

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 10, 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	Absent
Mrs. Chiumento	Present
Mr. Rosafi	Present
Mr. Acevedo	Absent
Mr. Treger	Absent
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 July 23, 2014 Minutes was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.

Roll Call:

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

Application Approved.
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Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#142015CPFMS
Coles Road Business Park, LLC
Bulk C Variance/Prelim/Final Major Site Plan
Block: 10902 Lot: 13

#142024C
William Abbott, Jr
Bulk C Variance

#142025C
Arthur DiDomenico
Bulk C Variance
Block: 406 Lot: 22

#142029C
Mark & Tara Nastasi
Bulk C Variance
Block: 18316 Lot: 3

#142027CDPFMSP
NJ Restaurants, LP
(Taco Bell)
Use "D" Variance; Minor Site Plan
Block: 1207 Lot: 1

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#122022C
Fred Feucht
Zoned: R3
Bulk C Variance
Block: 10303 Lot: 30
Location: 501 Good Intent Rd., Blenheim
Requesting a 2 year extension on the approval Resolution approved on June 14, 2012.

Mr. Costa swears in Mr. Feucht.

Mr. Feucht requests an extension to his application for 2 years.

Mr. Lechner has no objections to continuing the application 2 years from this date, September 10, 2014.

The extended date for this application is June 14, 2016.

Open to Professionals:

No 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. Bucceroni.

Roll Call:

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

Application Approved.

#142022C

Keisha Brown

Zoned: R2

Bulk C Variance

Block: 14701 Lot: 7

Location: 7 Poplar Ave., Sicklerville

4' and 6' fence w/0' setback.

Mr. Costa swears in Ms. Keisha Brown.

Ms. Brown states she has a dog and needs more space in her yard as the dog is a Bull Mastiff and grows to me quite large and tall. She states she does bring the dog to the dog park but for convenience should would like the yard fenced.

Mr. Mellett states the survey has 12 feet adjacent to the property is reserved for future widening. That is 12 ft. from the property line and the inner side of the sidewalk. Therefore the county could remove the fence to widen the road.

Ms. Brown states she will go the 12ft. mark instead of the 0 ft. mark.

Vice Chairman Simiriglia asks the applicant if the fence will be going from the front corner of the house to the back corner of the back property line.

Ms. Brown states "yes".

Mr. Mellett states there will be no site issues with the fence.

Mr. Lechner asks the applicant if the fence will be 6ft. all the way around the yard.

Ms. Brown states "yes".

*Amended: the fence will be 6ft. high all the way around.

Open to Professionals:

No additional Comments.

Open to the Public:

No Comments.

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

Roll Call:

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

Application Approved.

#142028C

Harry W. Sharp

Zoned: R3

Bulk C Variance

Block: 15903 Lot: 12

Location: 62 Sturbridge Dr., Erial

Replace concrete around pool (650 sq. ft.) w/7' setback to concrete apron 10' to waterline.

Mr. Costa swears in Mr. Sharp.

The application will cover the concrete (impervious coverage) and apron from the pool.

Mr. Sharp states in 1992 the pool was put in and the concrete is broken with sink holes. Mr.

Sharp states they need a 3ft apron for the anchors that are used for the winter cover. The apron was always 7ft. from the property line.

Open to Professionals:
No Comments.

Open to the Public:
No Comments.

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

Roll Call:

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

Application Approved.

#142031C

Robert Belins

Zoned: R4

Bulk C Variance

Block: 2204 Lot: 8

Location: Pole Barn 40' x 60' (residential & vehicle storage).

Mr. Costa swears in Mr. Belins.

Mr. Addison Bradley (planner) begins by explaining the application. The property is by the historic Davies Tavern in Glendora. The applicant has ATV's (off road vehicles) boats and would like to knock down his garage and shed. Mr. Belins has met with the historical society and the Historical Society is happy with the design. It is 25' to the top of the cupola that will need a height variance. The barn will be 40' by 60' and will look like the picture shown to the board. (A1).

Mr. Lechner asks if the 2 doors are on one side.

Mr. Addison state "yes" and they will be facing the house.

Mr. Belins states the doors will be on the 60' side.

