

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JANUARY 11, 2017**

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

**Roll Call:**

**Mr. Simiriglia Present**  
**Mr. Bucceroni Present**  
**Mr. Scarduzio Present**  
**Mrs. Chimento Present**  
**Mr. Rosati Present (late 7:30)**  
**Mr. Acevedo Present**  
**Mr. Treger Present**  
**Ms. Scully Absent**  
**Mr. McMullin Absent**

**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**

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**REORGANIZATION**

A motion to elect Mr. McMullin as Zoning Board of Adjustment Chairman was made by Mr. Simiriglia and seconded by Mr. Rosati.

**Roll Call: Mr. Simiriglia Yes**  
**Mr. Bucceroni Yes**  
**Mr. Scarduzio Yes**  
**Mrs. Chimento Yes**  
**Mr. Acevedo Yes**  
**Mr. Treger Yes**

**Motion Approved.**

A motion to elect Frank Simiriglia as Vice Chairman of The Zoning Board of Adjustment was made by Mrs. Chimento and seconded by Mrs. Scarduzio.

**Roll Call: Mr. Simiriglia Yes**  
**Mr. Bucceroni Yes**  
**Mr. Scarduzio Yes**

**Mrs. Chiumento Yes**  
**Mr. Acevedo Yes**  
**Mr. Treger Yes**

**Motion Approved.**

A motion to elect Ken Lechner as Secretary of The Zoning Board of Adjustment 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. Acevedo Yes**

**Mr. Treger Yes**

**Motion Approved.**

A motion to elect Mrs. Jean Gomez as the recording secretary of the Zoning Board of Adjustment 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. Acevedo Yes**  
**Mr. Treger Yes**

**Motion Approved.**

A motion to elect Mr. Anthony Costa as Solicitor of the Zoning Board of Adjustment 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. Acevedo Yes**  
**Mr. Treger Yes**

**Motion Approved.**

A motion to elect Churchill Engineering (Mr. James Mellett) as engineering firm for The Zoning Board of Adjustment was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

**Roll Call: Vice Chairman Simiriglia Yes**  
**Mr. Bucceroni Yes**  
**Mr. Scarduzio Yes**  
**Mrs. Chimento Yes**  
**Mr. Acevedo Yes**  
**Mr. Treger Yes**

**Motion Approved.**

A motion to approve the meeting dates with the removal of November 22, 2017 was made by Mrs. Chimento and seconded by Mr. Scarduzio.

**Roll Call: Vice Chairman Simiriglia Yes**  
**Mr. Bucceroni Yes**  
**Mr. Scarduzio Yes**  
**Mrs. Chimento Yes**  
**Mr. Acevedo Yes**  
**Mr. Treger Yes**

**Motion Approved.**

A motion to approve The Courier Post and The Philadelphia Inquirer/South Jersey Addition as advertising newspapers was made by Mr. Bucceroni and seconded by Mrs. Chimento.

**Roll Call: Vice Chairman Simiriglia Yes**  
**Mr. Bucceroni Yes**  
**Mr. Scarduzio Yes**  
**Mrs. Chimento Yes**  
**Mr. Acevedo Yes**  
**Mr. Treger Yes**

**Motion Approved.**

A motion to approve the agenda procedures; Zoning Board meetings will start at 7pm and end no later than 10:30pm with no new applications to be heard after 9:30 pm; was made by Mrs. Chimento and seconded by Mr. Scarduzio.

**Roll Call: Vice Chairman Simiriglia Yes**  
**Mr. Bucceroni Yes**  
**Mr. Scarduzio Yes**  
**Mrs. Chimento Yes**  
**Mr. Rosati Yes**  
**Chairman McMullin Yes**

**Motion Approved.**

**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday December 14, 2016.

Motion to approve the above-mentioned minutes was made by Mrs. Chiumento and seconded by Mr. Scarduzio.

