

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JUNE 8, 2016**

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

**Roll Call:**

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present (7:45)
Mr. Scarduzio	Present
Mrs. Chiumento	Absent
Mr. Rosati	Absent
Mr. Acevedo	Present
Mr. Treger	Present
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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday May 11, 2016.

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Minutes Approved.

**RESOLUTIONS FOR MEMORIALIZATION**

**#162017C**  
Alexander Crown  
Bulk C Variance  
Block: 13201 Lot: 76

**#162018C**  
Patrick Countey  
Bulk C Variance  
Block: 15602 Lot: 1

**#162020C**  
Ken Smith  
Bulk C Variance  
Block: 5001 Lot: 22

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Resolutions Approved.

**APPLICATIONS FOR REVIEW**

**#162021C**

**Thomas W. Tyler, Jr.**

**Zoned: R1**

**Bulk C Variance**

**Block: 16504 Lot: 13**

**Location: 1257 Jarvis Rd., Erial**

**35' x 34' x 25' Pole Barn w/8' side setback; 15' rear setback.**

Mr. Costa swears in Mr. Tyler Thomas.

Mr. Thomas states he can't conform to the ordinance because he is on an irregular shaped lot. He needs to store 2 boats that are 34' long with the trailer and a historic car. The lot is about 1/3 of an acre. The pole barn will have a 20' to 25' beam.

Mr. Mellett is concerned with the drainage for the pole barn.

Mr. Tyler states he will be draining the barn onto his property.

Mr. Mellett states the gutters will be drained onto his property.

Mr. Tyler states "yes" and he has sandy soil.

Mr. Mellett suggests a dry well for drainage.

Mr. Tyler states he will build a dry well.

Mr. Mellett suggests making sure the gutters drain onto his own property a condition of approval.

Vice Chairman Simiriglia asks why Mr. Tyler needs 20' for a boat.

Mr. Tyler states they are 25' and 27' along with a height of 13' which is why the door will be 15'.

Vice Chairman Simiriglia thinks the building is a little industrial looking for a residential neighborhood, the height is an issue and it is placed very far back on the property.

Mr. Tyler states he's trying to keep some yard in back of the house.

Vice Chairman Simiriglia asks if the trailers with the pipes on them will be staying.

Mr. Tyler states the pipes are going to another job and the trailers will be removed.

Vice Chairman Simiriglia asks which side the driveway will be located.

Mr. Tyler states eventually on the left, hopefully with concrete.

Vice Chairman Simiriglia states the fire truck will have a problem getting back if there is a fire emergency.

Mr. Tyler states there will be asphalt or concrete for the fire truck.

Mr. Bucceroni asks if the pole barn is for personal use.

Mr. Tyler states: "yes" it's just for his 2 boats and '67' Camaro.

Mr. Lechner states the application exceeds lot coverage now and to pave the driveway Mr. Tyler will have to return to the Zoning Board for approval; or try to do it now.

Mr. Mellett states the board could require the applicant to build a drywell for the run off from the pole barn.

**\*\*CONDITION: 2 drywells - 1 for each side.**

Vice Chairman Simiriglia would want to have more information about the base for the future driveway.

Mr. Bucceroni ask if Mr. Tyler's property is 2 over from the junk yard.

Mr. Tyler states; "yes".

Mr. Bucceroni states there are 2 or 3 other garages up and down that street that are similar to Mr. Tyler's proposed garage. The Fire Dept. has signed off on them in the past.

Vice Chairman Simiriglia asks if there will be gas in the boats and car.

Mr. Tyler states the boats are drained before storage, only the car will have gas in it.

Vice Chairman Simiriglia believes the height of the garage is too high for the area and doesn't fit into a residential area. Also, there has just been a new subdivision approved next door.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

**A motion to approve the above mentioned application with the following conditions: come back w/concrete or asphalt driveway w/in 1 year; and 2 drywells for drainage of gutters on garage, was made by Mr. Bucceroni and seconded by Mr. Scarduzio.**

**Roll Call:**

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

**Application Approved.**

**#162022C**

**Bruce L. Jones**

**Zoned: R3**

**Bulk C Variance**

**Block: 16802 Lot: 12**

**Location: 19 Whalen Ave., Sicklerville**

**12' x 20' deck w/18' rear setback.**

Mr. Costa swears in Mr. Jones.

Mr. Jones states his property line is only 30' from his home; the deck is 12' x 20'. He states there are other decks like his in the area.

