

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY, September 13, 2012

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

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

Chairman Richards had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor (late arrival 7:40pm)
Mr. James J. Mellett, P.E., Churchill Engineering
Mr. Ken Lechner, Township Planner

MINUTES FOR ADOPTION

LOG #163

Zoning Board Minutes for August 9, 2012.

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

Roll Call:

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

Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

#122035C

Norma Ramirez

Bulk C

Block: 6605 Lot: 23 & 24

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

Roll Call:

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

Resolution Approved.

APPLICATIONS FOR REVIEW

#122034C

Joseph R. Pomianek

Zoned: R3

Bulk C

Block: 2906 Lot: 11

Location: 401 S. Otter Branch Dr., Glendora

Add 2nd Garage, 2nd driveway, variance from property line

Mr. Costa swears in Mr. Joseph Pomianek.

Mr. Pomianek explains there is not enough access with 30 ft., as his property is on a corner lot. The 24 x 32 garage will be used to store personal cars and a 1972 restored Camaro. The additional driveway will provide access to the garage and is set away from the neighbors.

Vice Chairman Simiriglia asks Mr. Pomianek if there will be 2 doors on the garage.

Mr. Pomianek states there will be 1 large door and 1 small door.

Vice Chairman Simiriglia requests the type of construction of the garage.

Mr. Pomianek states it will be a pole barn construction.

Vice Chairman Simiriglia asks if the garage will match the neighborhood.

Mr. Pomianek gives the board a picture of the garage that will be built.

Mr. Pomianek states there is no grading issue as the lot is flat.

Vice Chairman Simiriglia suggests gutters to aid with the directing the run off from the garage towards Floodgate Rd.

Mr. Pomianek states “yes” to the suggestion of gutters.

Mr. Treger asks the applicant what kind of driveway will be installed.

Mr. Pomianek states he will be using asphalt.

Mr. Lechner states the driveway must be asphalt, aggregate, or concrete as is stated in his report.

Mr. Mellett asks the applicant if there is an existing driveway.

Mr. Pomianek states “no”.

Mr. Mellett asks Mr. Pomianek if there will be any site issues for his neighbors.

Mr. Pomianek states no there won't be any site issues.

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments.

A motion to approve the above mentioned application with the following additions: the garage must have gutters that drain onto Floodgate Rd. and there must be a paved driveway, was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Roll Call:

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

Application Approved.

#122040C

Patricia Ulrich

Zoned: R3

Bulk C

**Location: 1666 Cedar Ave., Blackwood
Construct 1st floor addition 29.08' x 20'**

Mr. Costa swears in Ms. Ulrich.

Ms. Ulrich states the addition is for handicap accessibility floor space for her 94yr. old Grandmother. The addition will consist of 2 bedrooms and 1 bath. It will match the rest of the home.

Vice Chairman Simiriglia states he has no questions.

Mr. Lechner tells Ms. Ulrich that the plan submitted was the best plan that was ever done. She has a very good architect.

Mr. Mellett states the roof leaders must be set away from neighbors.

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 Mrs. Chiumento.

Roll Call:

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

Application Approved.

#122041C

Jacqueline & Stephen Ortiz

Zoned: R3

Bulk C

Block: 9901 Lot: 50

**Location: 9 E. Kennedy Dr., Laurel Springs
6' vinyl fence – 8' from property line**

Mr. Costa swears in Mr. & Mrs. Ortiz.

Mr. Ortiz states they are replacing an existing fence in the exact same spot, that doesn't currently cause any site issues.

Vice Chairman Simiriglia asks if the current fence is wooden.

Mr. Ortiz states "Yes".

Mr. Mellett states there are no site issues.

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments.

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

Roll Call:

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

Application Approved.

#122042C

Victoria & Dominic DeVone

Zoned: R3

Bulk C

Block: 16406 Lot: 5

Location: 154 Sturbridge Dr., Erial

4' cedar picket fence – 20 ft. from the property line.

Mr. Costa swears in Mr. Dominic DeVone.

Mr. DeVone states they can't follow the ordinance or their fence would be in the middle of their backyard. It is a corner lot and the fence will not cause any site obstructions for their neighbors.

Mr. Mellett states there are no site obstructions.

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments.

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

Roll Call:

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

Application Approved.

