

\ **GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY,
July 8, 2010**

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

Roll Call:	Vice Chairman Simiriglia	Present
	Mr. Marks	Absent
	Mr. Fuscellaro	Absent
	Mr. Bucceroni	Absent
	Mr. Domiano	Present
	Mr. McMullin	Absent
	Mr. Gunn	Absent
	Mrs. Chiumento	Absent
	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 June 24, 2010.

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Domiano	Yes
	Mrs. Giusti	Yes
	Chairman Richards	Yes

Minutes Approved.

APPLICATIONS FOR REVIEW

#102023C
Ronald D. Hyatt
Zoned: R3
Block: 10401 Lot: 20
Location: 239 Alomonesson Rd.

Construct 24' x 40' Garage to be used for Storage.

Mr. Lechner states Mr. Hyatt was in the office today and was aware of the meeting tonight.

Chairman Richards states they aren't present so they will skip this application.

#102041C

Mike Lemons

Zoned: R

Block: 15907 Lot: 24.01

Large Shed to Store Lawn Equipment and Tools.

Mr Costa swears in Mr. Mike Lemons and Mrs. Deborah Lemons.

Mr. Costa asks Mr. Lemons why he needs a 342 sq. ft shed.

Mr. Lemons states he needs the room to fit his tractor and equipment won't fit in the 168 ft. shed that is permitted. Also, Mr. Lemons was given a carport by a friend and he would like to enclose that; he states it's a little bit of a money issue too. (18' x 20' 9 feet high.)

Mrs. Lemons states it will have cedar shake sidings and will match (conform) to the home.

Vice Chairman Simiriglia asks if Mr. Lemons has a flag lot.

Mr. Lemons states the does have a flag lot with an easement all the way back. Mr.

Lemons explains the lots and how they are situated.

Vice Chairman asks if Mr. Lemons will be working out of his home.

Mr. Lemons states "no" he has an office in Berlin, NJ. The shed is for personal use only.

Mr. Lechner states the dimensions are a little off.

Mr. Lemons states the carport is actually 19.2' by 19.6ft, he's sorry for the need of correction.

Mr. Lechner asks if there are any other structures on the property.

Mr. Lemons states there is a little shed in the back that's 8' x 10'.

Mr. Lechner states that adds another variance as you are only allowed 1 shed per property and Mr. Lemons would have to get permits for that as well.

Mr. Lemons states "OK".

Mrs. Lechner states that Mr. Lemons is a contractor and should have known he needed permits.

Mrs. Lemons states that the previous town they lived in didn't need permits as long as it wasn't a permanent structure. Since they weren't pouring concrete and the fact that it could be removed they didn't think they needed a permit. Mrs. Lemons states they didn't realize that the size made a difference. They are willing to follow whatever permitting or rules Gloucester Township has and they are also willing to pay any fines that are necessary.

Mr. Lemons states that if there is permitting required they would certainly do so.

Mr. Lechner wants the board to understand that this carport has been built already.

Mr. Lemons states it has been “framed”.

Public Portion:

Mr. Costa swears in Theresa Monostra, 22 Dresden Ct., who lives directly behind Mr. Lemons.

The problem with the shed is that when the properties were subdivided they were told no structures could be within 25 feet and Mr. Lemons shed is within the 25feet. From her yard you are looking at the shed. In addition; there is a light on top of Mr. Lemons’ house (on the peak) that is shining on her swimming pool. Ms. Monostra states it used to be very dark in her yard and now its lit up which is a bit of an issue.

Vice Chariman Simiriglia states they are here tonight to decide the shed issue.

Mr. Lechner states he doesn’t think it’s within the 25 foot.

Mr. Domiano asks the Mr. Lechner the scale of the map and dimensions are briefly discussed.

Ms. Monostra suggest the Lemons put their shed on the other side of their house where they wouldn’t be bothering anyone and their neighbors on that side is a commercial property. She states they have a problem with the location and the size of the shed.

Vice Chairman Simiriglia asks the Lemons if the other side of the home is wooded.

The Lemons state “yes, it’s wooded”. The reason they put the shed on that side of the home is because they live on that side and they are going to build a courtyard with landscaping. Mrs. Lemons states Ms. Monostra herself has an 8ft. fence and she continues to describe how many of the neighbors have huge sheds. Mr. Lemons states they added landscaping to the side of the shed to help their own privacy and Ms. Monostras’. Mrs. Lemons states there have been problems between this neighbor and the builder before they moved into the home.

Mr. Costa re-states the issue before the board is the shed and it’s well within buffer.

Mr. Lechner claiifies the original problems with the builder and trees. It appears the builder didn’t know the wires for the home had to be underground and the builder (Mr. Riff) was trying to clear trees for telephone poles. Eventually Mr. Riff dug a trench for the power lines and saved the trees. Which both parties are happy about.

Mr. Lechner and the board discuss a second variance for the second shed which Mr. Lemons is 10’ x 10’.

