

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 9, 2016**

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

Roll Call:

Vice Chairman Simiriglia Present
Mr. Bucceroni Present
Mr. Scarduzio Absent
Mrs. Chiumento Absent
Mr. Rosati Present
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

Mr. Treger is seated for Mr. Scarduzio and Ms. Scully is seated for Mrs. Chiumento.

RESOLUTIONS FOR MEMORIALIZATION

#162052C #162056C
Edward Getley Jeffery Barachko
Bulk C Variance Bulk C Variance
Block: 9302 Lot: 12 Block: 11504 Lot: 15

#162057C #16260C
Joseph & Rosemarie Tabasco Matthew Rosenhoover
Bulk C Variance Bulk C Variance
Block: 15821 Lot: 53 Block: 5802 Lot: 1

#162062C #092008CDPFSPa1
Patricia Stergin The Shoppes at Gloucester Twp.
Bulk C Variance (Blackwood Plaza)
Block: 1202 Lot: 1 Alternate Plan - Final Major Site

Block: 13104 Lot: 3

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

Roll Call:

Vice Chairman Simiriglia Yes
Mr. Rosati Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#162064C Bulk C Variance

Michael Iannelli Block: 10104 Lot: 14

Zoned: R3 Location: 13 Antietam Dr. Laurel Springs

6' Vinyl Fence w/11' EOP setback

Mr. Costa swears in Mr. Iannelli.

Mr. Dennis Riley (Esq.) explains the application. Mr. Riley states Mr. Iannelli just bought a house in the Glen Oaks development and there was a very old fence on the property. Mr. Iannelli was given a credit at the closing of the home to replace the fence. After replacing the fence he was given a citation. The vinyl fence is in the same exact location as the old fence. There is a lot of similar fencing in the development.

Mr. Mellett states there are no site implications.

Vice Chairman Simiriglia asks for the specific setback.

Mr. Riley states to a 0' setback.

Mr. Lechner states it is an 11' setback from the cart way on the property line.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

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

Roll Call:

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

Application Approved.

#162068C

Kwok K. Lim

Zoned: R3

Bulk C Variance

Block: 8703 Lot: 1

Location: 850 Somerdale Rd. , Blackwood

Replacing 6' wooden fence with clay vinyl fence w/21' F2 setback.

Mr. Costa swears in Mr. Lim.

Mr. Lim states the previous fence was there for 35 years and needs to be replaced. The new fence will be in the same exact spot as the old fence.

Mr. Mellett states there are no site implications.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

A motion to approve the above mentioned application was made by Mr. Rosati and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia Yes

Mr. Bucceroni Yes

Mr. Rosati Yes

Mr. Treger Yes

Ms. Scully Yes

Chairman McMullin Yes

Application Approved.

#162069D

Dollhouse Tattoo Parlor, LLC

Zoned: CR

Use "D" Variance

Block: 1004 Lot: 2

Location: 703B Black Horse Pike, Glendora

Tattoo Parlor & Art Gallery from a store front.

Mr. Costa swears in: Mr. Addison Bradley (planner), Mr. David Thatcher (Esq.) Mr. Joseph Auletto (Father/owner), and Ms. Nicole Auletto (owner).

Ms. Auletto is a lifelong resident of Runnemede with a BS (cum laude). She has 5 years experience as a tattoo artist. Ms. Auletto has a license after 2000 hours of apprenticeship.

A1- Tattoo license

- she currently is working under someone else's license,

- looking for a permanent location for her tattoo parlor business and she couldn't find a better property in the area considering size of store and location.

- she didn't want to be too close to another shop;
- likes the size and location of this store plus it's close to home;
- there will be 4 employees in total and they will all be licensed under her license,
- hours of operation 9am to 9pm/tattoo artists will work part of the day with different shifts,
- one artist may work 9:30 am to 2 pm and the next 2pm to 8 or 9 pm,
- wants to close the store before the bars let out; doesn't want "drunks" in the store,
- people vary in age from 18 to 80,
- all other employees will be by appointment too,
- 1 customer at a time,
- the employees have permission to park at the Glendora Fire Company, spaces are open to employees so the front of business is open for customers.

A2 - photo of front of the building in-between the Hair salon and Sports Outlet,

- an art gallery will be part of the business; wall space will be available to local artists to display or sell their art.
- tattoo parlors follow County health regulations,

Mr. Costa asks how many days a week the tattoo parlor will be open from 9am to 9pm.

