

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY,  
August 12, 2010**

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Present</b>
	<b>Mr. Fuscellaro</b>	<b>Present</b>
	<b>Mr. Bucceroni</b>	<b>Absent</b>
	<b>Mr. Domiano</b>	<b>Present</b>
	<b>Mr. Gunn</b>	<b>Present</b>
	<b>Mr. McMullin</b>	<b>Present</b>
	<b>Mr. Acevedo</b>	<b>Absent</b>
	<b>Mr. Mellace</b>	<b>Present</b>
	<b>Mrs. Chiumento</b>	<b>Present</b>
	<b>Mrs. Giusti</b>	<b>Present</b>
	<b>Chairman Richards</b>	<b>Present</b>

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes for July 8, 2010.

Motion to approve the above-mentioned minutes was made by Mr. Fuscellaro and seconded by Mr. Dominano.

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Domiano</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Abstain</b>
	<b>Mr. McMullin</b>	<b>Abstain</b>
	<b>Mrs. Chiumento</b>	<b>Abstain</b>
	<b>Mrs. Giusti</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**June 24, 2010**

**#102035C**  
**Thomas L. Knapp**  
**Block: 701 Lot: 8**  
**Location: 803 Highland Ave.**

**#102029D**  
**Greater Deliverance Church**  
**Block: 18601 Lot: 2.02**  
**Location: 1601 Sicklerville Rd.**

**#102037C**  
**Kevin McElroy**  
**Block: 17608 Lot: 1**  
**Location: 36 Breckenridge Dr.**

**#102023D**  
**Robert & Jonathan Irvin**  
**Block: 17301 Lot: 46.01**  
**Location: 1407 Williamstown Rd.**

**A motion to approve the above-mentioned resolutions was made by Mr. Gunn and seconded by Mr. Fuscellaro.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Domiano</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Resolutions Approved**

**July 8, 2010:**

**#102023C**  
**Ronald D. Hyatt**  
**Block: 10401 Lot: 20**  
**Location: 239 Almonesson Rd.**

**#102044C**  
**Pastor Joe Parker**  
**Block: 20101 Lot: 18.01**  
**Location: 1583 Blackwood  
Clementon Rd.**

**#102041C**  
**Mike Lemons**  
**Block: 15907 Lot: 24.01**  
**Location: 1433 Jarvis Rd.**

**#102047C**  
**John & Theresa Stasny**  
**Block: 3204 Lot: 1**  
**Location: 1 Fresno Dr.**

**#102043C**

**Carrie Yankaukas**

**Block: 17501 Lot: 5**

**Location: 19 Lynne Dr.**

**A motion to approve the above-mentioned resolutions was made by Mr. Domiano and seconded by Mr. Fuscellaro.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Fuscellaro</b>	<b>Abstain</b>
<b>Mr. Domiano</b>	<b>Yes</b>
<b>Mr. Gunn</b>	<b>Abstain</b>
<b>Mr. McMullin</b>	<b>Abstain</b>
<b>Mrs. Chiumento</b>	<b>Abstain</b>
<b>Mrs. Giusti</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Resolutions Approved**

### **APPLICATIONS FOR REVIEW**

**#102038D**

**Every Lyons & Mark Caplan**

**Zoned: R3**

**Block: 15305 Lot: 32.01**

**Location: 8 Willow Ct., Sicklerville, NJ 0808**

**Use D Variance**

**Horse and Barn on Property**

Mr. Costa swears in Ms. Lyons and Mr. Caplan.

Mr. Costa explains the ordinances and asks the applicant why they can not comply with the ordinance.

Ms. Lyons explains the horse is a “rescue” horse and was not being taken care of

properly at barns she has tried. She also explains that she is training the horse and it would be much easier at home, especially since she works overnight. Ms. Lyons also explains she will save on boarding costs if she can keep the horse at home.

Mr. Lechner asks Ms. Lyons if they can comply with the planner's letter.

Ms. Lyons states "yes".

Vice-Chairman Siniriglia asks how large the property is (3/4 if an acre) and if the horse is purely for pleasure (yes).

Mr. Fuscellaro questions the applicant about the size of the barn that is being built, material that is being used and the corral alongside the structure with a screened barrier.

Mrs. Chiumento questions Ms. Lyons about the grazing area along the side yard.

