

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MAY 10, 2017**

Chairman Simiriglia 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 Present
Mr. Rosati Present
Mr. Acevedo Absent
Mr. Treger Present
Ms. Scully Absent
Mr. Rich Rosetti Present
Chairman McMullin Absent

Chairman Simiriglia 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

MINUTES FOR ADOPTION

Zoning Board minutes for Wednesday April 12, 2017

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

Roll Call:

Vice Chairman Simiriglia Yes
Mr. Bucceroni Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Mr. Rich Rosetti Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#172010C #1720011C
Sarah Di Bartolo-Hurley Erial Community Church
Bulk C Variance Bulk C Variance
Block: 13002 Lot: 8 Block: 16301 Lot: 19

#172012CDMPMSFMS #172015C
Group Four Properties, LLS Shoba Simon
Bulk C/Use "D" Variance; Minor Subdiv. Bulk C Variance
Prelim/Final Major Site Block: 17102 Lot: 85
Block: 20303 Lot: 4

#172014C Bulk C Variance
Frederic Robinson Block: 1103 Lot: 12

#152032CDSPWMS RE-AFFIRMATION
Bernie Wilson Block: 5403 Lot: 11

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

Roll Call:

Vice Chairman Simiriglia Yes
Mr. Bucceroni Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Mr. Rich Rosetti Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#172016C
Gerald Quigley
Zoned: R4
Bulk C Variance
Block: 2001 Lot: 21 & 22
Location: 133 Sixth Ave., Glendora
12' x 24' 8.5' wood shed w/2.5 Rear setback and 3.2 side setback.

Mr. Costa swears in Mr. Gerald Quigley.

Mr. Quigley states he put the shed up in 2005 to store bikes and lawn equipment, it's been up ever since.

Mr. Costa states there is a note from the construction inspector about a fire rating and a concrete permanent base for the shed.

Mr. Lechner states Mr. Quigley will need a zoning permit, a construction permit and he has to fire rate the walls.

Mr. Mellett asks Mr. Quigley if there are any drainage problems.

Mr. Quigley states "no".

Mr. Rosati asks how long it's been up and why they didn't get the proper permits.

Mr. Quigley states it has been up since 2005 and his wife took care of everything, he assumed it was done correctly as no one had directed them to get permits. His wife has passed away.

Mr. Treger and Mr. Quigley discuss the setbacks.

Mr. Lechner passes out a picture of the shed to the board.

Open to the public:

No Comments:

Open to Professionals:

No additional Comments:

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

Roll Call:

Mr. Bucceroni Yes
Mrs. Chiumento Yes

Mr. Rosati Yes
Mr. Treger Yes
Mr. Rich Rosetti Yes
Chairman Simiriglia Yes

Application Approved.

#172018C

John Iannello

Zoned: R3

Bulk C Variance

Block: 8903 Lot: 11

Location: 664 Chatham Rd., Somerdale

14'x 10' x 8' shed on 15'x 11' concrete slab w/2 1/2' S & R setbacks.

Mr. Costa swore in Mr. Iannello.

Mr. Iannello states he has a small yard and wants to keep the shed in the corner to have more space. He is replacing his 10' x 16' shed and replacing it with the 10'x 14' shed at a different end of the yard.

Mr. Lechner states he will need the 1 hour fire rating for the exterior walls; inside, outside and the over hang because he is less than 5' from the property line.

Mr. Costa suggests Mr. Iannello fire rate the shed for him before it is delivered.

Mr. Lechner states Mr. Iannello can call Mr. Gallagher and he can help him with the specifics.

Mr. Mellett tells Mr. Iannello to make sure the run off from the shed is directed onto his property and not his neighbors".

Open to the 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 Mrs. Chiumento.

Roll Call:

Mr. Bucceroni Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Mr. Treger Yes
Mr. Rich Rosetti Yes
Chairman Simiriglia Yes

Application Approved.

#172019C

G. David Wible, Jr.

Zoned: RA

Bulk C Variance

Block: 20202 Lot: 6

Location: 6 Woodmill Dr., Clementon

19' x 9' x 7' 2nd garage/carport w/.5 setback.

Mr. Costa swears in Mr. David Wible, Jr..

Mr. Wible states the carport is 6" from the property line. He doesn't believe he has enough space to move it in on his property; he is using it to store his 2002 Thunderbird; the carport has been there for 2 years (9' x 19'). The carport is constructed of all steel.

Mr. Mellett asks if there is concrete underneath the carport.

Mr. Wible states "yes".

Mr. Mellett asks Mr. Wible where the run off is going.

Mr. Wible states the concrete slab leans towards the front of the house.

Mr. Bucceroni asks if there is room in the backyard.

Mr. Wible states "probably" but he can't get the car and carport into the backyard without a driveway.

Mr. Bucceroni states he believes the water has to go onto his neighbors' property because it is so close to the property line.

Mr. Bucceroni believes the best remedy is to move it into the backyard.

Mr. Wible doesn't believe he can do that.

Mr. Rosati discusses the wooden fence w/a gate and the proximity to the property line (6").

Mr. Treger asks if there is a plastic door on the carport.

Mr. Wible states he had a tarp with bungee cords.

Chairman Simiriglia asks Mr. Wible what is in front of the carport.

Mr. Wible states there is a driveway 6" off the property line.

Chairman Simiriglia states he probably needs a waiver for that too. The fire code may still be viable because sheet metal doesn't have a good fire rating. Chairman Simiriglia believes he needs to re-configure it anyway to keep the water off his neighbors' property.

Mr. Lechner states the carport is 33' from the curb line.

Chairman Simiriglia states the concrete is 6" off the side property line.

PUBLIC PORTION:

Mr. Wolfe (3 Woodmill dr.) across the street.

