

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY,
June 24, 2010**

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

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

MINUTES FOR ADOPTION

Zoning Board Minutes for May 27, 2010.

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

Roll Call:	Vice Chairman Simiriglia	Abstain
	Mr. Marks	Yes (except #092073D)
	Mr. Fuscellaro	Yes
	Mr. Bucceroni	Yes
	Mr. Domiano	Yes
	Mr. McMullin	Yes
	Mr. Gunn	Yes
	Mrs. Chiumento	Abstain
	Mrs. Giusti	Yes
	Chairman Richards	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#102021C

June Pacifico

Block: 15305 Lot: 3

Bulk C Variance

#102032C

Nancy Owens

Block: 704 Lot: 11 & 12

Bulk C Variance

#102033C

Anthony DeVirgillis

Block: 15814 Lot: 10

Bulk C Variance

#102034C

David T. Leader

Block: 902 Lot: 21

Bulk C Variance

#092073D

The Gardens at Marksmen

Block: 13901 Lot: 11.01

Use Variance

#102036CDPS

Sun National Bank

Block: 1101 Lot (s): 1,2,9,10,11,12

Preliminary Major Site, Bulk &

Use Variance.

A motion to approve the above mentioned resolutions was made by Mr. Marks (except #092073D) and seconded by Mr. McMullin.

Roll Call:	Vice Chairman Simiriglia	Abstain
	Mr. Marks	Yes (except #092073D)
	Mr. Fuscellaro	Yes
	Mr. Bucceroni	Yes
	Mr. Domiano	Yes
	Mr. McMullin	Yes
	Mr. Gunn	Yes
	Mrs. Chiumento	Abstain
	Mrs. Giusti	Yes
	Chairman Richards	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#102035C

Thomas L. Knapp

Zoned: R4

Block: 701 Lot: 8

Bulk C Variance

Location: 803 Highland Ave.

Addition

Mr. Costa swears in Mr. Knapp.

Mr. Knapp explains the need for the addition and how he will keep the house and the addition even and similar.

Vice-Chairman Simiriglia questions Mr. Knapp about the gutters, details of the addition and drainage.

Open to the Public:

No Comments

Open to the Professionals:

No Comments

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

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

Application Approved.

#102037C

Kevin McElroy

Zoned R3

Corner Lot – Fence

Block: 1708 Lot: 1

Location: 36 Breckenridge Dr.

Bulk C Variance

Mr. Costa swears in Mr. Kevin McElroy.

Mr. McElroy explains he wants to move his fence to include large trees that are next to his house into his backyard for needed shade. The way the fence is situated now also puts the back door to his house too close to the fence.

Vice-Chairman Simiriglia asks Mr. Mellett questions about the site triangle for the new placement of the fence. Mr. Mellett states the site triangle is not affected.

Mr. Lechner states that the new fence will be 31ft. from the curb and it will only be 9ft. from the ordinance of 40ft.

Mr. Lechner also explains that there is a utility easement line next to the fence and instructs Mr. McElroy to make sure he isn't in it. Mr. Lechner states 11ft. from the property line is out of the utility easement.

Open to the Public:

No Comments

Open to the Professionals:

No Comments

A motion to approve the above-mentioned application was made by Mr. Bucceroni and seconded by Mr. Fuscellaro with the expectation the fence will not be in the utility easement (11ft. from the curb).

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

Application Approved.

#102029D

Greater Deliverance Church

Zoned: NC

House of Worship & Community Center

Block: 18601 Lot: 2.02

Location: 1601 Sicklerville Rd.

Use Variance

Mr. Costa swears in Mr. Nathanael Floyd

Mr. Floyd explains that the church would like to use part of the Goddard school as their church as it is not an allowed use now.

Mr. Miller explains the use and hours of the church. Hours of operation would be Sunday 9am to 11am with 20 to 25 people attending; Tuesday 7pm to 9pm with 12 people for a bible study. There would be 3 employees: Mr. Floyd with 2 volunteers. There are 65 parking spots.

Mr. Bucceroni clarifies that they want to use part of the school.

Mr. Miller explains the church wants to use 4 rooms.

Mr. Mellett questions the applicant about any plans for future tenants.

Mr. Miller states not that they know of.

Mr. Mellett states they need to be aware of any other tenants who would need to park at the same time. Mr. Mellett states the handicap parking needs to be repainted and the stop bar and stop sign need to be replaced.

