

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JUNE 28, 2017**

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

**Roll Call:**

**Vice Chairman Simiriglia      Absent**  
**Mr. Bucceroni Present**  
**Mr. Scarduzio Present**  
**Mrs. Chiumento Absent**  
**Mr. Rosati Present**  
**Mr. Acevedo Present**  
**Mr. Treger Absent**  
**Ms. Scully Absent**  
**Mr. Rich Rosetti Present**  
**Chairman McMullin Present (7:23 pm Arrival)**

**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**

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**MINUTES FOR ADOPTION**

Zoning Board minutes for Wednesday June 14, 2017

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

**Roll Call:**

**Mr. Bucceroni Yes**  
**Mr. Scarduzio Yes**  
**Mr. Rosati Yes**  
**Mr. Rosetti Yes**

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#172026C #172022C**

**Poonam Kaushal Gregory & Joann Mattia  
Bulk C Variance Bulk C Variance  
Block: 1201 Lot: 14 Block: 15607 Lot: 12**

**#172023C #172024C**

**John Bennett Robert Mantusavage  
Bulk C Variance Bulk C Variance  
Block: 11507 Lot: 25 Block: 17502 Lot: 60**

**#172025C**

**Nick Louie  
Bulk C Variance  
Block: 19306 Lot: 3.10**

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

**Roll Call:**

**Mr. Bucceroni Yes  
Mr. Scarduzio Yes  
Mr. Rosati Yes  
Mr. Rosetti Yes**

**Resolutions Approved.**

**APPLICATIONS FOR REVIEW**

**#172027C**

**John & Ruth Massanova  
Zoned: R2  
Bulk C Variance  
Block: 10201 Lot: 1.05  
Location: 13 Royalty Lane, Laurel Springs  
2nd garage 20' x 20' with setbacks S-10', F-45'; 15' x 25' above ground pool w/setback: F-32', 15'  
from dwelling,**

Mr. Costa swears in John and Ruth Massanova.

Mr. Massanova states the 2nd garage is 10' with 15' x 25' above ground pool 32' from property line. The lot is an irregular shape with an easement. The pole barn is 20' x 20' and is for storage of mowers, tools and other personal items.

Mr. Lechner states the variances are from the property line not on the easement. He suggests getting permission from the people who own the easement before Mr. Massanova builds the pool.

Mr. Costa states: if you build on the easement and they need to get to the storm water pipe; you will have to move the pool.

Mr. Bucceroni states the property could be MUA/storm water and there could be a pipe underneath the ground.

Mr. Massanova states he wonders if he moves the fence and then the pool; it may be easier to get permission.

In addition: the home is on the easement and the pool is an above ground pool, which is moveable. The patio is the easement too. No matter how I put the pool it touches the easement. The yard is all fenced in and he'll take care of it. Mr. Massanova states he will move the fence and pool but it still won't be 50' from the property line.

Mr. Lechner discusses moving the fence so Mr. Massanova can move the pool off the easement.

\*variance: fence 5' from front of house: this moves the fence off the easement.

Open to the 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:**

**Mr. Scarduzio Yes**

**Mr. Rosati Yes**

**Mr. Acevedo Yes**

**Mr. Rich Rosetti Yes**

**Chairman Bucceroni Yes**

**Application Approved.**

**\*Mr. McMullin is now present and taking over for Mr. Bucceroni.**

**#172028C**

**Dan Doyle**

**Zoned: R3**

**Bulk C Variance**

**Block: 3004 Lot: 2**

**Location: 22 Albert Rd., Glendora**

Mr. Costa swears in Mr. and Mrs. Doyle.

Mr. Doyle states he back property is very small and the back left corner seemed to be the "normal" corner for the shed. In addition they have a tree line to deal with. The shed will be for personal use.

Mr. Lechner states if you're closer then 5' you have to have a 1 hour fire rating for the interior/exterior of the shed, including the eaves.

Mrs. Doyle asks if every shed has to be insulated if it is less than 5' from the property line.

Mr. Costa asks if Mr. and Mrs. Doyle received a letter from the construction office.

Mrs. Doyle states: No.

Mr. Costa explains the construction dept. deals with building issues.

Mr. Lechner states: any shed over 100 sq. ft. that is closer than 5' from the property line has to be fire rated.

Open to the 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. Rosati Yes  
Mr. Acevedo Yes  
Mr. Rich Rosetti Yes  
Chairman McMullin Yes**

**Application Approved.**

**#172030C  
Dian McCracken  
Zoned: R3  
Bulk C Variance  
Location: 410 Orchard Ave., Somerdale  
7' x 7' Upper Deck with setbacks R(1) - 9**

Mr. Costa swears in Dian McCracken.  
Mr. McCracken states they had a fire and the deck destroyed, it was also 16 yrs. old and not grandfathered in; 7' x 7' upper deck.

Open to the public:  
No Comments:

Open to Professionals:  
No Comments:

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

**Roll Call:**

**Mr. Bucceroni Yes  
Mr. Scarduzio Yes  
Mr. Rosati Yes  
Mr. Acevedo Yes  
Mr. Rich Rosetti Yes  
Chairman McMullin Yes**

**Application Approved.**

**#172017SPW  
John Connolly III  
Zoned: NC**

**Site Plan Waiver/Use Variance**

**Block: 11901 Lot: 20.01**

**Location: 161 S. Black Horse Pike., Blackwood**

**Construct 80' x 40 pole barn, relocate carports, storing landscaping trucks, trailers & personal vehicles.**

Mr. Costa swears in Mr. John Connolly III and Mr. John Connolly Jr., Mr. Erik Littlehales, PE.