PUBLIC PORTION CLOSED.

A variance for the second shed and a variance for an oversized shed 18.2’ x 19.6’ which is 864 sq. ft. along with more shrubbery between the shed and the backyards of neighbors.

A motion to approve the above-mentioned application was made by Vice Chairman Smimiriglia and seconded by Mrs. Giusti.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Domiano	Yes
	Mrs. Giusti	Yes
	Chairman Richards	Yes

Application Approved.

#102044C

Pastor Joe Parker

Zoned: IN

Block: 20101 Lot: 18.01

Location: 1583 Blackwood Clementon Rd.

Signage

Mr. Costa swears in Pastor Parker.

Mr. Swope attorney for Bethel Christian Center is also present.

Mr. Swope states they are seeking a variance to replace the existing signage with something a little more contemporary that would involve LED lighting.

The existing sign is 50 inches by 100 inches. The new signage will be 51 sq. ft. They are not modifying the existing columns they are simply removing old box and replacing it with the new sign. The height is going to be 6 ft.

Mr. Lechner states the dimensions weren't clear on the application.

Mr. Swope states the total sign height with the pedestals will be a little over 12 feet. The existing roof will be removed from the signage; the wording will be the same.

Vice Chairman Simiriglia states its basically the same sign minus the roof. The Vice Chairman asks Mr. Swope how often the LED portion of the sign will be changed.

Mr. Swope states it won't be flashing every 10 seconds; there is no motion or movement.

Vice Chairman Simiriglia states it just allows you to change the wording.

Mr. Swope states "yes".

Mr. Giusti asks specific questions about the sign and how it will look at night.

Open to the Professionals:

Mr. Mellett asks if the pedestals would be moved.

Mr. Swope states "no".

Open to the Public:

No Comments:

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Domiano	Yes
	Mrs. Giusti	Yes
	Chairman Richards	Yes

Application Approved.

#102047C

John & Theresa Stasny

Zoned: R3
Block: 3204 Lot: 1
Location: 1 Fresno Dr.
Fence on Corner Property.

Mr. Costa Swears in Mr. John Stasny and Mrs. Theresa Stasny.
Mr. Stasny approaches the bench with pictures.
Mr. Costa states the facts of the fencing.
Mr. Stasny states the fence would go through the living room. Mr. Lechner states told
Mr. Stasny that the current fence is on Township property by 2.4 inches.
Mr. Costa states they can not approve that having the fence on Township property.
Mr. Stasny goes through the specifics of the fence.
Vice Chairman Simiriglia states that the owner could drop it back a couple of inches to
keep it on his property.
Mr. Stasny states he could drop it back 6 inches but anymore than that he has a tree in the
way.
Vice Chairman Simiriglia states that a few inches should be fine but he will ask the
engineer Mr. Mellett how the site triangle looks.
Mr. Mellett doesn't see the fence being any problem.

Open to the Public:
No Comments:

Open to the Professionals:
Mr. Lechner states the town doesn't permit chain link fencing in residential zoning so this
would be an upgrade.

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Domiano	Yes
	Mrs. Giusti	Yes
	Chairman Richards	Yes

Application Approved.

#1020463C
Carrie Yankaukas
Zoned: R-3
Block: 17501 Lot: 5
Location: 19 Lynne Dr.
Six Foot High Wood Stockade Fence on a Corner Lot.

Mr. Costa swears in Ms. Carrie Yankaukas.

Mr. Costa explains the variance.

Ms. Yankaukas explains the loss of property use if she follows the ordinance. Ms. Yankaukas explains she is moving the new fence in 15 ft. from the location of the old fence.

Vice Chairman Simiriglia clarifies that the applicant wants the new fence to be 15 ft from the property line along Shir lane.

Open to the Professionals:

Mr. Mellett states that according to the plan it appears not to be problem.

Open to the Public:

No Comments:

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Domiano	Yes
	Mrs. Giusti	Yes
	Chairman Richards	Yes

Application Approved.

#102023C

Ronald Hyatt

Zoned:????????????

Block: ???? Lot: ?????

Location: 239 Almonesson Rd.

Detached Private Garage 960 sq. ft.

Mr. Costa swears in Mr. Hyatt 239Almonesson Rd.

Mr. Hyatt explains he wants to park a motor home in the garage and it needs to be slightly larger than is allowed.

Mr. Costa asks how large the garage would be.

Mr. Hyatt states it will be 40'x 24' and the exterior will match the home.

Vice Chairman Simiriglia asks the height.

Mr. Hyatt states it will be 20ft to the peak with one vehicle door and a man door next to it.

Mr. Lechner states the lot is an over sized lot.

Open to the Professionals:

No Comment:

Open to the Public:

No Comment:

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Domiano	Yes
	Mrs. Giusti	Yes
	Chairman Richards	Yes

Application Approved.

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

Respectfully submitted by Jean Gomez, recording secretary.