

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, July 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	Absent
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 June 8, 2016.

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

Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#162021C
Thomas W. Tyler, Jr.
Bulk C Variance
Block: 16504 Lot: 13

#162022C
Bruce L. Jones
Bulk C Variance
Block: 16802 Lot: 12

#162025C
Jude & Debra Cohen
Bulk C Variance
Block: 20401 Lot: 1

#162026C
Joseph Massanova
Bulk C Variance
Block: 8801 Lot: 17

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes

Mr. Acevedo
Chairman McMullin

Yes
Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#162027C

Kristy Kobernik

Zoned: R3

Bulk C Variance

Block: 10703 Lot: 1

Location: 301 South Drive, Blackwood

Mr. Costa swears in Mr. Tim Kobernik and Mrs. Kristy Kobernik.

Mr. Mellett states the ordinance states the drivers eye must be 20' behind point of travel/330' point of focus: the fence meets this ordinance. Having the fence in place helped figuring the distances. The stop sign is far from the intersection, about 35' to 40' back.

Mr. Kobernik suggested moving the stop sign forward.

Mr. Bucceroni states that issue is already being addressed.

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 Mr. Acevedo.

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.

#162030C

John W. Glemser, Sr.

Zoned: R3

Bulk C Variance

Block: 10401 Lot: 7

Location: 228 Cedar Ave., Blackwood

3 sheds; (1) 10' x 20' x 8' with 7' setbacks to shed 2; (2) 10' x 20' x 8' with 7' setback shed 1/8' setback shed 3; (3) 12' x 25' x 8' setback shed 2.

Mr. Costa swears in Mr. John W. Glemser, Sr..

Mr. Glemser states he already has 3 sheds and they are used for his hobby; racing pigeons. The sheds are Amish sheds that are 6' or 7' high, with a textured exterior.

Mr. Mellett asks if there are any drainage issues.

Mr. Glemser states: "No."

Mr. Bucceroni asks if there are bird coops.

Mr. Glemser states "yes".

Vice Chairman Simiriglia asks if he owns the property.

Mr. Glemser states "yes", he is in the process of buying it from the previous owner.

Vice Chairman Simiriglia asks how long Mr. Glemser has lived in the home.

Mr. Glemser states since April 22nd.

Vice Chairman Simiriglia asks the applicant about the number of birds.

Mr. Glemser states about 100.

Vice Chairman Simiriglia asks the applicant how he ended up at the zoning board this evening.

Mr. Glemser states he applied for a permit and he was told he had to come to the zoning board.

Vice Chairman Simiriglia states the previous owner was told about the shed issues in May. The assumption is the zoning office letter hasn't caught up to the new owner yet.

Mr. Lechner reviewed the application for 3 sheds not for the hobby of keeping pigeons to race.

Mr. McMullin asks if the applicant keeps the coops clean.

Mr. Glemser states people always comment how his coops are cleaner than their homes: very clean.

Mr. Bucceroni asks where the applicant lived prior to this home.

Mr. Glemser had another home in Gloucester Township.

Public Portion:

Ms. Karen Hamberg (lot 9):

-inquires about: drainage and questions if the coops are on cement or on dirt.

Mr. Glemser states the coops are on solid blocks.

Mr. Mellett asks the size of the lot.

Mr. Glemser states about 1/3 of an acre.

Ms. Hamberg asks why the sheds are at the 10' mark, there is plenty of room.

Mr. Lechner wasn't sure where the 10' mark came from in the ordinance.

Mr. Glemser states he'll place the sheds at the 10' the ordinance states.

Ms. Hamberg is worried about the extra wild life the pigeons will attract; such as hawks and owls. She is worried the hawks will pick up neighborhood pets.

Mr. Bucceroni asks if the pigeons are in the coops or pens.

Mr. Glemser states the pigeons are not allowed to fly freely everywhere.

Ms. Hamberg states she sees pigeons landing everywhere.

Vice Chairman Simiriglia asks Mr. Glemser about bird droppings.

Mr. Glemser states the buildings are cleaned and put in the trash. He also has neighbors who ask for the dropping for their tomato plants as the droppings add acid to the ground. His pigeons are trained to land on the platforms only and adds; pigeons don't defecate as they fly.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

A motion to approve the above mentioned application with the following conditions: will need a building permit for the sheds, larger shed variance; no variance for the 8 ' will move to 10; and gutters on sheds; was made by Mr. Rosati and Chairman McMullin.

