

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JUNE 24, 2015**

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

Roll Call:

| | |
|--------------------------|---------|
| Vice Chairman Simiriglia | Present |
| Mr. Bucceroni | Present |
| Mr. Scarduzio | Absent |
| Mrs. Chiumento | Present |
| Mr. Rosati | Present |
| Mr. Acevedo | Absent |
| Mr. Treger | Present |
| 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

Mr. Treger will sit in for Mr. Scarduzio and Ms. Scully will sit in for Mr. Acevedo.
#152022c

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday June 10, 2015.

A motion to approve the above mentioned minutes was made by Mrs. Chiumento and seconded by Mr. Rosati.

Roll Call:

| | |
|--------------------------|-----|
| Vice Chairman Simiriglia | Yes |
| Mrs. Chiumento | Yes |
| Mr. Rosati | Yes |
| Ms. Scully | Yes |
| Chairman McMullin | Yes |

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

5-13-2015

#152022C
Joseph Petruzzi
Bulk C Variance
Block: 18307 Lot: 4

152007
James J. Gordon
Bulk C Variance
Block: 6201 Lot: 3

#152003DPMFM
Old Country, LLC
Prelim/Final Subdivision
Block: 19702 Lot: 6.14

#152002BD
Puff & Pipes, LLC
Interpretation/Use "D" Variance
Block: 14402 Lot: 8.01

A motion to approve the above mentioned resolutions was made by Mr. Bucceroni and seconded by Mr. Rosati.

Roll Call:

| | |
|---------------------------------|------------|
| Vice Chairman Simiriglia | Yes |
| Mrs. Chiumento | Yes |
| Mr. Rosati | Yes |
| Mr. Treger | Yes |
| Ms. Scully | Yes |
| Chairman McMullin | Yes |

Resolutions Approved.

6-10-2015

#152026C

**Dennis & Patricia O'Leary
Bulk C Variance
Block: 7001 Lot: 2**

#152027C

**Antonio Lasala
Bulk C Variance
Block: 16301 Lot: 5.01**

#152030C

**Tina Fort
Bulk C Variance
Block: 8708 Lot: 7**

#152020DSPW

**Richard Budman(Dream Car Authaus)
Use "D" Variance/Site Plan Waiver
Block: 18403 Lot: 22**

A motion to approve the above mentioned resolutions was made by Vice Chairman Simiriglia and seconded by Ms. Scully.

Roll Call:

| | |
|---------------------------------|--------------------------|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes (Budman only) |
| Mrs. Chiumento | Yes |
| Mr. Rosati | Yes |
| Ms. Scully | Yes |
| Chairman McMullin | Yes |

Resolutions Approved.

APPLICATIONS FOR REVIEW

#152033C

**David Forsythe
Zoned: R3
Bulk C Variance
Block: 11905 Lot; 10
Location: 507 Carol Ave., Blackwood
6' to 4' white vinyl fence with setbacks**

Mr. Costa swears in Mr. Forsythe.

Mr. Forsythe explains the fence will be 6' across the back and 4' along the rest of the property. 40' setback takes up a lot of his yard as it is an irregular shape, it isn't wider than it is deep.

Mr. Mellett states there are no site issues.

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

Open to Professionals:
No Additional Comments.

Open to the Public:
No Comments.

Roll Call:

| | |
|---------------------------------|------------|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mrs. Chiumento | Yes |
| Mr. Rosafi | Yes |
| Mr. Treger | Yes |
| Ms. Scully | Yes |
| Chairman McMullin | Yes |

Application Approved.

#152025DMS

Jersey Outdoor Media, LLC

Zoned: IN

Use "D" Variance/Minor Site

Block: 10903 Lot: 2

Location: 52 Coles Rd., Blackwood

Billboard

Mr. Costa swears in Mr. Chet Atkins (company rep.), Mr. John Petit (PE Planner), Mr. Dave Shropshire (traffic engineer).

Mr. Marmero (ESQ) explains the application.

- a new ordinance is discussed in reference to redevelopment.
- conditions are height (of billboard) and distance between billboards.

