

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JUNE 10, 2015**

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

**Roll Call:**

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Late Arrival (8:30)
Mr. Scarduzio	Present
Mrs. Chiuimento	Present
Mr. Rosafi	Present
Mr. Acevedo	Absent
Mr. Treger	Absent
Ms. Scully	Present
Chairman McMullin	Present

Chairman McMullin 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

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Ms. Scully will sit for Mr. Acevedo.

**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday May 13, 2015.

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Rosafi	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

**Minutes Approved.**

**APPLICATIONS FOR REVIEW**

**#152026C**

**Dennis & Patricia O'Leary**

Zoned: R3

Bulk C Variance

Block: 7001 Lot: 2

Location: 244 Woodland Ave. , Blackwood

24' x 32' x 10.4' Pole Barn w/5' setback side property; 20' x 24' Metal Carport on existing concrete patio w/5' setback side property.

Mr. Costa swears in Mr. O'Leary.

Mr. O'Leary explains the original garage was built in 1990. There is a concrete pad next to the existing garage. Mr. O'Leary would like to put a carport on that concrete pad. He will keep the same line with all the existing buildings. He will store furniture, outside tools, in the pole barn because his cellar is full.

Mr. Rosati inquires about flammables.

Mr. O'Leary states there will be no flammables.

Mr. Mellett states gutters should be installed on the pole barn. Make sure all water drains away from his neighbors.

Mr. Lechner discusses the side setback of 5'. The building sub code official states the side setback must be a full 5' for the fire rating. The sub code official also states both structures need sealed plans.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Ms. Scully</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#152027C**

**Antonio Lasala**

**Zoned: R3**

**Bulk C Variance**

**Block: 16301 Lot: 5.01**

**Location: 1855 New Brooklyn Erial Rd., Sicklerville**

**12' x 22' Wood Storage Shed (336 sq. ft.) 12' setback from side property.**

Mr. Costa swears in Mr. Lasala.

Mr. Lasala states he ran out of room since his sister in law moved in with her daughter. His wife is having a baby and he needs the extra room. With the addition of the storage shed he can remove items in his attic to make more room in his home. Gutters will be added to direct water.

Mr. Lechner states the building sub code official states: 2 sets of sealed plans are needed; the foundation plans must comply with the NJUCC (NJ uniform commercial code).

Mr. Mellett states the gutters must be directed away from the neighbors.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Ms. Scully</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#152029C**

**Nicholas DiBiasio**

**Zoned: R3**

**Bulk C Variance**

**Block: 9110 Lot: 3**

**Location: 78 Hollyoke Rd. , Somerdale**

**Construct 2nd garage 25' x 30' rear yardw/3' setback on West (rear) & 0' setback on South (left); install new driveway around left side of residence to access garage (approx. - 1800 sq. ft.) install w/0' setback on south (left); Concrete floor in garage.**

Mr. Costa swears in Mr. DiBiasio.

Mr. DiBiasio explains the property has an existing 2 car attached garage, but his vehicles don't fit in the garage. He would like to keep his vehicles in the garage for security. His children have a lot of toys and he has a lot of tools. He would like to organize his tools on shelves so he can see them. Mr. DiBiasio is removing the pool in the yard.

Mr. Lechner states the pool wasn't included in the square footage.

Mr. DiBiasio explains the construction of the 2nd garage: it won't have any "heavy timber", only 6 x 6's and 2 x 4's.

Vice Chairman Simiriglia asks the height.

Mr. DiBiasio states it will be 16' to 17'.

Vice Chairman Simiriglia questions the placement of the garage 3' from the side and back setbacks.

Mr. DiBiasio states he understands the fire rating recommended by the sub code official (RIC rating needed).

Vice Chairman Simiriglia questions drainage.

Mr. DiBiasio states there will be a swale at the property line and the driveway will drain into perforated pipe that will be going down the middle of his property.

Vice Chairman Simiriglia states bringing anything right to the property line can be very difficult.

Mr. DiBiasio states the driveway will actually be about 8" on his property.

Mr. Lechner questions the doors on the garage.

Mr. DiBiasio states the doors will be 25' in width with 30' trusses along with a gable in the front.

Mr. Lechner tells the applicant to make sure the drainage is away from his neighbors.

Mr. DiBiasio states he will have gutters on the garage.

Mr. Mellett wants more details for the drainage:

- grading plan approved before construction,
- where the garage water will be directed,
- driveway must be pitched correctly.

