

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY,  
May 24, 2012**

---

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

<b>Roll Call:</b>	<b>Mr. Simiriglia</b>	<b>Present</b>
	<b>Mr. Bucceroni</b>	<b>Present (late arrival 7:51pm)</b>
	<b>Mr. Gunn</b>	<b>Present</b>
	<b>Mr. McMullin</b>	<b>Absent</b>
	<b>Mrs. Chiuimento</b>	<b>Present</b>
	<b>Mrs. Giusti</b>	<b>Absent</b>
	<b>Mr. Acevedo</b>	<b>Absent</b>
	<b>Mr. Treger</b>	<b>Present</b>
	<b>Mr. 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

---

**Mr. Treger sits in for Mr. Bucceroni for the first application #122016C only. Mr. Treger sits in for Mr. McMullin for applications # 122017C, #122018C, #122019C, #122021C, & #122022C.**

**MINUTES FOR ADOPTION**

**LOG #126**

Zoning Board Minutes for April 26, 2012.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mrs. Chiuimento</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Minutes approved.**

**LOG#140**

**RESOLUTIONS FOR MEMORIALIZATION**

**#122012C  
Cleveland C. Wyche  
Bulk C  
Block: 5801 Lot: 1**

**#122015C  
Richard DeBella  
Bulk C  
Block: 12507 Lot: 1**

**#112042D-aCD  
Iron Gate, LLC  
Bulk C/Use "D" Variance  
Block: 17499 Lot: 1**

**#122014DSPW  
Mary Del Borrello  
Use "D" Variance & Site Plan Waiver  
Block: 5402 Lot: 7,8 & 9**

**A motion to approve the above mentioned resolution was made by Mrs. Chiumento and seconded by Vice Chairman Simiriglia.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Resolutions Approved.**

**APPLICATIONS FOR REVIEW**

**LOG#176  
#122016C  
Joseph Fitzgerald  
Zoned: R1  
Bulk C  
Location: 180 Plymouth Rd., Erial  
Block: 17504 Lot: 16.01  
16 x 24 – 9’ from detached garage**

Mr. Costa swears in Mr. & Mrs. Fitzgerald. Mr. & Mrs. Fitzgerald explain the history of the application for the board members who weren't present at the last meeting.

Mrs. Ortiz (zoning officer) letter:

- chronology of events
- inspection of property
- memorandum read into record by Mr. Lechner
- penalties from the construction office

Mr. Lechner explains the Fitzgerald's would need another variance unless the move the shed 1 foot.

Mr. Fitzgerald states they will move the shed 1 foot to meet the 10 foot ordinance.

Mr. Lechner reads The Zoning Officers' (Mrs. Ortiz) memo dated 5/15/2012 into record. Mr. Sheppard (construction official) will hold on nay collection of fines until the zoning board's decision is known.

Vice Chairman Simiriglia states the Fitzgerald's applied for a permit for a shed in 2011 and was denied and asks the applicants if that shed was already built before they applied for a permit.

Mr. Fitzgerald states "no, there was no shed yet".

Vice Chairman Simiriglia points out they went ahead and had this shed installed after the fact.

Mr. Fitzgerald states his children (who had the new shed installed) didn't know all of this when they bought the shed. He also states they will remove the 12x12 shed that is in the yard.

Mrs. Chiumento asks the Fitzgerald's if they have both sheds 16 x 24 and 12x 12 up right now. Mrs. Fitzgerald states yes, but everything is on hold because of these proceedings (the zoning board's decision)

Mr. Treger states the Fitzgerald's' have permits for the other things: fence, pool, and garage.

#### **LOG# 570**

#### **PUBLIC PORTION:**

Ms. Diane Nixon: 210 Plymouth Rd. which is located one house away from the Fitzgerald's' home. Ms. Nixon states the Fitzgerald's were well aware they needed the permit even if their children didn't know. She also states is noise and lights on in the shed every night. Ms. Nixon presents the board with pictures of the sheds. Ms. Nixon states on 4/26/2012 there was a "dog house" shed delivered at night on a flatbed truck. Ms. Nixon insists the Fitzgerald's installed the shed knowing the permit was denied.

Mr. Costa states: the issue isn't what the Fitzgerald's knew or didn't know, the issue is the shed.

Ms. Nixon continues: the sheds are all in use and she has no objections to the shed. She states the sheds have been in use for a year and she hopes they are being used for something legal.

Mr. Charles Nixon: 210 Plymouth Rd., stats the shed is supposed to be 384 sq. ft., plus there are 3 oversized buildings on the property.

Mr. Costa states one will be removed.

Mr. Nixon states the building isn't the same building.

Mr. Costa states the zoning officer said it is the same thing.

Vice Chairman Simiriglia states the variance will state 384 sq. ft..

Ms. Nixon took a picture of the shed.

Mr. Lechner states there are open permits for the pool and garage; also the permit for the garage has to be updated to include electric. Mr. Lechner suggests making the closing of the open permits a condition.

Mr. Fitzgerald is fine with that decision.

Vice Chairman Simiriglia asks the Fitzgerald's is the garage is 30 x 30.

Mr. Fitzgerald states "yes".

