

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY, August 9,  
2012**

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

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

**Chairman Richards had the professionals sworn in:  
Also Present: Mr. Anthony Costa, Zoning Board Solicitor (late arrival 7:40pm)  
Mr. Ken Lechner, Township Planner**

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**Mr. Lechner will answer any questions meant for Mr. Mellett.**

**MINUTES FOR ADOPTION**

**LOG #163**

Zoning Board Minutes for July 12, 2012.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mr. McMullin</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Abstain</b>
<b>Mrs. Giusti</b>	<b>Abstain</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>
<b>Minutes approved.</b>	

**RESOLUTIONS FOR MEMORIALIZATION**

**#122026C**  
**Antonio & Lavone Toplyn**  
**Bulk C**  
**Block: 18603 Lot: 47**

**#122029C**  
**Edy Ruben Medina**  
**Bulk C**  
**Block: 10405 Lot: 5**

**#122032C**  
**Rose & George Dugan**  
**Bulk C**  
**Block: 16110 Lot: 7**

**#122032C**  
**Dennis Ferry**  
**Bulk C**  
**Block: 14003 Lot: 5**

**#122038C**  
**Aurelio Pontarelli**  
**Bulk C**  
**Block: 15818 Lot: 9**

**#122039C**  
**Wilbur R. Cornwell, Jr.**  
**Bulk C**  
**Block: 7805 Lot: 3**

**A motion to approve the above mentioned resolutions with one correction: Mr. McMullin's name was mistakenly omitted and will be amended, was made by Mrs. Giusti and seconded by Mr. Bucceroni.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mr. McMullin</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mrs. Giusti</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Resolutions Approved.**

**APPLICATIONS FOR REVIEW**

**#122002CDSPW**  
**500 Davistown Rd., LLC**  
**Zoned: BP**  
**Bulk C, Use D Variance; Site Plan Waiver**  
**Block: 13103 Lot: 2**  
**Double – Sided digital 14 x 48 billboard**

**TAB LED UNTIL FURTHER NOTICE**

Mr. Lechner reads into record the request from the above applicant to postpone their application.

Mr. Costa informs the board and public that the above mentioned applicant will have to re-advertise.

**#122014DSPW**

**Mary DelBorrello**

**Zoned: CR**

**Use D Variance/Site Plan Waiver**

**Block: 5402 Lot: 7-8-9**

**Location: 1464 N. Black Horse Pike, Blackwood**

**Extension requested on previously adopted Resolution.**

Mr. Lechner reads the DelBorrello extension request into the record. The landscaping is finished but the pavement seal coat/line striping can't be done in 120 days. They are having a tenant/landlord issue. The board has allowed a 90 day extension past the original date of 8/26/2012.

**A motion to approve the above mentioned extension request 90 days past the original date of 8/26/2012, was made by Mr. McMullin and seconded by Mrs. Chimento.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mr. McMullin</b>	<b>Yes</b>
<b>Mrs. Chimento</b>	<b>Yes</b>
<b>Mrs. Giusti</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Extension Approved.**

**LOG# 21128**

**#122035C**

**Norma Ramirez**

**Zoned: R3**

**Bulk C**

**Block: 6605 Lot: 23 & 24**

**Location: 69 Brown Ave., Blackwood**

Mr. Costa swears in Ms. Norma Ramirez.

Ms. Ramirez states she would like the fence on her property line to cut down on foot traffic from Lakeview apartments. The residents from the apartment building tend to cut across her property. She will be replacing the existing chain link fence. Ms. Ramirez also owns a fast growing dog that will get very large.

Vice Chairman Simiriglia asks Ms. Ramirez what the dark line on the sketch represents.

Ms. Ramirez states that is the 6ft. fence. Ms. Ramirez states she also has pictures of the trash/litter on her property from local roads/businesses/& apartment residents.

Mr. Lechner states there is a site triangle concern with the 4 ft. fence on the property line. You can see through the chain link that is currently there but you won't be able to see through the vinyl fence.

Mr. Lechner read the Gloucester Township Police Department's letter. The Police Department stated the solid fence would be a site line obstruction.

Mr. Mellett recommends the 4ft. fence be placed 20ft. behind the curb face, it is currently 11ft.

Mr. Lechner states he 4ft. fence along Brown and Walnut will have to be 20ft. back from the curb face, which is about where the applicant has a small tree. The picket fence isn't a good fix as they eventually line up and become opaque. Mr. Lechner does mention to the applicant that a 30in fence can go on her property line and does not require a variance.

Ms. Ramirez states a 30in. fence appears to be the better option. But, she still wants the 6ft. fence on the side of her house where her children's bedrooms are located. The bedrooms being behind the 6ft. fence is her primary concern.

Mr. Lechner states the variance would only be for the 6ft. fence along Walnut Ave. from the corner of the house where the chain link is now.

Open to the Public:  
No Comments.

Open to Professionals:  
No Comments.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mr. McMullin</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mrs. Giusti</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.**

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