

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 11, 2015**

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	Present
Mr. Acevedo	Present
Mr. Treger	Absent
Ms. Scully	Absent
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. Ken Lechner, Township Planner

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday February 11, 2015.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Chairman McMullin	Yes

Minutes Approved.

***Mr. Costa states the resolution #142050BD was changed to read "hospital like, 100 beds facility", no residences approved.**

#142001DSPW Timber Creek Liquors will be postponed until 4/18/15 or 4/22/15 with re-noticing. The applicant waves the 120 day action date for the Zoning Board.

#152002BD Puffs & Pipes will be issued a new date while they await a decision from the state. The applicant waves the 120 day action date for the Zoning Board and will re-notice before a new date is set (April 26th a possibility).

RESOLUTIONS FOR MEMORIALIZATION

Zoning Board of Adjustment 2014 Annual Report.

#142038C
Michael Mignone
Bulk C Variance
Block: 18609 Lot: 20

#152006C
Danielle Kraszewski
Bulk C Variance
Block: 401 Lot: 17 & 18

#132008
Sierra International
Prelim/Final/ Major Subdiv.
Block: 6801 Lot: 21/22/23/24

A motion to approve the above mentioned resolutions was made by Mr. Rosafi and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosafi	Yes
Chairman McMullin	Yes

#142050BD
1840 Peter Cheeseman Rd., LLC
B & Use "D' Variance
Block: 14003 Lot: 13, 13X, 14, 15 & 23

A motion to approve the above mentioned resolution was made by Mr. Bucceroni and seconded by Mr. Rosafi.

Roll Call:

Vice Chairman Simiriglia	Abstain
Mr. Bucceroni	Yes
Mr. Rosafi	Yes
Chairman McMullin	Yes

Resolution Approved.

APPLICATIONS FOR REVIEW

#152007C
James J. Gordon, Sr.
Zoned: R3
Bulk C Variance
Block: 6201 Lot; 3
Location: 995 Cummings Ave., Blenheim
Detached 2nd garage 768 st. (24' x 32') with setbacks

Mr. Costa swears in Mr. Gordon.

Mr. Gordon states he has no basement and needs the 2nd garage for storage of household items. He has an acre that is over 1 acre and has plenty of room. The garage will sit on the right side of the yard and will be 50' to 60' away from any neighbor. It will be 18' high pole barn.

Vice Chairman Simiriglia asks the applicant if he will have garage doors on the front of the pole barn.

Mr. Gordon states "yes".

Vice Chairman Simiriglia asks the applicant if he will be paving a driveway to the garage.

Mr. Gordon states he will have a stone drive for now.

Vice Chairman Simiriglia asks how far from the road the garage will be located.

Mr. Gordon states it will be approximately 60' from the road.
Mr. Bucceroni asks the applicant if the garage will be 18' to the peak or dormer.
Mr. Gordon states 18' to the door and the doors will be 9' x 11'.

Mr. Rosati asks if any combustibles will be stored in the garage.
Mr. Gordon states "no" just lawnmowers and other yard equipment.

Mr. Lechner states he calculates the garage is 120' from the property line.

Mr. Mellett asks the applicant if he will be installing gutters on the garage.
Mr. Gordon states "no gutters because they have no drainage issues".

Mr. Bucceroni asks the applicant, who is a fireman, if there would be any trouble getting a fire truck back to garage in an emergency.
Mr. Gordon states "no problem, he is 20 ft. from a hydrant".

Mr. Lechner states everything is in compliance with the ordinances except for the fact it is a 2nd garage.

Open to Professionals:
No Additional Comments.

Open to the Public:
No Comments.

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

Roll Call:

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

Application Approved.

#152008C

Marc & Carmen Argentieri

Zoned: R2

Bulk C Variance

Block: 19306 Lot: 3.14

Location: 12 Erika Ct., Sicklerville

In-ground pool; concrete patio, 4' to 6' vinyl fence; 10' x 10' shed w/setbacks on all.

