

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, DECEMBER 9, 2015**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Absent
Mr. Rosafi	Absent
Mr. Acevedo	Present
Mr. Treger	Absent
Ms. Scully	Present
Chairman McMullin	Present

Chairman Simiriglia had the professionals sworn in:

Also Present: Mr. Anthony Costa, Zoning Board Solicitor
 Mr. James Mellett, P.E., Churchill Engineering
 Mr. Ken Lechner, Township Planner

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday November 25, 2015.

A motion to approve the above mentioned minutes was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#152056C

Maria Gonzalez Chevez
 Bulk C Variance
 Block: 15521 Lot: 14

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW**#152059DSPW****Pilot Services, Inc.****Zoned R2****Use "D" Variance/Site Plan Waiver****Block: 20101 Lot: 19****Location: 943 Little Gloucester Rd., Blackwood****Adult Day Program w/development disabilities.**

Mr. Costa swears in Mr. Addison Bradley (planner) and Catherine J. Hannah (Director of Pilot).

Mr. Wade explains the application as a previous child care center that has been vacant for several years and left unoccupied resulting in an "abandoned" status. Pilot works under Volunteers of America and has other facilities in the area.

Ms. Catherine Hannah states the center will open at 7am and clients will arrive at 8:30am; clients will leave between 3pm and 4pm; a van is used for transport; typical patients are down syndrome, Spina Bifida, cerebral palsy; treat ambulatory and non-ambulatory patients. The patients do have community visits and socialize with the community. The center is state licensed and has been approved for 3 years.

A1: state approval for the site, funding approval.

Chairman McMullin inquires if the state inspects yearly.

Ms. Hannah states "yes". They will employ 10 to 12 people and have an estimated 30 clients (3 to 1 ratio).

The employees are trained by the state in CPR, 1st aid, abuse and neglect; local residents are encouraged to apply; existing residential homes in town & apartments, 6 clients in town residents; contact local schools for special needs students 18 to 21 because this population exists in high school and will be using this facility; clients will be bringing their own lunch; there will not be any driving or walking to the facility by clients.

Mr. Bradley reviews the property:

- the property was fenced in for a day care.
- the property was abandoned for 20 years so the variance has expired,
- the site is ideal with just the removal of the play equipment,
- doesn't impact neighbors,
- ideal location,
- no impact on master plan or ordinances,
- buildings will be "spruced up",
- inherently a good use,

Mr. Bradley has discussed the plan with the town professionals. Mr. Mellett had requested the retention basin be cleaned out and that is done; Mr. Lechner asked for lights to be repaired and candles have been replaced by a licensed electrician; landscaping has been fixed and replaced by some of the centers' clients as a work opportunity. Parking required for 10 to 12 employees in a 5700 sq. ft. facility is 22 spaces, 23 are available. The play structures' concrete edges have to be graded. The basin still has more work to be done, the muck on the bottom still has to be cleared out and sand added.

Mr. Wade requests relief for the applicant as they are tenants on the property and paying rent on a facility they can't utilize; the center is a need in the community; these adults have limited opportunities and facilities; the tenants will continue repairs at their own risk. (45 day ramification).

Mr. Lechner discusses the concrete removal or repair because it is a tripping hazard.

Mr. Bradley states there are sidewalks installed to go to the play equipment; they will either remove the sidewalks or grade the ground to the edges of the concrete. Also; the slab is cracked in the middle and that will be addressed in the Spring.

Vice Chairman Simiriglia discusses the concrete where the walkway was cut away; most concrete has a lip on the edge of it; throw top soil on top to remove the trip hazard.

Mr. Bradley states they have the man power to do that later this coming week.

Mr. Lechner discusses the concrete between the building and the basketball court; the concrete between building and picnic area has settled about 1 1/2 inches and the County requires replacement at .25 settlement.

Vice Chairman Simiriglia suggests using epoxy to remove the tripping hazard.

Mr. Costa suggests making it a condition.

Mr. Bradley states it's going to be 65 degrees this week so it should get done.
 Mr. Costa suggests 30 days with weather permitting.
 Mr. Lechner discusses the newly planted ornamental grasses in the front of the building; in his opinion should have been evergreens.
 Mr. Bradley states Rutgers' University recommends Burning Bushes for parking lots.
 Mr. Lechner questions the validity of the "licensed electrician" who worked on the parking lot lights and inspection of the wattage.
 Mr. Bradley states the lights were already there and previously approved.
 Mr. Lechner states his report requested certain things that weren't done. A letter from a licensed electrician should be enough for a lighting plan approval.
 Mr. Bucceroni questions the candle wattage.
 Mr. Mellett states the lights are not what was previously approved. Somehow the spot lights were set up and they may not be the best thing for the front of a building facing the road. A licensed electrician should be able to compare it to a light plan.
 Mr. Lechner states the site plan being waived means the property should be brought up to date and not left with a 25 year old lighting plan.
 Mr. Wade states the pole lamps were repaired.
 Mr. Lechner states the wattage on the pole mounted light by the 25' Holly tree might be increased to help with increased illumination.
 Mr. Costa suggests approving the use and making it contingent upon the lighting being repaired with an engineers' report.
 Mr. Lechner would like to see a lighting plan put on the site plan.
 Mr. Mellett requests writing the actual meter readings on the plan (was vs. now).
 Vice Chairman Simiriglia suggests putting the referencing the lighting on the plan.
 Mr. Bucceroni states even though the clients will be leaving by 3:30pm when it's still light the employees will be leaving at 5:00pm when it will be dark in the Autumn and Winter.
 Mr. Costa suggests 30 days for the lighting plan and Mr. Wade agrees.
 Mr. Mellett discusses concrete grading needs to be improved; parking is more than adequate; no other deliveries?
 Mr. Wade states just UPS type trucks will be delivering packages.
 Mr. Mellett states he has no issues with a UPS truck; storm water mgmt; the basin must be cleared of all vegetation; remove 1ft.of organic material and put in sand. Mr. Mellett will defer to the ADA construction official; in addition the trash enclosure is large enough.

Open to Professionals:
 No Additional Comments.

Open to the Public:
 No Comments.

A motion to approve the above mentioned application with the following conditions: use variance, site plan waiver, 30 days weather permitting, electric 30 days period, submit Rutgers' report on parking lot screen planning was made by Mr. Bucceroni and Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

Zoning Board Reorganization Meeting will be January 13, 2016

A motion to Adjourn was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Respectfully Submitted, Jean Gomez, Recording Secretary.