

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, June 13, 2013**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Absent
Mr. Scarduzio	Present
Mr. Gunn	Present
Mr. McMullin	Present
Mrs. Chiumento	Absent
Mrs. Giusti	Absent
Mr. Acevedo	Present
Mr. Treger	Present
Chairman Richards	Present

Chairman Richards had the professionals sworn in:

Also Present: Mr. Anthony Costa, Zoning Board Solicitor

Mr. James Mellett, P.E., Churchill Engineering

MINUTES FOR ADOPTION

Zoning Board Minutes for May 23, 2013.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mr. Acevedo	Abstain
Mr. Treger	Abstain
Chairman Richards	Yes

Minutes approved.

Applications For Review

#132017C

Kenneth Lehman

Zoned: R1

Bulk C Variance

Block: 18102 Lot: 8

Location: 891 Kearsley Road, Erial

13' x 21' wooden deck – 15.7' from property line

Mr. Costa swears in Mr. Lehman.

Mr. Lehman states the deck will be halfway down the side of the home. The house is 15.7 feet from the property line.

Vice Chairman Simiriglia states homes surrounding this home are zoned R1 and R3.

Mr. Mellett states the deck is going to be 13' x 21' which will be replacing the 10' x 10' existing deck.

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. McMullin.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman Richards	Yes

Application Approved.

#132019C

John J Colaianni, Jr

Zoned: R3

Bulk C Variance

Block: 8201 Lot: 24

Location: 35 W. Brookline Dr., Laurel Springs

SFD Approx. 3000 Sq. Ft.; Lot Coverage 38%, Bldg Coverage 22%

Mr. Costa swears in Mr. John Colaianni (Property owner) and Mr. Smith (architect).

Mr. Colaianni states the building coverage is close to 22% not 20%. The master suite is being moved to the 1st floor which changed the foot print of the home. The new home will be a Cape Cod/modified style.

Mr. Smith states the new home will actually be a 3 bedroom vs. the old home which was a 4 bedroom.

Vice Chairman Simiriglia asks if the only variance needed is the impervious coverage.

Mr. Smith states the impervious coverage allowed is 23% and they are close to that figure.

Vice Chairman Simiriglia asks if any part of the original foundation is left.

Mr. Smith states there is nothing left of the original foundation. All that is left is a pool and shed.

Mr. Mellett states he has no objections as the property owner has agreed to all the requests in the engineering letter from Remington and Vernick.

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Gunn	Yes

Mr. McMullin	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman Richards	Yes

Application Approved.

#132020C

Christina Mattison

Zoned: R3

Bulk C Variance

Block: 19303 Lot: 17

Location: 76 Jonquil Way, Sicklerville

Install 6' fence on corner lot

Mr. Costa swears in Ms. Christina Mattison.

Ms. Mattison states her backyard is very small and the ordinance would place the fence in the middle of her deck. The fence will not block her neighbors view.

Vice Chairman Simiriglia asks Ms. Mattison if there is no fence now and if she will be installing the new fence to the sketch the board was provided.

Ms. Mattison states there is no fence now and it will be installed according to the sketch.

Mr. Mellett states it is a unique lot and the fence is nowhere near the intersection. In addition the fence will not bother any neighbors' sight lines.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman Richards	Yes

Application Approved.

A Motion to Adjourn was made by Mr. McMullin and seconded by Mr. Scarduzio.

Respectfully Submitted, Jean Gomez, Recording Secretary.