

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY,
May 13, 2010**

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

Roll Call:	Vice Chairman Simiriglia	Present
	Mr. Marks	Present
	Mr. Fabricius	Present
	Mr. Fuscellaro	Absent
	Mr. Bucceroni	Late Arrival 7:55pm
	Mr. Domiano	Present
	Mr. McMullin	Late Arrival 8:00pm
	Mr. Gunn	Present
	Mrs. Chiumento	Absent
	Mrs. Giusti	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**

****Substitutions: Mrs. Giusti substituted for Mr. Fusellaro. *******

MINUTES FOR ADOPTION

Zoning Board Minutes for April 25, 2010.

Motion to approve the above-mentioned minutes was made by Mr. Marks seconded by Mrs. Giusti.

Roll Call:	Vice-Chairman Simiriglia	Yes
	Mr. Marks	Yes
	Mr. Fabricius	Abstain
	Mr. Domiano	Abstain
	Mrs. Giusti	Yes
	Chairman Richards	Yes

Minutes approved.

APPLICATIONS FOR REVIEW**#092070C****Lillian, Pursel****Zoned: RA****Block: 13605 Lot: 10****Bulk C Variance****Location: 25 Blue Jay Drive, Clementon, NJ 08021****Install 5 ½ Wood Fence 10' From Property Line.**

Mr. Costa swears in Ms. Lillian Pursel.

Mr. Mellett states the rear fence is beyond the property line.

Vice-Chairman Simiriglia asks how the board can vote on putting a fence on township property.

Mr. Costa informs the resident she would have to agree to go the town council to ask permission to use the land.

Mr. Lechner states council won't allow you to use the land because the land is green acres. The variances are still the same and the resolution can be approved if the applicant moves the back fence back on her property.

Ms. Pursel agrees to move the rear fence back on her property.

Open to the Public:

No Comments

Open to the Professionals:

No Comments

Roll Call:

Vice-Chairman Simiriglia	Yes
Mr. Marks	Yes
Mr. Fabricius	Yes
Mr. Domiano	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Application Approved.

#102020C**Anthony & Christian Merulla****Zoned R3****Block: 9106 Lot: 1****Bulk C Variance****Location: 100 Tilford Rd. Somerdale , NJ****Construct 12' x 20' deck 18' From Rear Property.**

Mr. Costa swears in Mr. Merulla and asks why Mr. Merulla can not comply to the ordinance

Mr. Merulla states the deck would be too close to the neighbor's fence.

Vice-Chairman Simiriglia asks if there is anything on the property that is not on the survey.

Mr. Merulla states a shed.

Mr. Fabricius asks how far from the property line the shed is.

Open to the Public:

No Comments

Open to the Professionals:

No Comments

Roll Call:

Vice-Chairman Simiriglia	Yes
Mr. Marks	Yes
Mr. Fabricius	Yes
Mr. Domiano	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Application Approved.

#102030D

Peter Sr. & Grace E. Harrington

Zoned: CR

Block: 5504 Lot: 1

Use Variance

Location: 1538 Black Horse Pike

Use Variance Place to Park (3) trucks over 8000 lbs.

*******Mr. Bucceroni arrives*******

Mr. Riley explains the need to park the 3 trucks on Mr. Harrington's property. Mr. Riley explains the trucks would be parked at the residence only on nights and weekends. There is NO business conducted on the property.

*******Mr. McMullin arrives*******

Mr. Riley states that even though the property is zoned CR you wouldn't consider it a residential zone as it is surrounded by commercial properties.

Mr. Costa swears in Mr. Greg Simon PE and Mr. Pete Harrington (applicant).

Mr. Harrington states he lives at the home with his wife and son. No business is conducted on the property. The trucks are not unusual in the area and the property is surrounded by commercial properties. Mr. Harrington states he knows he has to paint the trailer on the property since it had become a victim of graffiti.

Vice-Chairman Simiriglia asks why the trailer is on the property.

Mr. Harrington states he needs it for storage, hauling and clean out work. He also states he keeps 1 truck home and the other 2 are at a friend's house.

Mr. Riley states the trailer will be moved after the barn is built.

Mr. Fabricius re-iterates there are NO hours of operation.

Mr. Domiano asks Mr. Harrington is he has a license for the 20,000lb truck.

Mr. Harrington states he does have a license.

Mr. Domiano asks if there is any other equipment.

Mr. Harrington states there is a bobcat.

Mr. Mellett asks if that is all: 3 trucks and a bobcat.

Mr. Harrington states "yes".

Mr. Simon was asked to explain the base for the trucks and the turning radius and Mr. Simon also states the base will be maintained by the owner. The NJDOT license has already been obtained.

Mr. Mellett confirms that the stone will not be extended beyond the plan.

Mr. Simon states NO the stone will NOT be extended beyond the plan.

Mr. Lechner asks the applicant if he is planning to install a perm-hedge fence.