Mr. Lechner states that measuring to the cupola isn't necessary, you measure to the eave.

Mr. Belins states the barn will be 16' to the soffit and 23' to the peak.

Mr. Lechner states that would be a 21' variance. Mr. Lechner also agrees that cypress trees would help screen the pole barn.

Mr. Mellett asks the applicant if they will be clearing any trees.

Mr. Belins states "no".

Mr. Mellett asks if gutters will be on the barn.

Mr. Belins states "Yes".

Mr. Mellett asks if the gutters are going towards the creek and if there is a flood plain.

Mr. Belins states there is no flood plain.

Mrs. Chiumento asks if Mr. Belins lives at the address.

Mr. Belins states he doesn't live there now but will be building a house in the future.

Vice Chairman Simiriglia asks why move to the new location on the property; why not just build where the old garage is located since its being removed.

Mr. Belins state he would like that location for his future home.

Mr. Lechner request the applicant plant trees to help hide the barn from the 3rd. Ave. view.

Mr. Belins states that will be no problem

2 conditions: screen barn w/cypress trees and variance for height.

Open to Professionals:
No additional Comments.

Open to the Public:

No Comments.

A motion to approve the above mentioned application, with the conditions of screening the barn with cypress trees and the height variance for the barn of 21ft., was made by Mr. Bucceroni and seconded by Mr. Rosati.

Roll Call:

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

Application Approved.

#142035C

Baris & Jill Bal

Zoned: RA

Bulk C Variance

Block: 13601 Lot: 13

Location: 1800 Winding Way, Clementon

6' vinyl fence around property w/zero (0) setback; 4' chain link fence front corner of property w/zero (0) setback.

Mr. Costa swears in Baris and Jill Bal.

Mr. Bal explains they would like a fence because they are a corner property and have 2 small children. There is a lot of foot traffic and the fence would give them some privacy. The chain link is on the neighbors' property and the front yard would be visible for traffic to see them.

Mr. Mellett states the 6' vinyl fence is no problem. The chain link may be within the site triangle but you can see through it.

Mr. Bucceroni states there should be no planting of bushes in front of the chain link fence and that should be made a condition.

Mr. Bal has removed many bushes already.

A motion to approve the above mentioned application with the condition of not planting any bushes in front of the neighbors' chain link fence, was made by Mrs. Chiumento and seconded by Mr. Rosati.

Open to Professionals:

No additional Comments.

Open to the Public:

No Comments.

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
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Ms. Scully	Yes

Chairman McMullin

Yes

Application Approved.

#142037C

Dave Belcher

Zoned: R3

Bulk C Variance

Block: 12512 Lot: 1

Location: 300 Grand Ave., Blackwood

16' x 4' round pool w/10'9" front & side yard setback; 6' vinyl fence w/0' setback.

Mr. Costa swears Mr. Belcher.

Mr. Belcher state he would like to install an above ground pool and currently there isn't enough room to walk around one. There may be 2' left to walk around a pool.

Mr. Mellett states there aren't any site implications.

Vice Chairman Simiriglia asks the applicant if there is a fence there now.

Mr. Belcher states "yes there is an existing fence."

Vice Chairman Simiriglia asks if is a variance required for the fence.

Mr. Belcher states it is a 4' fence.

Mr. Mellett states 0' vs. 40' is required for a 6' fence and there are no site triangle issues.

Mr. Rosati asks the applicant if it's a 4' fence going to a 6' fence.

Mr. Belcher states "yes".

Open to Professionals:

No additional Comments.

Open to the Public:

No Comments.

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

Roll Call:

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

Application Approved.

Roll Call:

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

Application Approved.

#142039C

Lilia Bozzetti (Bow Wow house)

R1 Zone

Bulk C Variance

Block: 10201 Lot: 13

Location: 1049 Chews Landing Rd., Clementon

2 BR-2BA side yard setback 22'

Mr. Costa swears in Ms. Bozzetti.

Mr. Addison (Planner) discusses the application. The expansion of the residential building is in need of a variance: 23' where 50' is required. The owner is going straight up and adding a second floor with 2 BDRMS, and 2 BATHS.