**Roll Call: Vice Chairman Simiriglia Yes**  
**Mr. Scarduzio Yes**  
**Mrs. Chiumento Yes**  
**Mr. Treger Yes**

**Motion Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#162031DSPW #162076C**  
**Pat's Industry, LLC NVR, Inc., d/b/a Ryan Homes**  
**Use "D" Variance, Site Plan Waiver Bulk C Variance**  
**Block: 6502 Lot: 2 Block: 18504 Lots: 45, 46, 47, 48**

**#152041PMSFMSa1DM**  
**1840 Peter Cheeseman Road, LLC**  
**Minor Subdiv; Prelim/Final Major Site Plan; Use "D" Variance**  
**Block: 14003 Lot: 13**

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

**. Roll Call: Vice Chairman Simiriglia Yes**  
**Mr. Scarduzio Yes**  
**Mrs. Chiumento Yes**  
**Mr. Treger Yes (abstain from Ryan Homes)**

**Motion Approved.**

**APPLICATIONS FOR REVIEW**

**#162047CDPMFMS**  
**Bimbo Bakeries USA, LLC**  
**Zoned: HC**  
**Prelim/Final Major Site Plan**  
**Block: 13305/13307/ Lot: 1-2-3; 5**  
**Location: 1320/1340 Blackwood Clementon Rd. 700 Plaza Dr., Clementon**

**Expansion of an existing baked goods retail sales/distribution facility; construct a vehicle maintenance facility. Rita's Water Ice will be relocated into the expanded Entenmann's building adjacent to the retail bakery.**

Mr. Costa swears in: Mr. Norm Rogers (PE), Addison Bradley (Planner), Ms. Beth Dixon (Bimbo representative).

Mr. Wade (ESQ.) starts by explaining the application and review previous discussions on the application.

Mr. Rogers starts with A1- the Store Sign and A2- Site Plan; the site plan is very similar to the October approval.

- 3 lots parcel with Entenmann's/Rita's/Pizza Hut with 2 facilities being demolished,
- South Side Plaza dr. is a parking lot for trucks that deliver from the distribution center,
- Employees park and use the trucks for deliveries,
- New parking, drive aisles;
- relocate Rita's store,
- parking spaces in front of store is 25 and only 14 are required.
- in the rear there are 74 parking spaces required and 74 are present with no new bulk variances.

Mr. Lechner's Letter:

Applicant responds:

- pg. 5 application check list in agreement,
- waiver comment; request 1 1/2 in. diameter for the shade trees instead of the 2 1/2 inch requested by Mr. Lechner. It seems the 1 1/2 inch diameter trees have a better survival rate and the end result will be the same.
- pg. 6 all agreed,
- pg. 7 cont./ #5, #6 agreed,
- #7 there is a discussion of additional decorative lights along Blackwood-Clementon Rd.. The applicant would like to use 3 box style lights because they want to inhibit the wattage along the County Rd.. The lights on the site are adequate for the sidewalk. Therefore they are asking for relief from the Decorative lights along Blackwood-Clementon Rd.
- There will be substantial landscaping in front of the building

\*Mr. Andy Rosati arrives: 7:34pm.

Mr. Addison:

- the colonial lights are not on Favorites (restaurant/bar), Urgent Care, Auto Zone, or Rite Aid; they feel they are being singled out on the lighting issue

Mr. Lechner states that Urgent Care & Favorites were waivers and continues;

- Republic bank is installing 3 colonial lights,
- The redevelopment plan is from College dr. to Little Gloucester Rd., they can get bonuses,
- Hoping when the applications come in they will all have the same lighting for uniformity purposes.

Mr. Wade;

- The increased lighting is purely decorative,
- Safety is the main concern because the distribution side of the businesses and the decorative lighting won't add safety.

Mr. Mellett states that decorative lighting is used in parking lots all the time.

Mr. Lechner requests at least 2 lights for aesthetics.

Mr. Wade states Bimbo Bakeries has come into extra expenses with the building and they are looking for savings.

Chairman Simiriglia asks how much the decorative lighting costs.

Mr. Rogers states about 2500.00 each light; and the applicant is phasing the project because it is over budget, so Phase II will have a delay.

Mr. Wade states Bimbo is not a redeveloper.

Mr. Lechner states that lights are a requirement and he had not asked for them on Plaza dr. or Cherrywood dr..

Mr. Treger asks if the decorative lights are 2500.00 what is the difference.