Ms. Auletto states 7 days a week.

Mr. Lechner asks about trash disposal.

Ms. Auletto states they will have hazardous material pick up and Waste Management for regular trash.

Mr. Mellett asks if the hazardous material pick up would be inside or outside the store.

Ms. Auletto states there will be an outside box, she will call the service and they come pick up the hazardous waste.

Mr. Lechner asks if the unit is already an established space.

Mr. Thatcher states "yes".

Mr. Lechner states construction permits will be required.

Mr. Mellett: parking is an all angle lot which isn't ideal but there was only a certain amount of space. A tattoo parlor probably won't be a high intensity use. Restriping of the parking lot is necessary. There are two bollards that are floating.

Mr. Auletto states there were stop signs that have been moved. The re-striping will be done.

Mr. Mellett states remove the bollards.

Mr. Bucceroni states the parking isn't really an issue.

Mr. Mellett asks about proposed signage.

Mr. Thatcher states there will be a placard within the existing sign.

Mr. Bradley discusses CR district which is intended for older commercial areas before massive car ownership.

- low customer activity,
- employees park across the street,
- not a lot of retail use,
- art gallery a permitted use,
- tattoo parlors are allowed in Highway Commercial Zones,
- the tattoo service is much different now, they do eyebrows and lips (cosmetic),
- It's a personal service/care of person/& body care; which all show CR intent,
- not a detriment to the Master Plan and the zone ordinance fits in the definition.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

A motion to approve the above mentioned application was made by Mr. Rosati and seconded by Mr. Bucceroni.

Roll Call:

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

Application Approved.

#162031DSPW

Pat's Industry, LLC

Zoned: CR

Use "D" Variance, Site Plan Waiver

Block: 6502 Lot: 2

Location: 110 Black Horse Pike, Blackwood

Impound Lot

Mr. Costa swears in Mr. Robert Holton (owner), Ms. Candace Kanaplue (Planner), and Mr. Anthony DiRosa (surveyor/engineer).

Mr. Dennis Riley (ESQ.) explains the application:

- The CR Zone on the Black Horse Pike by the tattoo parlor,
 - GTMUA plant in the middle of the property,
 - Mr. Holton will be using the property for storage of vehicles and repossessed/impounded vehicles.
 - Mr. Holton's principle place of business is in Philadelphia but he lives two blocks up the street from the property being discussed.
 - the use will be the storage of vehicles for about 30 days/around 6 cars at a time,
 - no employees,
 - the vehicles will be loaded and unloaded by tow truck,
- A!- aerial shot of the lot:
- storage of accident and impounded cars,
 - PSE&G is putting a pole in the lot with lighting,
 - no signs,
 - any fluids are drained and a tray is put under the vehicle so the fluids don't impact the environment,
 - on the right of the lot is a buffer and in the front there is a vinyl fence,
 - hours of operation: there could be days or weeks where this property isn't even used, but there could be drop offs in the middle of the night,
 - there are no difficulties getting in or out of the lot.

Mr. Lechner asks if the brick block that was left on the property has been clean up yet.

Mr. Holton states he was on the property already and he is cleaning it up, the skids are gone. The tractor trailer is gone, it was his but he doesn't park it there any longer.

Mr. Lechner asks if there will be any more storage, besides the vehicles, on the property.

Mr. Holton states "no".

Mr. Mellett asks for the maximum amount of vehicles that will be stored on the property.

Mr. Holton states 20 total if he's allowed. More than likely it will be 6 to 8 vehicles at a time, but right now 10 to 12 cars would be acceptable.

Mr. Costa requests a clear answer on the number of vehicles.

Mr. Holton states he will request 20 but the average is 6 to 8.

Mr. Mellett asks if the delivery town truck is owned by Mr. Holton.

Mr. Holton states "yes, and it is 30' long along with an "everyday" truck that is 20' long.

Mr. Bucceroni asks about any wetlands on the property.

Mr. Holton states there are some wetlands on the other side

Mr. Bucceroni asks if the 20 car maximum includes the tow trucks.

Mr. Holton states "no, the tow trucks aren't parked at this location, he keeps them in Philadelphia or his home because they are in use 24 hours a day."

Mr. Holton states the vinyl slats are a buffer/6' fence in the back. The cars that are towed come from Washington Twp. and Rt. 42.

A3- Photos of the site

Vice Chairman Simiriglia asks if there is enough room for turns and pulling in and out of the property.

