

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY,  
October 27, 2011**

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

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

**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**

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**Mrs. Chiumento will sit in for Mr. Fuscellaro and Mrs. Giusti will sit in for Mr. Domiano.**

**MINUTES FOR ADOPTION**

**LOG # 155**

Zoning Board Minutes for October 13, 2011.

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mrs. Giusti</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**  
**From ZBA Meeting of August 11, 2011 will be memorialized December 8, 2011.**

**A motion to table the above mentioned resolutions was made by Vice Chairman Simiriglia and seconded by Mrs. Chimento.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mrs. Chimento</b>	<b>Yes</b>
	<b>Mrs. Giusti</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Resolutions Tabled.**

**APPLICATIONS FOR REVIEW**

**LOG #282**

**#112040C**

**David Bielli**

**Zoned: R3**

**Block: 14503 Lot: 7**

**Bulk C Variance**

**Location: 1 Kimberly Ct. Blackwood, NJ**

**Replacing wood fence w/6ft. vinyl fence.**

Mr. Costa swears in Mr. David Bielli.

Mr. Bielli states the existing fence is 20 years old and he would like to replace it with a vinyl fence. He will be putting it in the same location as the wood fence as it can't be moved because, he would have to move the pool, to move the fence.

Mr. Mellett states the current fence is 5ft on his neighbor's property. There are no site triangle issues.

Mr. Bielli states he has permission from his neighbor to put the new fence on his neighbors' property.

Mr. Lechner states Mr. Bielli must put the fence on his property; the board cannot approve the applicant putting a fence on his neighbor's property.

Mrs. Chimento asks the applicant the height of the fence.

Mr. Biello states the fence will be 6 ft. high.

Chairman Richards asks why Mr. Biello the fence was on his neighbor's property.

Mr. Biello states moving the fence will leave a funny looking whole in the chain link on his neighbor's side.

Mr. Lechner wants the moving of the fence back onto Mr. Biello's property in the resolution.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

**A motion to approve the above mentioned application, with the stipulation the fence be placed on the applicant's property only, was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mrs. Giusti</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**LOG # 470**

**#112041C**

**Jean Maslanik**

**Zoned: R3**

**Block: 15202 Lot: 1**

**Bulk C Variance**

**Location: 70 Roosevelt Ave. Sicklerville, NJ**

**Shed 34' x 10'**

Mr. Costa swears in Mrs. Jean Maslanik.

Mrs. Maslanik states there isn't enough storage in the existing shed. She is going to add another 20' x 10' shed to the existing 10' x 14' shed. The new shed will be placed next to the old shed in the yard. The new shed will store a snow blower, tools, bikes, lawn mower, outside furniture, plants, grandson's scooters, and husband's quad. The new shed will match the old shed as closely as possible. The new shed is already up and she was cited by the zoning officer.

The pool is 13ft, 13ft and 17ft from the property lines.

Mr. Lechner asks if the pool is permitted.

Mrs. Maslanik states yes and it is still under construction.

Mr. Lechner states the shed should be 5ft. off the property line.

Mrs. Maslanik states the old shed is on a cement slab and it's old and will be very hard to move.

The applicant also states she purchased the additional shed as her adult daughter moved back home with her two children.

Mr. Lechner states the new shed could be moved 5 ft. from the property line.

Mrs. Maslanik states she would have to move both, because she wanted to connect the two sheds, by putting a hole in the side walls and make them one structure.

Mr. Lechner stated the applicant must have a construction permit to connect the 2 sheds. Mr. Lechner told the applicant to make sure she gets the permit.

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.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mrs. Giusti</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**LOG # 923**

**#112044C**

**Richard & Marlene DeBella**

**Zoned: R3**

**Block: 12507 Lot: 1**

**Bulk C Variance**

**Location: 200 Cressmont Ave. Blackwood, NJ**

**10' Diameter Observatory (residential shed).**

Mr. Costa swears in Mr. Richard & Marlene DeBella.

Mr. DeBella states they've had 2 sheds for 13 years, one shed holds bulk food and the other shed holds and stores winter clothes. The board had previously approved a 17ft. gazebo and the patio was the footing for that gazebo. They decided not to build the gazebo.

Mr. DeBella bought a large telescope with a tripod. The company makes observatories for the telescopes for residences that are 10ft. in diameter and 9ft. high. There wouldn't be a fence around the observatory but it would be locked and secured. The telescope is professional grade and the observatory has a pier in the middle. You align the pier in the observatory once and the computer aligns it with the planets. The observatory will be 17ft from the property line.

Vice Chairman Simiriglia asked Mr. DeBella of the picture he gave the board is a current one.

Mr. DeBella states "yes, it is a current picture."

Vice Chairman Simiriglia asks the applicant if he still has the 2 sheds.

