# GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY, JULY 12, 2012

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

Roll Call:	Mr. Simiriglia	Present
	Mr. Scarduzio	Present
	Mr. Bucceroni	Present
	Mr. Gunn	Present
	Mr. McMullin	Present
	Mrs. Chiumento	Absent
	Mrs. Giusti	Present
	Mr. Acevedo	Present
	Mr. Treger	Present
	Mr. Richards	Present

Chairman Richards had the professionals sworn in: Also Present: Mr. Anthony Costa, Zoning Board Solicitor Mr. James J. Mellett, P.E., Churchill Engineering Mr. Ken Lechner, Township Planner

#### Mrs. Giusti sits in for Mrs. Chiumento.

#### **MINUTES FOR ADOPTION**

<u>LOG #163</u>

Zoning Board Minutes for June 14, 2012.

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

#### Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Bucceroni	Abstain
Mr. Gunn	Yes
Mr. McMullin	Abstain
Mrs. Giusti	Abstain
Mr. Acevedo	Yes
Mr. Treger	Abstain

**Chairman Richards** 

Yes

Minutes approved.

<u>LOG#190</u>

#### **RESOLUTIONS FOR MEMORIALIZATION**

#122027C Lindsey & Robert Dale, III Bulk C Block: 15908 Lot: 1 #122028C Michael & Kristen Nosal Bulk C Block: 14802 Lot: 10

#122030C Christopher Lucci Bulk C Block: 1004 Lot:14

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

#### **APPLICATIONS FOR REVIEW**

LOG #240 #122026C Antonio & Lavone Toplyn Zoned: R3 Bulk C Block: 18603 Lot: 47 Location: 36 Larkspur Circle, Sicklerville Construct a 20 x 9 roof pavilion ½' from the edge of an existing swimming pool.

Mr. Costa swears in Mr. Toplyn.

Mr. Toplyn explains that there was originally an easement in the yard. Then they found out they could have moved the pool back, now to add the pavilion they need a variance. There is a pre-existing pad they would like to cover.

Vice Chairman Simiriglia asks Mr. Toplyn if the pool is in ground.

Mr. Toplyn states "yes".

Vice Chairman Simirglia asks the applicant if there is access to the roof from the second story, because he is concerned people will climb on the roof and attempt to jump into the pool.

Mr. Toplyn states there is access and he is equally worried about that safety issue and shares Vice Chairman Simiriglia's concerns.

Mr. Treger asks the applicant if it will be open in the front of the pad and roof. Mr. Toplyn states "yes". Open to the Public: No Comments.

Open to Professionals: No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Application Approved.

LOG#390 #122029C Edy Rubenn Medina Zoned: R3 Bulk C Block: 10405 Lot: 5 Location: 216 Almonesson Rd., Blackwood Construct 14' x 22' attached carport w/352 sq. ft. roof 2' from property line.

Mr. Costa swears in Mr. Medina.

Mr. Medina has a lot of tree and would like to utilize the ground. There really isn't anywhere else to put the carport. The carport will be 8' high.

Vice Chairman Simiriglia states the carport is partially constructed and started without a permit. Vice Chairman would like to know why the applicant can't build the carport in the back of the house.

Mr. Medina states his children play in the back of the house.

Vice Chairman Simiriglia states the applicant will have to make a sharp right turn to get into the present carport. He is also concerned with the drainage onto the applicant's neighbor's property.

Mr. Bucceroni asks the applicant if he can redirect the water so it doesn't go onto the neighbors' property.

Mr. Medina answers Mr. Bucceroni: "Yes, absolutely".

Mr. McMullin asks the applicant how he will redirect the water from his neighbors' property.

Mr. Medina states he will use the gutters.

Mr. Mellett states road runoff is a concern and asks the applicant if the driveway slopes towards the house or road.

Mr. Medina states the driveway is sloped towards the house.

Mr. Mellett states a trench may help redirect the water away from the neighbor's property.

Vice Chairman Simiriglia states the pitch will be very tight.

Mr. Lechner states the construction department stated the wall of the carport will have to be fire rated because it is so close to the neighbor.

Open to the Public: No Comments.

Open to Professionals: No Additional Comments.

A motion to approve the above mentioned application with the condition: the water MUST drain onto Mr. Medina's property, was made by Mr. McMullin and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	No
Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. Gunn	No
Mr. McMullin	Yes
Mrs. Giusti	Yes
Chairman Richards	N0

Application Approved.

