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

**Roll Call:**
- Mr. Simiriglia: Present
- Mr. Fuscellaro: Present
- Mr. Bucceroni: Present
- Mr. Gunn: Present
- Mr. McMullin: Present
- Mrs. Chiumento: Present
- Mrs. Giusti: Present
- Mr. Acevedo: Present
- Mr. Treger: Present
- Mr. Richards: Present

Chairman Richards had the professionals sworn in:
- Also Present: Mr. Anthony Costa, Zoning Board Solicitor
- Mr. James J. Mellett, P.E., Churchill Engineering
- Mr. Ken Lechner, Township Planner

**Annual Reorganization**

Motion to approve Mr. Robert Richards as Chairman to zoning board was made by Mr. Simiriglia and seconded by Mrs. Giusti.

**Roll Call:**
- Mr. Simiriglia: Yes
- Mr. Fuscellaro: Yes
- Mr. Bucceroni: Yes
- Mr. Gunn: Yes
- Mr. McMullin: Yes
- Mrs. Chiumento: Yes
- Mrs. Giusti: Yes
- Mr. Acevedo: Yes
- Mr. Treger: Yes

Motion approved.

Motion to approve Mr. Simiriglia as Vice-Chairman to the zoning board was made by Mr. Fuscellaro and seconded by Mrs. Giusti.
Roll Call:
Mr. Simiriglia          Yes  
Mr. Fuscellaro         Yes  
Mr. Bucceroni         Yes  
Mr. Gunn              Yes  
Mr. McMullin         Yes  
Mrs. Chiumento       Yes  
Mrs. Giusti          Yes  
Mr. Acevedo         Yes  
Mr. Treger          Yes  
Chairman Richards    Yes

Motion approved.

Motion to approve Mr. Ken Lechner as secretary to the zoning board was made Vice Chairman Simiriglia and seconded by Mr. Fuscellaro.

Roll Call:
Vice Chairman Simiriglia  Yes  
Mr. Fuscellaro         Yes  
Mr. Bucceroni         Yes  
Mr. Gunn              Yes  
Mr. McMullin         Yes  
Mrs. Chiumento       Yes  
Chairman Richards    Yes

Motion approved.
Motion to approve Mrs. Jean Gomez as recording secretary to the zoning board was made by Mrs. Giusti and seconded by Mr. Fuscellaro.

Roll Call:
Vice Chairman Simiriglia  Yes  
Mr. Fuscellaro         Yes  
Mr. Bucceroni         Yes  
Mr. Gunn              Yes  
Mr. McMullin         Yes  
Mrs. Chiumento       Yes  
Chairman Richards    Yes

Motion approved.
Motion to approve appointment of Mr. Anthony Costa as solicitor was made by Vice Chairman Simiriglia and seconded by Mr. Fuscellaro.

Roll Call:
Vice Chairman Simiriglia  Yes  
Mr. Fuscellaro         Yes
Mr. Bucceroni  Yes
Mr. Gunn  Yes
Mr. McMullin  Yes
Mrs. Chiumento  Yes
Chairman Richards  Yes

Motion approved.

Motion to approve appointment of Churchill engineering as engineer was made by Vice-Chairman Simiriglia and seconded by Mr. Fuscellaro.

Roll Call:

Vice Chairman Simiriglia  Yes
Mr. Fuscellaro  Yes
Mr. Bucceroni  Yes
Mr. Gunn  Yes
Mr. McMullin  Yes
Mrs. Chiumento  Yes
Chairman Richards  Yes

Motion Approved.

A Motion to approve zoning board meeting dates, with the elimination of August 23, 2012, was made by Vice-Chairman Simiriglia and seconded by Mr. Fuscellaro.

Roll Call:

Vice Chairman Simiriglia  Yes
Mr. Fuscellaro  Yes
Mr. Bucceroni  Yes
Mr. Gunn  Yes
Mr. McMullin  Yes
Mrs. Chiumento  Yes
Chairman Richards  Yes

Motion Approved.