Vice Chairman Simiriglia asks the applicant if he can move the garage away from the property line.

Mr. DiBiasio states he has an issue with the rear porch and swing for the vehicles.

Vice Chairman Simiriglia suggests working on the drainage and placement to save money on the fire rating and drainage plan.

Mr. DiBiasio states he is going to do a drainage plan anyway.  
Mr. Costa asks how long it will take to get a topographic survey.  
Mr. DiBiasio states he just bought the property.  
Mr. Mellett states it will be hard in the summer with vacations.

**A motion to continue this application until July 8, 2015; for drainage plans and topographical survey; was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.**

**Application continued until July 8, 2015.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chimento</b>	<b>Yes</b>
<b>Mr. Rosafi</b>	<b>Yes</b>
<b>Ms. Scully</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**#152030C**

**Tina Fort**

**Zoned: R3**

**Bulk C Variance**

**Block: 8708 Lot: 7**

**Location: 3314 High St., Blackwood**

**6' to 4' vinyl fence.**

Mr. Costa swears in Ms. Fort.

Ms. Fort states if she follows the ordinance the fence will be in the middle of her yard.

She is replacing an existing fence going from 4' to 6'.

Mr. Mellett states the fence is 10' from the property line and no site issues even if the fence was on the property line.

Mr. Lechner asks how far from the front curb is the fence.

Mr. Mellett states it is about 10'.

Mr. Lechner states the 10' from the curb is usually the property line.

Ms. Fort states there is a small gap in the fence from her neighbors fence.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chimento</b>	<b>Yes</b>
<b>Mr. Rosafi</b>	<b>Yes</b>
<b>Ms. Scully</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**15 minute break:**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Present</b>
<b>Mr. Bucceroni</b>	<b>Present (8:30)</b>
<b>Mr. Scarduzio</b>	<b>Present</b>
<b>Mrs. Chimento</b>	<b>Present</b>
<b>Mr. Rosati</b>	<b>Present</b>
<b>Mr. Acevedo</b>	<b>Absent</b>
<b>Mr. Treger</b>	<b>Absent</b>
<b>Ms. Scully</b>	<b>Present</b>
<b>Chairman McMullin</b>	<b>Present</b>
<b>Mr. Costa</b>	<b>Present</b>
<b>Mr. Lechner</b>	<b>Present</b>
<b>Mr. Mellett</b>	<b>Present</b>

**#152020DSPW**

**Richard Budman (Dream Car Authaus, LLC)**

**Zone: HC**

**Use "D" Variance/Site Plan Waiver**

**Block: 18403 Lot: 22**

**Location: 563 Berlin-Cross Keys Rd., Sicklerville**

**Indoor Used Car Dealership**

Mr. Costa swears in Mr. Richard Budman (owner/applicant) and Ms. Tiffany CuvIELLO (planner). Mr. Budman explains his business and the need for the use variance. He sells classic cars, muscle cars and exotic cars. Mr. Budman's business is internet driven and mostly he goes to his clients. His hours of business will be M - F 8:45am to 5pm; Saturday by appointment only. He won't have more than 10 vehicles and they will all be stored inside, and there will be no repairs on site. Trash will be picked up by the regular truck and the recycles will be brought home.

Mr. Lechner explains the Gloucester Township used car dealership license.

Mr. Budman states he has that license and a mercantile.

Mr. Lechner discusses showing the state that Mr. Budman has a plan approved by the town that will show limits and restrictions.

conditions;

no auto repair,

no outside storage of vehicles.

Mr. Budman explains the motorcycle on his title, he had already been approved for motorcycle sales so it's automatically added on to his license when he renews. He doesn't sell motorcycles though.

Mr. Mellett discusses the basin that needs to be maintained. On the north side there are site issues that need to be dealt with by coordinating with the Camden County Public Works department.

Mr. Budman states the land lord will contact the County to remove vegetation. The landlord will maintain the basin and he will paint a white line for the stop sign; also the landlord will move the mailbox into the driveway.

Mr. Mellett asks the applicant about any future signs for his business.

Mr. Budman states he will have a small sign on the current sign. The landlord will condense his the drywall sign and put his sign (auto) underneath. He will be the only employee, according to the ordinance he needs 7 parking spots and there are 14 there, parking is not an issue.

Mr. Lechner asks if the applicant is taking up the whole building.