Mr. Lechner states all specifications must be met, location of the corral, 50 ft. from dwelling, and storage of manure, along with, shed requirements will all have to be satisfied.

Open to the Professionals:

No Comment:

Open to the Public:

No Comment:

**A motion to approve the above-mentioned application was made by Vice-Chairman Simiriglia and seconded by Mr. Fuscellaro,**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Domiano</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**#102045C**  
**Dominic Porto**  
**Zoned: R3**  
**Bulk C Variance**  
**Block: 8703 Lot: 2**  
**Location: 7 Orchard Ave., Blackwood, NJ 08012**  
**Front Porch**

Mr. Costa swears in Mr. Porto.

Mr. Porto explains he wants to replace an existing porch by putting new floor boards down and railings up. He will be replacing all wood and railings.

Vice-Chairman Simiriglia asks the applicant what the concrete pad was being used for in the backyard.

Mr. Porto explains it was an old basketball court from the previous owner.

Open to the Professionals:

No Comment:

Open to the Public:

No Comment:

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Domiano</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**#102049C**

**Evan C. Freas III**

**Zoned: R3**

**Bulk C Variance**

**Block: 7602 Lot: 5.14**

**Location: 30 Crestwood Ave. Blackwood, NJ 08012**

**Detached Workshop/Garage 24' x 30'**

Mr. Costa swears in Mr. Freas and asks Mr. Freas why he can not comply with the ordinance.

Mr. Freas explains He would like to add a second garage to use as a wood workshop. The garage would be located in the rear right corner of the backyard. The structure would be a pole barn construction with an overhead metal door. The structure would match the house.

Mr. Freas states there will be no commercial activity and he would observe all noise ordinances with his saws.

Vice-Chairman Simiriglia asks the applicant why he decided to put the workshop in that particular location in his yard.

Mr. Freas states he didn't want to remove trees and there will be no driveway to the new structure.

Mr. Fuscellaro asks the applicant what is behind his property.

Mr. Freas states Glen Landing Middle School is behind the property and the homes are about 20 to 25 feet apart.

Mr. Gunn asks the applicant what will happen to the existing shed.

Mr. Freas states it will be demolished.

Mr. Fuscellaro asks the applicant if there will be gutters on the new structure and which way the water will run.

Mr. Freas states he will level off the property for the new structure.

## **PUBLIC PORTION:**

Mr. Costa swears in Mr. Richard Souper 32 Crestwood Ave.

Mr. Souper would like an explanation between a shed and a garage. As he sees it, the structure that Mr. Freas would like to build is a big shed (24' x 30'). Mr. Souper thinks the big building in Mr. Freas's backyard will decrease property values. He also states Mr. Freas current shed is falling apart.

Vice-Chairman Simiriglia states the shed would be closest to Mr. Souper.

Mr. Costa swears in Ms. Catherine Aversa 28 Crestwood Ave.

Ms. Aversa asks what kind of doors will be on this new structure.

Mr. Freas explains the new structure will have 2 doors, a man door and 2 single wide doors.

Ms. Aversa asks how large it will look on the property.

Mr. Costa swears in Mr. Gabe Busa 24 Crestwood Ave.

Mr. Busa states he thinks a 24' x 30' shed seems awful big for a hobby, as the lots are only 75' x 125'. Mr. Busa states the condition of the current shed is a disgrace and suggests the applicant put up a "normal" shed.

Mr. Costa swears in Mr. Darren Stefano 34 Crestwood Ave.

Mr. Stefano states he "seconds" Mr. Souper; he states there was a "trust" with the old shed and is the new one going to be a bigger eyesore. Mr. Stefano has concerns about the new shed being maintained properly.

Open to the Professionals:

No Comment:

**A motion to DENY the above-mentioned application was made by Vice-Chairman Simiriglia and seconded by Mr. Gunn.**

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes to deny</b>
	<b>Mr. Fuscellaro</b>	<b>Yes to deny</b>
	<b>Mr. Domiano</b>	<b>Yes to deny</b>
	<b>Mr. Gunn</b>	<b>Yes to deny</b>
	<b>Mr. McMullin</b>	<b>Yes to deny</b>
	<b>Mrs. Chiumento</b>	<b>Yes to deny</b>
	<b>Chairman Richards</b>	<b>Yes to deny</b>

**Application DENIED.**

**#102048C**

**Daniel R. Robinson**

**Zoned: R4**

**Bulk C Variance**

**Block: 204 Lot: 1**

**Location: 820 W. Evesham Rd. Glendora, NJ**

**Fence Installed In Right Of Way On Corner**

**AMENDED TO "0" ft. Setback**

Mr. Costa swears in Mr. Robinson.

