

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY,
September 22, 2011**

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

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

**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**

SUBSTITUTIONS: Mrs. Chiumento will sit in for Mr. Domiano.

MINUTES FOR ADOPTION

Log #157

Zoning Board Minutes for August 11, 2011.

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Fuscellaro	Yes
	Mr. Bucceroni	Abstain
	Mr. Gunn	Yes
	Mr. McMullin	Yes
	Mrs. Chiumento	Abstain
	Chairman Richards	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION
From ZBA Meeting of July 28, 2011

LOG # 179

112028C

Richard & Carmela Gemerek

Block: 4708 Lot: 23 -24

Bulk C Variance

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Fuscellaro	Yes
	Mr. Bucceroni	Yes
	Mr. Gunn	Yes
	Mr. McMullin	Abstain
	Mrs. Chiumento	Yes
	Chairman Richards	Yes

Resolution approved.

#061111PSPF/

Megha RE Holding Co.

Block: 18404 Lot: 2

Amended Prelim/Final Site

A motion to approve ‘the denial’ the above mentioned resolution was made by Mr. Fuscellaro and seconded by Mrs. Chiumento.

Roll Call:	Mr. Bucceroni	Yes
	Mrs. Chiumento	Yes
	Mrs. Giusti	Yes
	Chairman Richards	Yes

Resolution “to deny” is approved.

RESOLUTIONS FOR MEMORIALIZATION
From ZBA Meeting of August 11, 2011

LOG # 321

#112026C
Rosa A. Batts
Block: 18502 Lot: 9
Bulk C Variance

#112029C
Brian Koppen
Block: 9702 Lot: 1
Bulk C Variance

#112018DPMFMSP

Sunolar Power Co., LLC
Block: 14008 Lot: 1
Block: 14009 Lot: 4
Use Variance, Prelim. Major Site
Final Major Site

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Fuscellaro	Yes
Mr. Bucceroni	Abstain
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chimento	Abstain
Chairman Richards	Yes

Resolution approved.

APPLICATIONS FOR REVIEW

LOG #357

#112033C
Ron Roselli, Jr.
Zoned: R1
Block: 16504 Lot: 1.01
Bulk C Variance
Location: 11 Peachtree Lane, Erial NJ
An "A" roof on Pavillion

Mr. Costa swears in Mr. Roselli.

Mr. Roselli would like to bring the patio cover closer to the pool; it will be 5ft. off the pool. The pool is 27ft. from the house.

Vice Chairman Simiriglia asks Mr. Roselli if there is any way you could get to the roof of the pavilion from the house.

Mr. Roselli states "no".

Mrs. Chiumento asks Mr. Roselli is the pavilion is going to be 24ft. x 22ft.
Mr. Roselli states “yes”, it will be the same size as the patio.

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. Fuscellaro	Yes
Mr. Bucceroni	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Chairman Richards	Yes

Application Approved.

LOG #470

#112035C

Mark & Danaka Anderson

Zoned: R3

Block: 8707 Lot: 10

Bulk C Variance

Location: 3222 High Street Blackwood, NJ

Close in carport for a bedroom, sitting area & bathroom.

Mr. Costa swears in Mr. Mark & Ms. Danaka Anderson.

Ms. Danaka states the carport is already built and is 15ft. x 25ft, and they just want to close it in, for her disabled mother. Ms. Danaka states the new addition will match the house.

Vice Chairman Simiriglia asks if the concrete patio is suitable to build on.

Mr. Danaka states they will build up the concrete on the patio.

Mr. Fuscellaro asks if a full bath will be added to the new room.

Mr. Danaka states “yes and a handicap bath will be added along with gutters for drainage.”

Mr. Lechner tells the resident to make sure the contractor knows that the fire rating increases when you are so close to your neighbor. The outside wall will need to have an increased fire rating.

Vice Chairman Simiriglia states he would like a restriction on the addition: to be used for “family members only”.

Open to Professionals:
No Comments.

Open to the Public:
No Comments.

A motion to approve the above mentioned application with the condition: to be used for family members only, was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Roll Call:

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

Application Approved.

LOG #700

Melissa Amodovar

Zoned: R4

Block: 16108 Lot: 5

Bulk C Variance

Location: 57 Cambridge Ave. Sicklerville, NJ

6 ft. fence

Mr. Costa swears in Ms. Melissa Amodovar.

Ms. Amodovar lives on a corner and wants to enclose her new patio which is 20'x16'. The new fence doesn't block the neighbors' view if moved and gives her more yard space.

Vice Chairman Simiriglia asks Ms. Amodovar if the chain link fence was removed as it still shows on the survey.

