

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JULY 25, 2018**

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. Chiuimento	Present
Mr. Rosati	Absent
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. Rosetti is seated for Mr. Rosati.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, June 27, 2018

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mr. Rosetti	Yes
	Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#182020C
Beverly Bauers
Bulk C Variance
Block: 8105 Lot: 1

#182019C
Frank Koch
Bulk C Variance
Block: 16501 Lot: 7

#172045DPMMSFMS
Lance's Tavern, LLC
Use D Variance, Prelim & Final Major Site Plan
Block: 8301 Lot: 7

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mr. Rosetti	Yes
	Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#182021C
John Hesington
Zoned: R3
Bulk C Variance
Block: 4704 Lot: 5 & 4
Location: 1654 Charter Oak Ave., Blackwood
6' Vinyl Fence w/Setbacks.

Mr. Costa swears in Mr. Hesington.
Mr. Hesington states he would like a 0' setback for the fence because of the layout of the patio. The large patio goes to the edge of the property. The street is still 15' from the property line on his corner lot.

Open to Professionals:
No Comments.

Open to The Public:
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	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Acevedo	Yes
	Mr. Rosetti	Yes
	Chairman McMullin	Yes

Application Approved.

#182025C
Dominic Pomilio
Zoned: RA
Bulk C Variance
Block: 13605 Lot: 4
Location: 7 Blue Jay Dr., Clementon
Deck w/setbacks

Mr. Costa swears in Mr. Pomilio.
Mr. Pomilio states the home was built in 1987 and the deck was with the home.
He is replacing the existing deck with composite decking. The deck is 13'4" x 10'.

Open to Professionals:
No Comments.

Open to The Public:
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	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Acevedo	Yes
	Mr. Rosetti	Yes

Chairman McMullin

Yes

Application Approved.

#182029C

Joseph Krammer

Zoned: R2

Bulk C Variance

Block: 19306 Lot: 3.09

Location: 17 Erik Ct., Sicklerville

Deck (s) w/setbacks

Mr. Costa swears in Mr. Krammer.

Mr. Krammer states in order to put a deck on the morning room the variance is needed. The bottom deck will be 12' x 16' and the top deck will be 16' x 16'.

Open to Professionals:

No Comments.

Open to The Public:

No Comments.

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

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

Application Approved.

#182024C

Matthew Davis

Zoned: R3

Bulk C Variance

Block: 11708 Lot: 4

Location: 117 Indiana Ave., Blackwood

Deck & Roof w/setbacks

Mr. Costa swears in Mr. Davis.

Mr. Davis states he is putting a porch with roof on the house that will be 25' from the property line. He is replacing the 8' porch with a covered 8' porch.

New porch: 30' W x 8' D

Old porch: 8' x 8'

Open to Professionals:

No Comments.

Open to The Public:

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	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Acevedo	Yes
	Mr. Rosetti	Yes
	Chairman McMullin	Yes

Application Approved.

#182028C

Amber Galda

Zoned: R3

Bulk C Variance

Block: 21001 Lot: 36

Location: 5 Spicebush Ct., Sicklerville

Deck w/setbacks

Mr. Costa swears in Mr. Galda.

Mr. Galda states the shape of the yard isn't deep enough because of the pie shape. Setbacks: 9'.5" from the side and 15' from the rear property line.

Open to Professionals:

No Comments.

Open to The Public:

No 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. Chiumento	Yes
	Mr. Acevedo	Yes
	Mr. Rosetti	Yes
	Chairman McMullin	Yes

Application Approved.

#182030DCSPW

Dr Mem, LLC

Zoned: NC

Bulk C/Use D Variance, Site Plan Waiver

Block: 13102: Lots: 18,19.01, 19.02, 20

Location: 1271 Little Gloucester Rd., Clementon

Move their plastic extrusion operation to the facility.

Applicant: Dr. Mem, owner: Mr. Charles Chang.

Mr. Costa swears in: Mr. Mark Mezar (operations mgr.), Mr. Jay Sims (PE), Planner: Mr. Lance Landgraf (PP, ACIP).

Mr. Dennis Riley (ESQ.) reviews the application.

Mr. Mark Mezar states:

He is a TLC employee; product development manager. He describes the current building as "piece meal", the previous owner made additions as needed. The building is made out of concrete block. The current owner has made recent upgrades so the building is much better now. The current owner wants to update and fix; the sidewalk, handicap parking and any other maintenance issues.

A1- Fire boxes with inspection stickers:

They will use 3 rooms for the manufacturing operations. There are sprinkler systems in each room for fire prevention and it has all been inspected by the fire department. The fire system has been connected to the fire department via cellular equipment too. The three rooms they will be using are as far away from the "pump it up" business as possible.

The roofing is made of decking and membrane on top.

The building used to be a bakery and then used as a food distribution company.

