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

Roll Call:

- Vice Chairman Simiriglia Present
- Mr. Bucceroni Present
- Mrs. Chiumento Present
- Mr. Rosati Absent
- Mr. Acevedo Present
- Mr. Treger Absent
- Ms. Scully Absent
- Chairman McMullin Absent

Chairman Bucceroni 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

Mr. Costa states there needs to be 2 corrections to votes from the July 13, 2016 zoning board meeting's resolutions and minutes.

- #162030C Glemser was a 5-2 vote (VC Simiriglia and Mrs. Chiumento are NO votes)
- #162016 CDSPW Lamplugh is a 7-0 vote

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday July 13, 2016.

A motion for the above mentioned minutes was made by Mr. Scarduzio and seconded by Mr. Acevedo.

Roll Call:

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

Minutes Approved
RESOLUTIONS FOR MEMORIALIZATION

#162027C #162030C
Kristy Kobernik  John W. Glemser, Sr.
Bulk C Variance  Bulk C Variance
Block: 10703  Lot: 1 Block: 10401  Lot: 7

#162032 #162033C
Lisa Creedon  Patricia Terramagra
Bulk C Variance  Bulk C Variance
Block: 18304  Lot: 2 Block: 1208  Lot: 6

#162034C #162038C
Cynthia Beebe  Edward Casey, Jr.
Bulk C Variance  Bulk C Variance
Block: 18401  Lot: 9 Block: 11606  Lot: 24

#162039C #162013DM
John & Maryellen Gallen  Robert Yost
Bulk C Variance  Use "D" variance/minor subdivision
Block: 8903  Lot: 19 Block: 1305  Lots: 6&7

#162016CDSPW
Harry Lamplugh
Bulk C & Use "D" Variance/Site Plan Waiver
Block: 5505  Lot: 2.01

A motion to approve the above mentioned resolutions with the following vote
corrections: #162030C was a 6-1 vote and #162016CDSPW was a 6-1
vote, was made by Mr. Bucceroni and Mr. Acevedo.
Roll Call:
  Vice Chairman Simiriglia  Yes (NO/#162030C & #162016CDSPW)
  Mr. Bucceroni  Yes
  Mr. Scarduzio  Yes
  Mr. Acevedo  Yes

Resolutions Approved

APPLICATIONS FOR REVIEW

#162040C
Clifford Gano
Zoned: R3
Bulk C Variance
Block: 12806  Lot: 9
Location: 12 Glamis Rd., Blackwood
10’ x 20’ x 60’ storage shed 4.4’ setback.
Mr. Costa swears in Mr. Gano.
Mr. Gano states he has an existing concrete pad he would like to use since there was a shed there before. The concrete pad has been there for 7 years.
Chairman Simiriglia points out the construction official stated he needed to fire rate the walls on the shed if it's less than 5' from the property line.
Mr. Gano didn't have that information and was given the paper work from the code official.
Mr. Lechner explains the walls and roof have to be sheet rocked with 1/2 " to 3/4" sheet rock.
Mr. Gano stated the fire rating will be done.
Mr. Lechner suggests calling Mr. Gallagher (construction official) for the specifics that have to be done to get the fire rating.
Mr. Mellett tells the applicant to make sure any water run off is directed onto your property and not your neighbors' property.

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

Application Approved.
#162041C
Vin Gandhi
Zoned: R3
Bulk C Variance
Block: 18310  Lot: 67
Location: 65 Mullen dr., Sicklerville
15' x 20' concrete patio with 1.5' setback

Mr. Costa swears in Mr. Gandhi.
Mr. Gandhi explains the patio (15'x 20' 1.5' from the property line) was built 4 years ago and he wasn't aware he needed a permit. The patio is used for recreation.
Mr. Mellett asks the applicant if he backs up to the lake.
Mr. Gandhi states "yes".
Mr. Mellett states his water will drain towards the lake because those yards have a steep slope. Mr. Mellett also questions Mr. Gandhi about the retaining wall on the property line.
Mr. Lechner states the setback for any concrete is 3' in the township and a variance is needed for anything closer than 3'.

