

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, DECEMBER 10, 2014**

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

Substitutions: Mr. Treger will sit in for Mrs. Chimento and Ms. Scully will sit in for Mr. Rosati.

MINUTES FOR ADOPTION

A motion to approve the October 22, 2014 Minutes was made by Mrs. Chimento and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Abstain
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#142036C
Edward Jones
Bulk C Variance
Block: 20901 Lot: 22

#142041C
Theresa Asbury-Bartlett
Bulk C Variance
Block: 9108 Lot: 11

#142043C
Melody Doyle
Bulk C Variance
Block: 3009 Lot: 1

#142044C
Louis Orsini
Bulk C Variance
Block: 20505 Lot: 1

#142040M
Lawrence & Dawn Mauriello

**Minor Subdivision
Block: 8105 Lot: 45**

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Abstain
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#142042C

David Wolfe

Zoned: R3

Bulk C Variance

Block: 4002 Lot: 11

Location: 41 Sofia Dr., Blackwood

11 X 43 concrete pad w/1' s/b; impervious coverage, 6' w/0 s/b, shed.

The above mentioned application was rescheduled until January 2015 because the applicant didn't re-notice. Mr. Costa explained the Zoning Board tape from previous meeting stated all parties had agreed to the renote because the scope of the application had changed.

A motion to approve the above rescheduling and re-noticing was made by Mr. Scarduzio and seconded by Mr. Treger.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Rescheduling Approved.

#142046C

Jacqueline Sims Coley

Zoned: RA

Bulk C Variance

Block: 7703 Lot: 1

Location: 1450 Bittersweet Dr., Blackwood

6' vinyl fence

Mr. Costa swears in Ms. Jacqueline Coley.

Ms. Coley explains the existing fence doesn't cover the whole yard. She is in an end unit and has an irregular shaped lot. As far as she knows there is no site triangle issue and is just continuing the existing fence.

Mr. Mellett asks which way is Ms. Coley extending the fence.
Ms. Coley states towards the side door to the sidewalk.
Mr. Mellett states there doesn't appear to be a site triangle issue because the driveways are set so far back.

Vice Chairman Simiriglia asks the applicant how forward the fence is going to be.
Ms. Coley states to the Brewer st. side.
Mr. Mellett states it's not going towards Bittersweet it will be going towards the Brewer St. side and the sidewalk.
Ms. Coley states the fence is not going to go past the house.
Mr. Bucceroni clarifies by stating the fence in not coming to the side, it's just coming forward.

Open to 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. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#142048C
Richard Szerbin
Zoned: RA
Bulk C Variance
Block: 17005 Lot: 38
Location: 42 Yorkshire Rd.
10' X 16' wood shed w/ 2 s/b rear, 6' s/b side property line.

Mr. Costa swears in Mr. Richard Szerbin.
Mr. Szerbin states the existing shed will be removed and the new shed will be towards the end of the yard, the rear yard setback is 2' because the yard is small, with a 11' fence.
Mr. Costa states he must have a fire rating on the walls of the shed because it isn't 5ft. from the property line and it must have a foundation.
Mr. Szerbin states the foundation is gravel that is 10' X 16'.
Vice Chairman Simiriglia questions the applicant about the second shed.
Mr. Szerbin states there will be no second shed, it will be torn removed.
Mr. Lechner states the walls won't be able to be wood and informs the applicant he may require sheet rock on the interior walls. It is all part of the construction package from the municipality, NJCC construction code.
Mr. Lechner asks the applicant if he can't have the shed 5' from the property line.
Mr. Szerbin states that leaves him w/5' of unusable space.

Mr. Lechner points out the fire rating will be necessary or 5' from the property line, it will be up to the applicant.

Mr. Szerbin states if the variance is ok he can move the shed 5'.

Mr. Lechner states the shed would have to come in 5' x 5' because the applicant is on a corner lot . Corner lots have 2 fronts/1 side/1 rear and the side yard is 0' as it is a party wall.

Mr. Bucceroni asks for clarification on what is exactly up for approval: rear yard 2', side yard 6' setbacks.

Mr. Lechner clarifies the second shed will be removed.

Mr. Szerbin states the second shed will be removed when the new shed is built.

Mr. Treger states the applicant will have to put in footings.

Mr. Szerbin states the shed is around 11' high to the roof, he will speak to Jim Gallagher the construction inspector.

Open to Professionals:

No Comments.

Open to the Public:

No Comments.

A motion to approve the above mentioned application for a 2' and 6' variance was made by Mr. Bucceroni and seconded by Mr. McMullin.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#142045CD

Addison Bradley

Zoned: NC

Bulk C & Use D Variance

Block: 14002 Lot: 4 & 5

Location: Turnersville-Hickstown Rd., Erial

42 Townhouses

Mr. Costa swears in Mr. John Wade, Mr. Addison Bradley (Planner), Marie Edger (owner of property), Mr. Bruce McKenna (engineer).

