

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, MARCH 27, 2019**

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Present</b>
<b>Mr. Bucceroni</b>	<b>Absent</b>
<b>Mr. Scarduzio</b>	<b>Present</b>
<b>Mrs. Chiumento</b>	<b>Present</b>
<b>Mr. Rosati</b>	<b>Absent</b>
<b>Mr. Acevedo</b>	<b>Absent</b>
<b>Mr. Treger</b>	<b>Present</b>
<b>Mr. Rosetti</b>	<b>Absent</b>
<b>Mrs. Kelly</b>	<b>Present</b>
<b>Chairman McMullin</b>	<b>Present</b>

**Chairman McMullin had the professionals sworn in:  
Also, Present: Mr. Anthony Costa, Zoning Board Solicitor  
Mr. Ken Lechner, Township Planner**

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Mr. Treger will sit in for Mr. Bucceroni and Mrs. Kelly will sit in for Mr. Rosati.

**MINUTES FOR ADOPTION**

Zoning Board Minutes – Wednesday, February 27, 2019

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mrs. Kelly</b>	<b>Yes</b>

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#192004C  
Anthony Karpovich  
Bulk C Variance  
Block: 15821 Lot: 62**

**#192002C  
NJH3, LLC  
Bulk C Variance  
Block: 5001 Lot: 25**

**A motion to approve the above-mentioned resolutions was made by Mrs. Kelly and seconded by Vice Chairman Simiriglia.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mrs. Kelly</b>	<b>Yes</b>

**Approved**

**APPLICATIONS FOR REVIEW**

**#192006C  
Robert Bigwood  
Zoned: R3  
Bulk C Variance  
Block: 9101 Lot: 13  
Location: 37 Clement Dr., Somerdale  
Open car port 12' x 20' located in front yard setback.**

Mr. Costa swears in Mr. Bigwood.

Mr. Bigwood states the carport is portable and has been up since September.

Mr. Lechner states the township has historically considered carports as garages.

Mr. Costa asks why the carport has to be in the front yard and not the back yard.

Mr. Bigwood states he couldn't get it in the back because there is only 10' on the side of his home.

Mr. Lechner asks if this carport has the same dimensions as the canvas carport.

Mr. Bigwood states "yes and that was up for 4 years".

Building sub code official statement: The carport needs a building permit and 2 sets of engineered plans, signed and sealed; if approved.

Mr. Lechner states Mr. Bigwood can probably get the signed and sealed plans from the manufacturer.

Vice Chairman Simiriglia asks how long Mr. Bigwood has lived at this address.

Mr. Bigwood state he has lived at the address for 51 years, since 1968.

Vice Chairman Simiriglia asks what the addition on the back of the house is it doesn't match the survey.

Mr. Bigwood states a shed is in the backyard.  
 Vice Chairman Simiriglia states that section of the home looks added on.  
 Mr. Bigwood states he hasn't added anything on the home.  
 Vice Chairman Simiriglia asks what the garage is used for.  
 Mr. Bigwood states the garage isn't big enough for his truck and is used for storage anyway.

Open to the Professionals:  
 No Comments:

Open to the Public:  
 No Comments:

**A motion to approve the above-mentioned application, with the condition that signed and sealed engineered plans be submitted, was made by Mr. Scarduzio and seconded by Mrs. Chiumento.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>No</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Mrs. Kelly</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#192005C**  
**Michael Leonetti**  
**Zoned: R4**  
**Bulk C Variance**  
**Block: 202 Lot: 16**  
**Location: 900 Station Ave., Glendora**  
**6' vinyl Fence on F2 (corner property) setbacks.**

Mr. Costa swears in Mr. Leonetti.  
 Mr. Leonetti states he had an old wooden fence and is replacing it with a vinyl fence. The new fence will be erected in the same exact place.  
 Mr. Garcia, PE states the fence is 26' from the crown of the road. The old fence was in the right of way. So, putting the new fence in the same spot will be putting it in the right of way.  
 Vice Chairman Simiriglia asks where the property line is located.  
 Mr. Leonetti isn't sure where the property line is located.

Mr. Lechner states it appears what is there now is in the right of way. Mr. Leonetti may need a surveyor to find where the control is located. Mr. Costa explains to Mr. Leonetti that the fence can not be in the right of way. Vice Chairman Simiriglia states the driveway on Melvin Ave. is close to the property line. Will the fence block your view when you back out with your car? Stopping the fence and bringing it in to the deck may to help your site triangle.

Mrs. Chiumento asks how high was the first fence.

Mr. Leonetti states it was 6' high.

Vice Chairman Simiriglia states the fence on the other side in on the property line; you can measure 50' from there or come in 1' at 49'.

Mr. Costa states submit drawing the fence on your property and submit it to the engineer.

Mr. Leonetti states he can make the fence 4' or 3' instead of 6'.

Mr. Garcia states just the last 8' section of the fence has to be lower.