Mr. DeBella states "yes, 9'x 12'".

**\*\*\*Mr. Bucceroni and Mr. McMullin arrive.....8:10pm\*\*\***

**A motion to approve the above mentioned application was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mrs. Giusti</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**5 MINUTE BREAK**

**ROLL CALL AFTER BREAK:**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Present</b>
	<b>Mr. Bucceroni</b>	<b>Present</b>
	<b>Mr. McMullin</b>	<b>Present</b>
	<b>Mrs. Chiumento</b>	<b>Present</b>
	<b>Mrs. Giusti</b>	<b>Present</b>
	<b>Chairman Richards</b>	<b>Present</b>
	<b>Mr. Costa</b>	<b>Present</b>
	<b>Mr. Mellett</b>	<b>Present</b>
	<b>Mr. Lechner</b>	<b>Present</b>

**LOG # 11203**

**#112039CDM**

**Edward Pine**

**Zoned: GI**

**Block: 8301 Lot: 18**

**Bulk C & Use Variance: Minor Site**

**Location: Warsaw Ave. , Blackwood, NJ**

**Erection of 60' x 16' x 60' double digit billboard.**

Mr. Costa swears in: Mr. Ed Pine, applicant: Mr. Gary Civialier , Ms. Deana Drumm, Mr. Timothy Michel, Mr. George Gadremis.

Mr. John Wade (attorney for applicant) explains the applicant's position. The billboard would be located in a GI zone with a driveway and a number of variances are being requested.

Mr. Pine states his business, Center Point Ass., has been at 47 Coles Rd. for 30 years and he has owned the property located to the rear of the building for 35 years.

A1 is a picture of the house/garage on the rear property.

Mr. Pine states he has applied to the DOT seeking a permit for the billboard and they have received the permit.

A2 is the permit from the DOT.

Mr. Pine continues with an explanation of Warsaw Ave... When the freeway was put in around 1955, Warsaw Ave. was cut off.

\*Mr. Pine is willing to knock down the house but would like to keep the 2 car garage. If he removes the home, that would remove the dual purpose of the property.

Mr. Pine has had a vacancy for 4 years in the rental building, but currently has 100% rental. But it is a matter of time before someone else leaves because of the current economic climate. The billboard is additional revenue to a small business man. Small business could use this (the billboard) as a marketing tool because it is

inexpensive to rent time slots it. The billboard could also be used as Amber Alerts and Mr. Pine is willing to dedicate sign use for the municipality.

Mr. Gary Civilier (Licensed Engineer):

A3 is the site plan: sheet 2 in the application .42 acres in size, limited frontage out to Warsaw Ave...

- Height variance: there are large trees 35 to 40 feet high, the sign would have to be above those trees.
- Steel column, construction of sign details.
- ladder to sign would only be accessible by a truck with a ladder.
- A4 is an aerial photo of the lot.
- distance of the sign from the south bound lane side is 2174ft and the "gore" of the interchange distance is 1379ft.
- distance of the billboard to exit on north bound lane is 500ft. to the "gore" on the opposite side and 872ft. diagonally.
- The state requires 1000ft. but NOT in the opposite direction.

If a state permit is granted...you have met all state standards.

Vice Chairman Simiriglia asks how far the sign is from the nearest residential zone.

Mr. Civilier states about 300 ft. from the nearest residential zone.

Mr. Lechner and Mr. Civilier discuss the setbacks and any differences.

Mr. Mellett asks Mr. Civilier how maintenance vehicles will get to the billboard.

Mr. Wade explains once the billboard is up all there will be no maintenance vehicles because everything is controlled by remote access.

Mr. Civilier states once the billboard is up and functioning there are 12 x 12 grids that have to be replaced.

Mr. George Gadremis: erector of bill boards.

Mr. Gadremis explains the phone module hook up and remote access to the billboard. He also explains that a pick-up truck with a ladder is the only vehicle needed to replace the 12 x 12 modules.

Mr. Mellett states the width of the driveway is about 9ft. and 12ft. would be better, would the applicant be willing to widen the driveway.

Mr. Gadremis states they can get to the lot from the rear of the commercial lot.

Mr. Lechner and Mr. Pine discuss the removal of the wire and back pole behind the cottage.

Vice Chairman Simiriglia states a northbound billboard has been approved but not built yet what will be the distance between the two.

Mr. Civilier states 1400 ft. from this billboard.

Ms. Deanna Drumm – traffic planning and design – PE

Ms. Drumm explains the USDOT heavily regulates digital billboards and locations are also heavily regulated. The state can deny the permit if they feel it is unsafe. Ms. Drumm continues with USDOT regs. For digital signs:

- no flashing
- 8 seconds for each message
- 3000ft between digital billboards and 1000ft. to the next billboard in the same direction of travel.
- no variable message signs and there are none in the area.
- 1000 sq. ft. maximum size of sign.
- the sign in this proposal will face north and south and will be 60ft. high.
- it is an advertising sign.
- in her opinion there are no traffic issues.

