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

Roll Call:

Vice Chairman Simiriglia  Present
Mr. Bucceroni           Absent
Mr. Scarduzio           Present
Mrs. Chiumento          Present
Mr. Rosati              Present
Mr. Acevedo             Present
Mr. Treger              Present
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. James Mellett, P.E., Churchill Engineering

Mr. Rosetti will sit in for Mr. Bucceroni.

**MINUTES FOR ADOPTION**

Zoning Board Minutes – Wednesday, May 8, 2019

A motion to approve the above-mentioned minutes was made by Mrs. Chiumento and seconded by Mr. Rosati.
Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#192018C  Anthony Stagliano  Bulk C  Block: 2905 Lot: 10
#192014CD  Auto Images  Bulk C & Use D Variance  Block: 12509 Lot: 1

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

Roll Call:

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

Resolutions Approved.
APPLICATIONS FOR REVIEW

#192020C
Diane Cimino
Zoned: R4
Bulk C Variance
Block: 902 Lot: 11
Location: 1145 Oak Ave., Glendora
27' x 12' carport

Mr. Costa swears in Ms. Diane Cimino. Ms. Cimino states they own a wide old Oldsmobile and they want to make sure it fits.
Mr. Sam Mellett, general contractor, is sworn in by Mr. Costa. Mr. S Mellett states the carport will be 12' x 25' and will be even with the back and front of the home. The siding will match the home and will be used on the covered corners.
Mr. James Mellett, PE states roof gutters must drain towards the street.
Mr. Sam Mellett states he was going to direct the water towards the grass on the owner’s side.
Mr. Mellett, PE states keep the water away from the neighbor’s property.
Mr. Sam Mellett states the carport will be 27' eve to eve and 25' pier to pier.
Vice Chairman Simiriglio states we will make it 27' for the whole thing just in case.

Open to the 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. Rosati.

Roll Call:

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<tr>
<th>Name</th>
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<td>Vice Chairman Simiriglvia</td>
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<td>Mr. Scarduzio</td>
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<td>Mrs. Chiumento</td>
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<td>Mr. Rosati</td>
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<td>Mr. Acevedo</td>
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<td>Mr. Rosetti</td>
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<td>Chairman McMullin</td>
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Application Approved.

#192021C
Kyle & Melissa Seidel
Zoned: R3
Bulk C Variance
Block: 15601 Lot: 30
Location: 42 Whitall Dr, Sicklerville
19’x 14’ roof extension over Patio 3’ from existing pool

Mr. Costa swears in Mr. Seidel.
Mr. Seidel states they wanted to make the space more usable for
entertainment. Where the sun sets it makes it hard,
they’ve tried all umbrella locations and nothing seems to help.
Vice Chairman Simiriglvia asks what material will be used for the roof.
Mr. Seidel states: a wood roof with synthetic covering and Owens
Corning shingles. The posts will be covered in vinyl.
Vice Chairman Simiriglvia asks if there is any access to the roof for children.
Mr. Seidel states “no, there is no access for children to the roof”.

Open to the Professionals:
No Comments:
A motion to approve the above-mentioned application was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

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<td>Mr. Rosetti</td>
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<td>Chairman McMullin</td>
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Application Approved.

#192022C
David M. Lackner, MD
Zoned: R3
Bulk C Variance
Block: 7805 Lot: 4
Location: 316 Hillcrest La., Blackwood
1508 sq. SFD w/detached garage 24’x30’ & 8’x12’ shed w/setbacks

Mr. Costa swears in Dr. Lackner.
Dr. Lackner wasn’t aware he was so far over on lot coverage. He is buying a modular home that is 26’ x 58’ and it trying to fit it on the property. He does own the property next door too. The shed was just in case he wanted one. Dr. Lackner is selling the property and thought the shed would be a nice add on to store a lawnmower, bikes etc.

Mr. Mellett states a new home will have gutters and they must be directed away from homes next door.
Public Portion:
Mr. Costa swears in Mr. Wilmer Cornel who lives next door. The old neighbor had a garden next to him. Mr. Cornel is worried about the new home having a basement installed. He is worried the backhoe will shift the ground and crack his foundation while digging. Mr. Cornel wants a berm 3 wide and 2’ high between the homes. He is above the property that is being built.

Mr. Mellett states he doesn’t think the backhoe excavating will bother the neighboring homes; it is done all the time. It is a retaining wall in the picture not a berm. A new build will bring it up to level (grade to level). The grading will be away from homes and property and a grading plan is required.

Mr. Costa states there is no variance required on your side.
Mr. Cornel states “no” there isn’t.
Mr. Costa states that is because it is far enough away. If the other side was 10’ and not 7’ a variance wouldn’t be needed.
Dr. Lackner states they are 20’ away from Mr. Cornel’s home and they will grade the property to the back.
Mr. Rosati discusses the retaining wall.
Mr. Mellett states the board can make a grading plan a condition. Have a complete grading plan approved by the township engineer.

Open to the Professionals:
No Comments:

Open to the Public:
No Comments:

A motion to approve the above mention application, with the condition of a grading, was made by Mr. Scarduzio and seconded by Mr. Acevedo.

Roll Call:
Application Approved.

#192023C
Stacey Jones
Zoned: R3
Bulk C Variance
Block: 20901 Lot: 52
Location: 1 Cinnamon Ct., Sicklerville
In-Law suite (addition on R side) (Bedroom & Bathroom w/setbacks)

Mr. Costa swears in Ms. Stacey Jones and Mr. Pete Rossi. Mr. Rossi states they are trying to make the addition meet ADA requirements. The siding will conform with the rest of the home. He has reduced the bathroom as much as possible 16' x 25'/9'x7'. The addition will have gutters to direct the water away from the neighbors.

