

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MAY 8, 2019**

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

Roll Call:

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

Chairman McMullin 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**

Mr. Rosetti will sit in for Mr. Scarduzio.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, April 24, 2019

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#182030CDSPWMSP

Dr. Mem, LLC

Minor Site Plan

Block: 13102 Lot: 18,19.01,19.02 & 20

#182056CD

Empire Investment Ent. LLC

Bulk C & Use D Variance

Block: 10902 Lot: 12

#182044D

Maria Cruz

Use "D" Variance

Block: 19103 Lot: 1

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes

Mrs. Kelly	Yes
Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#192018C

Anthony Stagliano

Zoned: R3

Bulk C Variance

Block: 2905 Lot: 10

Location: 411 Plantation Dr., Glendora

10' x 19' open porch with an "A" frame; 28' setback.

Mr. Costa swears in Mr. Stagliano.

Mr. Stagliano states the front porch is 26' from the front setback instead of 30' because he is extending it a little. It's just a landing right now. The landing will be extended too (19' x 10'). The "A" frame roof will not be enclosed.

Open to the Professionals:

No Comments:

Open to the Public:

No Comments:

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes

**Mrs. Kelly
Chairman McMullin**

**Yes
Yes**

Application Approved.

#192014CD

Auto Images, LLC

Zoned: NC/R3

Bulk C & Use D Variance

Block: 12509 Lot: 1

Location: 401 S. Blackhorse Pike, Blackwood

Continued use as Auto Body repair; expansion of existing w/a60' x 50' (3,000 sq. ft.) addition.

Mr. Costa swears in: Mr. Norman Rogers (PE), Mr. Jack Smith (architect), Ms. Tiffany Morrissey (Planner), Mr. Addison Bradley (Planner), Mr. Chad Milstein (owner).

Mr. Rinaldi (ESQ) introduces the application: A use variance D2, for an expansion of a previous non-conforming use in a R3 zone. There are several bulk variances: the application is just for those issues. They will come back with a full site plan if the application is approved.

Mr. Costa states suggests holding off on the bulk variances until the site plan.

Mr. Rinaldi states they will review them tonight but will deal with the details at site plan.

Mr. Milstein (owner since 2014):

- Auto repair business when he bought it,
- It's been used for auto body work but it's not up to date,
- The paint booth is from the 90's,
- He has 5 employees & will probably add 4 or 5 more with the expansion,
- Hours of Operation: M – F 8am to 5:30pm/Saturday 9am to noon,
- Mr. Milstein did clear the lot because it had 200 to 300 old tires, which were removed by Tire Corral, along with unkept brush. It was totally overgrown.

- Cars were moved over there after clearing,
- He will be an auto body repair not a junk yard,
- He does do some towing for GT police dept.; those cars are from DUI's and accidents. The cars are not there long, 2 to 3 months in the worse case scenario, if people don't pay,
- Impounded and accident cars will be stored; fluids will be maintained,
- A pinch line is used if they aren't dry. Most fluids are gone at the accident scene. They try to recycle the fluids during repair if possible.
- Recycle the paint with the new paint machine, it turns the paint into a hockey puck that you can throw away.
- They are regularly inspected by the state, they check fresh air masks, maintenance, disposables, & an annual inspection by the Fire Marshall.
- They will not be selling vehicles,
- Construct the addition and the sole reason is for the new paint booth. It will give them room to prep the car inside along with the new paint booth. There will be a separate bay to clean cars, down draft paint booth with a more controlled environment. The fumes are recycled and cleaned in the unit.
- Auto body and paint supplies are delivered by a work van or 18' box truck. The box truck comes about once a week. The daily trucks are small van trucks.
- He will re do the façade of the building along with expansion all at once.

Mr. Lechner asks how long he's been towing for the township.

Mr. Milstein states about 3 years.

Mr. Lechner asks if they have a zoning permit for township tow.

Mr. Milstein states he's not sure.

Mr. Lechner states that may be a 2nd Use Variance. The 2014 Certificate states: legal non-conforming auto repair shop.

Mr. Rinaldi states they will look into the zoning for the towing.

Requests addition to D2.

Mr. Milstein states he's been towing for the town since 2014.

Mr. Costa asks the applicant if he would like to amend the application to include the towing (Dual Use).

Mr. Mellett states towing for the township police department it isn't an ancillary use.