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#162032C

Lisa Creedon

Zoned: R3

Bulk C Variance

Block: 18304 Lot: 2

Location: 57 Gray Pebble Cir, Sicklerville

6' vinyl fence with F2 setback of 17'

Mr. Costa swears in Ms. Lisa Creedon.

Ms. Creedon states she has an existing fence and the ordinance was changed after she put her fence up.
She needs to replace the fence because it was knocked down by the storm last year.

Mr. Mellett reviewed the application and there are no site issues with the fence but the large bush on the end does impact the site line.

Ms. Creedon states she'll remove the bush.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

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

#162033C

Patricia Terramagra

Zoned: R4

Bulk C Variance

Block: 1208 Lot: 6

Location 125 7th Ave., Glendora

5' vinyl fence w/setback EOP1 - 33' - 18' EOP2; Pre-Existing shed 12' x 20' x 8' with setbacks ROW2 - 49.5; 6' R & 3'side.

Mr. Costa swears in Ms. Terramagra and Mr. James MacIntyre.

Mr. MacIntyre states the shed sets on the driveway too much and could be slid to the left. It's an odd lot and the shed will be used to store hobbies.

Mr. Costa states the construction for the shed will have to have a 1 hour fire rating and a permanent floor.

Mr. MacIntyre states they will move the shed so no fire rating will be needed which will leave just the fence on the application.

Mr. Mellett states the fence has no site implications.

Mr. MacIntyre states the fence will be 26' from 7th Avenues' curb line; 18' from Glendora Ave.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

A motion to approve the above mentioned application with the following condition: the shed will be moved to meet the ordinance and the fence will be approved at the stated location: 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. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#162034C
Cynthia Beebe
Zoned: R2
Bulk C Variance
Block: 18401 Lot: 9
Location: 992 Sicklerville Rd., Sicklerville
6' dog-eared wood fence w/R.O.W setback 20'

Mr. Costa swears in Ms. Beebe.

Ms. Beebe took pictures and the fence will be almost exactly where her neighbors' is located.

Mr. Lechner explains the dog eared fence is a wider fence with the corners are cut at a 45 degree angle.

Mr. Mellett states there are no site issues at the corner.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

A motion to approve the above mentioned application was made by Mr. Rosati 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.

#162038C
Edward Casey, Jr.
Zoned: R3
Bull C Variance
Block: 11606 Lot: 24
Location: 321 Pine Ave., Blackwood
6' Vinyl fence with 9' setback.

Mr. Costa swears in Mr. Casey asks why he can't conform to the 40' ordinance.

Mr. Casey states the new fence will go exactly where the old fence was located.

Mr. Lechner asks exactly where is that.

Mr. Casey states on the property line.

Mr. Mellett states there are no site implications but he doesn't believe the fence is 9' from the road.

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 Mr. Bucceroni.

Roll Call:

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

Application Approved.**#162039C****John & Maryellen Gallen****Zoned: R3****Bulk C Variance****Block: 8903 Lot: 19****Location: 212 Burleigh Dr., Somerdale****7' x 11' roof overlay; concrete pad with columns 23' setback.**

Mr. Costa swears in Mr. John Gallen.

Mr. Gallen states his home is exactly 30' from the front curb which is why he can not conform to the ordinance. They are covering an existing concrete pad w/ small additions.

Mr. Bucceroni states it is a common addition in the area.

Open to Public:

No Comments:

Open to Professionals:

No Comments:

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

Roll Call:

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

Application Approved.**#162013DM****Robert Yost****Zoned: R3****Use "D" Variance/Minor Subdivision****Block: 1305 Lot: 6 & 7****Location: 711 & 705 Floodgate Rd., Glendora****Subdivision to relocate boundary line between 2 lots to original position to 1980 Subdivision.**

Mr. Costa swears in Mr. Robert Yost (owner) and Mr. Robert Scott Smith (planner/surveyor),

Mr. Smith discusses the applicants desire to combine the 2 lots like they were in 1978. A use Variance separated lots 6 & 7 so Mr. Yosts father could operate a vending machine repair business, which he did for 30 years. The property to the north is the home where Mr. Robert Yost lives presently. Mr. Yost would like to move the lot line back from the subdivision, so lot #7 will be reduced and that would make the use more intense. The use would now be storage with no commercial use intended. Mr. Yost is agreeable to the property not having the variance once he sells the property. The storage is free standing and would have much different bulk requirements. It is a stand alone use in a residential area.