Mr. Costa swears In Mr. and Mrs. Argentieri.
Mr. and Mrs. Argentieri state they would like to install an in ground pool with a 5' rear and 5' side setback or the pool would be too close to the house.
Mr. Lechner states there is no variance needed for the shed, the pool apron is the only variance and the fence complies with the ordinance.
Mr. Bucceroni asks if the pool is 9' away from the water line.
Mr. Argentieri states the coping will be surrounded with landscaping and no sidewalk, just a retaining wall.
Mr. Lechner states the setback is 5' from the concrete.

Mr. Mellett states the lot is a little more than a 1/4 of an acre.
Mr. Lechner state it is a 10,000 sq. ft. lot.

Mr. Mellett asks the applicants if they know where the lot drains.
Mr. Argentieri states the home is new construction.
Vice Chairman Simiriglia states it seems to drain left to right according to the TOPO mark.
Mr. Mellett asks if the lot drains to a back lot.
Mr. Argentieri states the house backs to a park and Tiger Lily Rd..
Mr. Mellett tells the applicants to make sure any drainage isn't directed towards any neighbors.
Mr. Lechner states the applicants will have to sign a statement that holds them responsible for the drainage of their property when they get a construction permit.

Open to Professionals:
No Additional Comments.

Open to the Public:
No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#152010C
William Weiserth, Jr.
Zoned: R3
Bulk C Variance
Block: 8501 Lot: 24
89 Lamp Post Lane, Somerdale
4' to 6' vinyl fence w/14' setback.

Mr. Costa swears in Mr. Weiserth.
Mr. Weiserth his back property line runs along trees that are going to be removed and angles along a transformer; the last 16' will be 4' high.
Vice Chairman Simiriglia asks the applicant if there is an existing fence.
Mr. Weiserth state "yes, on the right side towards the cul de sac.
Vice Chairman Simiriglia asks if the driveway of his neighbor will be blocked by his fence.
Mr. Weiserth states the driveway is on the opposite side.
Vice Chairman Simiriglia inquires if it is next to the fence.
Mr. Weiserth state "yes".

Mr. Mellett states he didn't see any site issues and clarifies with Mr. Weiserth where the fence will be:
back to the cul de sac, up the property line, toward the intersection.
Mr. Weiserth states the fence won't be towards the intersection.

Open to Professionals:
No Additional Comments.

Open to the Public:
No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#152001DSPW

Larry Mauriello

Zoned: R3

Use "D" Variance/Site Plan waiver

Block: 4708 Lot: 25 & 26

Location: 1850 Chews Landing Rd., Blackwood

an expansion of non-conforming use & Site Plan Waiver for Lawn Mower Business

Mr. Costa swears in Mr. Larry Mauriello (owner), Mr. Addison Bradley (planner), Mr. Bruce McKenna (planner, PE).

Mr. Bradley explains the application:

A1- Site Plan- Laurel Mowers addition in back of the single family home that is next door. The addition will store equipment and repair equipment. The lot is zoned R3 but the master plan states it is a commercial use & the land use map states it is a small business area.

- Preservation of the historic houses

- Access to property is already established and won't impact traffic, the business closes at 4:30pm.

Mr. Costa asks what size the addition will be.

Mr. Bradley states 40' x 60'.

Mr. Bradley continues with the site plan waiver.

-bulk variance - side 24.8

-parking retail 570' - everything else is storage and repair space.

-already has 9 parking spaces

-historic vacant house (owned by applicant & family)

-wood shed will be removed

-there is some existing outside storage but the addition would eliminate that.

Mr. Mauriello states he may have to store some plows in that spot until they are sold.

-the mowers are 6,000, 7,000 to 10,000 dollars are need to be stored and repaired inside. His employees need to work on them inside too. The roof will help keep the mowers years.

-there is some outside storage but this addition would get rid of that.

-plows may be there before he sells them

Mr. Addison discusses the lighting. The business closes at 4:30pm, safety lighting is already installed.

-will repair the handicap sign and parking,

-sidewalk will be repaired,

-the engineers letter is discussed and the absence of a grading plan because the property is flat.

Mr. Mellett discusses the addition blocking the drainage pattern from front to back as the water won't go through the building.

Mr. Addison states they will create grading on that side ** condition of the construction permit.

Mr. Mellett questions the buffering between the home next to the business.