Mr. Atkins runs the operations for the billboards in Delaware, Maryland, and in NJ (Atlantic City & Williamstown).

- local advertisers use the billboards predominately,
- the billboard will be 60' in height, 14' x 48' in area,
- the billboard will be static and changed every 2 to 12 months,
- it will be serviced with a cherry picker, truck and ladder,
- it is a ratable.

Mr. Petit (PE Planner):

A1- North bound view (on Rt. 42)

A2 - South bound view

-distance across Rt. 42 is 425',

-same side 1100', existing billboard allowed 3000',

Positive criteria site is suitable and approved by the state,

Negative criteria - no negative criteria 1100' vs. ordinance 3000', the site can accommodate a 60' vs. 45' height sign as the vegetation causes the need for the height. This proposal will not negatively impact the master plan or zoning code as it is; also not a detriment to the surrounding area.

Mr. Mellett asks how the 60' height was measure.

Mr. Petit states from the grade around the sign which is lower than the highway.

Mr. Mellett states the sign is more like 75' in height then and mentions any impact on the neighborhood.

Vice Chairman Simiriglia mentions the restriction of 1000' from the entrance.

Mr. Mellett covers his engineers' letter which was written under the assumption the ordinance hadn't changed.

Old ordinance: no interchange distance, height and size, setbacks were all referencing the old ordinance.

New Ordinance: 10' from interchange is good, 16' x 60' area, height 45' from highway, 3000' in between billboards still in affect.

Mr. Lechner discusses NJAC and business park district.

Mr. Lechner also discusses: the variance lot coverage, impervious coverage for base of billboard may already be over 60% that is allowed. 76.6% = impervious coverage.

Mr. Costa questions the applicant on any other close billboards.

Mr. Marmora states there is a billboard across the highway.

Mr. Mellett discusses the Blackwood Storage site that was approved that is on the same side pas the Ed Pine site (red sign on the exhibit).

Mr. Atkins states that site is for sale now because of a tree cutting issue the state is having.

Mr. Shropshire discusses the DOT standards that the applicant had to go through to get the state approval, including safety, and reads the DOT regulations. No more billboards will be approve as we are maxed out with distance according to the DOT.

- this billboard is set farther off Coles Rd.
- no visual impediment,
- another billboard 150' off Coles Rd.,
- tree line along the ramp block view of the billboard.

Mr. Costa discusses the DOT and 1000' vs. 3000' aesthetics.

Mr. Lechner states it's been the rule for a number of years and isn't sure why.

Mr. Shropshire states he doesn't think aesthetics were ignored.

Mr. Costa states the municipality can expand the 1000'.

Mr. Mellett continues with the engineers' letter:

- inconsistencies addressed,
- pg. 506 comments 10 thru 12 notes: added to plan old ordinance,
- Mr. Mellett requests and updated survey - agreed to by applicant,
- utilities put on plan,
- vegetation cleared for traffic control,
- electric line under ground,
- fence?

Mr. Marmora states the bottom of the ladder for the billboard will be 16' high; no real need for a fence. But if he fence is required it's no problem. The access will be grass to asphalt parking lot.

Mr. Mellett asks if the access easement was reviewed.

Mr. Marmora will explore but its not an issue.

Mr. Mellett requests a copy of the DOT permit to be submitted.

Mr. Lechner goes over the check list items on page 5.

Mr. Shropshire discusses lighting which will be LED lights on the cat walk with access from T & G way.

Mr. Petit states they are not disturbing any land except where the pole is located.

Mr. Lechner mentions the waiver of curbs and sidewalks and requests a detailed plan for the billboard.

Mr. Petit states it will be a direct impediment filling (4' circle).

Mr. Lechner requests that be noted on the plan.

Mr. Marmora has closing comments;

3000' vs. 1000"

height because of trees

amendment: 50' from ground instead of 60'

static vs. digital sign.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

Roll Call:

| | |
|---------------------------------|------------|
| Vice Chairman Simiriglia | No |
| Mr. Bucceroni | Yes |
| Mrs. Chiumento | No |
| Mr. Rosati | Yes |
| Mr. Treger | Yes |
| Ms. Scully | Yes |
| Chairman McMullin | Yes |

Application Approved.

