

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 28, 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. Chiumento	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, October 24, 2018

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#182040C
Raymond Gurick
Bulk C Variance
Block: 15821 Lot (s): 43

#182043C
Penni Hurff
Bulk C Variances
Block: 1206 Lot (s): 1

#182036C
Dhamir Steward
Bulk C Variances
Block: 18501 Lot (s): 2.50

A motion to approve the above-mentioned resolutions was made by Mr. Acevedo and seconded by Mr. Rosetti.

Roll Call:

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes

Resolutions Approved

APPLICATIONS FOR REVIEW

#182042C
Ellen Pitel
Zoned: SCR

Bulk C Variance**Block: 15820 Lot (s): 11****Location: 68 Shelly St., Erial****Roof over Deck 8' x 16' with 1.8' rear setback**

Mr. Costa swears in Mrs. Ellen Pitel and Mr. Joe Pitel.

Mrs. Pitel states they don't have 10' only 9.8' in the rear yard. There isn't really any room to enjoy the outdoors. The 3' variance leaves 6.8' to use. They would like to build an 8' wide 16' long deck. It will join the paver patio on the right side. The fence will not jut out.

Vice Chairman Simiriglia asks if the patio will have a roof.

Mrs. Pitel states they want to build a pergola over it with an open lattice shade and clear carbonate roof panels.

Vice Chairman Simiriglia states to make sure the water doesn't drain onto the neighbor's property. Drain the water towards Dorothy drive.

Mr. Barry Went (ESQ):

There are all small lots in this development and continues with positive and negative criteria.

Vice Chairman Simiriglia states there were many concessions made when those developments were built.

Mr. Went continues: the deck will run horizontal along the back of the home. Pictures of the rear of the home and the geographical hardship for the variance.

PUBLIC PORTION:

Mr. Costa swears in Mr. Anthony Vanuto.

Mr. Vanuto states the HOA hasn't approved this deck and The Zoning Board can only hear applications that are approved by the HOA; it's in the bylaws of the HOA.

Mr. Vanuto states the HOA considers density, attractiveness and value of homes in its decisions. The 3 rule is from the HOA. Mr. Vanuto doesn't like that his neighbors will be looking down at him on his patio.

Mr. Costa states if the Zoning Board approved the variance the HOA decision will supersede it.

Mr. Vanuto states they (The Pitel's) had to sign a paper that they understand the rules of the HOA. This includes the modification rules. Mr. Vanuto reads the modification rules.

Mr. Costa states there was an ARB approval granted by their board on 11-16-2018. They were negligent in telling the Pitel's it was not approved, in a timely manner. The letter of was mailed 3 months later and they weren't living at the home at the time.

Mr. Vanuto insists there is no HOA approval and the deck is detrimental to the area.

Mr. Went states the appeal to the HOA hasn't been heard yet. Mr. Costa asks if the 2 parties could work this out.

The above application has been tabled to 12-12-2018.

#182046C

Eliran Boskila

Zoned: R3

Bulk C Variance

Block: 10401 Lot (s): 22

Location: 255 Almonesson Rd., Blackwood

Convert enclosed carport into space (office) with Front setback 24.59.

Mr. Costa swears in Mr. Boskila.

Mr. Boskila states the entrance is 24.5' from the front yard. He wants to build a room on the right side to meet the front of the home. The addition will match the home.

Mr. Mellett states gutters should be installed and drain towards the street.

Mr. Bucceroni asks what kind of office will be built.

Mr. Boskila states there will be a desk with a computer.

Vice Chairman Simiriglia stated to make sure the siding matches the house.

Open to the Public:
No Comments:

Open to the Professionals.
No Additional Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Application Approved.

#182051D

88 Equities, LLC

Zoned: SCR

B Variance Interpretation

Block: 19405 Lot (s): 1

Location: 1550 Hider Ln., Blackwood

Proposing 48 age-restricted units in full compliance w/SCR Zoning requirements, seeking an interpretation as to whether a clubhouse is required for development of less than 50 residential units.

Mr. Al Marmaro reviews the applicant for the SCR Zoning district. There is confusion about the club house requirement in the ordinance. Mr. Marmaro argues the unit count is below the 50 units mentioned in the ordinance and asks

for a clarification. They are only interested in building 48 units.

Mr. Jim McKenna (member of 88 Equity) asks if the number of units affects the clubhouse. They don't have the exact unit count yet.

Mr. Costa states: 88 Equities wants an interpretation to whether or not they have to build a clubhouse. They believe the ordinance infers a clubhouse is not needed if you build less than 50 units: or does the ordinance require a clubhouse for any SCR development. If necessary, 88 Equity could seek a variance to remove or reduce the clubhouse, if the board finds in favor of one.

Mr. Bucceroni states there isn't anything to base it on because all other SCR developments are larger than Units.

Mr. McKenna states they aren't set on 48 units but it is the projection, they are trying to avoid a variance. He believes the residents won't want to carry the expense of the clubhouse, considering the low unit projection.

Mr. Costa states the board has to decide the ordinance interpretation.

Mr. McKenna states the ordinance should have a specific number of units.

Vice Chairman Simiriglia states the ordinance doesn't specifically say less than 50 units no clubhouse is needed. The ordinance lets you put the homes close together and the clubhouse allows you to be involved with your neighbors. Especially since you have less room for activity with the homes so close.

The decision: The clubhouse is necessary.

A motion to approve the above decision 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. Rosetti	Yes
Chairman McMullin	Yes

Clubhouse necessary according to the ordinance.

A motion to Adjourn was made by Mrs. Chimento and seconded by Mr. Scarduzio.

Respectfully Submitted, Jean Gomez, Recording Secretary.