

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, July 23, 2014**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Acevedo	Present
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

MINUTES FOR ADOPTION

A motion to approve the June 11, 2014 Minutes was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Minutes Approved.

A motion to approve the June 25, 2014 Minutes was made by Mrs. Chiumento and seconded by Mr. Scarduzio.

Roll Call:

Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

June 11, 2014:

#142016C
Jonathan Buccì

Bulk C Variance
Block: 15501 Lot: 5

142018C
Joel Cani

Bulk C Variance
Block: 12702 Lot: 13.01

#142012CPFMS
Anthony R. Alberto

Bulk C Variance; Prel & Final Major
subdivision
Block: 8201 Lot: 2

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Resolutions approved.

JUNE 25, 2014:

142023C
Michelle E. Watts-Clark

Bulk C Variance
Block: 1801 Lot: 8-9

#142026C
Robert & Jennifer McKinney

Bulk C Variance
Block: 12609 Lot: 7

A motion to approve the above mentioned resolutions was made by Mr. Scarduzio and seconded by Mr. Rosafi.

Roll Call:

Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#142024C
William Abbott, Jr.
Zoned: R3
Bulk C Variance
Block: 11606 Lot: 6
Location: 125 Morris Ave., Blackwood
10' x 20' shed w/6' side & rear setback.

Mr. Costa swears in Mr. William Abbott Jr.
Mr. Abbott states he needs the tool shed because he has recently acquired an antique car and will need to put it in the garage.

Vice Chairman Simiriglia asked Mr. Abbott what kind of car he acquired.

Mr. Abbott stated he bought a 1930 Nash.

Mr. McMullin asked Mr. Abbott if the shed will have gutters.

Mr. Abbott states "yes".

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#142025

Arthur DiDomenico

Zoned: R4

Bulk C Variance

Block: 406 Lot: 22

Location: 711 Station Ave., Glendora

Driveway 11 1/2' x 7' x 4' Patio (side yard)10' x 34' x 8' w/0' setback

Mr. Costa swears in Mr. DiDomenico.

Mr. DiDomenico states he is replacing the existing driveway. The County added 10ft of roadway , so Mr. DiDomenico is replacing the driveway and apron.

Mr. Mellett asked if this is all residential.

Mr. DiDomenico states Yes.

Mr. Mellett asks about the from the neighbors driveway.

Mr. DiDomenico states it is 8ft.

Mrs. Chiumento asks the applicant if he is replacing an existing patio.

Mr. DiDomenico states; Yes, he is replacing an existing patio.

Mr. Bucceroni states this is pretty normal in Glendora because of the close proximity of the homes.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#142029C

Mark & Tara Nastasi

Zoned: R3

Bulk C Variance

Block: 18316 Lot: 3

Location: 23 Bryce Ct., Sicklerville

24' x 14' shed w/11' side setback.

Mr. Costa swears in Mr. Nastasi.

Mr. Nastasi states he will be building a 24' x 14' garage that be 11ft. high while being 11ft. from the property line. Mr. Nastasi states he is storing a classic car and needs to put his lawn equipment somewhere. The shed will be a wooden structure.

Mr. Mellett asks the applicant if the shed will have gutters.

Mr. Nastasi states; no.

Mr. Mellett tells Mr. Nastasi to make sure the water drains away from his neighbors' yards.

Mr. Nastasi states he has a swale on the side of his property and the water runs towards that swale and his home.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#142008DMSP

Cellco Partnership d/b/a Verizon Wireless

Zoned: IN

Use "D" Variance: Minor Site Plan

Block: 1207 Lot: 1

Location: 712 Blackhorse Pike, Glendora 100' monopole along w/12 communication antenna extending to a height of 103'; Along w/an equipment shelter located at the base of monopole.

*Mr. Bucceroni steps down and Ms. Scully will replace him.