Mr. Robinson states he didn't realize the curb line and his child scaled the lower fence which worried him because he lives directly on Evesham Rd.. He states the driveway is clear and the fence has been up 10 or 11 months.

Vice-Chairman Simiriglia asks about the "right of way".

Mr. Lechner states the fence is actually 3 or 4 feet into the road right of way. The fence is OVER the property line.

Mr. Costa states the board can not give the applicant permission to put a fence on property that's not his.

Vice-Chairman Simiriglia asks Mr. Mellett about the neighbor's driveway.

Mr. Mellett states the fence is borderline with the neighbor's driveway. Once again, the board can not grant a variance over your property line, but the applicant can ask for a 0 setback variance.

Mr. Costa asks the applicant if he would like to amend his application to a 0 foot setback variance.

Mr. Robinson states he agrees to the amendment of a 0 foot setback.

Mr. Mellett states if the applicant moves the fence back 4 feet it would be suitable.

Open to the Professionals:

No Comment:

Open to the Public:

No Comment:

**A motion to approve the above – mentioned application with amendments was made by Vice-Chairman Simiriglia and seconded by Mrs. Chiumento.**



<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Domiano</b>	<b>Yes</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**#102046C**

**Michael Erwin**

**Zoned: R3**

**Bulk C Variance**

**Block: 3004 Lot: 7**

**Location: Albert Rd. Glendora, NJ**

**Second Residential Tool Shed & Expand Driveway**

Mr. Costa swears in Mr. Erwin.

Mr. Erwin provides the board with additional drawings.

Exhibit A is a drawing of the driveway.

Mr. Erwin states they would like to expand the current 1 car wide driveway to a 2 car wide driveway. He would like to get his car off the road like his neighbors have.

Mr. Costa asks the width of the new driveway.

Mr. Erwin states it will be 19ft. x 25ft. , he was worried about the clearance between the two cars.

Mr. Costa asks the applicant where the water will run drain.

Mr. Erwin states the water will go to the street.

Exhibit B Shed

Mr. Erwin already has the shed which is 12' x 24', he was told by Bud's pools that it was too big and too close. Mr. Erwin states he could move the pool closer to the shed but it will be all concrete and the slope would be steeper. The shed holds a ride on lawn mower and used for general storage.

Mr. Domiano questions if this is too much concrete.  
Mr. Erwin states he is well below the 40%.  
Mr. Gunn asks the applicant if there will be a new apron on the driveway.  
Mr. Erwin states “yes”.  
Mrs. Chiumento how close the driveways will be.  
Mr. Erwin states they won’t be close as it will be on the other side of his home.  
Mr. Mellett asks Mr. Erwin if the additional concrete is to keep mowing the lawn to a minimum.  
Mr. Erwin states he would like to fit an extra car and keep the weed whacking to a minimum.  
Mr. Mellett asks the applicant where the water from the new concrete will drain.  
Mr. Erwin states it will drain to the side.  
Vice – Chairman Simiriglia states that Mr. Erwin should have a swale in the concrete so the water doesn’t run off to the neighbor’s property.  
Mr. Mellett states if the applicant isn’t going to do a curb cut with the new driveway, he has to make sure the transition is done well.  
Mr. Costa swears in Barbara Berry, spouse: Ms. Berry states they don’t have a basement but they do have a garage. They are a 2 car family and they can use the larger driveway for the plow right of way in the winter. She states the property actually drains onto them.

Open to the Professionals:  
No Additional Comments:

Open to the Public:  
No Comment:

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Fuscellaro</b>	<b>Yes</b>
	<b>Mr. Domiano</b>	<b>No</b>
	<b>Mr. Gunn</b>	<b>Yes</b>
	<b>Mr. McMullin</b>	<b>Yes</b>
	<b>Mrs. Chiumento</b>	<b>Yes</b>
	<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**A motion to adjourn was made by Mr. Fuscellaro and seconded by Mrs. Chimento.**

**Respectfully submitted by Jean Gomez, recording secretary.**