

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY,  
August 11, 2011**

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Present</b>
	<b>Mr. Fuscellaro</b>	<b>Present</b>
	<b>Mr. Bucceroni</b>	<b>Absent</b>
	<b>Mr. Domiano</b>	<b>Absent</b>
	<b>Mr. Gunn</b>	<b>Present</b>
	<b>Mr. McMullin</b>	<b>Present</b>
	<b>Mrs. Chiumento</b>	<b>Absent</b>
	<b>Mrs. Giusti</b>	<b>Present</b>
	<b>Mr. Acevedo</b>	<b>Absent</b>
	<b>Mr. Lash</b>	<b>Absent</b>
	<b>Chairman Richards</b>	<b>Present</b>

**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**

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**SUBSTITUTIONS: Mrs. Giusti will sit in for Mr. Domiano.**

**MINUTES FOR ADOPTION**

**Log #80**

Zoning Board Minutes for July 28, 2011.

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Abstain</b>
	<b>Mrs. Giusti</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**LOG#100**

**#112028C RESOLUTION WILL BE SUPPLIED @ THE NEXT MEETING**

**Richard & Carmella Gemerek**

**Block: 4708 Lot: 23-24**

**Bulk C Variance**

**#112012**

**Dr. Benjamin Blank**

**Block: 1101 Lot: 6-8**

**Bulk C /Use Variance**

**#112023CDM**

**Chews Landing Equities, LLC**

**Block: 8201 Lot: 2**

**Bulk C/Use Variance**

**#061111PSPF/a (TO BE SUPPLIED AT NEXT MEETING/DENIED)**

**Megha RE Holding Co.**

**Block: 18404 Lot: 2**

**Amended Prelim/Final Site Plan**

**A motion to approve the above mentioned resolutions was made by Mr. Fuscellaro and seconded by Mr. Gunn.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes/Abstain from Dr. Blank</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Abstain</b>
	<b>Mrs. Giusti</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Resolutions Approved.**

**APPLICATIONS FOR REVIEW**

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**LOG #140**

**#112026C**

**Rosa W. Batts**

**Zoned: RA**

**Block: 18502 Lot: 9**

**Bulk C Variance**

**Location: 20 Farmhouse Rd. Sicklerville, NJ**

**2 Sheds: 10 x 16 + 8 x 16**

Mr. Costa swears in Ms. Batts.

Ms. Batts explains she needs the two sheds to store antique furniture and memorabilia. She explains she has a narrow and deep lot and the sheds will not be seen from the road, also: the sheds will be 5ft from the neighbors' lot line.

Vice Chairman Simiriglia asks the applicant if she has any sheds on the property now.

Ms. Batts states "no" she has no sheds on her property now.

Mr. Fuscellaro asks the applicant why she needs 2 sheds.

Ms. Batts states she needs storage and space to display her antiques.

Mrs. Giusti explains to the applicant if she would like to sell her antiques she would have to follow proper procedure.

Mr. Lechner explains to Ms. Batts that she can sell at yard sales, as long as it doesn't become a retail store.

Mr. Lechner asks the applicant if her sheds are less than 12 ft. high.

Ms. Batts states they are 12ft. high.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Mrs. Giusti</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**LOG # 320**

**112029C**

**Brian Koppen**

**Zoned: R3**

**Block: 9702 Lot: 1**

**Bulk C Variance**

**Location: 5 Roosevelt Dr. Laurel Springs, NJ**

**Replace a wooden fence with vinyl.**

Mr. Costa swears in Mr. Koppen.

Mr. Koppen explains they are replacing an existing wooden fence with vinyl, and the Monroe side of the fence will be 15 feet further out.

Vice Chairman Simiriglia asks the applicant if the fence is 10 ft. from the property line on the Roosevelt side.

Mr. Koppen states the fence is 6ft. from the Princeton side and on a straight line, there used to be trees there that have been removed.

Mr. Mellett states even if the fence is out only 6ft. there is still adequate sight distance for the driveways.

Open to Professionals:  
No Additional Comments.

Open to the Public:  
No Comments.

**A motion to approve the above mentioned application has been made by Mr. Gunn and seconded by Mr. Fuscellaro.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Mrs. Giusti</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**LOG # 450**  
**#112018DPMFMSP**  
**Sunolar Power Co. LLC**  
**Zoned: BP/HC**  
**Block: 14008 Lot: 1**  
**Block: 14009 Lot: 4**  
**Use Variance, Prelim. Major Site./ Final Site.**  
**Location: 80 Hickstown Rd. 100 Sovereign Way**  
**Revised plans for solar energy facility.**

Mr. Costa swears in Mr. Salvatore Perillo (attorney) and Mr. Quay (PE).

Mr. Quay discusses the curb and sidewalk on Hickstown Rd. to the Jehovah Witness church to Sovereign Way. Changes on site plan adopted along with the phase line on the plan. Emergency vehicles would not be brought into the site, but there will be more of a turning radius when you pull in to the drive. Handicap ramps have been noted, modification to the trash structure, and the Township has the right to enter the basin if left unkempt. The established basin should be sufficient if the

board zoning board agrees. Signs are not in the site triangle and the restriction for soil stock piles were added to the plan.

Vice Chairman Simiriglia asks about the stock piles during both phase I and phase II.  
Mr.Quay states they are planned and the stock piles won't be sitting there long anyway. Mr. Quay discusses the sidewalks on Hickstown Rd., Sovereign Way, and Orr Rd., he would like to not have to build he sidewalks if the board agrees.  
Mr. Lechner states Wawa didn't want to put the sidewalk in Orr (25ft), but they did. If the industrial park takes off they will need the side walk finished to reach the Wawa without walking in the street.  
Vice Chairman Simiriglia asks Mr. Mellett asks if the plan states that they will clear phase I only, the part along Hickstown Rd will stay wooded and a larger buffer and irrigation along Hickstown.  
Mr. Lechner discusses the bonding of the landscaping and the performance guarantee by phase.  
Mr. Quay states the Wawa side is the first phase with storm pipes, fence and landscaping.  
Vice Chairman Simiriglia and Mr. Quay discuss fencing and landscaping during phases I and II.

Open to Professionals:  
No Additional Comments.

Open to the Public:  
No Comments.

**A motion is made to approve the above mentioned application with the following conditions: final site plan, sidewalk, curbing, waiver of some sidewalk, bond issue, was made by Vice Chairman Simiriglia and seconded by Mr. Fuscellaro.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Mrs. Giusti</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**A motion for adjournment was made by Mrs. Giusti and seconded by Mr. Gunn.**

**Respectfully submitted by Jean Gomez, recording secretary.**