A2- emergency escape routes and map of interior businesses.

Mr. Mezar states they want to test the process and make sure it works.
Eventually 20 to 30 workers and techs will be needed.
Hours of Operation will be 8am to 6pm; Monday to Friday.
Waste disposal will be through a dumpster service.
The retention basin will be cleaned up.
It is a Light Industrial zone and this fits in as light industrial.
116 parking spaces will be needed, they will have to add spaces.
The parking lot will be redone so the arrows and traffic pattern make sense.
Curbs and entrance and exits will be updated in the parking lot; 1 exit, 1 exit.
Old lamps that don't work will be replaced.

This is a novel operation: It is novel because the composite it is lighter and stronger. It can be made into anything; car parts, plane parts etc.

Chairman McMullin asks if there is an agency that inspects this process.

Mr. Mezar states probably the D.E.P

Mr. Lechner recommends a site plan and no waiver. All of these improvements will need a plan. Mr. Lechner asks if the process for this new composite has been finalized.

Mr. Mezar states the process is patented out of Rutgers University. But when you scale up something sometimes things don't work out well. The drawn up "screw" may have to be tweaked. Extrusion is very important in how the raw material is made. They are using an injection molding process.

Mr. Bucceroni states then pellets are going to be made and put into bags then shipped.

Mr. Mellett asks if there will be any fabrication on site.

Mr. Mezar states there will not be any fabrication on site.

Mr. Mellett asks if there are any qualifications from the D.E.P.

Mr. Mezar states there are no noxious fumes.

Mr. Mellett states this should be as far away from "Pump it Up" as possible,

Mr. Mezar states the worry was about fire and kids being near the production.

The fire walls go past the roof.

Mr. Costa asks if the DEP is alright with manufacturing being so close to children.

Mr. Costa also asks if they have contacted the DEP about this yet?

Mr. Mezar states they Rutgers professor had spoken with the internal DEP of Rutgers University.

Mr. Costa asks if smoke will be present during manufacturing.

Mr. Mezar states "no".

Mrs. Kelly asks if it is being manufactured anywhere else?

Mr. Mezar states "no".

Mrs. Kelly asks if its been tested, has it been tested at the same volume.

Mr. Mezar states "no, not the same volume."

Mr. Landgraf states they will have to go through the DEP and OSHA.

Vice Chairman Simiriglia asks if the process is cooled in water and what happens with the water.

Mr. Mezar states they don't need to discharge the water, but it would only contain heat, not much of the product.

Mr. Landgraf states the MUA and DEP will be contacted.

Mr. Lechner states there may be site suitability questions and the permit you need may not be suitable for the site.

Mr. Mellett asks if there are any other by-products.

Mr. Mezar states the plastic composite w/graphite and the water.

Mr. Bucceroni asks if its all solid, no dust?

Mr. Mezar states; It's a solid, no dust, just little pellets.

Vice Chairman Simiriglia states he is concerned about being asked to place an operation where it may not be permitted. They really don't know what will happen with the DEP and if they will even get the permit needed.

Mr. Costa states they will need the DEP or someone to inspect the premises.

Mr. Landgraf states they don't know the permits yet: waste water or air quality.

Mr. Mezar states it's the same product being used now, it's just a different process that makes it stronger and lighter.

Mr. Landgraf states it could be a condition when they return with a site plan to ask for permits if they are necessary. Plastic extrusion has been done for decades.

Vice Chairman Simiriglia states it's not a stand-alone operation, it's in an industrial park. If it was stand alone it would be a different story. He would like to know how the DEP would regulate this operation.

Mr. Bucceroni states maybe it would be better to table this and get answers to the questions the board has.

Mr. Costa states all parties need to be in the same room, along with the tenants. Then when they get the necessary permits that are necessary from the EPA or DEP everyone has the whole story.

Mr. Lechner states the application says space for future too.

Mr. Riley states Mr. Chang will occupy the rest of the building.

Mr. Lechner states the site has 11 applications on it since 1979. There are several additions which is not typical. The commercial center was piece mealed together. Mr. Lechner also states the basin and landscaping need to be on the site plan.

Mr. Mellett agrees with Mr. Lechner.

Mr. Riley states they can table it but they machinery is on its way and they would like to test it and make sure it works. They won't be mixing any product, just making sure the machinery works.

Mr. Landgraf states they will contact the DEP and check what permits are needed, if any.

A motion to table the above mentioned application was made by Mr. Bucceroni and seconded by Mr. Scarduzio. The applicant must re-advertise.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiuimento	Yes
	Mr. Acevedo	Yes
	Mr. Rosetti	Yes
	Chairman McMullin	Yes

Application Tabled.

A motion to Adjourn was made by Mr. Bucceroni and seconded by Mrs. Chiuimento.

Respectfully Submitted, Jean Gomez, Recording Secretary.