Mr. Rogers states the decorative lights don't have the same illumination so they would have to use more of them.  
Mr. Lechner is asking for 5 lights out of the total 8 lights.  
Mr. Rogers states as long as the total cost is similar.  
Mr. Bucceroni asks Mr. Rogers to point on the map where the lights are going.  
Mr. Rogers explains all the lighting.  
Mr. Bucceroni asks if all the lights match with the other businesses.  
Mr. Addison states he's not sure but the other businesses probably have box lights.  
Mr. Wade states having 2 or 3 decorative lights would look out of place, having the same lights looks cleaner.  
Mr. Addison states they would have to do all 5 or none; he proposes, none.  
Mr. Wade states the request is to keep the present lighting on the site plan and it is consistent with the surrounding lighting.  
Mr. Rosati asks if their lights are brighter.  
Mr. Mellett states their lights are higher so they get better illumination.  
Mr. Lechner state she wants people to recognize they've entered a different area.  
Mr. Addison feels this should have started with Favorites and Urgent Care.  
Mr. Treger asks if they would be using the 3 existing lights.  
Mr. Rogers's states "no, brand new lights".  
Mr. Bucceroni asks if these are the lights that are around the outlets because they have already replaced 20 or more of the bulbs, they seem to be problematic.  
Mr. Simiriglia asks if the township would own these lights.  
Mr. Lechner "withdraws his comment".

Mr. Rogers discusses the Traffic Impact Statement:

- Transit route #459/Bimbo will provide a new bus shelter.
- School bus route but no stops in the vicinity,
- Walkway along Blackwood-Clementon Rd., handicap ramps will be upgraded (ADA),
- Auto techniques,
- Schematic plans/signage/traffic control.
- All other items under agreement.

Churchill (engineers') Report;

pgs. 1,2,3 description of project with improvements,

- cross access at location,
- Easement will be provided,
- 5,6,7,8 all related to parking,
- 74 spaces required; 74 spaces will be provided,
- Rita's will be open the 1st day of spring,
- Distribution is a 24/7 operation,
- Retail Entenmanns is 8am to 5pm.
- Rita's seasonal: Sun.-Thurs. noon to 10pm; Friday and Saturday 11am to 10:30pm.
- A short window for dual use,
- 4500 sq. ft. office space office space and employees will park in back,
- Pretty much the same uses,
- Comment 10: pedestrian connection: Mr. Rogers's states the shortest route is over the road and thru the parking lot, most people will be truck drivers.

Mr. Mellett asks how many employees will be in that building/non-truck drivers.

Mr. Rogers states 18 employees for distribution and retail, an increase of 7 to 25 office employees.

Comment #11: intersection with Millbridge: a neck down to discourage people in parking lot from exiting:

Agreed

Comment #12: mix adjacent to intersection Blackwood-Clementon Rd. and Millbridge Rd.

Mr. Rogers discusses a sign for trucks that states "for deliveries only" and a secondary access.

There is much discussion about the 2 uses in the driveway with customers and Entenmanns trucks trying to get to the loading docks. Mr. Rogers' suggests the current access is warranted and they can direct vehicles with signage, along with the narrowing of the necks of the driveway to direct traffic.

Comment #13 agreed,

Comment #14 discussed,

Comment #15, #16 access easement,

Comment #18 movements from driveway; right in/right out,

Comments # 19 & #20: agreed,

Mr. Mellett: increased trench drains, they are usually pre-molded and engineering wants to maintain an 8" pipe.

Buffer/landscape/lighting:

- Irrigation will be provided for all landscape areas.

Mr. Mellett asks about the 25' light pole near a residential area.

Mr. Rogers states they will be using shields on the lights in the residential areas. There will be separate bonding for Phase I and Phase II of the project.

Mr. Wade states the lighting is dusk to dawn.

Mr. Rogers states the light nuisance will be significantly reduced. The gates are manual and for security purposes.

Mr. Mellett asks about the sight triangle.

Mr. Rogers states they will adjust the lights if need be.

Mr. Wade states their first meeting with the county is 1-24-2017.

Mr. Rogers states the water and sewer application will be filed immediately after approval.

Mr. Lechner states the Fire District #5 requested 5 things.

Mr. Rogers states the site items are agreed to for fire lanes and cutting back the islands for the fire trucks to fit.

If the building code requires fire suppression they will install them, otherwise it can be discussed.

Mr. Lechner discusses: building sub code official and maintenance building not being exempt from the barrier free zone.

- Police traffic: asking to enforce statute to allow officers to ticket for people parked in the fire lane.

Mr. Wade states they will be happy to fill out an application for the police department.

Mr. Lechner has a Performance Guarantee discussion; all must be bonded for CO for Phase I if Phase II is not complete.