#152032CDSPW

Bernie Wilson

Zoned: CR

Bulk C/Use "D" Variance/Site Plan Waiver

Block: 5403 Lot: 11

Location: 1000 Black Horse Pike

Auto Repair & Towing

Mr. Costa swears in Mr. Addison Bradley (planner).

Mr. Addison explains the application:

A1 package of photos: aerial, tax map, survey.

-Location is Black Horse Pike and Landing Rd.,

- the property has been vacant for a few years,

-applicant wants to install an auto repair and towing facility,

-requesting a site plan waiver,

-lighting would remain the same,

-already started to fix the landscaping,

-parking = 15 spaces,

-eliminate 3 spaces backing out of driveway,

-no retail,

-Lot size (existing), lot depth (existing),

Mr. Lechner discusses the buffer behind the building.

Mr. Bradley discusses Landing Rd. sidewalk and the inability to obtain a survey from the current owner.

Mr. Lechner and Mr. Bradley discuss the buffer behind the building that meets up w/ the salon next door.

Vice Chairman Simiriglia suggests removing the parking on the side and adding one in the front.

Mr. Bradley is agreeable to the above suggestion.

Mr. Bucceroni discusses the fact the property was a gas station prior to 1978.

Mr. Lechner discusses: nice development in the area, utility is changing, drive openings being removed, updating the property, adding a sidewalk.

Mr. Mellett states they are changing the use and the amount of traffic is much less, there is a lot of pavement existing on the property, and the need to put all the changes on a site plan and have it reviewed.

Mr. Lechner states the use is not permitted.

Mr. Wilson states he will only be repairing vehicles w/no painting or auto body work, discusses the stores on Prospect and no "accident" cars will be delivered to the property.

Vice Chairman Simiriglia discusses the Lower Landing landscaping maintenance.

Mr. Costa asks about outside storage.

Mr. Wilson states he won't exceed 15 vehicles.

Vice Chairman Simiriglia asks about a car lift.

Mr. Wilson states there will be no lift at this location.

Mr. Lechner questions any air conditioning in the garage.

Mr. Wilson states there will be no A/C in the garage, he will keep the bay doors open.

Mr. Bradley states the black top is in good condition. Where the gas tanks were is gravel and there is still some settling of the ground.

Vice Chairman Simiriglia asks if the gas tanks were removed.

Mr. Wilson states the tanks were removed in 2013 & he would like to wait 6 months before he repaves to make sure all the ground is settled.

Mr. Lechner questions where the trash will go.

Mr. Bradley states the trash will be kept inside.

Mr. Lechner asks if there will be any "pits".

Mr. Bradley states: "no".

Mr. Lechner questions compressions.

Mr. Bradley states; "yes".

Mr. Lechner questions recycling liquids.

Mr. Wilson states they will be picked up and recycled and only heating oil will be outside in a tank.

Mr. Lechner asks where the vehicles will be kept.

Mr. Wilson states in the parking spots.

Hours of Operation: 7AM to 7PM Monday thru Friday with a half day Saturday (4 employees).

Mr. Lechner discusses the broken sidewalk, apron of driveway and the site plan issues.

Mr. Bradley states Mr. Wilson is just a businessman trying to take a vacant building and improve it. Especially since the sandwich shop couldn't afford the updates.

Chairman McMullin suggests using the first site plan for future use.

PUBLIC PORTION:

Mr. Costa swears n Ms. Dawn Werner (Treccia Salon owner) and Mr. Michael Mastrolanni.

Ms. Werner: is against this plan, has been in this location for 19 years and pays to keep it nice, the land behind the gas station is hers, discusses lot 10 consolidation, a lot of in and out will be harder for her customers, worried about tow trucks coming in and out with no site plan, doesn't want any waivers granted because she wants the area to be kept as nice as hers.

Mr. Bucceroni discusses the fact it is a gas station and traffic will increase no matter what and with or without a site plan traffic will increase.

Ms. Werner is concerned about how it will look.

