail space. There will be 9 cars worth of queuing for the drive thru, and more green space

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will be created by removing previous parking spaces. An additional 4400 sq. ft. of impervious surface with additional landscaping will be added. There was much discussion about the one way drive and drive thru in the back of the building and the queuing to get in and out of the lot from Cross Keys Rd.. Mr. Petit discusses the existing sign that will be relocated to the main entrance; the sign is 13ft. w. by 16ft. h.. The signs are for identification reasons, a proposed sign on the side of the building is less than 5% of the building and 2 menu boards that will need a variance (Ht. 8 1/2 ft. high).

Mr. Petit explains there will be no changes to the storm management or the lighting. The residents on Cross Keys Rd. are commercial R3 and the rear setback is zero. They may be 200 ft. from residences in the rear.

Mr. Fuscellaro questions the buffering plans and the headlights from vehicles in the drive thru reaching the surrounding homes.

Vice Chairman Simiriglia asks the applicant his planned hours of operation.

Mr. Alvedo explains the hours of operation will be 5am to 11pm.

Mr. Scholz explains they will control the times of deliveries and trash pick-up between the hours of 9am and 5pm, during regular business hours.

Mr. Mellett questions Mr. Petit about the loading zone size.

Mr. Petit answers the question with the loading zone being 18 x 60, "tractor trailer size."

Mr. Scholz states there are no problems with overflow of their basin, but the one behind his property had to be fixed by the township and they allowed an overflow into their basin.

Mr. Scholz states there is no problem with the ingress/regress and they will make sure the new tenants keep the trash receptacles in the enclosure.

Mr. Gunn asks Mr. Alvedo if the setback for the Dunkin Donuts was 1000ft.

Mr. Alvedo states "no", that is a new ordinance created in 2009.

Mrs. Giusti asks the applicant about a traffic study.

Mr. Alvedo states there will be a right turn only sign onto Cross Keys Rd..

Mr. Mellett discusses Pg. 4 of the engineer's letter: There is "one way only" testimony due to Cross Keys Rd. but there have been negative issues and the site isn't fully developed and now it will be. Mr. Mellett suggests a traffic "calming" such as a speed bump (table).

Mr. Petit states "speed table" which you rise up and over are allowed, but the DOT doesn't allow speed "bumps" anymore.

Mr. Mellett states the queuing area is addressed adequately, but the escape measure from the drive thru is going all the way through. Mr. Mellett states the 9am to 4pm loading times to be kept the same from the previous approval, along with a depressed curb for the loading area. He wants the applicant to make sure the pedestrians can get from sidewalks to all the other stores safely.

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Mr. Petit suggests a sidewalk in the new “green area.”

Mr. Mellett suggests removing the “island” as people are parking there and it’s not lined or delineated. Traffic seems to be “breezing” through the large paved area and it’s creating a safety issue and once again suggests fixing the parking or build a “traffic calming.”

Mr. Alvedo states the “public’ wanted it removed.

Mr. Lechner states it also allowed a tractor trailer to maneuver.

Mr. Mellett states the curbing is still suggested for the area.

Public Portion Log #2169

Mr. Costa swears in Mr. Harry Klemowitz who lives behind the lot. He states the current owners maintain the lot/property well. But people do cut through the lot to beat the Cross Keys Rd. light. The lighting is horrendous because the berm doesn’t go far enough. The lighting is the worst problem; it shines directly into the rear of his home like a spot light. He also has car lights that come into his and his neighbor’s home. The fence is missing 2 sections, thus he’s had the police in his backyard looking for robbery suspects.

Mr. Costa swears in Mrs. Elizabeth Klemowitz who states the traffic and driveway make it hard to get out of their development. She states the retention pond floods their street to Sicklerville Rd. and this will make it hard to sell their home.

Chairman Richards suggests a new site plan.

Vice Chairman Simiriglia would like to see all the changes on paper.

Mr. Petit states the lights that are bothering the neighbors aren’t on the lighting plan because they are mounted on the buildings: those lights are part of the architectural plan not the site plan.

Mr. Alvedo states they will fix the lights, fence and work with all the neighbors to address their concerns.

Chairman Richards suggests tabling this application to the next zoning meeting to give the applicant time to rework the site plan and address the neighbors’ concerns.

Mr. Lechner’s report:

1. 90 degree parking, not sold on this idea in this location.
2. A lot of traffic on this lot.
3. Parking wasn’t on that side of the building it was a loading zone.
4. Drive thru escape lane: envisioned an escape into 2 way traffic, an escape lane before the pay window after the dog lane (curve).
5. Existing size on pylons or monuments 8ft. (now).

Mr. Alvedo is willing to scale down the size of the signs.

Vice Chairman Simiriglia questions why the need for 2 tenants on such a tight lot.

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Mr. Mellett requests a lighting plan or study.

Mr. Petit states the light study is for the ground level only and won't help with the neighbor's problem since it's higher.

A motion to table the above mentioned application was made by Mr. Bucceroni and seconded by Mr. McMullin.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Fuscellaro	Yes
	Mr. Bucceroni	Yes
	Mr. Domiano	Yes
	Mr. Gunn	Yes
	Mr. McMullin	Yes
	Chairman Richards	Yes

Application Tabled.

Mr. Costa states there is no additional public notice required, but addresses issues brought up by the neighbors, fence, berm, speeding issues and the signs (new ordinance).

A motion for adjournment was made by Mr. Domiano and seconded by Mr. Fuscellaro.

Respectfully submitted by Jean Gomez, recording secretary.