

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY, SEPTEMBER
27, 2012**

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

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

**Chairman Richards had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James J. Mellett, P.E., Churchill Engineering
Mr. Ken Lechner, Township Planner**

MINUTES FOR ADOPTION

Zoning Board Minutes for September 13, 2012.

Motion to approve the above-mentioned minutes was made by Mr. Bucceroni and seconded by Mr. McMullin.

Roll Call:

Mr. Bucceroni	Yes
Mr. McMullin	Yes
Mrs. Chiuimento	Yes
Mrs. Giusti	Abstain
Mr. Treger	Yes
Chairman Simiriglia	Yes

Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

The resolutions will be provided at the October Meeting.

APPLICATIONS FOR REVIEW

#122036CMS

Eric D. Githens

Zoned: R3

Bulk C & Minor Site Plan

Block: 16301 Lot: 5

Location: 1867 New Brooklyn Rd., Erial

Motor Bike Repair Shop

Mr. Costa swears in Mr. Wade (attorney), Mr. Bradley (planner), Mr. Anthony DeRosa (PE), Mr. Eric Githens (applicant).

Mr. Bradley explains the application:

The property is across the street from the Erial Fire Dept. and is presently vacant. The applicant is seeking waivers for a 12ft. driveway as they are trying to keep the property as “residential looking” as possible. The applicant will be servicing motorcycles and selling parts. The landscaping will be clusters of azaleas, street trees, evergreens and board on board fencing flanked w/ forsythia along w/ 3 parking spaces. There will be foundations plantings all trying to keep the property pleasant looking and residential in character.

- There will be a low drainage swale in front
- A1 site plan
- A2 Pole barn picture
- Lighting for the parking lot
- Hours of operation: 10am to 7pm M-F, 11am to 5pm on Saturdays, closed on Sunday.

Mr. Wade and Mr. Bradley cover the Churchill Report w/Mr. Mellett.

- Discussed alternatives to building mounted lighting.
- Add handicap parking
- Site layout , traffic and site triangle

Mr. Mellett states there is a site issue south bound on Chews Landing Rd. because of the vegetation.

Mr. Bradley states they will trim the vegetation.

Mr. Mellett asks Mr. Bradley to explain the delivery/loading operation.

Mr. Bradley states nothing more than a UPS or a FED EX truck will be delivering supplies.

Mr. Mellett asks if UPS can navigate this lot.

Mr. Bradley states with parking it will be large enough.

Mr. Mellett states the handicap parking has to be closest to the door.

Mr. Bradley states the amended site plan will reflect that.

Mr. Lechner asks Mr. Bradley how the bikes will get to the repair shop.

Mr. Bradley states by trailer.

Mr. Lechner states the vehicles on Williamstown Rd. will be waiting for the trucks and trailers to make that turn into a 12 ft. driveway. In his opinion the driveway needs to be 24ft. wide.

Mr. Bradley states they are willing to put a pull off space if necessary, right now the driveway is 16ft.

Mr. Mellett states the ordinance is 24ft.

Chairman Simiriglia states another issue is if the parking spaces are occupied with vehicles how will the delivery truck turn around or if a bike trailer wants to get in the parking lot. A back up spot may be necessary.

Mr. Mellett suggests making the space part of a loading zone.

Mr. Bradley states they could make it big enough for a "K" turn.

**amendment to the site plan: lighting, landscaping & show a loading zone. **

Mr. Bradley states the sidewalk will go all the way around, the storage is all inside and the retail displays will be inside.

Mr. Mellett suggests moving the parking spaces to the other side for better drainage. Make sure it drains correctly; right now it's a little flat.

Mr. Lechner states the lighting scheme shouldn't be on the building, pole mounted lights are recommended.

Mr. DeRosa states that the building lights will have shields on them with a timer.

Mr. Lechner states he wants to see the Isolux line because he doesn't want the lights shining on Williamstown Rd., building lights are used for security only.

Mr. DeRosa states he can show the street lights on the plan which are a reasonable distance to the parking lot.

add lighting subject to Mr. Lechner & Mr. Mellett's approval.

Mr. Mellett & Mr. Lechner clarify some points:

Mr. Mellett – The driveway width.

Mr. Bradley – at least 16 ft. (existing)

Mr. Mellett – maintain at least 16ft.

Mr. Lechner – parking surface has to be paved for the handicap accessibility.

Mr. Bradley – states they wanted to pave the driveway in about 2 years and leave the stone for now.

Chairman Simiriglia states you have to prep for the stone and the overlay would be the only extra cost and since there isn't a lot of area, the extra cost is minimal.

Mr. Lechner inquires about underground irrigation.

Mr. Bradley states: yes there will be underground irrigation.

Mr. Lechner asks about windows, shutters and doors.

Mr. Bradley answers with the addition of window boxes will be added per Mr. Simiriglia's request.

Mr. Bucceroni clarifies the amendments and approvals being sought by the applicant.

- Minor site plan approval
- Variance for parking 5 spaces to 3 spaces.
- 24ft driveway to 16ft. driveway.
- Future trash enclosure on site plan
- Pave parking lot
- Note on site plan stating all trash to be kept inside.

Mr. Treger asks Mr. Githens where the current business is located.

Mr. Githens states directly across the street.

Mr. DeRosa states about 85ft. from the existing business.

Mr. Treger asks if the neighbors are on board with this new plan.

Mr. Githens states "yes".

Mr. Lechner asks Mr. Githens if the compressors will be kept inside.

Mr. Githens states "yes".

Chairman Simiriglia if the driveway will be at the corner of the building.

Mr. Githens states "yes".

Chairman asks if a window will be next to the door.

Mr. Githens states "yes".

There is much discussion about the placement of windows and doors on the new building.

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments.