PUBLIC PORTION:

Mr. Alex Tanjutco: 63 Mullen dr. (next door):
Mr. Tanjutco states the wall and concrete are on the property line and the wall itself is unstable. He's afraid the wall is going to fall over and break his fence. Mr. Tanjutco thinks the wall is 4' tall from the base and parts of it are touching his fence. Pictures of the wall and fence are given to the board. 1/2 wall supported by concrete and 1/2 supported by dirt.
Chairman Simiriglia states the blocks make the wall 3' high; you can measure by counting the blocks.

Chairman Simiriglia asks Mr. Tanjutco if he has any water problems.

Mr. Tanjutco states the water goes directly towards the lake between the fence and wall. He states the wall is very unstable from about mid-span to the end.

Mr. Bucceroni asks if the blocks are leaning on Mr. Tanjutco's fence.

Chairman Simiriglia asks if the blocks next to the wall are helping to support the wall.

Mr. Tanjutco states "yes".

Mr. Bucceroni states the foundation and sloping caps are going in 2 different directions, so the joints are separating.

Chairman Simiriglia states the wall is leaning towards the dirt.

Mr. Scarduzio states the wall is unsafe and that metal fence will go when it gives way.

Mr. Bucceroni asks Mr. Gandhi if a contractor built this wall for him.

Mr. Gandhi states "yes" in addition he is removing the wall within the next 10 days. The wall was built 6 months ago; the patio was already there.

Mr. Scarduzio states there are no pins in the concrete.

Mr. Gandhi states the contractor was supposed to build the wall on top of the concrete.

Mr. Costa asks if Mr. Gandhi could remove 1 1/2' of the concrete he wouldn't need a variance.

Chairman Simiriglia suggests cutting 1 1/2' feet from the patio and put in a footing for the wall.

Mr. Mellett states the front of the wall is the issue.

Mr. Scarduzio states if you take the wall out the dirt will wash out.

Mr. Lechner states no permit is needed for a retaining wall. In paperwork Mr. Lechner has, it says the retaining wall is 2 1/2' tall.

Mr. Costa suggests tabling this application until Mr. Gandhi can get some work done and see if he is going to need a variance at all.

Application #162041C tabled until 9/4/2016 - No re-advertisement necessary.

#162042C
Frederick Kilichowski
Zoned: R4
Bulk C Variance
Block: 1702 Lot: 6
Location: 300 Station Ave., Glendora
6' vinyl fence with 10.5' F2 setback 10' x 16' shed 5' setback from fence.

Mr. Costa swears in Mr. Kilichowski.

Mr. Kilichowski states he is just replacing his fence and is putting it in the exact same place. The fence will be the same height and has had no problems. Mr. Kilichowski was told to keep it 10' away from his house. He has an irregular yard with 3 fronts that was purchased a year ago.

Mr. Mellett asks if there will be any changes to the chain link.

Mr. Kilichowski states "no".

Mr. Mellett states there are no site issues then.

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 Mr. Scarduzio.

Roll Call:

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

Application Approved.

#162045C
Jennifer Barbagiovanni
Zoned: R3
Bulk C Variance
Block: 7807  Lot: 8
Location: 244 Ridge Ave., Blackwood
6' stockade wood fence w/0' setback from F property line (Princess Street).

Mr. Costa swears in Ms. Barbagiovanni.
Ms. Barbagiovanni states if she puts the fence 40' off the property line it will take up more than half her yard. She is replacing the fence and putting it in the same place except in a few inches.
Mr. Lechner states make sure the fence is on your property line with the finished side facing outwards.
Mr. Mellett asks about the chain link fence.
Ms. Barbagiovanni states she will be removing the chain link.
Mr. Mellett states there are no site implications.

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:

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

Application Approved.
A motion to Adjourn was made by Mr. Acevedo and seconded by Mr. Scarduzio.

Respectfully Submitted, Jean Gomez, Recording Secretary.