Mr. Wolfe is concerned that everyone will want to do this now. Maybe his next door neighbor will decide to put up a second garage.

Mr. Lechner states Mr. Wible will need a 3rd variance for the distance between the garage and the dwelling (17"), along with a 10' setback and 2nd garage variance if you move it to the backyard.

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

Roll Call:

Mr. Bucceroni Yes

Mrs. Chimento Yes

Mr. Rosati Yes

Mr. Treger Yes

Mr. Rich Rosetti Yes

Chairman Simiriglia Yes

Application Tabled with no re-advertisement necessary.

#172020C

Eber Morse

Zoned: R1

Bulk C Variance

Block: 18204 Lot: 4

Location: 1046 New Brooklyn Rd., Sicklerville

Pole building 24' x 40" x 12.4' w/24' setback (personal use).

Mr. Costa swears in Mr. Eber Morse.

Mr. Morse states he has thought out the square footage he needs for the last 8 years. He owns campers at times and needs a 9' to 10' overhead door for them to fit. Mr. Morse states his neighbor has a 14' sidewall on his pole barn so his won't be the highest on the street.

Mr. Costa asks what are in the neighboring lots.

Mr. Morse states the house to the left is abandoned (foreclosed); his driveway has a far setback; his lot is 400' deep and 100' wide; the pole barn will be 24' from one side property line and 30' from the other.

Mr. Lechner states the council did just change the heights for pole barns about 3 or 4 months ago. The reason was to keep the smaller/older lots in town from building massive, non-residential type pole barns. But, Mr. Morse has an acre lot.

Mr. Mellett states drainage shouldn't be a concern.

Mr. Bucceroni states it's not that unusual for the are.

Mr. Treger asks Mr. Morse if he has an existing garage.

Mr. Morse states "no".

Mr. Treger asks Mr. Morse how he plans on getting to the pole barn with vehicles.

Mr. Morse states he will have a stone driveway and eventually a gravel driveway.

Open to the 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. Rosati.

Roll Call:

Mr. Bucceroni Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Mr. Treger Yes
Mr. Rich Rosetti Yes
Chairman Simiriglia Yes

Application Approved.

#172021C
Shawn Davidson
Zoned: R3
Bulk C Variance
Block: 20904 Lot: 1
Location: 29 Mayflower Dr., Sicklerville
6' vinyl fence w/setbacks F1 - 2.5' & F2 - 3.6'

Mr. Costa swears in Mr. Shawn Davidson.
Mr. Davidson states he is a corner lot and he will lose 1000 sq. ft. if he can't put the fence where they would like. It seems other properties have the same setback in the neighborhood.
Mr. Costa asks if the fence blocks any neighbors' driveways.
Mr. Davidson states "no".
Mr. Mellett states there are no site implications.
Mrs. Chiumento asks if the fence is different on both sides of the house.
Mr. Davidson states the fence will be 8' from the back of the home on the left side.

Open to the 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 Mrs. Chiumento.

Roll Call:

Mr. Bucceroni Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Mr. Treger Yes
Mr. Rich Rosetti Yes
Chairman Simiriglia Yes

Application Approved.

#152005DCM
1743 Farmhouse, LLC

Zoned: R3
Use "D" Variance
Block: 3306 Lots: 11 & 12
Location: 1010 E. Evesham Rd., Magnolia
Requesting an EXTENSION on the Use "D" Variance.

Mr. Costa states the reason the applicant is returning is because they had not noticed Magnolia on their application so the board wasn't supposed to hear the application.

Mr. Costa also states the applicant agrees to Mr. Mellett and Mr. Lechner's letters and all conditions will be met.

Mr. Costa makes note: NO PUBLIC PRESENT.

Open to the public:

No Comments:

Open to Professionals:

No additional Comments:

A motion to approve the above mentioned application and extend the Use D Variance to April, 2018 was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:

Mr. Bucceroni Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Mr. Treger Yes
Mr. Rich Rosetti Yes
Chairman Simiriglia Yes

Application Approved.

#152005DCMPFMS Prelim/Final Major Site Plan
1742 Farmhouse, LLC Block: 3306 Lots: 11 & 12
Zoned: R3 Location: 1010 E. Evesham Rd., Magnolia
Expansion of existing house to a 14,526 sq. ft. catering/wedding facility. Owner to remain in existing house until construction of future house on Lot: 11.

Mr. Rogers goes through all the variances and 11 waivers again:

Variances:

- barn's pre-existing 10' from the property line and 10' to 25' from the side yard,
- relief for curbing
- 25' residential buffer
- 45 sq. ft. sign
- post performance bond for pre planted trees and planners directive.

Waivers:

- pg.6 #1 12' to 10'
- sidewalk waiver from frontage to buildings
- basin change
- note 5 pg. 9 grading/Item 5 48 hour drainage
- pg. 12 item 11 lighting off 1 hour after events end
- parking in front of barn: 6" stone surface vs. paved driveway in front of barn
- existing above ground residential wires
- fence along the entire property length
- signs/monument 4'
- G,H,I items/no curbing along stone drive by barn
- traffic assessment vs. detailed traffic report
- reduction of height of trees already planted and added to bond
- add landscape to trash enclosure.

Open to the public:

No Comments:

Open to Professionals:

No additional Comments:

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

Roll Call:

Mr. Bucceroni Yes

Mrs. Chimento Yes

Mr. Rosati Yes

Mr. Treger Yes

Mr. Rich Rosetti Yes

Chairman Simiriglia Yes

Application Approved.

A motion to Adjourn was made by Mr. Treger and seconded by Mrs. Chimento.

Respectfully Submitted, Jean Gomez, Recording Secretary.

