

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, APRIL 13, 2016**

---

Chairman McMullin 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	Present
Mr. Rosati	Present
Mr. Acevedo	Present
Mr. Treger	Present
Ms. Scully	Absent
Chairman McMullin	Present

Chairman McMullin 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 March 9, 2016.

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

**Roll Call:**

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

**Minutes Approved.**

Zoning Board Minutes for Wednesday March 23,2015.

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

#152041PMSFma1DM  
 1840 Peter Cheeseman Rd.,LLC  
 minor subdivision; prelim. & final major site plan, use "D" variance

Block: 14003 Lot: 13

#162010C  
Norman & Josette Nofrada  
Bulk C Variance  
Block: 12807 Lot: 1

#162011C  
Denise & Al Wolf  
Bulk C Variance  
Block: 17502 Lot: 19

#162012C  
Keith Quigley  
Bulk C Variance  
Block: 9502 Lot: 8

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Chairman McMullin	Yes

Resolutions Approved.

**APPLICATIONS FOR REVIEW**

#152057C  
James F. Clark, Jr.  
Zoned: NVBP  
Bulk C Variance  
Block: 18301 Lot: 10.01  
Location: 863 Erial Williamstown Rd., Sicklerville  
30' x 14' (420 sq. ft.) wood shed.

Mr. Costa swears in Mr. James Clark, Jr..  
Mr. Clark states he would like to put up a second shed with the dimensions of 30' x 14' to store an agricultural tractor/tools and a lawnmower. The shed is for storage purposes only, no commercial use. Mr. Clark uses the tractor to maintain his property which is 2 acres. He states the shed will be aluminum siding with overhead doors and a man door. The gutters will be directed away from any neighbors' property.

Mr. Costa asks Mr. Clark if the old shed will be staying.  
Mr. Clark states "yes".  
Mr. Lechner suggests to get the drawings of the shed from the builder for the building code official.

Open to Public:  
No Comments:

Open to Professionals:  
No Additional Comments:

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes

**Chairman McMullin** **Yes**

**Application Approved.**

**#162014C**  
**Frederick & M. Joan Staas**  
**Zoned: R3**  
**Bulk C Variance**  
**Block: 8102 Lot: 1**  
**Location: 151 Florence Ave., Laurel Springs**  
**Replacing 6' wood fence with 6' vinyl.**

Mr. Costa swears in Mr. Frederick and Joan Staas.  
Mr. Staas states the fence is 30 years old and needs replacing.  
Mrs. Staas states they received a variance 30 years ago for wooden fence and they plan on putting the vinyl fence in the same spot.  
Mr. Mellett states they are no site implications.  
Mr. Lechner states the pool fence requires a building permit.

Open to the public:  
No Comments.

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

<b>Roll Call:</b>		
	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Scarduzio</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#162015CDM**  
**88 Equities, LLC**  
**Zoned: SCR**  
**Bulk C & Use D/Minor Subdivision**  
**Block: 13203 Lot: 5.01**  
**Location: 1532 Little Gloucester Rd., Clementon**  
**Convert certain units from age-restricted to non-age restricted, necessitating a use variance.**  
**Convert units from fee simple condo's to rental apartments.**

Mr. Costa swears in Mr. Larry DeVietro (planner/surveyor), Mr. Arnold Garonzik (transportation), Mr. Jim McKenna (LLC member).  
Mr. Marmora (Esq. for 88 Equities, LLC): The subdivision will be between the existing age restricted buildings and the new buildings which won't be age restricted; if approved. The line will be between the 2 sets of buildings and the current buildings will stay age restricted.  
A1- Not bank owned buildings and vote sheets from residents.  
- The residents want the development completed.  
- In the SCR zone district does not permit this use; the density variance/bulk variances with the subdivision.

Mr. McKenna states they are under contract with the LLC to remove the age restriction from the un-built units. They would like to lift the age restriction because the market can not bear this number of age restricted units. There was a meeting and most current owners were present and support the decision to lift the age restriction. The timeline would be to go back to the LLC board with the deed restriction.  
- the remaining 3 buildings will look similar so they look like one development.

- also they will be purchasing 18 units in age restriction section and the tenants want those units to go up in value too.

Mr. Lechner asks if the architecture will be exact or similar.

Mr. McKenna states the sketching isn't done yet; they wanted to get this age restriction lifted first 2. master deed 3. then handle all the rest.

Mr. Lechner states the board will want to see the buildings before they are built and if they will still be 1 and 2 bedroom units. Also; how will the REC building will be used by age restricted only or shared with the new buildings.