Mr. Bradley presents 3 exhibits:

A1- aerial existing property and zones

A2-ordinary development and plan

A3-Revised preliminary site plan: concerns of the Engineers' report, that will be more explicit in the site plan.

A4-proposed architectural of townhouses.

A5-larger rendering of townhouses

Ms. Marie Edgar states her parents purchased the property in 1948 and she has lived there and raised her children there. She lives at 132 Hickstown and Mr. Dick Edgar lives at 136 Hickstown. She has been trying to sell it and sees the zoning being part of the problem for it not selling. Lot 5 has had signs on it forever and she still can't sell it. Ms. Edgar doesn't believe NC is a proper zone for her property. All the existing buildings are residential and she understands it is not allowed. The townhomes will be market value not low income. The homes will be priced between 175,000 and 225,000, Ms. Edgar has no problem with that.

Mr. Bradley is the owner by agreement of sale. Mr. Bradley wanted to try to match the zone that was already there. There is too much residential around the property w/ wetlands complicating the property. There will be a 30' buffer for Mr. Edgars home and at least 100' between Mr. Edgars home and any new homes that are built.

Mr. Addison will accomplish the following:

- revised plans will line up Adrian Ct. with there own.
- change Mr. Edgars' buffer to 60' and 30'.
- market value homes
- Mr. Edgar wants a fence in the rear.
- Mr. Edgar didn't want any sidewalks on his property
- utilities are on the new units side
- no units will back up to Edgars' property
- cell tower is on leased property w/a driveway, they will supply a new driveway for the cell tower.
- some units will have garages some will not
- Ryan homes will see how many homes they can build w/ or w/o garages

Mr. Bruce McKenna (planner,engineer,surveyor) discusses the application:

- 13 acres bordered by several zones
- wetlands and streams, limited in the front of the property, townhomes were suitable
- driveway can line up with Adrian Ct.
- 3 units per acre
- both owners have been trying to sell the lots for quite sometime and have not been successful.
- NC zone is an anomaly
- compatible uses - NC not compatible as the surrounding are is all residential
- environmental resources will have a separation on the property
- market is yielding multi-family
- use is addressing a market need
- a limited grant of use w/ coming back w/major subdivision, site plan
- zoning board will have final say on parameters w/detailed plan
- if 42 units don't fit maybe 40 will

Mr. Treger questions lots 600 and 601 as being leased property.

Mr. McKenna states the Comcast cell tower and buffer will separate the homes from the leased property.

Mr. Lechner asks the size of the lots.

Mr. McKenna states RA-2500sq. ft for lots requires 24' wide 115 depth = 2200sq. ft..

Mr. Lechner inquires about 20' end wall

Mr. McKenna states "yes" trac area of 50' wont' be in East and West side, they will all butt up to open space.

Mr. Lechner states that there are no requirements in the NC zone for townhomes so we're going to follow the RA zone attached rules.

-lot depth 115' not 125'

-lot size 2200' not 2400'

Mr. Mellett discusses the application:

- bulk standards and lot dimensions
- get any depth along the open space

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Mr. McKenna states he is trying to keep the buffer for Mr. Edgar's home.

Mr. Wade states they are trying to keep the development from infringing on Mr. Edgar's property.

Vice Chairman Simiriglia asks the applicant if they ever thought of buying Mr. Edgar's property.

Mr. Bradley state Mr. Edgar wants more for the property than they are willing to pay. The development must have 2 accesses since it will have more than 24 lots (RISIS). Vice Chairman Simiriglia states a 20' frontage would maintain space between mailboxes, driveways, & recycle bins. Mr. Bradley states that all will be addressed.

Site Plan Review:

Mr. Mellett discusses driveways, access to rear yards, and property maintenance. Mr. Bradley states there will be a home owners association taking care of small areas, basins and water management. He will also check with the Jehovah's Witnesses to see if the water management was considered while they were being built. Mr. McKenna states there is a row dedicated for the county. Mr. Mellett states a traffic report will be needed and Phase I will need an environmental filed. Mr. McKenna states there are remnant lots from the 90's that created restrictions back there, lots 4 & 5 have restrictions. He will put them on the survey.

Mr. Mellett discusses the state environmental application. Mr. McKenna states the application is already done. Mr. Wade states they will deal with any issues before they go to the state. Mr. Mellet states the Flood Hazard rules have been set since the 1990's.

Mr. Lechner states the open space around lot 3 could be used when it becomes available, he doesn't want it to become a "spite lot". Mr. McKenna states maybe the open space will be absorbed with lot 3 in the future and they could be sold together.

**Open to Professionals:
No additional Comments.**

**Open to the Public:
No Comments.**

A motion to approve the above mentioned application including the following: up to 42 homes, site plan, lot division, variance for 2200 sq. ft. lot and 115' depth lot was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

A motion to Adjourn was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Respectfully Submitted, Jean Gomez, Recording Secretary.

