

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, September 26, 2013**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Scarduzio	Present
Mr. Bucceroni	Absent
Mr. Gunn	Present
Mr. McMullin	Present
Mrs. Chiumento	Present
Mrs. Giusti	Absent
Mr. Acevedo	Absent
Mr. Treger	Absent
Chairman Richards	Absent

Vice Chairman Simiriglia 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

MINUTES FOR ADOPTION

Zoning Board Minutes for July 11, 2013.

A motion to approve the above mentioned minutes was made by Mrs. Chimento and seconded by Vice Chairman Simiriglia.

Roll Call:

Mrs. Chimento	Yes
Vice Chairman Simiriglia	Yes

Minutes Approved.

Zoning Board Minutes August 22, 2013.

A motion to approve the above mentioned minutes was made by Mr. Scarduzio and seconded by Mr. Gunn.

Roll Call:

Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chimento	Yes
Vice Chairman Simiriglia	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#132025C

Stephen Phillips

Bulk C Variance

Block: 9602 Lot: 1

#132026C

Victor Maselli & Moica Herrera

Bulk C Variance

Block: 7506 Lot: 1

#132027C

Romanas & Brenna Alciauskas

Bulk C Variance

Block: 12802 Lot: 7

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

Roll Call:

Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Vice Chairman Simiriglia	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#132095C

Charles & Lorraine Barker

Zoned: R3

Bulk C Variance

Block: 15805 Lot: 33

Location: 2213 Garwood Rd. Erial

10' x 20' wood deck w/roof – 0' setback

Mr. Costa swears in Mr. Charles Barker.

Mr. Barker states the deck is off the back slider door. The roofline for the deck roof will follow the line of the house. Mr. Barker states there really isn't anywhere else to put it.

Mr. Lechner tells the applicant that the building department will want the entire structure to have a 1 hour fire rating.

Open to Public.
No Comments.

Open to Professionals.
No Additional Comments.

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

Roll Call:

Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Vice Chairman Simiriglia	Yes

Application Approved.

#132030C
David Johnson
Zoned: R3

Bulk C Variance

Block: 5903 Lot: 5

Location: 408 Apple Ave., Blackwood

10' x 24' shed w/2'2" side setback

Mr. Costa swears in Mr. Johnson.

Mr. Johnson states they replaced an existing shed with a larger shed. The old shed was 10' x 15' and the new shed is 10' x 24'. He needs the shed to store pool equipment, bikes and a canoe. The shed is already built.

Mr. McMullin asked Mr. Johnson where the water drained from the shed.

Mr. Johnson states the water drains onto his property.

Mr. Gunn clarifies that there are 2 sheds on the property with Mr. Johnson.

Mr. McMullin asks Mr. Johnson if home and pool equipment are being stored in both sheds.

Mrs. Chiumento asks Mr. Johnson what type of doors will be on the shed.

Mr. Johnson states the shed will have 10' garage type doors.

Mr. Lechner states that Mr. Johnson may want to consider the 5' setback; otherwise he will need a 1 hour fire rating for the shed.

Open to Public.

No Comments.

Open to Professionals.

No Additional Comments.

A motion to approve the above mentioned application which includes variances for: 2 sheds, an oversized shed,

and a 2'2" setback, was made by Mr. Gunn and seconded by Mr. Scarduzio.

Roll Call:

Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Vice Chairman Simiriglia	Yes

Application Approved.

#132031C

Terrey McGilberry/Bilal Akbar

Zoned: R3

Bulk C Variance

Block: 16703 Lot: 1

Location: 1 Dunlin Way, Sicklerville

16' x 12' Gazebo w/6'10" dwelling setback; 10'3" side setback from fence.

Mr. Costa swears in Ms. McGilberry.

Ms. McGilberry states the gazebo is already built. She wasn't aware you needed a permit for a gazebo.

Mr. Scarduzio asks Ms. McGilberry how the roof is constructed.

Ms. McGilberry states it is made of wood and shingles.

Open to Public.

No Comments.

Open to Professionals.
No Comments.

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

Roll Call:

Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Vice Chairman Simiriglia	Yes

Application Approved.

#132036C

5 Star of Clementon of NJ LLC

Zoned: HC

Bulk C Variance

Block: 20304 Lot: 1

Location: 1263-1265 Blackwood Clementon Rd.

Façade Sign

Mr. Costa swears in Wjiha Khan and Michael Franconb.

Mr. Wood is representing the applicants in this matter.

Mr. Wood explains that the sign for the building comes from Little Ceasars after the measurements of the façade are taken. There are many similar signs in New Jersey chain wide. The company is trying to get as much exposure as possible. There are similar signs on Blackwood Clementon Rd.. The façade is

30ft. by 6ft.. The sign is 3ft. by 22ft. staggered, with channel lettering. The sign has been delivered to the store but has not been installed.

Mr. Lechner states that the ordinance doesn't take the depth of the shopping center into consideration. This shopping center is set back far from the main road.

Open to Public.
No Comments.

Open to Professionals.
No additional Comments.

A motion to approve the above mentioned application by Mrs. Chimento and seconded by Mr. Scarduzio.

Roll Call:

Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chimento	Yes
Vice Chairman Simiriglia	Yes

Application Approved.

The board agrees to cancel the next zoning board of adjustment meeting planned for October 10, 2013 and meet again on October 23, 2013.

A Motion to Adjourn was made by Mr. Gunn and seconded by Mr. McMullin.