A motion to approve the above mentioned application with the following additions: Minor site plan approval, variance for parking 5 spaces to 3 spaces, 24ft driveway to 16ft. driveway, future trash enclosure on site plan, pave parking lot, note on site plan stating all trash to be kept inside, was made by Mr. Bucceroni and seconded by Mr. McMullin.

Roll Call:

Mr. Bucceroni	Yes
Mr. McMullin	Yes
Mrs. Chiuimento	Yes
Mrs. Giusti	Yes
Mr. Treger	Yes
Chairman Simiriglia	Yes

Application Approved.

#122051CDSPW

Robert Belins

Zoned: CR

Bulk C/Use D Variance/Site Plan Waiver
Block: 1207 Lot:10
Location: 9 Seventh Ave., Glendora
Side Access Addition.

Mr. Costa swears in Mr. Wade (attorney), Mr. Bradley (planner) and Mr. Belins. Mr. Wade explains the existing use and encroachment of the business and fence. The business is next to the existing fire company and other buildings. They are seeking variances for the front yard and side yard setbacks. Mr. Wade explains the addition was already there the current owner just built a new one. Mr. Wade also explains that the neighbor has no problem with the new entrance and asked the applicant to please take care of this issue for him.

Mr. Mellett states the back portion is on the neighbors' property and an easement is requested. Mr. Mellett asks where the parking for this site is located.

Mr. Bradley states the parking is next to the fire company and the property across the street.

Mr. Mellett states the application will need a site plan waiver.

Mr. Lechner states the construction and zoning permits weren't received, so the applicant may have to rebuild because of the fire rating issue.

Chairman Simiriglia states the property was shabby and it has been cleaned up and there isn't any room to do things right.

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 Mr. Bucceroni.

Roll Call:

Mr. Bucceroni	Yes
Mr. McMullin	Yes
Mrs. Chiuimento	Yes
Mrs. Giusti	Yes
Mr. Treger	Yes
Chairman Simiriglia	Yes

Application Approved.

#122044C

Musa K. Mayyan

Zoned: CR

Bulk C

Block: 1902 Lot: 16-17-18

Location: 500 Black Horse Pike, Glendora

Replacing existing flat roof with gable roof.

Mr. Costa swears in Mr. Hiknet Ckair.

Mr. Ckair explains the problems with the property. The flat roof has 5 or 6 inches of cover with a minimum of 10 leaks. 30% of the joists are bent and the engineer said the truss roof is cheaper. The trussed roof will allow him to install the HVAC units for the apartments. The new roof will look much better but he needs a gable roof variance.

Mr. Mellett had no comments.

Mr. Lechner states the survey the buildings on the property line of 5th Avenue. With the 1 foot overhang it will encroach on the right of way. Mr. Lechner isn't worried since it's a second story and 20ft. in the air. Mr. Lechner had consulted Mr. Carlamere, town solicitor, who said the encroachment is not an issue.

Chairman Simiriglia states the guttering will have to come down to ground level and disperse without affecting the neighbors.

Mr. Ckair states he will connect to the old pipes underground to disperse the water.

PUBLIC PORTION:

Cecelia Gerpicke is concerned that only 10ft. from their roof and wants to know where the rain water is going.

Mr. Costa explains to Ms. Gerpicke that the downspouts are going in the same spot and will drain the same way.

Open to Professionals:

No Additional Comments.

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

Roll Call:

Mr. Bucceroni

Yes

Mr. McMullin	Yes
Mrs. Chiumento	Yes
Mrs. Giusti	Yes
Mr. Treger	Yes
Chairman Simiriglia	Yes

Application Approved.

#122047C
Mary Miglianccio
Zoned: SCR
Bulk C
Block: 17802 Lot: 7
Location: 46 Hazeltop dr., Sicklerville
Construct 2nd shed 8 x 12

Mr. Costa swears in Ms. Miglianccio.

Ms. Miglianccio states she needs the shed to store Christmas decorations and personal things. The shed won't interfere with her neighbors and it will be 10ft. high.

Mr. Lechner states the home is in Shenandoah Village which are leased lots and he has no objections.

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 Mrs. Giusti.

Roll Call:

Mr. Bucceroni	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Mrs. Giusti	Yes
Mr. Treger	Yes
Chairman Simiriglia	Yes

Application Approved.

#122048C

Zoned: RA

Bulk C

Block: 13701 Lot: 12

Location: 23 Stratford Rd., Clementon

Construct an attached 3 season 12 x 12 sunroom on the rear property 16ft. from the property line.

Mr. Costa swears in Mr. & Mrs. Melaragni.

Mr. Melaragni explains that their property backs to township owned property and the house is set far back on the lot.

Mr. Lechner states there is no impact in the back of the home because the land is owned by the township.

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:

Mr. Bucceroni	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Mrs. Giusti	Yes
Mr. Treger	Yes
Chairman Simiriglia	Yes

Application Approved.

#122050C

Eddi & Annette Jones

Zoned: RA

Bulk C

Block: 13605 Lot: 5

9 Blue Jay Dr., Clementon

Replacing existing 10 x 14 deck.

Mr. Jones explains the house is 25 years old and the deck needs replacing.

Open to the Public:
No Comments.

Open to Professionals:
No Comments

A motion to approve the above mentioned was made by Mrs. Chiumento and seconded by Mrs. Giusti.

Roll Call:

Mr. Bucceroni	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Mrs. Giusti	Yes
Mr. Treger	Yes
Chairman Simiriglia	Yes

Application Approved.

***#122046C
James Milazzo
Zoned: NC
Use D Variance
Block: 19101 Lot: 8
Location: 310 S. Black Horse Pike, Blackwood
Residential Apt. over existing commercial space.**

***The above application will be heard at the October 25, 2012 meeting. No re-advertising is necessary.**

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

