

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY, NOVEMBER
8, 2012**

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

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

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

Mr. Acevedo will sit in for Mr. Bucceroni.

MINUTES FOR ADOPTION

Zoning Board Minutes for October 25, 2012.

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

Roll Call:

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

Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

#122049D
Ville 2, LLC
Use "D" Variance
Block: 18501 Lot: 2/11

The above mentioned resolution will be held until December, as requested by
Mr. Mintz.

#122046D
James Milazzo
Use "D" Variance
Block: 19101 Lot: 8

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

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Roll Call:

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

Resolution Approved.

APPLICATIONS FOR REVIEW

#122052D
Garden Develop c/o Paparone Homes
Zoned: OF
Use "D" Variance
Block: 18103 Lot: 7.01
Location: 810 New Brooklyn Rd.

Seeking approval for Use Variance for “one or a combination” of various permitted uses of the NC within the OF.

Mr. Costa swears in Mr. Larry DiVietro (planner).

Mr. Carluzzi (attorney) questions Mr. DeVietro on the application.

Mr. DiVietro explains the application by starting with introducing 2 exhibits.

1. A1 aerial photo of site
2. Current zoning map for area and region
3. Rendering of site and plot plan

Mr. DiVietro gives a general over view of the lot and surrounding area.

- 3.5 acres
- Erial New Brooklyn Road and Berlin Cross Keys Rd are both county roads.
- Open space and wetlands/residential with closest residence 500 feet from lot.
- Winslow Township has planned commercial use on the other side of Berlin Cross Keys Rd. that allows a mixture of uses. Thus the application is staying consistent with the development of the area; which is a mixture of commercial and residential uses.

A2- Shows the office zoning of this site.

Proposal for the site: 12,000 sq. ft. of mixed use building, with business administration building.

- Request for expansion of uses: Appliance store, multi-media, clothing, food, liquor, hardware, health/fitness, restaurant (no fast food), banks or financial institution.
- Objectives: improve the life of the people in the town and county, promote industrial use, service of the residential community.

In 1990 Use & Variance:

- The plan was developed without the knowledge of the wetlands. It was supposed to be retail stores/offices/banks etc....
 - The board saw fit to grant the variance in 1990 and considered it consistent with the growth of the township.
 - With the current knowledge of the wetlands the development was downsized (office zone)
 - They would like to expand the use to neighborhood use with a 12,000 sq. ft. maximum.
 - These are the same owners as 1990, there is no abandonment issue.
- a. Municipal land use
 - b. Provided open space
 - c. Compatible with neighboring municipalities.
 - d. Sufficient space with mixed uses.

Positive criteria: advances in the uses of municipal land use law.

Negative criteria: impact on zoning plan has changed; Cross Keys Rd. has changed and now goes towards the intent of the master plan.

Mr. Gunn asks Mr. DiVietro if there will be a single tenant.

Mr. DiVietro states it will be a combined tenant with the hopes of a single tenant.

Mr. White reviews the Churchill Letter: The applicant must show a conceptual plan with environmental plans and will have to demonstrate a good fit w/12,000 sq. ft.; depending on the layout and parking plan.

Mr. Lechner wants the applicant to consider the architecture on the corner, to take into consideration blending into the surrounding neighborhood. There are nice buildings on the other corners.

Condition of approval: architecture must be consistent with the area, and approval will be at the time of site plan approval, also a rendering of the building and how it will look.

Mr. DiVietro states it will be a contemporary design.

Mr. Lechner reiterates that there will be no fast food is planned.

Open to the Public
No Comments.

Open to the Professionals:
No Additional Comments.

A motion to approve the above mentioned application with the following conditions: site plan, conform to all bulk standards of the office zone, building no more than 12,000 sq. ft., and the design of the building be consistent with the area: was made by Vice Chairman Simiriglia and seconded by Mr. McMullin.

Roll Call:

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

Application Approved.

A Motion to Adjourn was made by Mr. McMullin and seconded by Mrs. Chiumento.

Respectfully Submitted, Jean Gomez, Recording Secretary.