**A motion to approve the above application with the following conditions; waiver smaller caliper trees, no decorative lights was made by Mr. Rosati and seconded by Mr. Scarduzio.**

**Roll Call:**

**Mr. Bucceroni Yes**

**Mr. Scarduzio Yes**

**Mrs. Chiumento Yes**

**Mr. Rosati Yes**

**Mr. Acevedo Yes**

**Mr. Treger Yes**

**Chairman Simiriglia Yes**

**Application Approved.**

**#162075DSPW**

**Amanda Hotz**

**Zoned: NC**

**Use "D" Variance/Site Waiver**

**Block: 4301 Lot: 4**

**Location: 630 Lower Landing Rd, Blackwood**

**Outside sitting area w/bar, music & TV's**

Mr. Costa swears in: Mr. Addison Bradley (Planner), Ms. Amanda Hotz (owner).

Mr. John Wade introduces the application: The applicant is willing to remove the music request. In addition just a serving station will be on the deck; the existing bar will be the only bar.

Ms. Hotz states:

- She leases from another owner, Frank Bisconti,

- She has been in operation for 2 years,

- Hours of Operation: Monday, Tuesday, Sunday 11 am to 12 am: Thursday, Friday, And Saturday 11:30 am to 2:00 am.

- Lunches offered and dinners offered/bar menu,

- Same clientele,

- She wanted an outside patio because people want to be outside when the weather is nice and a lack of a patio loses customers,
  - Being able to advertise an outside patio will keep her customers and grow her business which lags in the nicer weather,
  - Her business in the summer is 1/2 of what it is in the cooler months,
  - It's a make or break decision for her business,
  - She has a good relationship with the town/no summons or violations/no police problems.
- Ms. Hotz states her crowd tends to be an older, calm group because the neighboring bars are loud and for the younger crowd. She has no problems with ruffraff or fights.

Chairman Simiriglia asks if TV's and Music are off the table.

Ms. Hotz: "yes" they are off the table.

Mr. Addison Bradley (planner) :

- A concrete patio will be an improvement. It will be added to the side of the building and go around the front with a side access door.
- 3 piers will serve as bollards at the entrance,
- Stone bollards and railings (3ft.high), and a ceiling facade with a plastic curtain,
- No hook ups on bars, it is just a serving bar on rollers for glasses and ice,
- 17' x 58' facility,
- Parking for 99 occupants/50 spaces,
- allowed 150 chairs w/50 chairs,
- 99 in the building allows 46 on the patio and only about 16 seats will fit on the patio,
- landscaping on the side with the residence will be Leyland cypress for a buffer along with a border fence which exists already,

Mr. Bucceroni states he's not sure they'll be able to allow people to smoke on the patio.

Mr. Addison states the customers will have to go through the bar inside to access the patio.

Mr. Lechner states the plan is only showing 4 tables.

Mr. Wade states the occupancy/"live load" is 50 with a 150 max..

Mr. Mellett discusses the square footage of the building and patio; determining the parking should be sufficient.

Mr. Lechner clears up a question: the board is just considering outdoor dining and not the other additions on the plan.

Mr. Mellett; variance for landscape buffer needed, 25' requirement not met but the applicant has agreed to adding Leyland cypress.

Mr. Wade states they will meet with the zoning office to decide that.

Mr. Addison states they can work around the magnolia on site.

Mr. Mellett discusses a site plan waiver; a concrete tank for septic considered? Concrete Lids?

Mr. Addison states those are grease lids not septic.

Mr. Mellett asks if the light on the side of the building will be covered up.

Mr. Addison states if a pole light is needed plus added light on the deck.

Chairman Simiriglia states to watch the residence next door with any "down lighting".

Mr. Mellett states the parking lot needs to be re striped.

Mr. Addison states "agreed".

Mr. Lechner discusses the lack of a trash enclosure and the dumpsters just sitting in a parking space. Also a 55 gallon of grease sitting outside needs attention.

Mr. Addison states 6' cyclone fence with a gate will be installed where it stands now.

Mr. Lechner states they can discuss this when they discuss the Leyland cypress. Top and bottom locking channels will be needed on the trash enclosure fence along with the trash itself needing to be addressed.

PUBLIC PORTION:

Mr. Costa swears in Ms. Kelly: Tanglewood dr. :

She was glad to hear that TV's and music are being pulled from this application because she was concerned. The noise is disturbing and travels far.

Chairman Simiriglia states all approvals will be limited with a noise ordinance.

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

**Roll Call:**

**Mr. Bucceroni Yes**  
**Mr. Scarduzio Yes**  
**Mrs. Chiumento Yes**  
**Mr. Rosati Yes**  
**Mr. Acevedo Yes**  
**Mr. Treger Yes**  
**Chairman Simiriglia Yes**

**Application Approved.**

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

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