Mr. Rinaldi states 1 use couldn't exist w/o the other, it wouldn't be profitable enough.

Mr. Rogers (PE):

- A1- site exhibit: Blackhorse pike location with 285' frontage.
- Zoned neighborhood commercial,
- The remaining portion of the lot may be R3 zone,
- The building will be attached to the existing building and will be 3,000 sq. ft...
- There will be a new access drive; 10' wide/60' long. It won't be large enough for a large loading area. Asphalt and stone now and the stone will be replaced with aggregate.
- Parking is 1 space for every 250 sq. ft., 8 service bays, 5 spaces per bay = 40 spaces. 40 to 41 spaces required; there are 101 spaces available.
- All other vehicles are tows,
- Traffic arrow for a one-way direction in the front.

Various improvements:

- will install concrete sidewalks on Grand Ave. along with shade trees. Trash receptacles and a bench for pedestrians.
- Drexel to frontage: new sidewalks,
- 4 spaces along Drexel Ave. will be removed and concrete curbing to the east side of the exit. There is a significant species tree. Curbing and sidewalk on Drexel Ave.

Traffic:

- AM and PM peak and Saturday Peak:

Now AM = 9 New = 16 7 extra trips

Now PM = 21 New = 28 7 extra trips

Saturday Now: 13 New: 2 11 extra trips

Lighting: will use shoebox with a rear shield to eliminate illumination onto adjoining properties. Shade trees will be planed every 50' along Grand Ave. Evergreen shrubs will be planted along the vinyl fence along Black Horse Pike and Grand Ave. The fence will be equal to the fence on lot 2.

Storm water: bio swale infiltration trench.

Mr. Lechner:

- Review comments for the site plan
- Parking on Drexel and Black Horse Pike are not compliant,
- Concern loading area against the residential properties.

Mr. Rogers: lot 2 will have a new vinyl fence and the wooden fence extends to parallel the rear of the building. In addition, there is a green mesh fence.

Mr. Lechner: who is going to maintain the vegetation between the fences. The vinyl and wood fence are on residential properties. You should buffer them (residents) not vice versa. To park a wrecked vehicle with fluids next to a residential property isn't good.

Mr. Rogers: understands they have to deal with the ordinances and hope they can deal with that at site plan. The intent will be to request a variance for the 25' buffer, since they don't have 25'.

Mr. Lechner: lot depth variance is something you can't change and the Use variance. Lot depth: 171.47' vs. 300' required.

Mr. Mellett: use variance and site plan letter:

- 2 different uses,
- Not just auto body vs. junk yard,
- There is a great disparity in parking; 101 spaces,
- This plan doesn't meet needs of the proposed facility,
- More spaces for general public to pull in to.

Mr. Rogers: discusses the parking as a pre-existing issue.

Mr. Mellett states you are doubling the size of the business.

Mr. Rogers states they aren't doubling the size of the business with a one new paint booth. He is just trying to show what storage is available.

Mr. Rinaldi states Mr. Milstein said the expansion is not going to increase his customer base (volume).

Mr. Lechner asks if there is a floor plan yet?

Mr. Milstein states the paint booth will be $\frac{1}{4}$ to $\frac{1}{2}$ of the new area.

Mr. Lechner states a picture is worth a thousand words.

Mr. Costa ask if Mr. Milstein tows just for Gloucester Township?

Mr. Milstein states he tows for Washington Twp. Maybe once a month.

Mr. Costa states if the towing is approved it will be limited to Gloucester Twp. And Washington Twp.

Mr. Lechner discusses a separate area for "tow" vs. "repair" vehicles. Mr. Milstein agrees with Mr. Lechner for a separate area for both. Mr. Lechner states it will be a condition to know which are tow and which are repair vehicles. Mr. Lechner asks if Mr. Milstein will be stacking cars on top of one another.

Mr. Milstein states "no".

Mr. Lechner asks if the tow trucks are parked on site.

Mr. Milstein states No, they are parked at Bernie's in Blenheim.

Mr. Mellett: He is concerned the plan provided shows maximum spaces available on site. But not the needs to help this new business (auto body). Storing the vehicles in the rear next to the residential area doesn't have enough buffering. The storm water management should be a condition. Removing the vegetation, even though there were tires there, still provided some drainage. Need to see a storm water management that meets the existing conditions, and what are the existing conditions?