Mr. Costa swears in Mr. Petros Tsoukalas (Civil Engineer,PE), Mr. Brian Sedel (land use planner)m Mr. Bryan Grebis (Engineer), Ms. Mary Devlin (Site acquisition specialist),

Mr. Tsoukalas;

- Z3 of plans 7/1/2014: proposing an 80' clock tower to substitute the monopole. The application stays very similar to the previous application made with the exception of the 80' clock tower.
- the dumpster in the northeast corner off 8th Ave. will be adjacent to the compound with arborvitaes to be planted around it.
- the clock tower will have a clock w/3 faces.
- the tower and landscaping will be maintained by Verizon.
- Final elevation of the clock tower will be 80'.
- there will be antennas inside the tower at 70'.
- the generator (30kilowatt) will run in emergency situations and will be tested once a week during work hours.
- the clock tower will not be extendable.
- Verizon will be able to add on to the tower below the 80'.
- The bingo drive aisle will be preserved.
- trees and bollards are the only thing taking any of the parking spaces.
- FAA lighting will be on the tower for the emergency helicopter to land.
- Sign for the Fire Co. will be on the tower; Verizon is requesting relief so they don't have to make a new application.

B1 Photo Simulation:

Mr. Lechner states his report requested a new survey.
Mr. Petros states "yes, they will provide a new survey".
Mr. Lechner asks if any of the setbacks have changed.
Mr. Petros states the tower is 100' away from residential or commercial properties.
Mr. McMullin asks if the tower is rated for hurricane wind velocity.
Mr. Petros states the tower is rated to at least 90mph or a category I hurricane.

Mr. Mellett discusses the construction of the tower with Mr. Petros.
Mr. Petros states the tower will be fiberglass with a reinforced polymer/screen wall structure.
The base will steel to the height another carrier could carry then after that height it will be fiberglass.
Mr. Mellett asks if the new antennas will be enclosed by fiber glassed.
Mr. Petros state the steel will be about 50' the rest of the tower will be steel framing. There can be antennas can be 50', 60' and 70'; all co-locations.
Mr. Mellett asks about the traffic circulation on site as the parking is substandard along with the parking needing to be restriped.
Mr. Mitchel states they would work with the fire company to maximize the parking lot.
Mr. Petros also states the tower will match the color of the existing fire building.

B2- Mr. Grebis explains the exhibit is of "reliable coverage vs. no reliable coverage".
B3 - Mr. Grebis states exhibits existing coverage w/the new site installed (76%coverage).
Mr. Grebis discusses the Chews Landing site: they did study the 150' tower but because of the 30' to 40' lower grade on the site it won't reach as far as the 80' tower in Glendora. The radio field strength is still stronger in the Glendora site.

Mr. Sedel discusses the monopole vs. the clock tower.
-100' vs. 80' height
-setbacks change as the tower is larger.
-a concession is to obscure the view of the tower along with labeling for the Glendora FD.

B4- Photo simulation:
- balloon test 100' for the height of the tower.
-balloon test for the clock tower at 80'.
-view from 7th ave.
-relief required: facility is non-residential and the setback and property line need relief from the zoning, as the lot is less then 2 acres.

Mr. Sedel:
Meets use variance, there are limited places in this area for this coverage gap, and it is in the higher elevation area. The variances are primarily setbacks. The negative aspect is visual and the clock tower will minimize that along with the clock tower being 20' shorter.

B5- existing tower inventory as of July 22, 2014.
-proposed site yellow star in the center of the gap on the map (radio frequency coverage).

B6- detail of gap in coverage from radio frequency view, blue area is less than 70'.

B7- area A - zoning districts - mostly residential except for the proposed site and updating because of the change.

Vice Chairman Simiriglia asks the size of the tower at the top.
Mr. Petros states 12' x 12'.
Vice Chairman Simiriglia asks for the diameter of the clock.
Mr. Petros states somewhere between 8' to 10'.
Vice Chairman Simiriglia asks if the clock will be able to be read easily.
Mr. Mellett states the plans are being updated.
Mr. Petros states this could be made a condition of approval.

Mr. Lechner states there is no post office in Gloucester Township and he recommends the tower have "Glendora Fire District #1 with Gloucester Township" underneath.

Mr. Rosati inquires about the footings for the tower.
Mr. Petros states no yet - 'geotechnical'
Mr. Lechner states his office will review.

Public Portion

Ms. Ann DeFalco appreciates the accommodations by Verizon and is pleased by the lesser evil.

Mr. Rosati asks Ms. DeFalco if she is pleased with the change to the clock tower.
Ms. DeFalco states "yes".