Mr. Costa asks when the business closed.
 Mr. Yost answers about 15 years ago.
 Mr. Costa asks if the business was there first.
 Mr. Yost states "Yes, it was a roofing business and the garage storage started about 15 years ago.
 Mr. Costa asks if there will be any change to the building.
 Mr. Yost states there will be No change to the building.
 Mr. Costa states the Use Variance is for storage.
 Mr. Yost states there is still a lot of furniture from the estate being stored there and many tool boxes. Lot #7 is his home.
 Mr. Smith wanted to move the lot line to allow easier access to his own back yard.
 Mr. Yost states he just wants to return it to what it originally was for access to his backyard.
 Mr. Lechner discusses the clarification of the Use Accessory building as this is not usually allowed in the Township.
 Mr. Costa discusses when the property is sold the variance will go away.
 Mr. Lechner asks why we can't do away with the variance for the vending business now.
 Mr. Smith states they will make that a deed restriction.
 Mr. Costa discusses if the use was abandoned when the business ended.
 Mr. Lechner asked for clarification in the resolution.

-when property is sold: abandoned commercial use for storage and convert to residential when sold/no commercial use or storage allowed.

Mrs. Chiumento asks the dimensions of the home being used for storage.
 Mr. Smith states 1500 sq. ft.
 Mrs. Chiumento asks if there have been additions to the property.
 Mr. Smith states there has been a bump out to the back and a garage with 6' on rear of the home.
 Mr. Bucceroni discusses with Mr. Costa the rules of abandonment of Use.
 Vice Chairman Simiriglia this is not a pre-existing non-conforming use, variances are removed by the town only not by abandonment.
 Mr. Mellett discusses the overhead door on the storage home.
 Mr. Smith states the 20' turn isn't enough space to turn.
 Mr. Mellett states when you move the property line it will make the situation worse and inquires a cross access easement; but since it won't be used as a garage it won't be needed.

Public Portion:

Mr. Anthony Rankowsky:
 - is satisfied with the plan as long as the commercial use is removed.

Mr. Richard Donofrio:
 - concerned with the commercial use,
 - he thought they came to appeal the commercial use,
 - has lived in Glendora for 44 years and doesn't want his place or peace and quiet disturbed.
 Mr. Mellett states it will be a residential use so there will be no noise or issues.
 Mr. Donofrio just wants assurances this won't happen again (commercial use).
 Mr. McMullin assures Mr. Donofrio it won't be a commercial use again.

5 minute break:

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Acevedo	Present
Chairman McMullin	Present
Mr. Anthony Costa	Present
Mr. James Mellett	Present
Mr. Ken Lechner	Present

Open to Public:

No Comments:

Open to Professionals:

No Comments:

A motion to approve the above mentioned application with the following conditions for the subdivision: abandon personal storage and commercial use when the home is sold: strictly residential use, 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
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#162016CDSPW

Harry Lamplugh

Zoned: CR

Bulk C & Use "D" Variance/Site Plan Waiver

Block: 5505 Lot: 2.01

Location: 20 Hilltop Ave., Blackwood

20' x 40' x 12' pole barn w/setbacks from R.O.W. 1 - 2'. property line 1 - 12; Property line 2 - 13'

Mr. Costa swears in Ms. Kristine Bryant and Mr. Harry Lamplugh.

Ms. Bryant discusses the 20' x 40' pole barn that will be for storage. Mr. Lamplugh owns a tire business and will store the tires inside the pole barn. This will cut down on theft of the rims and water collecting inside the tires. The tires will be removed by a pick up service and if there are a lot of tires Mr. Lamplugh can bring them to the dump sight himself. He has no water drainage issues. Mr. Lamplugh has no issues with Mr. Mellett and Mr. Lechner's letters.