Mr. Addison requests a waiver to the buffer since the applicant owns the vacant residence.
 Mr. Bucceroni asks the applicant how long they have owned that residence.
 Mr. Mauriello states the home has been empty for about 10 to 15 years.
 Mr. Mauriello stated the renting of the home interrupts the business to much.
 Vice Chairman Simiriglia asks about the ADA Compliance.
 Mr. Addison states there are markings in the parking lot but they need to be striped again,
 Mr. Mauriello explains the trash is kept mostly inside and consists of cardboard and a lot of recycled items like batteries. Most of the trash is recyclable and they do that.
 Mr. Lechner discusses the front display of mowers outside.
 Mr. Mauriello states there may be 2 or 3 2nd hand mowers outside on display.
 **Mr. Lechner states the display should be part of the application. **
 Mr. Mellett states the display can't create a site issue for the driveway.

Mr. McKenna discusses flood hazard:
 -tributary to the pump station,
 -FEMA shows a 13' flood area (4,000 yr. flood),
 -addition is 15' higher than the flood area.

Open to Professionals:
 No Additional Comments.

Open to the Public:
 No Comments.

A motion to approve the above mentioned application: grading will be a condition of the construction permit and the display is part of the application, **was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.**

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiuimento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#152004DM

Edward Pine

Zoned: G1

Use "D" Variance/Minor Subdivision

Block: 8301 Lot: 15 & 17

Location: 47 Coles Rd., Blackwood

Two (2) twins - residential use on two lots and one remaining lot for existing Ind. building.

Mr. Costa swears in Mr. Edward Pine (applicant), Mr. Leonard Wood (attorney), Mr. Addison Bradley (planner) & Mr. Gary Civilier (engineer, surveyor).

Mr. Addison discusses the application:
 -A1 - plan overview - minor subdivision,
 -A2 - detail of twins:

The front of the twins are even with the twins next to them. suggestion to push them back 10' to add parking spaces. Landscape the corridor and expand the row in front of the twins and sidewalk. A cherry tree will be 40' on center to enhance the corridor, the lot 15 - 8'5" row, top dress stone driveway, landscaping, 22 parking spaces

(facility only needs 11), use variance for 2 twins, R5 zone permitted (Blackwood redevelopment zone), the twins are great for filling in spots in town, less impervious coverage, offers good mix of population, site coverage particularly suited, larger lots than in a RA zone, only sees positive impact.

Mr. Wood discusses the variances and waivers on site plans.

Mr. Addison states the waiver, 25' buffer will be on the industrial side with a double row of juniper trees.

Mr. Wood discusses the subdivision of the twins and the other side of the property merging into current Pine's property.

Mr. Lechner states a waiver is necessary for the crushed stone in lieu of pavement.

Mr. Bradley states the stone area can handle a larger truck that may have to park there overnight.

Mr. Lechner states this area is not part of the standard parking lot.

Mr. Mellett discusses the paved driveways for the twins and a concrete apron.

Vice Chairman Simiriglia and Mr. Bradley discuss the parking for the twin homes and the 10' setback allowing for 3 parking spaces for each home.

Mr. Bucceroni states the twins are nice and clean and inquires if they will be for sale.

Mr. Pine states "yes, they will be for sale."

Mr. Civilier:

- minor subdivision plan
- grading plan will be a condition
- legal's prior to construction

Mr. Mellett inquires if they will not disturb more than 1 acre.

Mr. Civilier states "no, they will not be disturbing more than 1 acre.

Mr. Mellett asks if they can save mature trees in the tree line, if any are present.

Mr. Civilier states they may not be the type to save but will save any trees over 6 inches in diameter.

Mr. Mellett states if they can keep some trees in the rear it would help some issues going from commercial to residential.

Mr. Civilier discusses soil conservation when disturbing more than 5000ft. The applicant will comply to all conditions.

Mr. Lechner:

- comments put on revised plans,
- escrows needed,
- prior to deeds being signed,
- 1 deed for both.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

A motion to approve the above mentioned application with the following conditions: variance for the buffer, waiver for the crushed stone drive, grading plan, revised plan, bonding, agreement w/engineer's letter, was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

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

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.