

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, APRIL 11, 2018**

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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
Mr. Rosetti	Present
Mrs. Kelly	Present
Chairman McMullin	Present

Chairman McMullin had the professionals sworn in:  
Also, Present: Mr. Anthony Costa, Zoning Board Solicitor  
Mr. Ken Lechner, Township Planner  
Mr. James Mellett, Board Engineer

**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday March 28, 2018.

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

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

Minutes Approved.

**RESOLUTIONS FOR MEMORIALIZATION**

**#182004C**  
**Maureen DiPietro**  
**Bulk C Variance**  
**Block: 5903 Lot: 8**

**#182007C**  
**Harry & Dawn Rivell**  
**Bulk C Variance**  
**Block: 9206 Lot: 9**

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

Roll Call:	Mr. Simiriglia	Abstain
	Mr. Scarduzio	Yes
	Mr. Bucceroni	Abstain
	Mr. Acevedo	Abstain
	Mr. Rosati	Abstain
	Mrs. Chiumento	Abstain
	Mr. Rosetti	Yes
	Mrs. Kelly	Yes
	Chairman McMullin	Yes

**Resolutions Approved.**

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Mr. Costa addressed the public regarding application #182009D, 88 Equities, LLC at 1550 Hider Lane, which was improperly advertised for tonight's meeting indicating the application was never scheduled and is required to re-notice property owners within 200 feet and in the newspaper. It is anticipated the Board would hear the application on April 25, 2018.

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**APPLICATIONS FOR REVIEW**

**#172012CDMPMSFMSa**  
**Group Four Prop.,LLC (Royal Farms)**  
**Zoned: HC**  
**Amended Site Plan**  
**Block: 20303 Lots: 4 & 4.03**  
**Location:1409 Blackwood – Clementon Road**  
**Amend Site Plan approval to remove the ordinance required street trees and underground irrigation.**

Chairman McMullin introduces the application.

Damien DelDuca, Esq., attorney for the applicant provided a brief introduction on Royal Farms business plans to enter in the south jersey market. Their request is to remove the street trees and underground irrigation within the front landscape island. The proposal is only to relocate the trees to the rear so they don't obstruct the view of the proposed store from Blackwood-Clementon Road. Royal Farms believes it's important they have complete visibility especially considering they are trying to expand their market share in South Jersey. This is Royal Farms primary concern with the amended application but would also like the Board to reconsider removing the requirement for underground irrigation in the front green area.

Mr. Costa inquired on the justification, if any, to remove the irrigation. Mr. DelDuca opined it is primarily a Royal Farms policy that they feel irrigation is unnecessary.

There was a general discussion by the Board on relocating the trees to the rear and removing the irrigation. Mr. Bucceroni suggested and the Board agreed that not only is the underground irrigation required for the front green area it is also now required for the street trees relocated to the rear yard. This is in addition to the irrigation already agreed to by the applicant along the property line with the horse farm.

Mr. Lechner suggested if the Board approved the waiver request the applicant should at least provide a landscaping maintenance schedule on the site plan.

Mr. Mellett discussed the revised concrete pad location for dispensing fuel to the underground storage tanks and revised secondary access.

David Kreck, PE, Applicant's Engineer stated the revisions were discussed with Kevin Becica, PE and Andrew Levecchia, PP, AICP, from Camden County and they don't anticipate any traffic issues.

Mr. Rosati indicated there is a need for the underground irrigation for landscaped areas.

Chairman McMullin advised the applicant's representatives that it appears the Board was satisfied with relocating the street trees but the underground irrigation would not be waived.

With nothing further from the Applicant Chairman McMullin opened the application to the public.

Mrs. *(name indecipherable)* inquired on the proposed landscaping along her property, which is the horse farm.

- Mr. Mellett discussed the proposed Leyland Cypress trees, which are an appropriate species to provide a buffer screen.
- Mr. Lechner also advised the property owner that he met with Mr. Kreck on-site to review the location of proposed evergreen trees. However, there are some areas that are difficult to screen because of the slope and existing conditions.

Mrs. *(name indecipherable)* another resident of the horse farm inquired on the existing demolition and concrete grinding operations.

- It was suggested this may be associated with existing demolition activities.

With no one else from the public the public portion was closed.

**A motion to approve the relocation of street trees and to provide underground irrigation for the front and rear landscaped areas was made by Mr. Rosati and seconded by Mrs. Chiumento.**

Roll Call:	Mr. Simiriglia	Yes
	Mr. Scarduzio	Yes
	Mr. Bucceroni	Yes
	Mr. Acevedo	Yes
	Mr. Rosati	Yes
	Mrs. Chiumento	Yes
	Chairman McMullin	Yes

**A motion to appoint Mr. Lechner as Acting Recording Secretary for the meeting of April 11, 2018 for the purpose of preparing minutes was made and approved.**

**A motion to adjourn was made and approved.**

**Respectfully submitted by Kenneth D. Lechner, Acting Recording Secretary**