Motion to approve The Courier Post and the Record Breeze as official newspapers was made by Vice-Chairman Simiriglia and seconded by Mr. Fuscellaro.
Roll Call:
Vice Chairman Simiriglia         Yes
Mr. Fuscellaro                   Yes
Mr. Bucceroni                    Yes
Mr. Gunn                         Yes
Mr. McMullin                     Yes
Mrs. Chiumento                   Yes
Chairman Richards                Yes

Motion Approved.

Motion to approve adoption of agenda procedures was made by Vice-Chairman Simiriglia and seconded by Mrs. Giusti.

Roll Call:
Vice Chairman Simiriglia         Yes
Mr. Fuscellaro                   Yes
Mr. Bucceroni                    Yes
Mr. Gunn                         Yes
Mr. McMullin                     Yes
Mrs. Chiumento                   Yes
Chairman Richards                Yes

Motion Approved.

MINUTES FOR ADOPTION

Zoning Board Minutes for December 8, 2011.

Motion to approve the above-mentioned minutes was made by Mr. Gunn and seconded by Vice Chairman Simiriglia.

Roll Call:
Vice Chairman Simiriglia         Yes
Mr. Fuscellaro                   Yes
Mr. Bucceroni                    Yes
Mr. Gunn                         Yes
Mr. McMullin                     Yes
Mrs. Chiumento                   Yes
Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

LOG#372

#111047C          #112049C
Robert Jamison      James R. Rivell, Jr.
Bulk C Variance    Bulk C Variance
Block: 56701  Lot: 7 Block: 11803  Lot: 20

#112051C          #112031D
Joseph Trent       Louis & Betty Favieri
Bulk C Variance    Use Variance
Block: 15203  Lot: 9 Block: 16301  Lot: 5

#112042D
Iron Gate, LLC
Use Variance
Block: 17499  Lot: 1

A motion to approve the above mentioned resolutions was made by Mr. Gunn and seconded by Mrs. Giusti.

Roll Call:
Vice Chairman Simiriglio   Yes
Mr. Fuscellaro              Yes
Mr. Bucceroni               Yes (abstain from Trent & Iron Gate)
Mr. Gunn                    Yes
Mr. McMullin                Yes (abstain from Trent & Iron Gate)
Mrs. Chiumento              Yes
Chairman Richards           Yes

Resolutions Approved.
Applications for Review

LOG#385
#112046C
Glen Kennelly
Zoned R3
Bulk C Variance
Location: 7 Dorado Rd. Clementon
Block: 8204   Lot: 11
Approx. 400 sq. ft. in-ground pool.

Mr. Kennelly is sworn in by Mr. Costa.
Mr. Kennelly explains it is difficult to get the setbacks for his pool because of an addition on the back of the home.
Vice Chairman Simirigia asks the applicant if the old pool and shed will be eliminated and if that would achieve the 5ft. setback s for the side and rear.
Mr. Lechner asks the applicant if the setback measurements are from the apron of the concrete.
Mr. Kennelly states “no” they are from the water line.

Open to the Public:
No Comments.

Open to Professionals:
No Comments.

A motion to approve the above mentioned application was made by Mr. McMullin and seconded by Vice Chairman Simirigia.

Roll Call:

Vice Chairman Simirigia            Yes
Mr. Fuscellaro                  Yes
Mr. Bucceroni                  Yes
Mr. Gunn                        Yes
Mr. McMullin                 Yes
Mrs. Chiumento                  Yes
Chairman Richards             Yes

Application Approved.

LOG# 575
#112054C
Brian & Dawn Leary
Zoned: R3  
Bulk C Variance  
Location: 221 Orchard Ave., Somerdale  
Block: 9303  Lot: 16  
Front Porch approx. 20 x 6’6” = 130 sq. ft.

Mr. Costa swears in Mr. Brian Leary.  
Vice Chairman Simirglia questions Mr. Lechner about the 2nd front yard setback.  
Mr. Lechner states “yes” the second setback is correct.

Open to the Public:  
No Comments.

Open to Professionals:  
No Comments.

A motion to approve the above mentioned application was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

LOG #664  
#112053C  
Alida Toledo  
Zoned: R3  
Bulk C Variance  
Location: 52 Fox Chase Dr., Blackwood  
Block: 14501  Lot: 6  
Various issues: Lot coverage, pool roof/concrete/hot tub, etc..