Mr. Holton states "yes".

Vice Chairman Simiriglia asks if the front of the fence is always clear, it's a concern for him.

A4- existing conditions;

Mr. DiRosa states the property is by the Pine Run Branch.

- no new construction

- 120' to 130' of stone behind the fence,

- 60' between the fence and the Black Horse Pike/no obstructions to the traffic on the Black Horse Pike.

- pump station and pad for pump station in the middle of the lot,

- wooded area beyond gravel lot,

- no existing buildings and non are being proposed.

Mr. Mellett discusses the chain link fence and asks if there are any slats.

Mr. DiRosa states there is existing shrubbery.

Mr. Mellett's' concerns:

- where will 20 vehicles be stored and using only the stone area,

- how will the vehicles fit and turning issues/getting in and out for the tow trucks,

- constrained area with waterway and wetlands,

- tax map discussion,

- address wetlands,

- leakage from wrecked vehicles - seems there should be a more controlled answer instead of just putting a tray under the vehicle. Maybe a more controlled area or containment area, site plan issues.

Mr. Holton seems to think the containment pan is the best manner to keep the fluids out of the ground/it is what is used before they are dismantled.

Mr. Mellett believes it needs to be better thought out.

Mr. DiRosa believes there is no other way to control the run off from the vehicle and keeping it at the vehicle is the better way.

Mr. Lechner states there is no grading plan, so if there is spillage it could run into the Pine Run Branch.

Mr. Bucceroni discusses the drainage pipe on Brown Ave. and the storm boxes. Neighbors in the area complain about flooding.

Mr. Treger asks if all 20 cars will be behind the fence and if the lighting is just to see.

Mr. Holton states "yes" and "yes".

Mr. Mellett states in his professional opinion a site plan are really needed.

Vice Chairman Simiriglia states the fenced in area isn't very wide to turn around with all those cars in the way. He would like to see how the cars will be configured on the property.

Chairman McMullin states the board would like to see how the cars will be parked and a grading plan to protect the wetlands.

Mr. Mellett states he wants to see a way to contain the contaminants; define where regulated areas are (wetlands); flood hazard; streams.

Mr. Lechner explains the wetlands aren't on the tax map.

Mr. Holton states the 2 car lots next to him drain onto to his property which goes into the stream and leaches into the ground.

Vice Chairman Simiriglia states a damaged vehicle is more likely to leak.

Mr. Lechner states the board has to do their due diligence to reconcile any questions they may have.

Mr. McMullin summarizes: the board needs site plan and grading plan.

Mr. Mellett state the board needs a plan to address concerns: storage, maneuverability, environmental constraints, containment, if improvements are needed by using a sketch plot/site plan.

Mr. Lechner informs the applicant that a minor site plan may have escrows associated with it that may cost 1600.00 dollars. He would request the escrows be satisfied before the applicant gets finals. The applicant will have to re-advertise.

A motion to table the above mentioned application until 12/14/2016, & waiving the extension was made by Mr. Bucceroni and seconded by Mr. Treger.

Roll Call:

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

Application Tabled.

5 minute break:

Roll Call:

Vice Chairman Simiriglia Present
Mr. Bucceroni Present
Mr. Scarduzio Absent
Mrs. Chiumento Absent
Mr. Rosati Present
Mr. Acevedo Absent
Mr. Treger Present
Ms. Scully Present
Chairman McMullin Present
Mr. Anthony Costa, Zoning Board Solicitor Present
Mr. James Mellett, P.E. Present
Mr. Ken Lechner, Township Planner Present

#162058DSPW

Mohinders Gas, LLC

Zoned: HC

Use "D" Variance/Site Plan Waiver

Block: 18404 Lot: 1 & 2.01

Location: 585 Cross Keys Rd., Sicklerville

Proposed use continues as a gas station converting garage bays to a convenience store and the addition of a Propane Refilling Station.

Mr. Costa swears in: Mr. Douglas Frohock (Rep. from Allen's Propane), Mr. Singh Sukhjinder (owner).

Mr. Mark Iaconelli (ESQ.) explains the application.

- the applicant would like to convert the gas from a swap tank to a fill tank operation.
- concerns: asphalt seal, restriping, signage, vending machine removal, sheds removal, bollards.

Mr. Lechner reviews his report with the applicant:

- deed consolidation
- Parking, vacuum, soda machines, seal coat.