The applicant asked the board if the appeal period was mandatory.

Mr. Costa states 45 day appeal period is mandatory, you can build but it would be at your own risk!!!

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. Bucceroni.

Roll Call:

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

Application Approved.

5 minute break.

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mrs. Chiumento	Present
Mr. Rosafi	Present
Ms. Scully	Present
Chairman McMullin	Present
Mr. Costa	Present
Mr. Lechner	Present
Mr. Melleff PE	Present

All Present.

#142034DSPW

Radha Adult Daycare Center, LLC

Zoned: CR (FKA 316 Black Horse Pike)

Use "D" Variance/Site Plan Waiver

Block: 2103 Lot: 1 combined 6/7

Location: 330 Black Horse Pike, Glendora

Requesting Use Variance for an Adult Daycare Center with a Site Plan Waiver.

Mr. Costa swears in Mr. McKenna (Lawyer), Amit Patel (operator employer), Kate Patel (license), David Keefrider (architect).

Mr. McKenna explains the application's variances: conditional use, parking, site plan waiver, located in an existing building. The initial state approvals are approved.

-The state requires substantial explanatory materials.

-2 reviews from planning and the engineer all agreed that after the site reviews will be memorialized.

-surplus parking existed.

-less parking needed.

- site fully developed
- use variance: provider for adult day care is an especially good thing.

Amit Patel works, operates, and manages the property and is currently located at the Dunkin Donuts that is on site. Mr. Patel has been at this property since 2009 and took possession of the property in 2012, but has been with Dunkin Donuts since 1999 watching this property.

A1 Site Plan Portion of the building.

A2 All of the building

- April 2015 Fastenal will be leaving the site
- until The Patel's get possession of the whole building they will do the portion that is open.
- The activity center will be made bigger when Fastenal leaves the site.
- Dunkin Donuts was acquired in 2012 and the parking lot was paved and re striped.
- the sign will be downgraded as the multiple occupancy will be fewer.

A3 Dunkin Donuts / Fastenal Sign: 142 sq. ft each side: 64sq. ft. new sign (142')

- there has been no attempts to abandon the sign
- lighting on the building
- the business won't be open at night
- lights will be on for night hours
- dumpsters are not in an enclosure right now: but the Fastenal dumpster will be removed and put in an enclosure with the Dunkin Donuts enclosure.
- parking needs of Dunkin Donuts is 12 spots
- there is actually extra parking on site

Mr. Lechner reviews the signs for the complex. Currently the sign is 216sq. ft. and 248 sq. ft (35 sq. ft.)with the Dunkin Donuts sign. The new sign (as proposed) will be 142 sq. ft. and 21ft. high. Mr. Lechner states the ordinance requires a sign a lot smaller than 35 sq. ft.. Mr. Lecher continues the overview of the sign stating the new sign will be in the same location and the Dunkin Donut sign will be removed.

The existing trash enclosures are in disrepair, Mr. Lechner requests the owners fix the current enclosure with new concrete block that is big enough to service the whole property.

Mr. Bucceroni asks the applicant what the building connected to Dunkin Donuts is used for.

Mr. A. Patel states they use that building as an office. He also agrees to:

- enlarging the trash enclosure in case a business takes over the building currently being used as their office. Cleaning up the enclosure and improving the street view of the enclosure.

Vice Chairman Simiriglia asks the applicant if there will be shrubbery in front of the enclosure.

Mr. Mellet and Vice Chairman Simiriglia discuss moving the trash enclosure.

Mr. A. Patel states they can have the trash removed 3 times a week vs. 2 times, that way they don't need a huge enclosure.

Mr. Kiritkumar Patel (principle engineer), a structural engineer that has worked with nuclear companies. He has been board certified to be an administrator of the daycare and assisted living.

Mr. K. Patel states the hours of operation will be 7:30 am to 1 pm and 1pm to 7pm.