Mr. Lechner: the construction office states the building has fire code issues, please contact an architect.

-fire district needs current fire code for storage,

- clean up yard,

Mr. Lechner states he will need signed and sealed plans for the building.

Ms. Bryant states that will be no problem.

Mr. Lechner: a lot of times things don't end up on the plan and they should be, they may be revised according to the code.

Mr. Lechner asks if all the tires will be inside the new building.

Mr. Lamplugh states "Yes, he sells wholesale/retail tires and repairs tires.

Mr. Lechner asks where the tires will be for storage.

Mr. Lamplugh states all tires will be inside.

Mr. Mellett asks for hours for loading tires.

Mr. Lamplugh states his hours are 9am to 5pm.

Mr. Mellett continues discussing: lighting on the building: won't generate a lot of parking, so a lot of parking spaces aren't needed (5 spaces per bay) and states 7 spaces are adequate; no known drainage issues; the new building will need gutters that drain onto Mr. Lamplugh's property.

Vice Chairman Simiriglia states Mr. Lamplugh's bays are full of stuff and his employees are changing tires in the driveway. They are using outside as a work zone and it's a mixed zone with residential housing close by. The noise could be annoying to the neighbors. Mr. Lamplugh needs to use the bays for work and operations. Using a floor jack on asphalt isn't stable, just make sure all operations are inside.

Ms. Bryant states with the new building Mr. Lamplugh will be able to work inside because the bays will be empty.

Mr. Lamplugh states the bays aren't really designed to pull cars in and out because it used to be a roofing company.

Vice Chairman Simiriglia states there is a signage issue too.

Mr. Costa states they can make that a condition: all work done inside the building.
 Mr. Bucceroni states John's Auto body has been there for 30 years and this is a very similar situation, along with Bill's tires in Blackwood where work is done outside and he is in a residential area.
 Mr. Bucceroni feels there are oddities throughout the Township in Glendora and Blenheim.
 He doesn't feel the board should make special rules just for Mr. Lamplugh.

Open to Public:
 No Comments:

Open to Professionals:
 No Comments:

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

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#162035CDPFMSPF

Ville2, LLC

Zoned: BP/SCR-HC Overlay

Bulk & Use Variance/Prelim & Final Subdiv./ Prelim & Final Site Plan

Block: 18501 Lots: 2 & 11 (proposed B/L: 18599/1

Location: 1035 Sicklerville Rd., Sicklerville

42 townhouses; amend density, mixed multi-phase project.

Mr. Costa swears in Mr. David Shropshire, PE/Traffic Engineer, Mr. Harvey Sternberg, Principal/Applicant, and Mr. Steve Bach, PE Applicants Engineer.

Mr. Mintz Esq. introduces the application.

Mr. Bach (PE):

Remainder of lots in Phase IV will be comprised of 44 additional homes (townhouses):

A1- existing condition with Phase I

A2-- open space lots

A3- color rendition and overlay, Phase IV of the townhomes and Shoppes at Cross Keys. There will be no changes to setbacks; all variances will remain the same; just adding 42 townhome lots.

A4- color rendition of site plan and blow up of corner proposed (58.4 acre trac).

- 55 & over removed

- 10 acres commercial originally proposed/ 31 commercial actual,

- 48 residential originally / 25 actual,

- new phase will be the same in appearance, the same Ryan built homes.

- Phase IV no bulk Variance,

- Relief for density is needed,

- design variances requested for upgraded lights and cross walks.

Relief Density: 6.35 units on 5 acres,

A5- coloring rendering of Phase IV with the following: 3 Design waivers:

1. setback 2' vs. 4'

2. allow 3 story roofline vs. staggered/won't vary between 2 and 3 story

3. allow ornamental lighting for street lighting.

The existing pedestrian path from Phase III to Phase IV with Shoppe of Cross Keys to connect with easement.

The new homes will be consistent with previous phases: New HOA will be required to work with the current HOA, they will share in use of roadways, common open space.

All easements will be provided to professionals.

Mr. Mintz discusses the first 3 phases easements for water drainage.