Mr. Lechner states corner lots always have setback issues.

Mr. Bucceroni asks if the deck will stay in line with the house.

Mr. Jones states "yes".

Mr. Treger asks what material Mr. Jones will be using.

Mr. Jones states pressure treated wood with vinyl and it will be less than 2 ft. off the ground.

Open to Public:

No Comments:

Open to Professionals:

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. Acevedo	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

**Application Approved.**

**#162025C**

**Jude & Debra Cohen**

**Zoned: R1**

**Bulk C Variance**

**Block: 20401 Lot: 1**

**Location: 2 Laurel Wood Ct., Laurel Springs**

**18' x 22' composite deck w/48' rear setback.**

Open to Public:

No Comments:

Open to Professionals:

No Comments:

Mr. Costa swears in Mr. Jude Cohen.

Mr. Cohen states he doesn't have 75' to meet the ordinance because of a irregular shaped, corner lot with 2 front yards. He would like to build a 18' x 22' deck 3 1/2 feet off the ground.

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

**Application Approved.**

**#162026C**

**Joseph Massanova**

**Zoned: R3**

**Bulk C Variance**

**Block: 8801 Lot: 17**

**Location: 719 Wyngate Rd., Somerdale**

**240 sq. ft. of 6' x 8' tan vinyl fence w/60' front setback & 20' side setback.**

Mr. Costa swears in Mr. Massanova.

Mr. Massanova states they are replacing an existing fence that has been there 30 years and they had a permit back then.

Mr. Mellett states there are no site implications for the new fence.

Mr. Scarduzio asks if the new fence will be exactly where the old fence is located.

Mr. Massanova states "yes".

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

**Application Approved.**

**#162027C**

**Kristy Koebernik**

**Zoned: R3**

**Bulk C Variance**

**Block: 10703 Lot: 1**

**Location: 301 South Drive, Blackwood**

**6' wood fence w/10' F 1 & 2; S 1 & 2.**

Mr. Costa swears in Ms. Kristy Koebernik and Mr. Tim Koebernik.  
 Mr. Koebernik states they are putting up a 6' vinyl fence where the current 4' fence is located and it is up now.  
 Mr. Mellett states he didn't see any site issues.

**PUBLIC PORTION:**

Mr. Daryl St. John states he believes a 6' fence was denied 10 years ago because it blocks the view at the stop sign; in his opinion. Currently he is confused as to why they would be allowed to put up the fence now.  
 Mr. Mellett states the fence is 20' off the Right of Way and 10' off the curb line is the Township ordinance . This fence is 20' from the curb line so the fence is farther away . At the south end it does bend towards the property but it goes the other way. The existing fence meets the town ordinance standard.  
 Mr. Costa states the 2006 resolution states if was for a 4' picket fence and a 6' wooden fence.  
 Mr. St. John states east of the court can't see to the left. He lives across the street.  
 Mr. Mellett states he has a correction: the fence is 10' from the cart way or the property line?  
 Mr. Koebernik states it was approved 10 years ago when the fence went from 4' to 6' across the front.  
 Mr. Bucceroni states the stop sign is now 9'.  
 Mr. St. John presents the Zoning Board with a picture taken sitting at the stop sign.

Mr. Mellett requests a continuance of this application to 7/13/2016.

**A motion to continue this application to July 13, 2016 with no re-advertisement was made by Mr. Bucceroni and seconded by Mr. Scarduzio.**

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

**Application continued to 7/13/2016**

**#162013**

**Robert Yost**

**Zoned: R3**

**Use "D" Variance/Minor Subdivision**

**Block: 1305 Lots: 6&7**

**Location: 711 & 705 Floodgate rd.**

**Subdivision to relocate boundary line between 2 lots to original position to 1980 position.**

**Above application postponed until 7/13/2016 no re-advertisement needed.**

**#162016DCSPW**

**Harry Lamplugh**

**Zoned: CR**

**Bulk C & Use "D" Variance/Site Plan Waiver**

**Block: 5505 Lot: 2.01**

**Location: 20 Hilltop Ave., Blackwood**

**20' x 40' x 12' Pole Barn w/setbacks from R.O.W 1 & 2-1'; Property line 1-12'; Property line 2 - 13'**

**Above application postponed until 7/13/2016 no re-advertisement needed.**

**A motion to Adjourn was made by Mr. Scarduzio and seconded by Mr. Acevedo.**

**Respectfully Submitted, Jean Gomez, Recording Secretary.**