- hot meals will be delivered by caterers.
- there will be 1 delivery of food
- there will be 60 clients , the state requires 1 employee per 10 people which leaves them needing 12 employees. 16 employees in total including the 4 directors and 2 managers.
- the senior population is exploding because of the baby boomer generation. The seniors aren't happy sitting at home and this will provide them with excitement and also removing that burden to the community.
- they are not a noisy population.
- the center will provide transportation for the clients.
- clients will be assisted off the vans by all the employees.
- they are willing to comply with all the professionals' conditions.

Mr. K. Patel states there will be more than one trip with the vans.
Vice Chairman Simiriglia how the meals will be delivered.

Mr. K. Patel states the meals will also be delivered by vans and unloaded in the warming kitchen area.

Vice Chairman Simiriglia discusses night lighting with Mr. Patel.

Mr. McMullin asks if the business will be open 7 days a week.

Mr. Patel states the daycare will be open Monday thru Friday.

Mr. David Keefrider (engineer PE):

Mr. Keefrider discusses the function of the building and explains the drawings with the daycare center being in front of the current building, the dumpster location and the drive thru lane for Dunkin Donuts.

Mr. Keefrider continues with an explanation of the inside entryways, main drop off area, rest room location, arts and crafts room location, and the activity room being in the very front of the building by the big windows.

Mr. Keefrider explains the parking is always sparse. They are going to fix the ponding in the parking lot and re stripe the parking lot for handicap along with improving the appearance of the buildings.

A5 - is a proposed improved rendering of the new building:

- includes improvements to the Fastenal building with stucco improvements.
- improve the dumpster area with split face rock preferred, maybe to a tan color.
- will meet with the township professionals and staff and meet all professional concerns.

Mr. Mellett discusses ADA handicap parking, a 4' width sidewalk along the facility and the main entrance cross slope at a maximum of 2%.

Mr. McKenna suggests a site visit to clear up some problems.

Mr. Mellett discusses the restriping of the parking lot and handicap spaces. Restriping the newer end of the lot by Fastenal. The width of the main entrance is a concern, Mr. Mellett is concerned that the entrance won't be wide enough if vans are pulling in and out, it may cause a vehicle to hop a curb.

Mr. McKenna states they will be replacing the apron and adding a flare.

Mr. Mellett states that would help and address the easier right turn into the site.

Mr. Lechner discusses the shrubs by the drive thru being overgrown and the applicant may want to replace them with a more logical species.

Mr. McKenna states they will treat the matter if required.

Mr. Bucceroni states he would like to see the backside of the building look as good as the front, especially since they are so close to a residential area.

Mr. McKenna states all 4 sides will be addressed.

Vice Chairman Simiriglia discusses township professionals keeping track of all the work.

Mr. McKenna states he will put all discussed finalized decisions on the plan.

Chairman McMullin discusses more lighting on the site with Mr. McKenna.

PUBLIC PORTION:

Mr. and Mrs. Albert Miller (4th st. at 315 Central). Their main concern is the dumpster and the overgrown trees along 4th st. that are overgrown.

Mr. McKenna states that the Fastenal dumpster will be removed and the enclosure will be dressed up.

Mr. A. Patel states the extra trash pickups should be enough.

Mrs. Miller states the dumpsters seem to be a problem now.

Mr. A. Patel states they have already contacted Fastenal and will start the extra trash pickups within 2 weeks.

Mr. Patel mentions the conditions next to the dumpsters.

Mr. Lechner discusses moving the dumpsters.

Mr. A. Patel states moving the dumpsters may be easier for all involved.

Mr. and Mrs. Miller state the trees along the sidewalk are too large.

Mr. Lechner states if the dumpster is gone the trees aren't really necessary.
Vice Chairman Simiriglia states putting the trees inside of the sidewalk would be easier.

Mrs. Chiumento discusses daycare guidelines with Mr. K. Patel.
Mr. K. Patel states he will be following the guidelines set by the state: which means they will have a 1 to 10 client ratio and special diet meals will be available.
Chairman McMullin is insisting that the applicant listen to our professionals.

A motion to approve the above mentioned application for the following: use variance, parking, site plan waiver, upgrade the facade and environment, upgrade the dumpster was made by Mr. Bucceroni and seconded by Mr. Rosati.

Roll Call:

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

Application Approved.

Board approves no second meeting in September.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.