LOG#716 #122031C Rose Dugan Zoned: R4 Bulk C Block: 16110 Lot: 7 Location: 60 Essex Ave.,Sicklerville 12' x 16' Tool Shed – 5' from property line Mr. Costa swears in Ms. Rose Dugan.

Ms. Dugan explains they have a lot of yard tools, tables, bikes and Christmas decorations to store.

Mr. Lechner asks the applicant if the shed is 12ft. high and at least 10ft. from the home.

Ms. Dugan responds "yes".

Vice Chairman Simiriglia asks if the shed is already up and if that is the only variance needed.

Mr. Lechner states the shed is already up and the only variance needed is for an oversized shed.

Mr. Bucceroni asks the applicant if there will be power to the shed. Ms. Dugan responds "no".

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Application Approved.

LOG#838 #122032C Dennis Ferry Zoned: R2 Bulk C Block: 14003 Lot: 5 Location: 18 Holly Lane, Blackwood Replacing 12' x 42' deck w/12' x 38' – removing steps that encroach on East side & replacing steps that will not encroach over property line & 4.2ft. setback.

Mr. Costa swears in Mr. Ferry.

Mr. Ferry states he is going to remove the current encroachment in the back lot. Two years ago that deck was severely damaged in a storm and needs to be replaced. The new stairs will be 4.2ft. from the property line, thus a variance is needed. Vice Chairman Simiriglia asks the applicant if the new deck will be up to the water line.

Mr. Ferry states it will be exactly 50ft. from the water line.

Mr. Mellett asks how the deck will be constructed.

Mr. Ferry states it will be stringers and cantilevered.

Mr. Lechner states wetlands have become a possibility on Holly Run. Mr. Lechner just wanted the applicant to be aware of that fact. If it is fresh water wetlands it will have no impact.

Mr. Mellett asks if the decking will be any closer to the water.

Mr. Ferry states he will comply w/any regulations regarding wetlands.

Open to the Public: No Comments.

Open to Professionals: No Additional Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Application Approved.

\*\*Mr. Acevedo will sit in for Mrs. Giusti as she had to step down.

LOG#21034 #122038C Aurelio Pontarelli Zoned: SCR Bulk C Block: 15818 Lot: 9 Location: 28 Shelly St., Sicklerville 6' x 20 'deck addition

Mr. Costa swears in Mr. Pontarelli.

Mr. Pontarelli would like to build a ramp that will end at his back door for his wheelchair. The extra footage on the deck will allow him to get out and use the deck. The deck will be made out of composite.

Open to the Public: No Comments.

Open to Professionals: No Comments.

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

Roll Call:

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

Application Approved.

LOG#21140 #122039C Wilbur & Roseann Cornwell, Jr. Zoned: R3 Bulk C Block: 7805 Lot: 3 Location: 310 Hillcrest Ave., Hilltop Extending Driveway for handicap accessibility.

Mr. Costa swears in Mr. Cornwell.

Mr. Cornwell states his lot is too small on front of the house and he would like to make a horse shoe driveway in black top.

Vice Chairman Simiriglia asks how far away the new driveway will be from the property line.

Mr. Cornwell states the new driveway will be 3ft. away from the property line. And it will make it easier for Mrs. Cornwell to get in and out of the car safely, as she has MS. Mr. Mellett asks the applicant to just make sure the driveway drains towards the street.

Open to the Public: No Comments.

Open to Professionals: No Additional Comments.

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

Roll Call:

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

Application Approved.

#122002CDSPW
500 Davistown Rd., LLC
Zoned: BP
Bulk C, Use d Variance; Site Plan Waiver
Block: 13103 Lot: 2
Location: 500 Davistown Rd., Blackwood
Double sided digital 14 x 48 billboard

#### THE ABOVE APPLICATION WILL BE TABLED TO 8/9/2012 AND NO FURTHER NOTICE WILL BE GIVEN.

#122033d Marketplace @ Chews Landing Zoned: HC Use D Variance Block: 20601 Lot: 2 & 3 Location: 1236 Chews Landing Rd., Laurel Springs To utilize an existing tenant space as a house of worship. THE ABOVE APPLICATION HAS BEEN WITHDRAWN AS OF 7/9/2012. A Motion to accept the withdrawal of the above mentioned application was made by Vice Chairman Simiriglia and seconded by Mr. Gunn.

Roll Call:

Yes
Yes

Withdrawal Approved.

Mr. Costa informs the board no decision has been made on Dr. Blank.

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mr. Acevedo.

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