Vice Chairman Simiriglia asks about the requirements between digital bill boards.

Mr. Wade states the USDOT has a history of any billboard that has been approved.

Mr. Mellett asks Ms. Drumm is the traffic on Coles Rd. would have any safety issues with the billboard.

Ms. Drumm states the billboard is outside their field of vision.

Mr. Michel – Licensed professional planner

Mr. Michel checked the master plan/site/ plans/permits and ordinances.

Mr. Michel continues with the explanation of the D Variance (removing the house).

1. Moving the sign
2. Height 60 ft.

Mr. Michel continues: you wouldn't be able to see a sign if it was built according to the ordinance. Suitability, Rt. 42 volume, speed, height, the height is the minimum necessary to be able to view the sign. There is no public use, therefore it is an efficient use of land and it provides public safety.

- special reasons: use/height eliminating non-conforming use
- affordable advertising
- applicant will work with police
- protecting trees by building the sign higher
- free speech
- visibility, NJDOT meets public safety concerns.
- negative criteria: enhancement for commercial advertising, visual change because of height, electronic messages will not flash or move.
- Benefits: change messages quickly, no noise, smoke or odors, drainage, net decrease in coverage.

2 types of C Variances:

C1 variance – narrowness/30,000 sq. ft. (lot area) they have 18,000 sq. ft. and lot width

- positive, irregular lot and topography
- negative, single dwelling removed.

C2 variance – would be behind trees if lower, no tobacco advertisements and will be in compliance with performance standards.

Vice Chairman Simiriglia points out the differences in distances: 3000 ft. vs. 872 ft.  
1000 ft. vs. 500 ft.

Mr. Michel states they complied with the NJDOT vs. Gloucester Township standards. He's not sure about the reasoning behind the municipal standards.

Vice Chairman Simiriglia states the board must protect the municipal standards

Mr. Michel states there doesn't seem to be any formal studies for the municipal standards.

Vice Chairman Simiriglia states the Town Council and planning board wanted those standards. He believes the town council had something in mind when they passed these ordinances, such as protecting the public.

Mr. Michel states there seems to be a large disparity in the industry when it comes to standards.

Mr. Wade states this council asked for public bids to erect billboards.

Mr. Michel states you will be able to see the billboard but you won't be able to read it. The sign will be out of your peripheral vision or straight vision. The lights will be toned for the time of day.

### **LOG # 34383**

### **5 MINUTE BREAK**

### **ROLL CALL AFTER BREAK:**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Present</b>
	<b>Mr. Bucceroni</b>	<b>Present</b>
	<b>Mr. McMullin</b>	<b>Present</b>
	<b>Mrs. Chiumento</b>	<b>Present</b>
	<b>Mrs. Giusti</b>	<b>Present</b>
	<b>Chairman Richards</b>	<b>Present</b>
	<b>Mr. Costa</b>	<b>Present</b>
	<b>Mr. Mellett</b>	<b>Present</b>
	<b>Mr. Lechner</b>	<b>Present</b>

Mr. Mellett refers to the 9/16/11 letter on pg. 4 referring to the overhang.

Mr. Wade states they will review the easement with Mr. Mellett.

Mr. Mellett asks about the footing and clearing on the plan.

Mr. Michel states there are no grading, no clearing, no drainage proposals, and no wetlands.

Mr. Lechner clarifies they are requesting waivers for the landscaping, loading, parking and lighting.

Mr. Wade states they are not applicable.



Mr. Lechner states the overhead wires must be removed and a request for an enlarged view of the installation and footing. He also tells the applicant when the dwelling is demolished the garage isn't allowed to be a principle use.

Vice Chairman Simiriglia suggests delineating the lot line and consolidating.

Mr. Wade states they will merge the two lots.

Mr. Pine suggests they call the garage something else, re name it.

Stipulations: Minor site, use variance, height, bulk, lot consolidation.

**A motion to approve the above mentioned applications' use variance was made by Mr. McMullin and seconded by Mr. Bucceroni.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>No</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mrs. Giusti</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Use Variance Approved.**

**A motion to approve the minor site plan was made by Mr. Bucceroni and seconded by Mrs. Chiumento.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>No</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mrs. Giusti</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Minor site plan Approved.**

**#112031D LOUIS & BETTY FAVIERI APPLICATION TABLED UNTIL 12/8/2011.**

**A motion to table application #112031D was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mrs. Giusti</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Tabled.**

10 ZB 10/27/2011

**A motion for adjournment was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.**

**Respectfully submitted by Jean Gomez, recording secretary.**