Mr. (John) Jack Connolly III states he was born and raised in Gloucester Township and now lives in Runnemede. He started his landscaping company in 1997. He doesn't have 1,000 trucks with no supervision. He has: 5 employees, boat and car collection, 5 trucks, 4 trailers, minimal traffic in and out of location, employees load up at 6am and leave. He would like to keep the property private and orderly. The largest truck he has is a F450 and 1/4 ton pick ups. The pole barn is only for storing his car and boat collection (80' x 40'). Mr. Connolly III is not looking to make a mess in the neighborhood.

Mr. Connolly Jr. states: They are consistent with the master plan, the pole barn is for storage only and will aesthetically complement the area. The proposed use will continue the status quo. A stockade fence will hide the trucks and equipment. The property will be kept neat and clean.

Mr. Lechner asks about the hours of operation.

Mr. Connolly Jr. states about 6am to 6pm.

Mr. Connolly III states they could be done with work anytime between 3pm and 7pm, depending on the difficulties of the day and weather during the week. There will not be any office on the property or bins of mulch or stone. They plan to store 4 plows for the trucks, ground maintenance equipment, weed wackers, mowers, etc will be stored in garage up front. The car ports will be used for snow plows. They will buy stone/mulch/fertilizer as they need it and it will be delivered to the work site. There will be no storage on this site.

Mr. Costa asks if they plan on expanding the business and adding trucks.

Mr. Connolly III states he has 5 trucks and 4 trailers and they have served him well for the past 14 years.

Mr. Costa clarifies 5 trucks and 4 trailers.

Mr. Connolly III states "yes"

Mr. Lechner asks what is in the garage.

Mr. Connolly III states just electric.

Mr. Lechner asks if there are going to be Porto potties.

Mr. Connolly III states: "no".

Mr. Connolly III states they only have 2 or 3 bags of trash they put at the curb.

Mr. Lechner asks the color of the barn and if it will have aluminum roof.

Mr. Connolly III states it will be blue/tan or green/tan.

Mr. Lechner asks if the roof line will be visible from the street.

Mr. Littlehales (PE) states with the 5' grade the current garage in front, the majority of the roof line will not be visible from the street.

Mr. Lechner states the town has plans (re-development) from the Meadows Diner to the Premium Outlets.

Mr. Mellett asks if the garage and loading will be behind the fence.

Mr. Connolly III states "yes".

Mr. Mellett inquires about employees.

Mr. Connolly III states the 5 employees come in 2 cars.

Mr. Rosati asks if they will be storing fuel on the property.

Mr. John Connolly III states "no".

Mr. Rosati asks if it will be a 7 day a week business.

Mr. Connolly III states: they try not to work 7 days a week and they are closed between December and March unless there is a snow storm.

Mr. Lechner asks about the lighting.

Mr. Connolly Jr. states there are flood lights on the existing garage. They don't want to bring a lot of attention brought to this property. Lights will be on the current garage to the back.

Mr. Lechner states there will not be a trash enclosure but the fence on either side of the garage is old.

Mr. Connolly III states the stockade fence will be replaced if in poor condition. They will install a gate with a bolt and chain. The fence will be landscaped and signed. An evergreen

buffer with Leyland cypress will be used for landscaping.

Mr. Bucceroni asks for a timeline on the driveway.

Mr. Connolly III states within a year and hopefully the pole barn will be built in the fall.

Mr. Costa states the driveway will be completed by 6/18/2018.

Mr. Connolly III states "yes, that's fine".

Mr. Lechner states the CO for the pole barn will be conditioned to landscaping being complete.

Mr. Connolly III states the landscaping will be done by October to December long before a CO will be needed.

Mr. Mellett discusses storm water.

Mr. Littlehales states there will be a French drain on the pole barn and the grading will be from front to back.

Mr. Mellett suggests checking the wetlands and waterway buffers that are near the property.

Mr. Littlehales states the LOI was done when the used car lot was there and there are no buffers on this property.

Mr. Mellett discusses the absence of a sidewalk on either side of the property. The driveway must be a minimum of 24' and portions of this driveway are 18'.

Mr. Littlehales states it narrows to 20' in the middle but with no parking it should be sufficient.

Mr. Mellett worries about the stabilization of the rear property.

Mr. Connolly III states there will be a 3/4" stone driveway at that point and there will be no commercial vehicles w/in 100' of the rear property; it is for car storage only.

#### **PUBLIC PORTION:**

Mr. Keith Kemery: 159 S. Black Horse Pike

Mr. Kemery lives on lot 20 on left: his property goes to the creek and wraps around the back of Mr.

Connolly's property. He has spoken to Mr. Connolly about the storage garage and understands the commercial vehicle usage. He has no objections because it is generally a quiet business. His home is 110 yrs. old and wouldn't want anything to happen to hurt the home. Mr. Kemery understands about the driveway, there will be no interference issues for himself.

**Mr. Costa states: this is not a re-zoning; it is only a use variance and the resolutions will have the conditions, which are:**

**- pole barn is for private storage only**

**- business 5 trucks open from 6 am to 6 pm.**

**Mr. Lechner discusses black coated vinyl on the chain link fence with Mr. Connolly and Mr. Kemery.**

**Mr. Kemery states "I'm sure it will be nice" .**

**Mr. Connolly is nervous about he resolution stating 6am to 6pm time frame because it's still light out at 8pm and if they get behind or run into a problem on a job site, 6pm may not be accurate.**

**Mr. Costa suggests 6am to 8pm**

**Mr. Connolly discusses snow removal with Mr. Costa and Mr. Lechner briefly.**

**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. Rosati Yes**

**Mr. Acevedo Yes**

**Mr. Rich Rosetti Yes**

**Chairman McMullin Yes**

**Application Approved.**

**A motion to Adjourn was made by Mr. Acevedo and seconded by Mr. Rosetti.**

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