

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY, NOVEMBER
14, 2013**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Late Arrival 8:04pm
Mr. Gunn	Absent
Mr. McMullin	Late Arrival 7:50pm
Mrs. Chiumento	Present
Mrs. Giusti	Absent
Mr. Acevedo	Absent
Mr. Treger	Present
Mr. Scarduzio	Present

**Vice Chairman Simiriglia had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. Ken Lechner, Township Planner**

***NOTE: approval of minutes and resolutions was done at the end of the zoning board of adjustment meeting.**

Mr. Treger sits in for Mr. Gunn.

MINUTES FOR ADOPTION

Zoning Board Minutes for October 24, 2013

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

Roll Call:

Mr. Scarduzio	Abstain
Mr. Bucceroni	Abstain
Mr. McMullin	Yes
Mrs. Chiumento	Abstain
Mr. Treger	Yes
Vice Chairman Simiriglia	Abstain

Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

**#132034C
Frederick Wilson
Bulk C Variance
Block: 9304 Lot: 27**

**#132035C
Rennymon Johnson
Bulk C Variance
Block: 18609 Lot: 2**

A motion to approve the above mentioned resolutions was made by Mr. Bucceroni and seconded by Mr. McMullin.

Roll Call:

Mr. Bucceroni	Abstain
Mr. Gunn	Yes
Mr. McMullin	Yes
Mr. Treger	Abstain

Resolutions Approved.

APPLICATIONS FOR REVIEW

**#132039C
Dorothea Clark
Zoned: R3
Bulk C Variance
Block: 9801 Lot: 16
Location 163 Breckenridge Dr., Sicklerville**

Mr. Costa swears in Ms. Clark and Mr. Charles Adams (architect)
Mr. Adams states the lot coverage is 18%. The purpose is to allow a disabled relative to live with Ms. Clark. Ms. Clark needs to add a larger space on the ground floor. Mr. Adams states the plan is still within impervious coverage parameters. The addition is 1 bedroom and sitting room with access to the rest of the house. The exterior of the addition will match the rest of the home.

Mrs. Chiumento requests more specifics about the outside access to the handicap addition.
Mr. Adams states the room is handicap accessible from outside the home. No outside ramp will be installed but the room has access to an outdoor deck.

Mr. Treger questions if the room is just a basic room (no kitchen/additional bath).
Mr. Adams states it is just a basic room, no kitchen or bath.

Vice Chairman Simiriglia asks Mr. Adams if the deck will be the same size as the concrete slab. Mr. Adams states the deck will be larger.

Mr. Lechner asks Mr. Adams if the deck will be within setbacks of the zone. Mr. Adams states: yes, it will be.

Mr. Mellett tells Mr. Adams to make sure the roof leaders are away from the neighbors' property.

Open to the Public:
No Comments.

Open to Professionals:
No Additional Comments.

A motion to approve the above mentioned application was made by Mr. Treger and seconded by Mr. Scarduzio.

Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Treger	Yes
Vice Chairman Simiriglia	Yes

Application Approved.

Mr. McMullin arrives:

#132040C
Anthony Sparano, Jr.
Zoned: CR
Use "D" Variance
Block: 11901 Lot: 20
Location: 159 S. Black Horse Pike, Blackwood

Mr. Costa swears in Mr. Sparano.

Mr. Sparano explains to the board that the sign has been up for 14 years. He won't be moving the sign or the posts. The Allstate sign is staying the same but will be moved up.

Vice Chairman Simiriglia asks Mr. Sparano if the setbacks are accurate.

Mr. Sparano states setbacks are the same and he never needed a variance before.

Mr. Lechner states he has a site plan from Wayne Allen Architecture with the sign drawn in the plan.

Mr. Costa states there will be a 51.92 sq. ft. of signage where 35' is permitted.

Mr. Sparano states it is a 7' x 4' now with the digital sign going underneath.

Vice Chairman Simiriglia states the digital sign with the Allstate sign together equal 51.92 (total sign area).

Mr. Lechner concurs 51.92 sq. ft. is the total.

Mr. Costa asks Mr. Sparano what the purpose of the digital sign was.

Mr. Sparano states the new digital sign is just another marketing tool.

Mr. Mellett asks Mr. Sparano how often the message will change.

Mr. Sparano states it isn't going to flash 20 messages. The messages will stay up for up to 30 minutes and no less than 5/15/30 minutes.

Mr. Mellett states there is an 8 second minimum, so there is no issue there. It is a mid-block location. No driveway sight issues.

Mr. Sparano states the driveway is 80ft. wide.

Mr. Kappatos (Sign Pros) states he is the next door neighbor and has no problems with the sign.

Mr. Lechner asks where the next closest digital sign is.

Mr. Kappatos states the Walgreens is the next closest digital sign and he has no intentions of putting a digital sign up.

Vice Chairman Simiriglia asks the applicant if the driveway is large enough to turn around.

Mr. Sparano tells V.C. Simiriglia "yes, there is plenty of room."

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 Mr. McMullin.

Mr. Scarduzio	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Mr. Treger	Yes
Vice Chairman Simiriglia	Yes

Application Approved.

Mr. Bucceroni is seated for this application:

#132033D

James Milazzo

Zoned: NC

Use "D" Variance

Block: 11901 Lot: 20

Location: 159 S. Black Horse Pike, Blackwood.

Mr. Costa swears in Mr. Milazzo.

Mr. Milazzo states when he bought the home in 1998 he still had his parents living with him.

His parents are no longer living with him. He's been trying to sell the home and no one is looking at it. Mr. Milazzo wants to create 2 – 2 bedroom apartments to rent.

Mr. Costa asks Mr. Milazzo if he will be changing the exterior of the home.

Mr. Milazzo states there will be no exterior changes.

Mr. Costa inquires about parking for the apartments.

Mr. Milazzo states there is plenty of parking available as the lot is on 1.43 acres.

Mr. Lechner states there is a 25' x 35' paved area w/a shared easement next door.

Mr. McMullin asks if the fire separation will be done.

Mr. Milazzo states the fire separation will be done.

Vice Chairman Simiriglia asks about the additional kitchen.

Mr. Milazzo states an upstairs kitchen will be installed. He also adds that the previous owner had this property up for sale for about 10 years.

Mr. Mellett reviews the 10/24/13 review letter. Parking needed is 3 spaces which are already provided. He also reviews the sketch on the site plan for parking.

Mr. Milazzo states he will make at least 4 parking spaces available.

Mr. Mellett asks Mr. Milazzo how the easement for the driveway reads.

Mr. Milazzo doesn't know why there would be a problem.

Mr. Lechner states the driveway is unpaved.

Mr. Milazzo states yes the driveway is unpaved.

Vice Chairman Simiriglia asks Mr. Lechner if a site plan waiver is necessary.

Mr. Lechner states that going from a single to a 2 family it is not required.

Vice Chairman Simiriglia suggests giving a waiver of a site plan so the owner can clean up.

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments.

A motion to approve the above mentioned application for a use variance and site plan waiver was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Mr. Scarduzio Yes

Mr. Bucceroni Yes

Mr. McMullin Yes

Mrs. Chiumento Yes

Mr. Treger Yes

Vice Chairman Simiriglia Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.