Mr. Costa swears in Mrs. Toledo and her interpreter Mr. Carlos Mercado.  Mr. Mercado went to all the zoning appointments with Mrs. Toledo.  
The current zoning infractions were already in the yard 7 years ago when they purchased the home.  The house had been abandoned before they took possession.  They are in the process of trying to clean it up and make the house look good.  The deck around the pool is a mess so they may just throw that out.  
Mr. Lechner informs the board the applicant was cited by Mr. Sheppard for building without permits.  
Mrs. Toledo states (through her interpreter) “yes, she was cited by Mr. Sheppard and that is why she is before the board.”  
Mr. Lechner states the applicant had to get the variances to get the permits.  
Vice Chairman Simiriglia states the applicant needs variances for the pool: 0ft. setback on the sides and a 12ft. setback in the back.  
Mrs. Giusti asks if the concrete and fence are staying.  
Mrs. Toledo states “yes” they are all staying the same.  
Mr. Treger asks the applicant the age of the pool.  
Mrs. Toledo doesn’t know the age of the pool.
Mr. Treger asks the applicant when they started to fix the pool.
Mrs. Toledo states they started to fix the pool 6 years ago.

Open to the Public:
No Comments.

Open to Professionals:
No Comments.

A motion to approve the above mentioned application was made by Mr. Bucceroni and seconded by Mr. McMullin.

Roll Call:

Vice Chairman Simiriglia       Yes
Mr. Fuscellaro            Yes
Mr. Bucceroni           Yes
Mr. Gunn                 Yes
Mr. McMullin           Yes
Mrs. Chiumento       Yes
Chairman Richards      Yes

Application Approved.

LOG #1101
#112059B
Nicholson Land, LLC
Zoned: BP
Interpretation
Location: 221 College Dr., Gloucester Township
Block: 13108  Lot: 1
Planned Commercial Development including a hotel and nightclub.

Vice Chairman Simiriglia steps down and Mrs. Giusti steps in.

Mr. Costa swears in:
Mr. Nicolson- builder
Mr. Larry DiVitro – professional planner
Mr. DeVitro explains the overview plan. The tract of land that is BP zoned with a minimum of 10 acres. Once Bridge Street was developed it created 2 parcels. Independently they are not viable for commercial use. As long as the land is contiguous it would be combined.

Mr. Nicolson wants to build a hotel/nightclub.
Mr. Fuscellaro states the hotel should be by the interchange on the drawing – the drawing is wrong.
Mr. Lechner states the board is the only one that can interpret the ordinance.
Mr. Barons (applicants’ lawyer) states the applicant must get the interpretation from the board for the deal to go through with the county.
Mr. Lechner states we have this same situation in the Target shopping center.
Chairman Richards asks how this can be called contiguous.
Mr. Barons explains the streets that are integrated so you don’t go on public streets are considered contiguous. These streets are common in malls so you don’t have to go out to the public streets.
Chairman Richards asks if there are any private homes.
Mr. Walter Nicholson states “virtually none, some by the college, and the present home will be removed.”

Open to the Public:
No Comments.

Open to Professionals:
No Comments.

A motion to approve the above mentioned application was made by Mr. Bucceroni and Mr. McMullin.

Roll Call:

- Mr. Fuscellaro: Yes
- Mr. Bucceroni: Yes
- Mr. Gunn: Yes
- Mr. McMullin: Yes
- Mrs. Chiumento: Yes
- Mrs. Giusti: Yes
- Chairman Richards: Yes

Application Approved.

5 minute break

Roll Call: Mr. Simiriglia: Present
Mr. Fuscellaro: Present
Mr. Bucceroni: Present
Mr. Gunn: Present
Mr. McMullin: Present
Mrs. Chiumento: Present
Mrs. Giusti: Present
Mr. Acevedo: Present
Mr. Treger: Present
Mr. Richards: Present
Mr. Costa: Present
Mr. Mellett: Present
Mr. Lechner Present

LOG #1680
#112055CMSD
Anthony R. Alberto, Jr.
Zoned: R3
Bulk C/Minor subdivision
Location: 141 & 141A Coles Rd. Blackwood
Block: 8010 Lot: 3
Residential Twin Units

Mrs. Chiumento steps down and Mrs. Giusti will sit in her place.