Mr. Bucceroni points out leaving it vacant is bad for business and she is surrounded by car businesses.

Vice Chairman Simiriglia states the site plan issues and flow of the property could be better.

Ms. Warner states she would feel better with a site plan for the property and she understands she is in "car row".

Mr. Rosati understands the aesthetics are important to Ms. Werner.

Ms. Werner, Mr. Mellett and Vice Chairman Simiriglia discuss property lines, grass lines, water drainage, buffers and parking of the gas station in relation to her salon.

Mr. Lechner explains the site plan approval and what will happen with later occupants after Mr. Wilson and current/future lighting.

Mr. Wilson states this property has been a gas station since the 70's and he just doesn't want to sell gas. Some of the property changes requested by the professionals are out of his price range.

Mr. Bradley discusses the Site Plan:

- applicant doesn't have deep pockets,

-state approvals are costly,

-rather put money into landscaping,

-engineered site plan is too expensive.

Mr. Lechner suggests withdrawing the site plan waiver, put a plan on paper, and they need a survey.

Vice Chairman Simiriglia and Mr. Mellett discuss driveway openings, township roads, side street helping with access/parking.

Use is subject to a site plan.

Mr. Lecher states a minor (site plan) is 5,000 sq. ft and a major (site plan) is more then 5,000 sq. ft..

Mr. Lechner suggests a minor site plan with certain waivers.

A motion to approve the use for the above mentioned application was made by Mr. Bucceroni and seconded by Mr. Rosafi.

Roll Call:

| | |
|---------------------------------|------------|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mrs. Chiumento | Yes |
| Mr. Rosafi | Yes |
| Mr. Treger | Yes |
| Ms. Scully | Yes |
| Chairman McMullin | Yes |

Use Approved.

A motion to approve a Minor Site Plan for the above application was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.

Roll Call:

| | |
|---------------------------------|------------|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mrs. Chiumento | Yes |
| Mr. Rosafi | Yes |
| Mr. Treger | Yes |
| Ms. Scully | Yes |
| Chairman McMullin | Yes |

Minor Site Plan/Application Approved.

#152031DSPW

Vision Properties, Strawberry Square, LLC

Zoned: NC

Use "D" Variance/Site Plan Waiver

Block: 18601 Lot: 2.01 Unit: 1705

Location: 1701 Sicklerville Rd., Sicklerville

House Of Worship/Church

Mr. Costa swears in Ms. Barbara Allen-Woolley-Dillon (planner) and Mr. John DiDonato (CEO Vision).
Tenants: Ms. Opehlia Hill (pastor) and Elder James Hill.

Mr. Malensky (Esq.) explains the application and details including signage, setbacks and plans.

Ms. Barbara Allen-Woolley-Dillon discusses changing the use:

-positive,

-special reasons

-purposes of zoning

-meets all AEGHIMP reasons

-1990 churches have been filling this strip mall void; zoning practices/industry standard has recognized it.

negative: redevelopment, in fill development, keeps character of municipality...no negatives.

Ms. Hill: operations:

-employees - none, just her and her brother,

-services will be Sunday at 10:30AM and 11:45AM, Monday 6pm, Tuesday 6pm, Wednesday 6pm.

Vice Chairman Simiriglia asks about daycare.

Ms. Hill states there will be no daycare.

Parking: 96 spaces needed, 133 available, 13 excess.

Mr. Treger discusses other businesses: dance, liquor store, quick mart, dry cleaners, pizza shop and the church will replace the karate business.

Ms. Hill states they just want to help people.

Mr. Lechner states there are no problems with the site plan waiver and the use is no problem.

8 10/28/2015 ZB

Open to Professionals:
No Additional Comments.

Open to the Public:
No Comments.

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

Roll Call:

| | |
|--------------------------|-----|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mrs. Chimento | Yes |
| Mr. Rosati | Yes |
| Mr. Treger | 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 application has been Withdrawn.**

July 8, 2015 Zoning Board Meeting is cancelled.

A motion to Adjourn was made by Mr. Rosati and seconded by Mr. Bucceroni.

Respectfully Submitted, Jean Gomez, Recording Secretary.