Mr. Rinaldi states removing the 200 to 300 tires was the only area cleared.

Mr. Mellett states: yes, but only that area had run off potential, now its going to be graveled.

Mr. Bucceroni asks if there will be a junk yard.

Mr. Milstein states: No junk yard.

Mr. Bucceroni states to cut the sidewalk back and don't cut that specimen tree. A buffer is existing by the resident and can be modified through compromise.

Vice Chairman Simiriglia states the auto body and auto repairs are the only pre-existing conditions. Towing doesn't fall into that category.

Mr. Lechner states he agrees with the non-conforming letter. But the buffering was there until it was cleared, even if there were old tires within that buffer. The board is supposed to look at all ordinances and buffers and figure out the best-case scenario for all involved.

Mr. Rinaldi states but if you buy the residence after the fact you know what you're getting.

Vice Chairman Simiriglia states the towing is causing the issues.

Mr. Milstein states he will designate the parking for tow vs. repair.

Mr. Smith (architect):

- A2 – elevation: The building is now updated and more aesthetically pleasing. The new building is better for the employees, mechanic shops, paint booth. Gray and red is the logo and has been worked into the design. 20' is elevation well under the 40' mark. The floor plans are coming.

Mr. Lechner asks if the stucco will be on the north and south side of the building too.

Mr. Smith states Yes, it will look uniform on the front and side.

Ms. Morrissey (planner):

- Expansion and secondary use for towing.

Pre-existing facility looking for improvement in a paint booth and the larger facility.

- Prepping cars inside now vs. outside out of the public eye.
- Updating the outside façade of the building,
- Enhanced landscaping,
- New sidewalks,
- Updated parking,
- The property is a split zone: NC and R3,
- The NC line follows the property line and goes all the way to the back.
- Permitted uses: auto facility, gas station or vehicle repair,
- Gas station can not enclose all uses like this use,
- Historically used for storage,
- Cleared area used for 200 to 300 tires, it was used for storage whether or not it was legal.
- Tow facilities to store accident vehicles is necessary,
- The owner will better screen and buffer.
- Expanded storage,
- Other Existing auto facilities in the area,
- Various commercial properties all around the area,
- Residence in rear of property,

Site Suited for storage and secondary use (tow):

- This car facility is already existing and you don't want to build another one.
- Will maintain the property well,
- Eliminate bad parking,
- Normal car facility functions, will screen the use including storage.

Negative Criteria:

- Zoning requirements,
- 200' lot depth not possible,
- Permitted use of auto facility,
- Create new jobs,
- Over 30 years auto use.

Public Good: overall good even with new tow spaces.

New sidewalks and paint booth.

Mr. Rosati: parking question about the body shop vs. towing.

Ms. Morrissey: parking for the auto shop is 40 spaces. Tow spaces will be contained and fenced in.

Mrs. Kelly: New paint machine in the new building what is going in the old building.

Mr. Milstein state it will be work space to detail the cars.

Mr. Lechner states the 171.47 lot depth is non-conforming to uses not permitted. Mr. Lechner asks if towing is part of the facility in auto repair in Galloway twp.

Ms. Morrissey states she has had auto repair facilities approved as tow facilities in Galloway Twp.

Mr. Rinaldi states it is better to approve the towing to this operation as an ancillary use. If the Auto Body ends so does the towing.

Mr. Costa states if it was an ancillary use any auto body shop could tow.

Mr. Costa states if towing is approved and the property is sold the towing would have been included. It isn't ancillary.

- Cap the number of parking spaces for towing so it can't turn into a tow garage solely.

Vice Chairman Simiriglia: The numbers have to be flexible with the site plan.

Mr. Lechner states the parking has to be separated:

- Customer parking
- Repair parking
- Auto parking
- Tow parking

Mr. Costa states if approved there will be a condition that the auto repair must be there for the tow part of the business.

Conditions;

- **Expansion of non-conforming**
- **Towing w/ auto body only**
- **Tow Gloucester Twp. And Washington Twp. Only**
- **Max a vehicle can be stored is 3 months**
- **No stacking cars,**
- **No selling auto parts,**
- **Floor plan**
- **Site plan**
- **Storm water management**

Open to the Professionals:

No Additional Comments:

Open to the Public:

No Comments:

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Application Approved.

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mr. Treger.

Respectfully Submitted, Jean Gomez, Recording Secretary.