**A motion to approve the above mentioned application with the following conditions: variance for the garage, close open permits, 12 x 12 shed removed, & the time frame is 30 days was made by Vice Chairman Simiriglia and seconded by Mr. Gunn.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**#122002CDSPW**

**500 Davistown Rd., LLC**

**Zoned: BP**

**Bulk C, Use Variance; Site Plan Waiver**

**Location: 500 Davistown Rd. Blackwood**

**Block: 13103 Lot: 2**

**The above mentioned application will be postponed until June 14, 2012 with no need to re-notice.**

**LOG# 21171**

**#122017C**

**Mark Shipotofsky**

**Zoned: R3**

**Bulk C**

**Location: 70 Larkspur Circle, Sicklerville**

**Block: 18605 Lot: 24**

**16 x 16 Tiki Hut w/7'6" setback from property line/fence**

Mr. Costa swears in Mr. Mark Shipotofsky.

Mr. Shipotofsky explains he built the tiki hut because he miss understood the code. He was under the impression if the structure was less than 100 sq. ft. it didn't need a permit, especially since the structure is mostly open and not enclosed.

Vice Chairman Simiriglia stated the letter from Mr. Shepard states that Mr. Gallagher noticed it and saw no permits.

Mr. Shipotofsky states he has had many other jobs done in his home and has always gotten permits and inspections.

Vice Chairman Simiriglia asks the applicant when the tiki hut was built.

Mr. Shipotofsky states 2 years ago, 8 1/2ft. from the pool.

Mr. Bucceroni states it should have been 10 ft. from the pool to avoid people from jumping off the roof into the pool and getting injured.

Mr. Treger asks if there are footings

Mr. Shipotofsky states there are footings and it was built on an existing slab.

Open to the Public:

No Comments.

Open to Professionals:

No Comments.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**LOG# 21360**

**#122018C**

**Daryl St. John**

**Zoned: R3**

**Bulk C**

**Location: 302 South Drive, Blackwood**

**Block: 10704 Lot: 8**

**Replacing 8 x 10 shed w/ 12 x 18 shed.**

Mr. Costa swears in Mr. Daryl St. John.

Mr. St. John explains the regular shed is not large enough and explains it would probably look better if they kept it where the old shed stood.

Mrs. St. John states moving the shed would take up a good portion of their yard. Since they were asking for a variance for the larger shed they would ask for the extra foot too.

Mr. Treger asks the applicants if they were going to remove the old shed for the new shed.  
Mr. and Mrs. St. John state “yes”.

Mr. Lechner asks the applicants if the shed is going to be 14ft. high, or 12 x 18 10ft. high shed.  
Mr. St. John states “yes” 10 ft. high.

Open to the Public:  
No Comments.

Open to Professionals:  
No Additional Comments.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**LOG # 21504**

**#122019C**

**Emidio Bosco**

**Zoned: RA**

**Bulk C**

**Location: 2065 Broadacres dr., Clementon**

**Block: 13703 Lot: 30**

**Construct 2<sup>nd</sup> floor 12 x 23 attached to TH**

Mr. Costa swears in Mr. Emidio Bosco and Mrs. Pat Bosco.

Mr. Bosco states the ordinance is 30 ft. which would be in the middle of his house since his yard is only 25ft. long. It will be a pressure treated w/ composite deck, no steps, and 10 ft. high.

Mr. Bucceroni asks the applicants if it is consistent with the neighborhood.

Mr. Bosco states “yes”.

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 Mrs. Chiuiento.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mrs. Chiuiento</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**LOG #21607**

**#122021C**

**Joseph A. Salimao**

**Zoned: GCR**

**Bulk C**

**Location: 14 Greens Way, Blackwood**

**Block: 8012 Lot: 24**

**Construct an attached deck to 11 x 19 ½**

Mr. Costa swears in Mr. Joseph Salimao.

Mr. Salimao states the property line is 20ft. from the back of the house and they would like to build an 11 foot deck over the top of their concrete patio. The deck will be 11 x 19, constructed of wood with no steps. It is the only place in the yard they can place the deck.

Vice Chairman Simiriglia asks the applicant if the deck will be ground level.

Mr. Salimao states "yes".

Mr. Lechner explains the setback for a concrete patio is 3 ft. and the setback for a wooden deck is 30 ft., which explains the necessity for the variance.

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. Gunn.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**LOG # 21700**

**#122022C**

**Fred Feucht**

**Zoned: R3**

**Bulk C**

**Location: 501 Good Intent Rd., Blenheim**

**Block: 10303 Lot: 30**

Mr. Costa swears in Mr. Addison Bradley (planner) and Mr. Fred Feucht.

Mr. Bradley explains Mr. Feucht is moving back from Texas and needs to store his antique cars and boat, the garage will be 1280 sq. ft.. Mr. Bradley presents the board with an aerial photo to show where the garage will be built. This portion of the property backs up to the football field.

Mr. Feucht wants to make the home larger too, but needs to enlarge the garage first.

Vice Chairman Simiriglia asks how the size of the lot.

Mr. Feucht states about  $\frac{3}{4}$  of an acre.

Vice Chairman Simiriglia inquires if a driveway will be built.

Mr. Bradley states there will not be a driveway.

Vice Chairman Simiriglia asks the applicant how far the driveway is from the house to the garage.

Mr. Feucht states about 140ft.

Vice Chairman Simiriglia states it may be more like 100 ft., he wants to make sure a fire truck can make it back to the garage.

Mr. Feucht states a fire truck can absolutely make it back there.

Vice Chairman Simiriglia asks the applicant what he plans on storing in the garage.

Mr. Feucht states he will store jet skis, boat, antique cars, and motor cycles. The garage will look similar to the home.

Mr. Treger asks the applicant the height of the garage.

Mr. Feucht states it will be less than 20 ft. high.

Open to the Public:

No Comments.

Open to Professionals:

No Comments.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mrs. Chiuimento</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 Vice Chairman Simiriglia and seconded by Mr. Treger.**

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