Mr. Bach continues: Phase IV HOA will have restrictions on fencing in the rear yards. A blanket access easement in the rear of the property,

- the township and MUA size garbage/recycle containers
- drainage basin serviced

They have met with the fire official of district #10 who has requested the following changes:

- design the front boulevard entrance to accommodate the fire trucks by building curbs with a 2" reveal vs. a 6" reveal/outside a 4" reveal. Request top paving be done in 90 days. Also, it was requested by the fire official that the secondary entrance be made wider; 4' concrete pavers will be added to the 6' to 8' asphalt path to support a fire equipment.

Mr. Shropshire; PE traffic engineer discusses traffic improvements.

Discussion about the impact 42 units and the density will have on surrounding roads.

A6- traffic improvement plan for existing Sicklerville Rd.

- with an extra 42 units a traffic signal will be needed
- will exceed minimum volume standard,

Mr. Shropshire give specifics of the traffic signal to be submitted to the town and county.

- there will be no widening of side streets

Mr. Lechner's Report:

- location of transit facilities
- location of bus routes and stops
- location of cross walks and pathways with ADA ramping
- reduce auto trips
- site distance analysis.

Mr. Costa asks if the light is definitely going to be installed.

Mr. Shropshire states it is warranted and the county will put it there.

Mr. Bach states they are at the traffic signal threshold and continues with:

A7- Landscape Plan:

- the original buffer around the development has been planted.
- all landscaping in place for the bond.

D5 Variance:

- townhouse permitted 5 vs. 6.35 per acre requested,
- the question is: will the increase in density cause a significant detriment to the zoning plan/ordinance.

Proofs: MLUL: municipal land use law

- coordinated design commercial to residential
- no negative criteria: no bulk variance needed and the units fit.

In Mr. Bach's opinion there is no substantial detriment and this development is exactly the same as the rest of the development.

Expert Reports: agree with all of Mr. Lechner reports.

Mr. Mellett's report clarification:

Pg. 7 of 10 #12 - consideration to enhanced connection to Shoppes of Cross Keys.

Pg. 8 of 10 #9 - facing drainage and remediation basin scarifying and performance bonds.

Mr. Mellett states he will work out the details with Mr. Bach.

Mr. Mellett:

- pg. 4 of 10 comment 4: clarify the lane naming conflict..
- Village Square (exists)
- Green lane (exists)
- Village Circle? for the new road?
- The roads have to be clarified for emergency vehicle access point/ will have to come up with a new name that is acceptable.

Mr. Mellett asks if the garages are deed restricted.

Mr. Bach responds "yes".

Mr. Mellett discusses the basin and some technical issues which can be worked out if the application is approved.

Mr. Bach states the density relief is consistent with the master plan with no deviation of goals.

5 minute recess:**Roll Call:**

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Acevedo	Present
Chairman McMullin	Present
Mr. Anthony Costa	Present
Mr. James Mellett	Present
Mr. Ken Lechner	Present

Mr. Lechner discusses the separate HOA with Mr. Bach.

Mr. Bach states there is a separate HOA but it will work with the current HOA.

Mr. Mintz states there isn't much for the HOA to do just help underwrite costs with the other HOA.

Mr. Lechner asks how the units are selling/sales rate/are they successful.

Mr. Dillon Sinclair (Ryan homes);

- 24 sales thru June

-84 units to sell/should be finished in the next 22 to 24 months.

- sale price 230,000 & up/starting at 179,900

Vice Chairman Simiriglia asks if there is occupancy yet?

Mr. Sinclair states "yes, around 40 homes".

Mr. Lechner questions secondary emergency access:

Mr. Bach states the 2" and 4" additions will be done within 90 days/grade changes to asphalt path.

Mr. Lechner asks if the sales will follow in line (phase I, II, III, IV) or can you buy in phase IV before the other phases are sold out? Discussion of the homes being built and the roads not getting their finished pavement.

Mr. Bach states the mechanism is the performance guarantee and a reasonable time of inactivity to final pavement.

Mr. Lechner asks if the top pavement won't be done until the building is done.

Mr. Bach states "yes, at the end of construction."

- If phase I gets complete no construction vehicles use the roads the bond will be released and they will finish the paving.

Mr. Sternberg states the paving will be finished when the construction is done.

Mr. Lechner asks if this information is in the sales literature.

Mr. Dillon state "no, not really, but it is verbally presented."