Mr. Budman states he is only taking half of the building, Unit A. The Drywall company is Unit B & C.

Mr. Lechner discusses more than one business on the property with Mr. Budman.

Ms. CuvIELLO (planner):

- indoor sales not in the ordinance,
  - similar to other uses in the Highway Commercial Zone (auto repair, used car business),
  - appropriate use for zone,
  - internet has changed the market,
  - unique character to this property,
  - the building is setback and it is also an odd shape,
  - low traffic business, you can't see the vehicles, and you have to call to make an appointment to see the vehicle.
  - doesn't need an abundance of parking,
  - lower intensity use,
  - site and use generally suited to each other,
- Negative:
- no impairment or detriment to public good,
  - master plan not impacted,
  - not impairing master plan or ordinance,
  - not envisioned when the master plan was created (internet selling cars),
  - no lighting/no substantial impact.
  - really no detriment with this business.

Mr. Lechner asks the definition of an "exotic car".

Mr. Budman states they are not American: Porsche, Alfa Romero etc....

Chairman McMullin asks how many cars he'll have at one time.

Mr. Budman states no more than ten.

#### **PUBLIC PORTION:**

Mr. Sam Palmochie is sworn in by Mr. Costa.

Mr. Palmochie states the Hacketts are 40' from his property line.

- 2 business signs, questions enough room for 3 businesses.
- concerns about business already being conducted out of the building before approval,
- run off from the power washer along w/detergent,
- basin overflows when he gets a lot of rain,
- basin hasn't been revamped in 15 years,
- other concerns: light upholstery repair, priming of cars, cars in different states of assembly, trucks being too long to turn in the driveway, fire truck assess, car repairs being done on premises, 2 businesses on same location.

Mr. Rosati and Mr. Palmochie discuss the 2 businesses.

Mr. Palmochie states kids are there with souped up cars making a lot of noise.

Vice Chairman Simiriglia asks how the basin affects Mr. Palmochie.

Mr. Palmochie states the basin is between them and his house and when they get a lot of water it comes over the berm towards his home.

Mr. Mellett states the basin appears to be a percolate and retain with overflow.

Mr. Palmochie states it was supposed to go to the missile base.

Mr. Scarduzio asks if there was any issues with the previous stone cutting business that was at this location.

Mr. Palmochie states "no, not really."

Mr. Budman states he lost a mechanic, receptionist and cars when he moved from Cherry Hill, there will be NO employees. He uses an electric car washer or goes to a car wash. He goes to a lot of doctor appointments because of a very serious car accident that almost killed him. He is not revving cars or washing cars because he is not physically capable.

Mr. Costa asks who was washing cars.

Mr. Palmochie wasn't sure who it was, could have been Hackett employees or Mr. Budman. He assumed it was Mr. Budman. He saw a car carrier and the cars were getting washed.

Mr. Costa states if the board approves the application the conditions will be:

1. no repairs
2. no outside storage of vehicles
3. maximum 10 cars
4. no washing of vehicles
5. signage will conform to ordinance.

8am would be ok with those parameters.

Mr. Lechner explains Mr. Palmochie's a flag lot.  
Mr. Palmochie states it is non conforming.

Mr. Mellett states this is for a use variance only. There is nothing to affect the storm water or basin and the landlord has agreed to clean the basin.

Vice Chairman Simiriglia states the basin is adequate for the lot.

Mr. Mellett states the basin was built in 2000 and assuming it was done correctly this business doesn't change anything. The basin should be adequate and not need to be updated.

Mr. Palmochie states the basin doesn't percolate like it used to.

**A motion to approve the above mentioned application with the following conditions: no vehicle repairs, no outside storage of vehicle, maximum 10 cars, not washing of vehicles, signage to conform to ordinance along with a site plan waiver, and parking variance was made by Mr. Scarduzio and seconded by Mr. Bucceroni.**

**Roll Call:**

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

**Application Approved.**

**#142050BDa**

**P. Cheeseman Rd., LLC**

**Zoned: R2 & IN**

**Use "D" Variance - amended**

**Block: 14003 Lots: 13,13x,14,15 &23**

**Location: 1840 Peter Cheeseman Rd., Blackwood  
Residential Substance abuse Treatment Facility.**

**The above mentioned application was postponed till June 24, 2015.  
NO re-advertisement needed.**

**A motion to Adjourn was made by Mr. Scarduzio and seconded by Mrs. Chimento.**

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