Ms. Amodovar replies "yes" it has been removed.

Mr. Mellett doesn't see any site triangle issues and asked Ms. Amodovar to make sure the new fence is on her property.

Ms. Amodovar stated she is putting the fence where the old chain link fence was located.

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. Bucceroni.

Roll Call:

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

Application Approved.

LOG # 823

#112037C

Joseph C. Lazaro

Zoned: R3

Block: 11207 Lot: 10

Bulk C Variance

Location: 511 Hobart Dr. Laurel Springs, NJ

Extend garage and construct 2nd floor suite over garage.

Mr. Costa swears in Mr. Joseph Lazaro.

Mr. Lazaro states he needs a 3ft setback for the additional footage he needs to make the garage bigger for his mother in law. (20 x 28 ft. addition). There will be no kitchen and the outside of the addition will match the rest of the home. Mr. Lazaro states he will be 15ft. from his neighbor.

Vice Chairman Simiriglia asks Mr. Lazaro about the drainage for the addition.

Mr. Lazaro states the drainage will be underground towards the back of the house to the street, towards Hobart dr..

Vice Chairman Simiriglia clarifies that the garage will stay a garage and the 2nd level will be the addition.

Mr. Fuscellaro asks the applicant if there will be a private entrance.

Mr. Lazaro states "no".

Mr. Mellett tells the applicant to make sure the run off in NOT towards the neighbors.

Mr. Lechner asks how far the applicant how far his home is from lot 11.

Mr. Lazaro states he is 12.6ft. from his property, there is 15 ft. between houses. The addition states his addition will be 9ft. high for the garage and 8ft. for the second floor.

Mr. Lechner states to the applicant to make sure his contractor knows that when your home is 3ft. from the property line, the fire rating for that wall goes up.

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 Mrs. Chiumento.

Roll Call:

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

Application Approved.

LOG # 1026

#102070DCMSP

Thomas M. Bryant

Zoned: R1

Block: 13104 Lot: 6

Bulk C Variance & Minor Site Plan

Location: 248 Davistown Rd. Blackwood, NJ

To park commercial vehicle (tow truck) in driveway overnight & weekends.

Mr. Costa swears in Mr. Thomas Bryant, Ms. Christina Bryant esq., Mr. Gregory Fusco engineer, Cpl. Mondele retired police officer and accident investigator.

Corporal Mondele states he is a 19 year veteran and fatal crash investigator. He states it is always safer to back into a driveway then backing out; backing out is far more dangerous.

Vice Chairman Simiriglia states pulling into the driveway and turning around to pull out of the driveway is safer. When you back into the driveway the vehicle takes up a whole lane.

Mr. Mellett states the use for the property is OK, but the maneuvering of the vehicle should be done "on site". In his opinion backing into the driveway is a safety hazard. Mr. Mellet also reminded the applicant about the landscaping on the east side of the property.

Mr. Bryant discusses his lighting on the property which is motion lighting on the front and back of the house.

Mr. Lechner states he did not review this application as a site plan/no variances. If the board wants more buffering they will have to make it a condition.

Corporal Mondele states there is no Title 39 violation.

Mr. Fusco explains the lack of maneuverability on site for the tow truck. He explains the property is residential thus there isn't enough room to maneuver the truck because the house is in the way. The owner would have to remove the retaining wall and use significant fill to create a space large enough to turn the tow truck around.

Mr. Bryant states removing the retaining wall will create a water problem; there would be a significant water issue with the possibility of wetlands behind his property.

Vice Chairman Simiriglia states there is enough room to turn the truck around if he uses the concrete patio behind his house.

**CPL. Mondele is excused at 8:40 pm.

Mr. Bryant, Vice Chairman Simiriglia and Mr. Bucceroni have a lengthy discussion about the hours Mr. Bryant will be pulling in and out of the driveway and the traffic involved. They also discuss the multiple possibilities of using the current lay of the land to turn the truck around without taking the retaining wall down.

Mrs. Chiumento asks the applicant if there is enough room on the right side of the house to make a circular driveway.

Mr. Bryant states he's been told there isn't enough room to make the loop he needs.

Mr. Bryant is going to ask his engineer to come up with a plan that includes moving the shed.

A motion to table this application until the 10/27/11 Zoning Board of Adjustment Meeting was made by Mr. Fuscellaro and seconded by Mrs. Chiumento.

Roll Call:

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

Tabling Approved.

A motion for adjournment was made by Mr. Bucceroni and seconded by Mr. Fuscellaro.

Respectfully submitted by Jean Gomez, recording secretary.