Open to the Professionals:
No Comments:

Open to the Public:
No Comments:

Roll Call:

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

Application Approved.

#192016CPMSFMS
SJ Dining, Inc
Zoned: HC
Bulk C/Use D Variance; Prelim/Final Major Site Plan
Block: 13303 Lot: 2
Location: 1370 Blackwood Clementon Rd., Clementon
Burger Kin w/ drive thru (1,000' from another fast food restaurant)

Mr. Costa swears in:
Mr. Craigh Rahenanb – Planner
Mr. Jerrid Guinnen - Traffic engineer
Mr. Ahmad Tamous – Engineer
Mr. Travis Diffin – Director of operations
Mr. DeLuca, ESQ summarizes the application:

- A fast food restaurant is allowed in a highway commercial zone but this one has a condition. The conditions are it is less than 1000' feet from another fast food restaurant and a residential zone is behind the property.

A1 aerial view – the site is on 3 streets, Columbia, Plaza and Blackwood-Clementon.

A2 rendered site plan
- This is a less strict approval vs. a D1 variance. The bulk variances are 1. Signs 2. Parking in back.
- No objections to the engineers or planners' letters except for one. The one exception is the sidewalk request on all 3 streets. The applicant would prefer not to add sidewalks to Columbia dr.

Mr. Tamous, engineer:
- The prepared site plan overview; the property is the old Eastside Mario’s restaurant site. The existing pavement and parking still exist.
- Retain access but change on Blackwood-Clementon Rd to no left turn. Change the circulation to one way counter clockwise.
A3 – schematic changes to the site plan per Mr. Mellett’s letter. Two pork chops (concrete directional form) will direct traffic. All run off in the south east direction. Reducing the impervious coverage and the site will drain the same. There will be landscaping and lighting thru out the site.
A4 – plan for truck radius turning.
Variances; 25’ setback on 3 frontages, Blackwood-Clementon 19.3’ vs 25’, Columbia 9.8’ vs. 25 and 21’ vs. 25’ on Plaza. Parking setback less than 21’, will not be less than 10’, shape of lot & old restaurant without a drive thru previously. A level driveway is necessary for a drive thru.
A5- architectural elevations
A6- architectural elevations
Signage: proposing a sign on 2 sides and front of building plus free-standing drive thru signs.
- No environmental/asking for a submission waiver,
- No environmentally sensitive areas,
- Existing just redeveloping.
A2 – site plan: number of cars that can stack exceed the minimum of 6. The total number of cars that can stack is 14 cars because of two drive thru lanes.
- No loading zone: typically, deliveries are made in box trucks and between the hour 12 am and 6 am.
- Design waivers: Mr. Lechner’s letter: being so close to the adjacent property (Filomena’s) they will not grade towards that property. Keep the tree on the property and ask for a waiver
Mr. Mellett states the plans are very intact and they will work out the details.
- Handicap ramps along Blackwood Clementon Roads (sidewalk ramps).
- Will modify the ramps and the sidewalks,
- Will not replace the whole sidewalk,
- No sidewalks along Columbia drive
Chairman McMullin ask why no sidewalk along Columbia dr.
Mr. Tamous states there isn’t any benefit.
Mr. Mellett states the scenario with the residences south of the restaurant could create foot traffic. It is possible the sidewalk would serve a purpose.
Mr. Treger asks where the trash enclosure is located.
Mr. Tamous states it is under the canopy and gated in the rear.

Mr. Diffin, Director of Operations;
- Hours of operation: 6am to 11pm dining room/12am drive thru.

Mr. Jerrid Guinnen - Traffic engineer:
Adverse impact:
- No, it will not be an adverse impact to the area,
- Similar use to the previous owner,
- Camden County requested a gap analysis for the left-hand turn into the site. They found plenty of time for gap and for the turn.
- Intersections will not be impacted significantly,
- Number of cars into the site: sometimes these types of restaurants draw traffic from the road,
- Small impact to trips,
- Site will increase traffic by 3% which is probably over inflated,
- Adequate stacking – 2 lanes for ordering will expedite the 14-car stacking ability,
- The development of this site will not degrade the level of service to existing intersections.
- Site circulation: there is safe access,
- Bus stops within 1000', currently only sidewalk on Blackwood-Clementon rd.

Mr. Craigh Rahenanb – Planner:
- Key issue- don’t meet one condition
- Permitted use,
- Proximity ordinance – residents 50' from zone, the crossing to the actual dwelling is well over 800’ because of wetlands,
- 1000' between fast food/this is a relocation of a business within
  the same corridor in a favorable way. Not adding to the total
  of fast food restaurants.
- It’s a needed use, parking improvement, signage architecture
  is muted and signs are more modern.
Will let the zoning board make the final decision about adding the
sidewalk to Columbia Drive.
Mr. Mellett states the extra sidewalk should be added.
The applicant agrees to the added sidewalks along Columbia drive.

Open to the Professionals:
No Comments:

Open to the Public:
No Comments:

A motion to approve the above-mentioned application, with 3
sidewalks, was made by Mr. Scarduzio and seconded by Mr.
Acevedo.

Roll Call:

Vice Chairman Simiriglia    Yes
Mr. Scarduzio                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 Mr. Rosati and seconded by Mrs. Chiumento.

Respectfully Submitted, Jean Gomez, Recording Secretary.