- the parking lot needs seal coat, the vacuum is remaining in the same spot, the soda machines will be removed. The applicant also needs to repaint the fire lines and add sidewalks along the entire frontage.
 - the property is slightly smaller than required for a retail space; less than 7000 sq. ft...
 - 16 parking spots,
 - plenty of maneuverability room,
 - the gas will be delivered at night or very early in the morning; not a 24 hour station, hours of operation will be 5am to 11pm with refueling during off hours.
- Mr. Lechner states that a convenience store is permitted as a conditional use.

Mr. Mellett reviews his report with the applicant:

- auto maintenance will stop and the store will be open in that part of the building,
- 11 parking spaces are required and 17 are presently available,
- under water storm water maintenance; the storm water basin behind the building is very over grown and needs maintenance,

Mr. Iaconelli states the landscapers will keep it spruced up and the signage will be put up and meet DOT standards, which can be added to the plan.

Mr. Mellett states it will be cleaner that way. Also, the bollards should be placed behind the curb line.

Mr. Lechner reads the Fire Marshalls letter: UFC 312 requires bollards around the whole propane section.

Mr. Iaconelli states that will be no problem.

Mr. Singh states he has 11 filling stations and he will do whatever is needed.

Mr. Mellett states the sheds should be removed and the bushes & vegetation along Sicklerville road need to be trimmed to improve the site distance for vehicles.

Mr. Mellett requests the applicant add landscaping and plantings to the plan.

Mr. Iaconelli states they will look into landscaping.

Mr. Mellett discusses Camden County planning board approval for the sidewalks on Sicklerville Rd. /ADA standards necessary.

PUBLIC PORTION:

Mr. Costa swears in Ms. Arlene Litton: She lives behind the gas station and has well sewer issues/worried about contamination. In July there was a motor cycle accident and believes the added traffic will make it more dangerous. She only has one way in and one way out of her development. Ms. Litton states there are times they can't get out of her development. She says there are already 7 houses empty because of the problems with the development on Cross Keys Rd. Remediation issues and gas going into the ground and is an ongoing issue. Seven people have died from cancer and very rare cancers occurring. There was supposed to be testing of the water but it never happened.

Chairman McMullin states the zoning board has no jurisdiction in this matter.

Vice Chairman Simiriglia states they should contact the DEP, the water company or township council.

Ms. Litton states they've have robbers run through their development from Cross Keys; also there are empty houses that have been in foreclosure for 5 years.

Mr. Bucceroni states he works with public works and can help with the abandon houses issues. He points out that the gas station is just changing, not expanding.

Mr. Costa states the zoning board can only deal with zoning ordinances such as the permitted use of the station. Ms. Litton should contact the DEP or the county board of health.

Ms. Litton states they have no sewer.

Vice Chairman Simiriglia states you would be forbidden to sell a house without water service or sewer. This is a health situation and the MUA would have given assistance if sewer water was running down the street.

Ms. Litton is worried about the propane, it's a concern.

Mr. Costa asks if the houses were there first.

Ms. Litton states "yes", there were 8 houses around the station property. She states the property is over run and the leach fields are draining back to the houses. She is worried about new leach fields.

Mr. Costa swears in Ms. Elizabeth Klemowitz: She states where they work on the cars oil runs onto our property. Her husband has a very rare type of encephalitis. Chairman McMullin states the site will be remediated and the state DEP will inspect it 3 times a year.

Ms. Klemowitz states traffic is bad and there are accidents every day. In 2001 there was pumped gas that polluted up to Camden County College and she's worried about propane now. She asks if the concrete will be cleaned or will the dirt just become more run off.

Mr. Bucceroni states the NJDEP will inspect and they will certify the criteria.

Mr. Singh state before WAWA was built he would get about 8000 cars, now he gets about 1300 to 1400 cars.

Mr. Iaconelli states there was a remediation problem from the previous owner and the tanks had alerts on them. There will be no more car fluids because the garage will be gone.

Mr. Lechner asks if the DEP is still monitoring the wells.

Mr. Singh states not anymore.

A motion to approve the above mentioned application with the condition: performance guarantee prior to the CO of the store was made by Mr. Rosati and seconded by Mr. Bucceroni.

Roll Call:

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

Application Use/Propane Approved.

A motion to approve the site plan waiver was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

Roll Call:

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

Site Plan Waiver Approved.

A motion to Adjourn was made by Mr. Rosati and seconded by Mr. Bucceroni.

Respectfully Submitted, Jean Gomez, Recording Secretary.