Mr. Harrington states "yes"

Mr. Lechner states it is a good quality fence.

A motion to approve the above-mentioned application: trailer moved within 60 days after the garage is built, site plan waiver, was made by Vice-Chairman Simiriglia and seconded by Mr. Bucceroni.

Roll Call:

Vice-Chairman Simiriglia	Yes
Mr. Marks	Yes
Mr. Fabricius	Yes
Mr. Bucceroni	Yes
Mr. Domiano	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Application Approved.

#102018C

David Minnick

Zoned: CR

Block: 6701 Lot: 1, 2, & 15

Bulk C Variance

Location: 1501 North Black Horse Pike, Blackwood, NJ 08012

Existing Landscaping & Garden Supplies with Proposed Display of Techno Bloe Products.

Mr. Costa swears in Mr. Minnick of Hilltop Block.

Mr. Riley explains the bulk variance and how the applicant would like to build a wall façade to display block.

A1 is a picture of Hilltop Block today, at the bottom of the page is what they are proposing.

Mr. Minnick explains the construction of the façade as it will not be permanent.

A2 packet the first picture shows the hardscaping and how the display will be line.

The second picture shows various parts of the display.

Vice-Chairman Simiriglia asks the height of the display wall.

Mr. Minnick states it should be 3 feet or less.

Mr. Mellet states that should be fine.

Mr. Domiano asks how high the peak of the house will be.

Mr. Riley states 8 to 10 feet high.

A motion to approve the above-mentioned application, pending the engineer’s calculations on the site triangle, was made by Mr. Fabricius and seconded by Mr. Marks.

Roll Call:

Vice-Chairman Simiriglia	Yes
Mr. Marks	Yes
Mr. Fabricius	Yes
Mr. Bucceroni	Yes
Mr. Domiano	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Application Approved.

#102024D

Robert & Jonathon Irvin

Zoned: R3

Block: 17301 Lot: 46.01

Use Variance

Location: 1407 Williamstown Rd. Sicklerville, NJ

The above application was postponed until June 24, 2010.

*******5 MINUTE RECESS*******

Roll Call:	Vice Chairman Simiriglia	Present
	Mr. Marks	Present
	Mr. Fabricius	Present

Mr. Fuscellaro	Absent
Mr. Bucceroni	Present
Mr. Domiano	Present
Mr. McMullin	Present
Mr. Gunn	Present
Mrs. Chiumento	Absent
Mrs. Giusti	Present
Chairman Richards	Present

All Present including professionals.

#102025C

Ricardo Quintana Jr.

Zoned: RA

Block: 14203 Lot: 1

Bulk C Variance

Location: 575 Lochlomond dr. Sicklerville, NJ

Install 6' Wood Fence on Corner Lot.

Mr. Costa swears in Mr. Quintana.

Mr. Quintana states pedestrians tend to cross over his lawn to get to and from the park and leave trash along the way.

A1 depicts picture of property as it is now.

Vice-Chairman Simiriglia asks questions about exhibit A1. The green area on exhibit A1 is the new fence and the yellow area is the existing fence.

Mr. Quintana states they are moving the fence and can purchase more of the same fence.

Mr. Mellett sees no site issue with the fence.

A motion to approve the above – mentioned application was made by Mr. Marks and seconded by Mr. Fabricius.

Roll Call:

Vice-Chairman Simiriglia	Yes
Mr. Marks	Yes
Mr. Fabricius	Yes
Mr. Bucceroni	Yes
Mr. Domiano	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Application Approved.

#102028

Brian & Christine Graves

Zoned: R4

Block: 16116 Lot: 1

Bulk C Variance

Location: 33 Essex Ave. Erial, NJ

Construct 16' x 22' Attached 1 ½ Car Garage 6' From Side Property Line.

Mr. Costa swears in Mr. Graves.

Mr. Graves explains how his house is caddy corner on a corner lot. The garage will be for personal use only and will match the house.

Vice-Chairman Simiriglia asks the applicant if the driveway will meet the garage.

Mr. Graves answers "yes", but they will be doing the driveway next year, this is all that fits in their budget this year.

Mr. Marks asks if the garage and house will match.

Mr. Graves states "yes" with peak and gutters.

Mr. Domiano states it will hard to keep the dirt where the proposed garage and driveway are. Mr. Domiano also asks the applicant if the current driveway used to go to a garage.

Mr. Graves states "yes" there used to be a garage attached to the house but the previous owner converted it into living space.

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

Roll Call:

Vice-Chairman Simiriglia	Yes
Mr. Marks	Yes
Mr. Fabricius	Yes
Mr. Bucceroni	Yes
Mr. Domiano	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Application Approved.

****The Zoning Board of Adjustment offers its sincere appreciation to Mr. Fabricius for his years of loyal service!*******

A motion to adjourn was made by Mr. Bucceroni and seconded by Mr. McMullin.

Respectfully submitted by Jean Gomez, recording secretary.