Mr. Ronald DeFalco asks if Verizon will give the compound a fence.
Mr. Mitchel states there will be an 8' fence.
Mr. DeFalco asks if Verizon will maintain the clock.
Mr. Mitchel states: "yes, they will maintain the clock and it will not be digital" and they will pay for any electric usage.

Ms. Kimberly Rogers requests clarification on the height of tower.

Mr. Costa states it will be 80' not 100'.
Mr. Petros states the plan has not been updated yet.
-80 proposed w/height restriction of 150'
- no plans to extend the pole
-3 sides with a clock and "Gloucester Township".

Mr. Costa states they would have to come back before the zoning board to extend the pole past 80'.

Ms. Rogers thinks "Gloucester Township" is too wordy and Glendora would look better.
Mr. Lechner states the signs will have to come to his department for approval and updates will be provided.

Ms. Heather Maranola:

Ms. Maranola asks who approves the design of the clock.
Mr. Costa states there is a picture provided and the wording will be left up to the professionals as there are hundreds of variations in fonts and designs.

Ms. Maranola asks how long the construction of the tower will take.

Mr. Petros states between 4 to 6 weeks.

Mr. Ronald DeFalco: States the neighbors and landlord should have the final approval for the clock tower.

Mr. Costa states the building department has the final approval.
Mr. Lechner states there are hundreds of type face and the public will have to trust the professionals to make those decisions.

Ms. DeFalco asks if permits are needed for the work, what time can the work start in the morning and will they work on the.

Mr. Lechner states they are within the ordinance as there are no limitations on 7 days a week. But they can call the police department if there is a problem with noise; as they are the only department that works 24/7.

A motion to approve the above mentioned application (w/all use, bulk, site plan and sign changes) and the following conditions: stripe parking lot, update site plans, Gloucester Township on clock, and professionals have to OK all new plans, was made by Mr. Andy Rosati and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia

Yes

Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#142027CDPFMSP

NJ Restaurants, LP

(Taco Bell)

Zoned: HC

Bulk C & Use "D" Variance; Prelim & Final

Major Site Plan: Conditional Use

Block: 20101 Lot: 10

Location: 1515 Blackwood-Clementon Rd

Renovate fast food restaurant w/drive thru

Mr. Costa swears in Mr. Mesuti; principle of NJ restaurants, Mr. John Petit; engineer & planner, Damien DelDuca; lawyer.

Mr. DelDuca states the Taco Bell building has been on Blackwood-Clementon Rd. since the 1980's. It is obsolete and is need of a better circulation unit, new and more modern kitchen along with more space in general. It will be easier to scrap the obsolete building and build new. Some issues: a newer ordinance states there can not be any drive thru or fast food restaurant w/in 1000ft. of schools, churches or a residential zone. All of these factors were pre-existing. Mr. DelDuca is requesting a "D" Variance , "D3" Variance, land use law and Final site approval.

A1- Site Plan - Presentation Plan

- parking 10' they are 7' currently
- signage variance: number on facade (4), one of each facade
- size of signs (all 4), 4% of facade
- all 3 elements of sign including the "swoosh" or "eyebrow" over Taco Bell words.
- menu board - height 8.67 ft.
- lot coverage, no variance needed
- D3 Variance

No Objections to any comments and will comply with all professionals comments.

Mr. Masudi: CEO of NJ restaurants, owns 82 restaurants currently, bought Taco Bells in 1996, and has been involved with this particular restaurant on Blackwood-Clementon Rd. since 1996.

A2 - renderings of the buildings.

- sign elevations are there standard signage
- store closed since December
- 30 to 40 employees
- 9 - 11 employees at a time
- open at 7am to 1 or 2am.
- trash existing and recycle: will build a block wall around the trash bins. There will be trash pickup once a week.
- deliveries twice a week when the store is closed, the truck driver has a key to the store.
- loading are in not needed as no one is on site during delivery times.
- makes more sense to build a new more modern building

Mrs. Chiumento asks Mr. Masudi is the sq. footage is the same.

Mr. Masudi states it will be larger: 2652 sq. ft. vs. current 1680 sq. ft.