Vice-Chairman Simiriglia wants to make sure Mr. Mellett approves the fixes for approval.

Mr. Miller states the church is a tenant only and the property is for sale.

Mr. Lechner states the signage may need a variance.

Mr. Miller states he doesn't anticipate any signage, they would have to replace something that is already there.

Public Portion:

Mr. Joe Barns 1491 Sicklerville Rd: Mr. Barns explains he shares a property line with the Goddard school. Mr. Barns wanted to know if all services were going to be inside the building. Mr. Barns wanted an explanation of what the church was specifically asking for. He wanted to know if it could turn into 50 people if the church congregation grew, and if they could keep coming back to ask for another variance. He also states the Goddard School does not take care of the land like they were supposed to.

Open to Professionals:

Mr. Lechner states that 195 parishioners were allowed by the parking spaces.

Vice-Chairman Simiriglia wanted to know if 60 people were on the application.

A motion to approve the above application was made by Mr. Bucceroni and seconded by Mr. Domiano with the following provisions: 60 people, stop bar and stop sign redone, handicap parking striping refurbished, hours of operation: 9am to 11am Sunday....7pm to 9pm Tuesday.

Roll Call:	Vice-Chairman Simiriglia	No
	Mr. Marks	No
	Mr. Fuscellaro	No
	Mr. Bucceroni	Yes
	Mr. Domiano	No
	Mr. Gunn	Yes
	Chairman Richards	Yes

Application Denied.

#102023D (recorder 21329)

Robert & Jonathan Irvin

Zoned: R3

Block: 17301 Lot: 46.01

Location: 1407 Williamstown Rd.

Use Variance

Home Occupation – small construction company

Mr. Costa swears in Mr. Robert and Jonathan Irvin.

Mr. Sufrin, applicants' attorney, explains the use variance to park construction vehicles only, not to run a business from the property.

Mr. Robert Irvin explains where they will be parking their vehicles. Equipment is parked on a pad in back and you can not see the trucks from roadway.

Mr. Sufrin presents A1 the property survey along with A2 to A11 photos of the property.

Mr. Jonathan Irvin states he will build a fence if necessary even though you can't see it.

There will be NO storage of goods on the property; they do not want to construct any buildings on the property. The "special circumstance" is being stated as; "if the existing economy hadn't turned for the worst they could have moved by now." They do work for Aqua NJ and they got the job because they were so close. They are not going to add any vehicles; if their business grows they will seek an alternate location.

Mr. Costa goes over the list of vehicles on the property with the applicants and their attorney.

Vice-Chairman Simiriglia asks if they both live on the property.

Mr. Irvin states "yes".

Vice-Chairman Simiriglia asks if they had owned the property for 3 years.

Mr. Irvin states “yes”, and they were told by the realtor that they could park their equipment there.

Vice-Chairman Simiriglia states they could sue the realtor and asks if they were cited by the zoning officer.

Mr. Fuscellaro asks if they repair their equipment on the property.

Mr. Irvin states “no repairs”.

Mr. Gunn asks if they run the business from the property.

Mr. Irvin states “no, they go to the customers’ houses”.

Mr. Sufrin states the area has changed since 2005 and also states applicants are willing to abide by any rules the board makes.

Mr. Mellett states from the street it appears there are large piles of logs and mulch.

Mr. Irvin states they stopped after being cited by the zoning officer.

Mr. Lechner states some other properties have been cited along with the Irvin’s. There is a “quality of life” issue. The use variance will stay with the property and they need a site plan if approved.

Public Portion: Mr. Daniel Manson 1429 Williamstown Rd.. Mr. Manson lives behind the Irvin’s. He states he has no problems with the owners and they are actually very helpful to him.

Mr. Bucceroni re affirms that the applicants will not have any other employees or equipment.

Mr. Sufrin states they have no problem with a site plan.

Open to Professionals. No additional comments.

A motion to deny the above-mentioned application was made by Vice-Chairman Simiriglia and seconded by Mr. Domiano.

Roll Call:	Vice-Chairman Simiriglia	Yes to deny
	Mr. Marks	Yes to deny
	Mr. Fuscellaro	Yes to deny
	Mr. Bucceroni	No to deny
	Mr. Domiano	Yes to deny
	Mr. Gunn	Yes to deny
	Chairman Richards	Yes to deny

Application Denied.

A motion to adjourn was made by Mrs. Giusti and seconded by Vice-Chairman Simiriglia.

Respectfully submitted by Jean Gomez, recording secretary.