#122045C

Anthony Trombetta

Zoned: R1

Bulk C

Block: 15402 Lot: 7

Location: 19 York Terrace, Sicklerville

Tiki Hut 10 x 17 (9' peak, base 7', open ceiling), 3 sheds pre-existing (10 x 13; 6 x 8; 9 x 12) & impervious coverage.

Mr. Costa swears in Mr. Trombetta.

Mr. Trombetta explains the Tiki Hut has been in the backyard for 7 years. It is an open hut not enclosed, about 170ft., built on 4 x 4's and not attached to the ground, placed on a concrete pad.

Mr. Costa asks the applicant if he has had any drainage problems.

Mr. Trombetta states he hasn't had any drainage problems as far as he knows.

Vice Chairman Simiriglia asks Mr. Trombetta how much space is between the framed shed next to the house and the house.

Mr. Trombetta gives the board photos of the shed.

Mrs. Chiumento asks Mr. Trombetta where the Tiki hut is in the yard.

Mr. Trombetta points the Tiki Hut out on the picture he has presented to the board.

Mr. Treger asks about the shed in the back of the yard and if there are any structures behind the Tiki Hut.

Mr. Trombetta states "no" there are no structures behind the Tiki Hut.

Mr. Lechner states the applicant will have to do improvements to the Tiki Hut because it doesn't meet the 5ft. setback requirement. The Hut will have to be brought up to Fire Standards by adding to the thickness of the walls, a construction official will explain the details.

PUBLIC PORTION:

Mr. Costa swears in Ms. Dorothy Dorsett of 17 York Terrace.

Ms. Dorsett took pictures about 2 weeks ago after they removed their wooden fence. Ms. Dorsett explains the pictures to Mr. Costa.

Ms. Dorsett states there is a lot of bramble and bamboo coming into her yard. She states they hit electric, stapled wires, hoses and other paraphernalia. There were electric wires stapled along the fence. All she wanted was some respect, by asking permission to go on her property. In her opinion the shed is not a stable structure and the property line is zig zagged now.

Mr. Costa explains to Ms. Dorsett that the board is only allowed to fix zoning and variances, wiring and hoses are the building inspector's area of expertise.

Mr. Trombetta explains to the board that he had a professional electrician remove the electric between the two fences. He had received a letter from the inspector to remove the electric.

Vice Chairman Simiriglia asks Mr. Trombetta if all the wires and hoses are gone that were on Ms. Dorsett's side. It also looks the soil under the Tiki Hut is washed out.

Open to the Public:
No Comments.

Open to Professionals:
No Additional Comments.

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

Roll Call:

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

Application Approved.

#122043C
Michael J. Cyliax
Zoned: R3
Bulk C
Block: 9201 Lot: 10
Location: 721 Eden Lane, Somerdale
Add roof over front steps 4' x 8'

Mr. Costa swears in Mr. Cyliax.

Mr. Cyliax explains that he would like to cover the existing front step; his house is set back 31 ft. Vice Chairman Simiriglia asks Mr. Cyliax if the roof will match the rest of the house.

Mr. Cyliax states “yes”.

Mr. Bucceroni states there are several roofs in the neighborhood.

Mr. Cyliax agrees with Mr. Bucceroni.

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 Mrs. Chiumento.

Roll Call:

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

Application Approved.

#102006CPSS Amended

Revere Housing Assoc., LLC

Zoned: RA

Bulk C, PMSP, PMSB, FMSP, FMSB

Block: 14102 Lot: 17

Location: Melbourne Lane

Affordable housing development & associated site improvements.

Mr. Costa swears in Mr. Charles Lewis: VP Conifer Realty, Mr. Nick Cangelosi: Project Mgr. for Conifer Realty, Mr. Robert Hunter: Project Planner, Mr. Frank Montgomery: PE, PTOE.

Mr. Al Marmero (attorney) reviews: This is an amended application that allows multi-family units. The property was owned by Gloucester Township and Gloucester Township requested RFP & his clients were chosen for the affordable housing.

Mr. Hunter states they have shortened the cul de sac, removed some parking, there are now 2 water storm basins, a community center, a landscape plan..all very similar to the 2010 plan that was previously approved. There will be 16 one bedroom units, 42 two bedroom units, and 24 three bedroom units.

A-1 Landscape Plan

A-2 rendering of architecture, w/brick facades, dormers, some are 6 unit buildings and 8 unit buildings.