Mr. Costa swears in Mr. Addison Bradley (planner).
Mr. Bradley states one of the twin units will be going from a rental unit to a home owner.
Mr. Alberto would like to buy one and give it to his daughter.
Mr. Bradley continues, Benefits to ownership: There are no negatives since it is already existing
  unit they are just drawing a line down the middle.

Mr. Mellett’s engineering letter: The subdivision line goes down the driveway with a cross
  assessment easement along with a site triangle easement.

Mr. Lechner states it is a GCR zone and R3 standards are used.

PUBLIC PORTION:

Ms. Sheryl Red: 806 Masters Dr.
She is on the right of the twin homes, and would like to know in the footage on the right side is
  going to change.
Mr. Bradley explains nothing will change.

Open to Professionals:
No additional Comments.

A motion to approve the above mentioned application was made by Mr. McMullin and seconded
  by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia Yes
Mr. Fuscellaro Yes
Mr. Bucceroni Yes
Mr. Gunn Yes
Mr. McMullin Yes
Mrs. Giusti Yes
Chairman Richards  Yes  
Application Approved.  

Mrs. Chiumento returns.  

LOG #2062  
#112057CDSPW  
Joseph Frederico  
Zoned: CR  
Bulk C, Use “D” Variance & Site Plan Waiver  
Location: 1000 Black Horse Pike, Blackwood  
Block: 6502  Lot: 8  
2 sided multi message digital billboard.  

Mr. Costa swears in: 
Mr. Mintz introduces: 
Ms. Deanna Drum – traffic engineer  
Ms. Barbara Dillon – planner  
Mr. Bruce McKenna – engineer  

Mr. Mintz starts off with the explanation of the CR (commercial residential) zone. The property abutted rt. 42 and is an older lot in town and thus the CR zoning.  

Mr. Frederico purchased the land in 2001 and has had a state permit for a billboard since then. The billboard will help him keep his business.  

Mr. McKenna:  
A1 – aerial photo & wetlands  
A2 – variance plan and site plan waiver  
A3 – aerial w/billboard over rt. 42  

Mr. McKenna continues: This property is a smaller lot w/an old right of way. When it was vacated years ago it allowed for a new look at the property. Rt. 42 is elevated about 25ft. above the property. An access way can be constructed and the lot is an island w/neighbors and roads. There are no wetlands as far as he knows.  
Site plan waiver: Mr. McKenna states there will be little impact on grading and drainage. The signs are managed remotely w/little maintenance requiring vehicles. Mr. McKenna continues with an explanation of the sign: placement of the sign/fall zone/construction/elevation/proximity to the freeway/vegetation/v-shaped sign/construction of sign. The sign will be within 660ft of the right of way of rt. 42. The applicant has had a state permit which means it meets all state requirements. This is followed with a discussion about existing signs and newly approved signs.  

Barbara Dillon: Planner  
-meets 9 of the positive criteria  
-public benefit  
-no impairment to master plan
-D variance for height

Use variance:
-use not permitted
-more than one principle use
-maximum height of sign

A) Public benefit
B) Secure from fire/flood (safety)
C) Adequate/light/air/space…well below
D) Development doesn’t conflict.
E) Promote established density
F) Sufficient space for variety of uses
G) Encourage location
H) Promote desirability
I) Promote conservation and open space

The applicant is trying to preserve the business in this location with the help of the added income from the billboard.

Negatives:
-vehicle visit per month
-billboard not permitted in this location
-bulk variance

The master plan needs to balance land growth.

5 minute break

Roll Call: Mr. Simiriglia Present
           Mr. Fuscellaro Present
           Mr. Bucceroni Present
           Mr. Gunn Present
           Mr. McMullin Present
           Mrs. Chiumento Present
           Mrs. Giusti Present
           Mr. Acevedo Present
           Mr. Treger Present
           Mr. Richards Present
           Mr. Costa Present
           Mr. Mellett Present
           Mr. Lechner Present

Ms. Deanna Drum: traffic engineer
1. 16 x 60 digital bill board
2. 2007 memorandum regarding digital billboards
3. Illumination/message speed on sign/NJ

- As a driver you focus on the more important task.
- much discussion about the traffic safety ad digital billboards
- much discussion about what has been found distracting to drivers in studies.