Mr. Bucceroni to Mr. Steinberg:

Your development tortures me; please keep it plowed and salted! Hire someone to do it for you. Request you make sure your storm boxes are storm water inlets are ramped.

Mr. Bach states they will check all inlets and storm boxes.

Mr. Steinberg states he didn't realize that these issues, with snow removal had occurred in the last snow storm. They have a local guy in Sicklerville who plows and their development is supposed to be a priority for him.

Mr. Bach and Mr. Mellett will arrange a meeting with Mr. Bucceroni and the landscaper to make sure it gets done correctly.

Mr. Lechner states the evergreens on the Atlantic City Expressway are in distress.

Mr. Steinberg states they have already ordered new evergreens.

Public Portion:

Mr. Costa swears in Mr. Robert Palumbo:

- asks what was the original acreage,

- what provisions for added people and their safety,

- feels they are putting too much bulk in a small area,

- feels less homes would lead to better living conditions,

- speed bumps would help, open ground with nothing on it/should add a tot lot,

- solid community but opposed to new homes,

- value of homes compromised with so many in a small area,
- in his mind it doesn't fit
- he sits on his deck and all he sees are construction vehicles - is this fair to the residents?

Mr. Bucceroni asks Mr. Palumbo when he bought his home/

Mr. Palumbo states there were 24 homes.

Mr. Bucceroni states the original plan had more homes.

Mr. Palumbo feels these additional homes were an after thought.

Mr. Lechner states the new lots are the same size as Mr. Palumbo's lot.

Vice Chairman Simiriglia states the density increased in your area but because they didn't need a basin.

Mr. Palumbo states it's a lot of added people,

Vice Chairman Simiriglia states Mr. Palumbo could have prevented the development by buying the property.

Mr. Bucceroni states Valley Brook is very similar and has multiple HOA's with no issues; it works and they don't seem to have problems.

Mr. Palumbo states the HOA is going to wear 2 hats and he is worried they will want to do different things.

Mr. Bucceroni state majority rules and they share the maintenance burden.

Mr. Palumbo guarantees the 2 HOA's won't have structure.

Mr. Bucceroni states speed bumps aren't allowed in the township; fire and police say no to speed bumps.

Mr. Bach states the originally it was going to be 126 townhomes on 21.7 acres / with 8.7 open acres planned.

3.6 acres put on land use approval that was called future development and it is not restricted. No basin ; 1/2 road construction done/ 42 units w/land.

Mr. Palumbo and Mr. Mintz continue discussing the original 126 homes, density, and parking.

Mr. Costa swears in Ms. Marcalina Lopez:

-lives across from Mr. Palumbo

- small community and residents,

- extra homes not a benefit,

- she did a lot of research for her children before she bought there,

- doesn't plan on moving,

-doesn't see any benefit to the additional townhomes/thought the corn field was nice,

- parking is a huge concern,

- not in favor of the new homes.

Mr. Bucceroni discusses the objection by residents to the homes these people live in right now; how nice the corn fields were then. It was always going to be developed.

Mr. Acevedo asks if Phase IV was on the plan.

Mr. Rick Cossi (land acquisition) answers: Shoppes at Cross Keys plus the density of 126 townhomes was the original approval. They have a right to 50 additional units but has only requested 42 additional units. The proposed townhomes were always there but it wasn't on the sales brochure.

Mr. Steinberg: Disclosure to home owners of Phase I, II and III / #7 exemptions: of additional 50 units w/separate HOA and basin storm water.

Mr. Costa swears in Ms. Eva Fantanko (atty/esq.): represents Ryan homes and sits on the current HOA.

Disclosure - 126 homes consistent with this community. Requirement in disclosure but it was not on the site plan because it wasn't part of the original 126 homes. It was given to all residents at contract time.

Mr. Mintz (Esq.) summarizes: if the original community had been built the density would have been significantly higher.

Mr. Costa clarifies conditions and board vote:

- amended preliminary/final density

- HOA works with other HOA's

-easements

-fire concerns remedied in 90 days.

A motion to approve the above mentioned application with the following conditions: HOA's work together, easements, fire concerns remedied in 90days, amended prelim/final density was made by Mr. Bucceroni and seconded by Mr. Rosati.

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.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.