

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, FEBRUARY 27, 2019**

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Present</b>
<b>Mr. Bucceroni</b>	<b>Absent</b>
<b>Mr. Scarduzio</b>	<b>Absent</b>
<b>Mrs. Chimento</b>	<b>Absent</b>
<b>Mr. Rosati</b>	<b>Absent</b>
<b>Mr. Acevedo</b>	<b>Present</b>
<b>Mr. Treger</b>	<b>Absent</b>
<b>Mr. Rosetti</b>	<b>Present</b>
<b>Mrs. Kelly</b>	<b>Present</b>
<b>Chairman McMullin</b>	<b>Absent</b>

**Chairman Simiriglia had the professionals sworn in:  
Also, Present: Mr. Anthony Costa, Zoning Board Solicitor  
Mr. Ken Lechner, Township Planner**

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Mr. Rosetti is seated for Mr. Bucceroni and Mrs. Kelly is seated for Mr. Scarduzio.

**MINUTES FOR ADOPTION**

Zoning Board Minutes – Wednesday, February 13, 2019

**A motion to approve the above-mentioned minutes was made by Mrs. Kelly and seconded by Mr. Rosetti**

**Roll Call:**

<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mrs. Kelly</b>	<b>Yes</b>
<b>Chairman Simiriglia</b>	<b>Yes</b>

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#182053C  
Teresa M Garvey  
Bulk C Variance  
Block: 15701 Lot: 5**

**#182054C  
John C Burt  
Bulk C Variance  
Block: 14901 Lot: 35**

**#192003C**  
**Michael Cimer**  
**Bulk C Variance**  
**Block: 16403 Lot: 23**

**A motion to approve the above-mentioned resolution was made by Mrs. Kelly and seconded by Mr. Rosetti.**

**Roll Call:**

<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mrs. Kelly</b>	<b>Yes</b>
<b>Chairman Simiriglia</b>	<b>Yes</b>

**Resolutions Approved**

### **APPLICATIONS FOR REVIEW**

**#192004C**  
**Anthony Karpovich**  
**Zoned: SCR**  
**Bulk C Variance**  
**Block: 15821 Lot: 62**  
**Location: 11 Kings Arthurs Ct., Erial**  
**Trek Deck 14.5 x 5'x 8' w/setback 4'**

Mr. Costa swears in Mr. Karpovich.

Mr. Karpovich states he lives in senior housing and he only has 10' in his rear yard. The steps will be on the side and the deck will not be covered.

Mr. Lechner asks Mr. Karpovich is he has approval from the HOA.

Mr. Karpovich states: "yes"

Open to the Professionals:

No Additional Comments:

Open to the Public:

No Comments:

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

**Roll Call:**

<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mrs. Kelly</b>	<b>Yes</b>
<b>Chairman Simiriglia</b>	<b>Yes</b>

**Application Approved.****#192002C****NJHR3, LLC****Zoned: R3****Bulk C Variance****Block: 5001 Lot: 25****Location: 311 Marshall Ave., Blackwood****11,000 sq. ft. SFD w/setbacks**

Mr. Costa swears in Mr. Joe Cliver (applicant NJHR3) and Mr. Mersky, PE, Planner. Mr. Brennan Esq. for NJHR3 explains the application.

The 5 variances needed:

- Minimum in lot depth
- Minimum in lot size w/o public sewer
- Minimum in front yard w/o public sewer
- Minimum in side yard w/o public sewer
- Minimum in rear yard w/o public sewer

Mr. Cliver:

- Has built and remodeled thousands of homes all across NJ.
- This property went up for sale and they were the highest bidders.
- The property is surrounded by single family homes.
- They will build a 24' x 24' 1250 sq. ft. house/3bdrm./2.5 bath.
- Public water is available/no public sewer.
- Project should take about 90 days
- 

Mr. Costa asks what adjoins the property.

Mr. Cliver states: other single-family homes and 2 commercial lots.

Mr. Costa asks if there is any way to buy additional property.

Mr. Cliver states: "no" way to buy additional property.

Mr. Lechner states the plan shows a 24' x 24' home and in addition: a 5'x 25' front porch and a garage. The GTMUA shows a sewer main but Mr. Lechner isn't sure it exists.

Mr. Cliver states he was told by GTMUA there is no sewer lines on that street.

Chairman Simiriglia asks if they spoke to the MUA about running a 2-inch sewer line with a grinder pump.

Mr. Cliver states: "no".

Chairman Simiriglia states it may be a cheaper alternative to the septic system.

Mr. Cliver is open to anything as long as it's a timely fix.

Mr. Mellett discusses the performance standards when less than 40,000 sq. ft is involved.

Mr. Mersky PE:

- His job was to design the septic system and get it approved.
- The soil was tested,
- The septic system will be on the side of the home next to the driveway,
- The septic system was reviewed and approved by the county,
- The size of the lot affects the system,

- The nitrogen question on our ordinance is 2 parts per million.
- The applicant may request relief,
- The 2 parts per million should be easily reached and dilution should not be an issue.

Mr. Mellett state Gloucester Township is mostly sewer and this one area being septic shouldn't affect Gloucester Township as a whole.

Mr. Costa asks Mr. Mellett if the board should consider this in their decision.

Mr. Mellett states the county will look at the standards and put an approval on it.

It is a local ordinance and there are 8 to 10 houses around the property with septic.

Mr. Cliver shows the board the map and sewer homes vs. septic homes is discussed.

Chairman Simiriglia states the lot next door is about the same size lot and they have septic.

Mr. Lechner states this section is in article 5, this statute for performance and design standards are for larger developments. They could consider a waiver to the standards.

Chairman Simiriglia states the county health department regulates septic.

Mr. Mellett states there is a home that has been built within the past 5 years and has septic on the same street.

#### **PUBLIC PORTION:**

Mr. and Mrs. Desandro: 590 Kearsley Rd.

Mr. Desandro states he owns the commercial property behind the property. He states his well is 10' off the rear property line. He feels the septic is too close to his well and within 100'.

Mr. Mersky states this is a valid concern and the onus is on them to fit the septic.

Chairman Simiriglia states the commercial property could be hooked up to public water at the applicant's expense or hook up to the sewer at the end of the street.

\*condition to return to the county for a new septic location or hook up the Desandro's property to public water.

Mr. Costa states the 100' from the well will be a condition for approval.

Chairman Simiriglia states check if the homes across the street have wells.

Mr. Mersky states the rest of the homes have city water. Mr. Mersky states it takes 3 weeks review time for the Camden County Board of Health and they will need 90 days to finalize the septic.

**A motion to approve the above-mentioned application with the conditions: septic system is 100' from Commercial property well in rear of property or hook up the property to city water; also 90 days to get the new plans to our engineer was made by Mr. Acevedo and seconded by Mr. Rosetti.**

#### **Roll Call:**

<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mrs. Kelly</b>	<b>Yes</b>
<b>Chairman Simiriglia</b>	<b>Yes</b>

**Application Approved.**

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

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