Vice Chairman Simiriglia asks Mr. McKenna distances between the billboard and interchanges.

Mr. McKenna states Mr. Mellett gives approximate distances in his engineering letter.

Vice Chairman Simiriglia comments on the following:
- billboards vs. ramp distances
- comments from assessors’ office
- asks the applicant why they think GT put there billboard ordinance in place.

Ms. Drum states she thinks the ordinance was supposed to save the character of the town.

Vice Chairman Simiriglia asks Ms. Drum is the distance is safe.

Ms. Drum states “yes”.

Vice Chairman Simiriglia states people who are travelling down the road can be diverted by the sign and not see someone on the ramp.

Ms. Drum states typically the sign would not be in your line of vision.

Chairman Richards asks Ms. Drum how large the pole is going to be.

Ms. Drum states the pole will be behind the tree line.

Vice Chairman Simiriglia states the ordinance was created to save lives and accidents, billboards are designed to attract the attention of the driver. Vice Chairman Simiriglia states the billboard needs 15 variances which suggests it may not be the best suited place for one.

Mr. Mintz states the CR zone is creating the multiple variances.

Mrs. Chiumento ask is if the sign is 2 sided/how often do the advertisements change/and why so large.

Ms. Drum states there is an 8 second minimum, but stagnant. She also states the 16 x 60 size of the sign is average.

Mr. Fuscellarlo states he sees no benefit to the sign.

Mr. Bucceroni asks the applicant what kind of business does he own, and if this billboard would be a ratable.

Mr. Gunn asks Ms. Drum if there enhancement to the community through amber alert and the police department.

Mr. Acevedo asks if the height of the sign is 125ft, and if that is higher than the Coles Rd. billboard.

Vice Chairman Simiriglia states the ground is higher at Coles Rd., so the height would be different because the grade is different.

Mr. Treger asks Ms. Drum where the sign would be controlled from where??

Ms. Drum states it is a national company that configures the sign.

Mr. Treger asks if the sign is a supplement to the business.

Ms. Drum states “yes”.

Chairman Richards is not comfortable with the traffic pattern.

Chairman Richards also asks Ms. Drum about the traffic studies. There is much discussion about the multiple traffic studies.

Mr. Mellett goes over his engineer’s letter.

1. Variances: height, size, setback
2. A survey of this property is needed.
3. Billboard separation, minimum distance, N/B traffic & merging.
4. Billboard construction & distances to property line, with foundation shown.

Mr. Mellett states the site plan waiver is not recommended by the engineer.

Mr. Lechner states the lack of applicant submission of materials.

1. Our engineer submitted the photos
2. Lack of exact measurements
3. Define “cone of vision” actual testimony could have been demonstrated better.

**TAPE #2**

**Log 7176**

Mr. Lechner asks who monitors public service announcements and who polices the billboard.

Mr. Mellett states the distances were discussed so much and their engineer needs to fill in the blanks with distances.

Mr. Mintz states the state DOT did issue a permit.

Open to the Public:
No Comments.

Open to Professionals:
No Additional Comments.

A motion to approve the above mentioned application was made by Mr. Bucceroni and seconded by Mr. McMullin.

Roll Call:

<table>
<thead>
<tr>
<th>Vice Chairman Simiriglia</th>
<th>No</th>
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<tbody>
<tr>
<td>Mr. Fuscellaro</td>
<td>No</td>
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<tr>
<td>Mr. Bucceroni</td>
<td>Yes</td>
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<tr>
<td>Mr. Gunn</td>
<td>Yes</td>
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<tr>
<td>Mr. McMullin</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Mrs. Chiumento                                    No
Chairman Richards                               No

Application Denied.

A motion to Adjourn was made by Mr. Gunn and seconded by Mr. Fuscellaro.

Respectfully Submitted, Jean Gomez, Recording Secretary.