Mr. McKenna states there will be cost sharing for the REC building and that will help keep the monthly fees in check.

Mr. Lechner went to inspect the property and the parking lot looks like it's never been completed.

Mr. McKenna states it hasn't ever been completed and it will be now. In Addition; the shrubs and sidewalks need to be completed.

Mr. Mellett's concerns:

- the REC building being a shared use/parking/trash/lighting/storm water.

Mr. McKenna states the master deed will be hashed out by the 2 attorneys and will take some time.

Mr. Mellett states the comments were devised under two separate entities/ same but shared services.

Questions if only the present apartments will remain age restricted.

Mr. McKenna states "yes", the current condos will remain age restricted.

Mr. Mellett brings up a simple fee for the condos/age restricted.

- subdivision plan needs to be submitted,

- updated survey needs to be submitted,

-conform with original site plan,

-many easements required,

-resubmit a new site plan.

Mr. McKenna states the site plan will be the same with some updates.

Mr. Bucceroni asks why not just lift the age restriction on all the units.

Mr. McKenna states the current residents don't want to consider that.

Vice Chairman Simiriglia states they will have families living in their complex, which could lead to some conflicts.

Mr. McKenna states they will leave that up to the condo board to resolve conflicts. The attorneys could come up with a contract for both: management group will manage.

Vice Chairman Simiriglia states they will be sharing the REC building and common ground.

Mr. McKenna states the parking will be shared and the age restricted side has most of the parking. There will be one company to maintain landscaping and plowing for the winter etc...

Mr. Rosati asks if the parking will be assigned.

Mr. McKenna states it will probably be first come first serve as it is now; he doesn't feel that will be an issue.

Mr. Treger asks if they will be 1 or 2 bedroom units.

Mr. McKenna states that 80% to 90% will be 1 bedroom units/an overwhelming majority.

Mrs. Chiumento asks for an estimated rental cost.

Mr. McKenna states he isn't sure.

Mr. Lechner mentions an existing performance guarantee/since they are buying both. They will need a new performance guarantee for the new development.

Mr. McKenna states they will be dealing with one developer.

Mr. Lechner discusses the line going through the middle be on the master deed.

Mr. Costa states that can be made a condition and they can come back with a plan to answer the questions the board has now; sketches/performance bond/etc...

Vice Chairman Simiriglia inquires if the original site plan is available with the landscaping plan.

Mr. McKenna states "yes".

Vice Chairman Simiriglia suggests making changes on that plan with the subdivision line.

Mr. Lechner discusses a amended site plan.

Mr. Rosati asks if there will be any income requirement or federal subsidies.

Mr. McKenna states "no".

Mr. Larry DeVietro (planner/surveyor):

- Mr. DeVietro worked on the original plan,

A2- site plan approved by the board previously (original site plan) was discussed at great length.

Apartments vs. Condos:

- the site is a total of 6.05 acres,

- Lot A = condos 3.13 acres

- Lot B = apartments 2.92 acres
- nothing else has changed,
- as built survey needed,
- 2003 approved,
- 2004 amended and increased parking and dumpster location. 4 or 5 spaces went into open space/recreation.
- Section B not age restricted and they will be separate parcels.
- one community/one development,
- cross easements will exist,
- use variance: 1. multi family w/no age restriction 2. density
- overall density will not change from the original plan.

Mr. DeVietro goes through positive criteria in great detail. They want to make sure it is a harmonious community. In addition the environment and traffic will be addressed with goals and objectives of the master plan.

Negative criteria: There really is no negative criteria as the build out has been stalled for 12 years. Nothing has changed from what was previously approved.

Mr. Arnold Garonzik (transportation):

- prior work on original, parking study and traffic report.
- traffic analysis was completed on 3/9/2016,
- 12/2003 117 units age restricted: AM trips 20: PM trips 32
- 3/9/2016 49 + 69 market rate built: AM 48 trips: PM 68 trips. This is considered an insignificant change because it will be spread over 2 driveways and the DOT doesn't consider anything less than 100 trips insignificant.

Mr. Lechner discusses doing a subdivision and record deeds and file a plan of lots.

Mr. McKenna states they will do that if approved.

Mr. Lechner states the variances are good for 2 years.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

**A motion to approve the above mentioned application with the following condition, amended site plan, was made by Mr. Scarduzio and seconded by Mr. Rosati.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiuimento</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

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

**Respectfully Submitted, Jean Gomez, Recording Secretary.**

