

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, September 23, 2010**

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	Present
	Mr. Gunn	Present
	Mr. McMullin	Present
	Mrs. Chiumento	Present
	Mrs. Giusti	Present
	Mr. Mellace	Present
	Mr. Acevedo	Present
	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

MINUTES FOR ADOPTION

Zoning Board Minutes for August 12, 2010.

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

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

Minutes Approved.

Tape Log 200: Mr. Costa swears in the Mr. Frank Mellace and Mr. Michael Acevedo as new Zoning Board members.

RESOLUTIONS FOR MEMORIALIZATION

NONE

APPLICATIONS FOR REVIEW

**#102039C (Tape Log 263)
Joseph W. Smith
Zoned R3
Bulk C Variance
Block: 11906 Lot: 6
Location: 318 Carol Ave. Blackwood
Detached Private Second Garage**

Mr. Costa swears in Mr. Smith.

Mr. Smith states the reasons he would like to build a second garage; storage, park classic cars, motorcycle and tools. Mr. Smith states the garage will be 26' x 42' x 19'. He also states that the garage will look the same as the house. Mr. Smith will also line the driveway up with the new garage.

Vice-Chairman Simiriglia requests the type of car Mr. Smith would like to store and the size of the front door to be installed on the garage.

Mr. Smith states he has a classic car and there will be a single door on the front of the garage that will be 10ft. high.

Vice Chairman Simiriglia states such a high front door will make it undesirable.

Mr. Smith states an 8 foot door may be possible but he would have to check the drawings.

Vice-Chairman Simiriglia states he is worried about the drainage towards the neighboring homes.

Mr. Smith states the gutters on the garage will drain to the back.

Mr. Fuscellaro asks the applicant who is building the garage.

Mr. Smith states that his family is helping him.

Mr. Bucceroni states for fire reasons they would like more room on the side of the garage for fire equipment accessibility. Mr. Bucceroni states the 8 ft. door is large and he doesn't want the next owner to be able to park something larger than a car. Mr. Bucceroni inquires about a second floor or loft.
Mr. Smith states there will not be a second floor or loft.

Mr. Gunn asks if the applicant will be putting in a new driveway.
Mr. Smith states he wasn't planning on it.

Mrs. Chiumento asks the applicant if the side garage door will be standard sized also.
Mr. Smith states the car would fit width wise.

Mr. Mellace inquires if the applicant will be working on cars in the garage.
Mr. Smith states he'll only be doing maintenance on his own vehicle.

Chairman Richards asks if the applicant will be storing gasoline or chemicals.
Mr. Smith states "no".

Mr. Mellett reiterates the rain gutters will be draining towards the rear of the property, also: he agrees with Mr. Bucceroni that 10 ft on he side of the garage would be better.

Mr. Lechner agrees with the drainage of the site and the 10 foot side clearance. The fire prevention letter s not under the boards jurisdiction but hey have a sub code for answers, it's actually a construction answer.

Open to the Professionals:
No Additional Comments:

Open to the Public:
No Comment:

A motion to approve the above-mentioned application with the following amendments: 10ft side yard and the garage door height changed to 8ft. was made by Mr. Bucceroni and seconded by Mr. Fuscellaro.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Fuscellaro	Yes
	Mr. Bucceroni	Yes
	Mr. Domiano	Yes
	Mr. Gunn	Yes
	Mr. McMullin	Yes
	Chairman Richards	Yes

Application Approved.

#102052C

Pyramid Financial

Zoned: CR

Bulk C Variance

Block: 6606 Lot: 1

Location: 1223 M. Blackhorse Pike, Blackwood

Free Standing Sign With Changeable Electric Message

The above application was rescheduled to October 28th, 2010.

102054C (Tape Log 726)

Kelly L. Rivera

Zoned: R3

Bulk C Variance

Block: 1303 Lot: 7

Location: 1001 San Jose Drive, Glendora

Six foot high Privacy Fence 12 ft. from front Property Line & 14 ft. from Keller Rd.

Mr. Costa swears in Ms. Kelly Rivera.

Ms. Rivera states she is replacing a 4ft. chain link fence. The current chain link fence is at 40ft. but she wants to move it for more yard. The house sits on the lot in an awkward manner.

Vice Chairman Simiriglia would like to confer with Mr. Mellett the board's engineer about the site clearance for the neighboring driveways.

Mr. Mellett states there is no site problem with San Jose or Keller Rd. driveway or intersection.

Mr. Gunn asks if the vinyl fence is her neighbors'.

Mr. Lechner states the property is compliant now.

Open to the Professionals:
No Additional Comments:

Open to the Public:
No Comment:

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Fuscellaro	Yes
	Mr. Bucceroni	Yes
	Mr. Domiano	Yes
	Mr. Gunn	Yes
	Mr. McMullin	Yes
	Chairman Richards	Yes

Application Approved.

#102057C (Tape Log 874)

Douglas W. Hess

Zoned: R3

Bulk C Variance

Block: 11607 Lot: 6

Location: 273 Marshall Ave. Blackwood

Second Driveway in front of Two Car Garage

Mr. Costa swears in Mr. Hess.

Mr. Hess explains he would add a second driveway between the garage and existing driveway.

Vice Chairman Simiriglia inquires about a curb cut and if the driveway will be concrete. Mr. Hess states "yes" to the concrete driveway and curb cut.

Mr. Fuscellaro states if the curb is straight to make sure the applicant adds an apron.

Mr. Hess states he will follow the code.

Mr. Lechner states Mr. Hess will have to see the Township clerk for a curb/road opening.

Open to the Professionals:
No Additional Comments:

Open to the Public:
No Comment:

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Fuscellaro	Yes
	Mr. Bucceroni	Yes
	Mr. Domiano	Yes
	Mr. Gunn	Yes
	Mr. McMullin	Yes
	Chairman Richards	Yes

Application Approved.

#102056C (Tape Log 976)

Anthony R. Venuto

Zoned: SCR

Bulk C Variance

Block: 15821 Lot: 59

Location: 17 King Arthur Ct.. Sicklerville

Erect Roof Over Existing Deck With Rear Setback Of 5ft.

Mr. Costa swears in Mr. Venuto.

Mr. Venuto explains the pitch of the roof he plans on building at a 12/3 pitch.

Vice Chairman Simiriglia had no questions.

Open to the Professionals:
No Additional Comments:

Open to the Public:
No Comment:

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Fuscellaro	Yes
	Mr. Bucceroni	Yes
	Mr. Domiano	Yes
	Mr. Gunn	Yes
	Mr. McMullin	Yes
	Chairman Richards	Yes

Application Approved.

#102158C (Tape Log 1050)
Bob Henderson
Zoned: R3
Bulk C Variance
Block: 1105 Lot: 2
Location: 108 13th Ave. Glendora
Front Porch 12' instead of 30'

Mr. Costa swears in Mr. Henderson.
Mr. Henderson explains he is replacing a dilapidated structure which is 16' x 7' open porch.

Vice Chairman Simiriglia asks if the porch is finished.
Mr. Henderson states he stopped work on the porch.

Open to the Professionals:
No Additional Comments:

Open to the Public:
No Comment:

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Fuscellaro	Yes
	Mr. Bucceroni	Yes
	Mr. Domiano	Yes
	Mr. Gunn	Yes
	Mr. McMullin	Yes
	Chairman Richards	Yes

Application Approved.

A motion to adjourn was made by Mr. Domiano and seconded by Mr. Gunn.

Respectfully submitted by Jean Gomez, recording secretary.