Open to the Professionals:  
No Comments:

Open to the Public:  
No Comments:

**A motion to approve the above-mentioned application with the conditions: 3' or 4' fence the last 8' section and a drawing submitted to our engineer, was made by Mrs. Chiumento and seconded by Mr. Scarduzio.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>No</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Mrs. Kelly</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

The following 2 applications will be tabled to 4-24-2019 No re-advertising. This is your notice.

#182044D Use "D" Variance  
Maria Cruz Block: 19103 Lot: 1  
Zoned: R3 Location: 113 Marshall Ave., Blackwood  
Converting triplex into quadraplex.

#182030CDPWMS  
DR. MEM. LLC  
Zoned: NC  
Minor Site Plan  
Block: 13102 Lot: 18,19.01,19.02, &20  
Location: 1271 Little Gloucester Rd.  
Moving plastic extrusion operation &/or other permitted uses.

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**#192012C**  
**Sign Pros (Skeeter's)**  
**Zoned: NC**  
**Bulk C Variance**  
**Block: 8301 Lot: 5,6 &7**  
**Location: 7 Coles Rd., Blackwood**  
**54 sq. ft. channel letter raceway sign affixed to roof.**

Mr. Costa swears in Mr. Lance Oberparleitmer (owner) and Mr. Nick Kappatos  
(sign pros).

A1 – image of sign

Mr. Kappatos states they were denied by the zoning officer,

- New sign will be facing the Black Horse Pike,
- The sign will be centered on the building,
- Interpretation of the façade of the building in question (side vs. roof),
- The sign is 20' wide,
- Calculation of sq. footage of the sign.
- The sign is not above the roof line even though there are shingles there.

Mr. Oberparleitmer:

- The roof shingles were installed there because of a leak
- When it rained that section leaked,
- No other façade signs on the building,
- Other businesses have façade signs on the Black Horse Pike,
- Just upgrading the business with the parking lot and sign,
- Sees it as a benefit not a detriment,
- When the roof was flat there was a sign there for a year.

Vice Chairman Simiriglia discusses the sign being on a right angle to the Black Horse Pike. The location is for the people coming up Almonesson Rd. can see it. Mr. Lechner states he has no objections, but it is a roof now, even if it wasn't originally a roof. You are allowed one on each corner but they must match. Mr. Lechner reads the ordinance: 1 per building, when on a corner, a second façade sign is allowed as long as it is the same business and doesn't face a residential zone and located on a limited access highway.

Open to the 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 Mrs. Chiumento.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Mrs. Kelly</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#192008DSPW**

**OVAH Treatment Center, LLC**

**Zoned: CR**

**Use "D" Variance/Site Plan Waiver**

**Block: 6501 Lot: 1**

**Location: 1115 Black Horse Pike, Blackwood**

**Hair Salon is not permitted use within the CR Zone.**

Mr. Costa swears in Mr. Kondor Nunn (owner).

Mr. Daniel Baker (ESQ.) speaks:

The applicant is looking for a C variance and a site Plan waiver.

Mr. Nunn states the building is vacant and has been for about 2 years. He would like to turn it into a hair treatment center. It involves healthy hair and scalp treatments: to help with balding and self-esteem.

Mr. Baker asks Mr. Nunn is there would be any changes to the structure.

Mr. Nunn states "no"

- He will be the only occupant/no subleasing.
- Hours of operation: Thursday, Friday, Saturday 10 am to 5 pm/ closed Sunday, Monday, Tuesday and Wednesday.
- He may add days w/same time frame,
- 3 employees,
- Add 2 employees if he gets busy,
- 19 parking spots available,
- They may serve about 3 to 4 clients at a time; by appointment,

- Stop signs will be added to the parking lot at the 2 exit/entrances,
- He would rather keep to appointment only business but will accept walk-ins,
- He feels he poses no detriment to the area,
- Will provide a service,
- Will improve the appearance of the building with landscaping,
- The location is best by the expressway and in a safe area,
- It would be a hardship if the application was denied because he has already put a lot into it.
- Accepts all engineer recommendations.

Mr. Lechner asks if all the parking lot lights work?

Mr. Nunn states he will make sure they are all working.

Mr. Lechner states: inspect the sidewalks and make sure they are in good condition.

Mr. Nunn states he will make sure they are safe.

Mr. Garcia: the site is situated with 2 entrances that people use to cut through. Place signs state "no cut through",

Trash enclosure location?

Mr. Nunn states they aren't going to have much trash.

Vice Chairman Simiriglia ask what type of trash will they generate.

Mr. Nunn states most of his products come out of boxes.

Vice Chairman Simiriglia asks if there would be more than 2 cans of trash per week.

Mr. Nunn states "no".

Mrs. Kelly asks if chemicals are involved?

Mr. Nunn states nothing more than a hair salon and its all natural and healthy.

Mr. Treger asks what the name of the business means?

Mr. Nunn states it means "I'm the best/Top Shelf.

Open to the 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 Mrs. Chiumento.**

**Roll Call:**

**Vice Chairman Simiriglia**

**Yes**

<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiuimento</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Mrs. Kelly</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

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

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