8 710/8/2014 ZB

Mr. Petit: (PE and Planner)

A3: Aerial plan

- 2 access points remain
- building will rotate a little bit and will be larger
- increasing parking spaces
- drive thru will go thru the easement and increase the stack to 8
- parking will be 26 spaces
- enhance the landscaping
- traffic control signage will be re-added
- trash enclosures enclosed w/block
- remove existing steps
- replace lighting w/ 8 LED
- new sewer and water
- drainage - slight increase to impervious coverage
- new roof leader system
- replace the existing pylon sign
- welcome to Gloucester Township sign & leader sign

A4: photo of existing w/proposed sign photo shopped in.

5 design waivers:

- grading less than 1%
- grading w/in 5ft. of poplar tree
- residential closer
- drive thru - 8 spaces minimum
- high density poly ethylene pipe
- driveway in front of store to go out the back way
- "right only" sign from drive thru

COMMENTS:

Mr. Lechner pg. 3 submission waiver

Mr. Petit aerial is well developed and only adding 1/10 an acre of impervious surface. Traffic impact will be in front on the county road. Wetlands delineation waiver, Mr. Petit states the closest wetlands if off site.

Mr. Lecher asks if the white pines could be saved.

Mr. Petit states the grading will be limited and will save the white pines if possible, they are willing to compensate if trees can not be saved. They will stake the trees out and save them if possible.

Mr. Lechner asks if they will make the front parking spaces less then 25', take them out and move them.

Mr. Petit states "yes" they are willing to make the parking changes also the trash enclosures and new underground wiring changes.

Mr. Mellett asks Mr. Petit about the irrigation being provided.

Mr. Petit states "yes" they will provide irrigation, the drive thru will be moved away from the property line (it was an existing condition).

Mr. Mellett would like that drive thru improved.

Mr. Petit states they are willing to work with professionals on the drive thru and the steps will be removed.

lighting:

Mr. Mellett asks if the HC zone comply

Mr. Petit "yes"

Mr. Mellett asks if the illumination area for the candles in the back.

Mr. Petit "yes"

Mr. Mellett asks about the saving of the white pine in the rear of the property.

Mr. Petit states they want to save the tree.

Mr. Mellett asks if both aprons will be replaced.

Mr. Petit states "yes".

Mrs. Chiumento asks if the new restaurant will be handicap accessible.
Mr. Petit states they will have 2 handicap access.

Mr. Lechner discusses signage:

The new sign will need a leader board variance and it will be manually changed.

Vice Chairman Simiriglia asks about pages 8 and in Mr. Mellett's letter; concrete vs. plastic pipe.

Mr. Petit states the coverage on top of the pipe is minimum of about a foot.

Mr. Mellett states the traffic vs. grass area depth requirements, depends on the spec of the pipe.

Vice Chairman Simiriglia asks about back fill w/aggregate.

Mr. Mellett states the updated plans will have that information.

Mr. Bucceroni states the plastic pipe stays together better as it is tongue and groove construction vs. concrete.

Mr. Petit continues:

- 1.) conditional use variance D3 standard
- 2.) within 1000' of residential zone & high school, existing similar use
- 3.) Mr. Petit points out same use since the early 1980's; traffic situation will be better; HC develop commercial activities.
- 4.) side set back 7' to 10'; improvement over existing 4'; bypass line can't be pinched is a safety concern.
- 5.) Variance: Front and all four sides of the facade signs; number of facade signs which are all typical for Taco Bells. It is also consistent with the signage in the area.
- 6.) size of signs variance because they are over 5% of the facade area, they are proportional to the building and improve traffic safety.
- 7.) height of menu board (8.67sq. ft.) which is the standard Taco Bell menu board.

Mr. Petit continues to cover negative criteria.

Mr. Treger asks Mr. Petit if any other restaurant will be on the property.

Mr. Petit states: No, just Taco Bell.

Mr. Lechner states there are no permits needed for the Gloucester Township sign as they are considered government signs that don't require permits.

Public Portion:

Mr. Robert Kowlakowski supports the new Taco Bell and was concerned when it closed. He supports the corporate decision to update the building and all waivers needed to do so.

A motion to approve the above mentioned application with all waivers and professional approvals was made by Mr. Rosati and seconded by Mrs. Chiumento.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes

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Chairman McMullin

Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.