Mr. Marmero reviews required variances with Mr. Hunter:

- a buffer will be added
- 26.5ft where 100ft is required
- side 25.67ft where 30ft. is required
- parking...160 required ...140 provided
- side yard to the community center
- deed to township w/drainage basin
- irregular shape lot will be worked into current plans to help the township out.
- 80 units less intrusive then what was previously presented.

Mr. Charles Lewis: Conifer Realty

- 2500 units in NJ including Camden County and Camden
- Conifer Realty takes over troubled housing projects
- this is workforce housing, 49,000 per/yr. for a family of 4
- residents will pay a flat rate, this is not HUD housing
- a green project with an energy star level 2, which means the housing is 35% more efficient then building codes
- the project is fully funded at this point
- Mr. Lewis explains using a federal credit

Mr. Montgomery: traffic planning and design, w/15 years' experience and has been seen before 40 boards in NJ and PA.

Traffic Reports:

- AM 43trips, PM 62 trips
- Traffic counts for Heatherwood & Hickstown shows no negative impacts.
- parking 1.23 spaces at peak
- 99 spaces for 80 units, 15% to 20% more needed
- 40% extra will be available

Mr. Mellett agreed to most changes.

Mr. Bob Hunter: they have heard from the fire dept. but not yet the police dept..

Mr. Mellett most of the traffic will be on the County Rd..., has an application to the County been made yet?

Mr. Hunter-the application to the County has been made.

Mr. Mellett wants the new development and Lochlmond Dr. connected by a pathway.

Mr. Hunter explains why the developer does not want to connect the two developments, but the Melbourne connection will be made.

Mr. Mellett states the paths will be made by residents anyway and the sidewalk would be a better connection.

Mr. Hunter explains ADA grading will be in the front of all 1st unit floors.

Mr. Hunter states all road maintenance will be done by Conifer, including snow removal and trash removal.

Landscaping & Lighting:

-Melbourne and access roadway will have additional lighting.

-a waiver from 72 hour vs. 12 hour TSS for drainage

-planting around trash enclosures

Mr. Mellett asks if they are sure 3 trash enclosures are sufficient.

Mr. Hunter responds "yes".

Mr. Mellett asks if the most northern trash by the cul de sac is sufficient, those residents seem to have a very long walk to the trash enclosure.

Mr. Hunter states they will re visit the set back issues.

Mr. Mellett requests masonry vs. vinyl trash enclosures.

Mr. Hunter states they will be masonry along w/recycle.

Mr. Mellett questions Mr. Hunter about the play equipment and area.

Mr. Hunter states they will wait to install the play area until after the construction is over and they will consult a professional.

Mr. Mellett is confident all issues will be addressed by the applicant.

Mr. Lechner states the applicant has agreed to all additional landscaping in the yards except the tot lot. Mr. Lechner wanted the shade trees in the tot lot and the applicant requested to put the shade trees outside the gated area for the tot lot. The buffer will be addressed when the applicant gets closer to construction.

Mr. Hunter has agreed to replace shoe box lighting with something more attractive.

Mr. Lechner states as long as it's not acorn lighting.

Vice Chairman Simiriglia asks the applicant about the recycle containers.

Mr. Hunter states the enclosures will have a one man door for entrance and they will provide a private hauler for recycling along with reporting the quantities to the township.

Mr. Bucceroni sees paths as a nuisance and is **adamantly** opposed to the path between the connecting the developments.

Mrs. Chiumento asks the applicant if the buildings will be 2 or 3 story.

Mr. Hunter states they will be 3 stories.

PUBLIC PORTION

Mr. Costa swears in Mr. Richard Edgar who lives 2 homes from the entrance of Revere Run. He states the police dept. has had to visit Revere Run 250 times.

Mr. Hunter states the new development will be managed better.

Mr. Lewis states there will be a manager on site 9am to 5pm and a superintendent will live on site.

Mr. Lechner asks Mr. Lewis if the manager will live in a unit.

Mr. Lewis responds "yes".

Mr. Costa states the connecting path with a sidewalk between the 2 developments is the only outstanding issue.

Vice Chairman Simiriglia clarifies the sidewalk between the 2 developments.

Mr. Hunter points out that there is fire access already there.

Mr. Lechner agrees with Mr. Bucceroni and is opposed to the pathway connecting the 2 developments, in essence, connecting a public development to a private one.

A motion to approve the above mentioned application: without connecting sidewalks, 4 variances, preliminary and final site plan, was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Roll Call:

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

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.