

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JUNE 14, 2017**

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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**  
**Mr. Scarduzio Present**  
**Mrs. Chiumento Present**  
**Mr. Rosati Present**  
**Mr. Acevedo Absent**  
**Mr. Treger Absent**  
**Ms. Scully Absent**  
**Mr. Rich Rosetti 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**

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**MINUTES FOR ADOPTION**

Zoning Board minutes for Wednesday March 22, 2017

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

**Roll Call:**

**Vice Chairman Simiriglia Yes**  
**Mr. Bucceroni Yes**  
**Mr. Scarduzio Yes**  
**Mrs. Chiumento Yes**  
**Mr. Rosati Yes**  
**Mr. Treger Yes**  
**Chairman McMullin Yes**

**Minutes Approved.**

Zoning Board Minutes for Wednesday May 10, 2017.

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

**Roll Call:**

**Vice Chairman Simiriglia Yes**  
**Mr. Bucceroni Yes**  
**Mrs. Chiumento Yes**  
**Mr. Rosati Yes**

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#172016C Bulk C Variance**  
**Gerald Quigley Block: 2001 Lot: 21 & 22**

**#172018C Bulk C Variance**  
**John Iannello Block: 8903 Lot: 11**  
**#172020C Bulk C Variance**  
**Eber Morse Block: 18204 Lot: 4**

**#172021C Bulk C Variance**  
**Shawn Davidson Block: 20904 Lot: 1**

**#152005DCM Use "D" Variance**  
**1743 Farmhouse, LLC Block: 3306 Lots: 11 & 12**

**#152005DCMPFMS Prelim/Final Major Site Plan**  
**1743 Farmhouse, LLC Block: 3306 Lots: 11 & 12**

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

**Roll Call:**

**Vice Chairman Simiriglia Yes**  
**Mr. Bucceroni Yes**  
**Mrs. Chiumento Yes**  
**Mr. Rosati Yes**

**Resolutions Approved.**

**APPLICATIONS FOR REVIEW**

**#172019C**

**G. David Wible, Jr.**

**Bulk C Variance**

**Block: 20202 Lot: 6**

**Location: 6 Woodmill Dr., Clementon**

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

Mr. Costa swears in Mr. Wible, Jr.

Mr. Wible states he regrettably removed the carport and is withdrawing the application.

**A motion to allow the withdrawal of Mr. Wible's application was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.**

**Roll Call:**

**Vice Chairman Simiriglia Yes**

**Mr. Bucceroni Yes**

**Mr. Scarduzio Yes**

**Mrs. Chiumento Yes**

**Mr. Rosati Yes**

**Mr. Rosetti Yes**

**Chairman McMullin Yes**

**Withdrawal of application approved.**

**#172026C**

**Poonam Kaushal**

**Zoned: R3**

**Bulk C Variance**

**Block: 1201 Lot: 14**

**Location: 621 Hobart dr.**

**16' x 12' wood deck with 21' R setback**

Mr. Costa swears in Ms. Poonam Kaushal and Mr. William Allen Kennedy.

Mr. Kennedy states he was replacing the deck with no permit in December and didn't get noticed until April; in the mean time the deck was finished.

Vice Chairman Simiriglia asks if they are in front of the zoning board for forgiveness.

Mr. Kenney states he's not sure what he's supposed to do now, he has already removed the deck and replaced it with new lumber. He didn't realize he needed a permit for replacement. It is a 12' x 16' deck, same as the old one, except the old one didn't have railings.

Mr. Lechner states the construction officer has questions: the setback is no problem but he states there are code violations in the photo that need to be fixed. Mr. Kennedy and Ms. Kaushal have a corner lot with 2 front yards. The rear on Hobart dr. is 16' and the side yard is 21'; it is an irregular shaped lot.

Mr. Costa states the zoning board only approves the setback; Mr. Kennedy will have to deal with the construction official.

Public Portion:

Mr. Dieter Sievis lives at 4 Craig and sees a great improvement from the old deck and it is very well constructed.

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

**Roll Call:**

**Vice Chairman Simiriglia Yes**  
**Mr. Bucceroni Yes**  
**Mr. Scarduzio Yes**  
**Mrs. Chiumento Yes**  
**Mr. Rosati Yes**  
**Mr. Rosetti Yes**  
**Chairman McMullin Yes**

**Application Approved.**

**#172022C**

**Gregory and Joann Mattia**

**Zoned: R3**

**Bulk C Variance**

**Block: 15607 Lot: 12**

**Location: 23 Mercer Dr., Sicklerville**

**8' vinyl fence with zero (0) R s/b**

Mr. Costa swears in Mr. and Mrs. Mattia.

Mr. Mattia explains they conform now but he wants to add an 8' fence in the rear to hide them from the Tiki Bar at Villari's Bar and Restaurant behind them. They literally hear cat calls from the Tiki Bar when Mrs. Mattia exits the rear of the home to go to their pool.

Open to the 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 Mrs. Chiumento.**

**Roll Call:**

**Vice Chairman Simiriglia Yes**  
**Mr. Bucceroni Yes**  
**Mr. Scarduzio Yes**  
**Mrs. Chiumento Yes**  
**Mr. Rosati Yes**  
**Mr. Rosetti Yes**  
**Chairman McMullin Yes**

**Application Approved.**

**#172023C**

**John Bennett**

**Zoned R3**

**Bulk C Variance**

**Block: 11507 Lot: 25**

**Location: 152 W. Central Ave., Blackwood**

**8' x 18' deck sitting on patio with 18" S s/b**

Mr. Costa swears in Mr. Bennett.

Mr. Bennett believes the setback is 31' from the rear not 22'.

Mr. Lechner explains how he came up with the 22'.

Vice Chairman Simiriglia asks Mr. Bennett if he measured it.

Mr. Bennett states: yes, but he'll leave the measurement at 22'. He replaced the old deck but moved it a little to the right and closer to the fence 18" and he will submit plans.

Open to the 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. Bucceroni.**

**Roll Call:**

**Vice Chairman Simiriglia Yes**

**Mr. Bucceroni Yes**

**Mr. Scarduzio Yes**

**Mrs. Chiumento Yes**

**Mr. Rosati Yes**

**Mr. Rosetti Yes**

**Chairman McMullin Yes**

**Application Approved.**

**#172024C**

**Robert Mantusavage**

**Zoned: R1**

**Bulk C Variance**

**Block: 17502 Lot: 60**

**Location: 1630 New Brooklyn-Erial Rd., Sicklerville**

**Detached garage 14' x 36' x 9' with S1 s/b 5' & S2 9' s/b**

Mr. Costa swears in Mr. Mantusavage.

Mr. Mantusavage states there will be a 5' not 4 1/2' side variance. The garage will be used to park a car and store things currently in storage units; including wine making tools. There will be black top to the door and gutters for drainage.

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:**

**Vice Chairman Simiriglia Yes**

**Mr. Bucceroni Yes**  
**Mr. Scarduzio Yes**  
**Mrs. Chiumento Yes**  
**Mr. Rosati Yes**  
**Mr. Rosetti Yes**  
**Chairman McMullin Yes**

**Application Approved.**

**#172025C**  
**Nick Louie**  
**Zoned: R2**  
**Bulk C Variance**  
**Block: 19306 Lot: 3.10**  
**Location: 19 Erik Ct., Sicklerville**  
**2nd flr. deck 16' x 20' with 29' R s/b**

Mr. Costa swears in Mr. Louie.  
Mr. Louie states the deck will conform to the morning room and will be built off of it.  
Mr. Bucceroni states he backs to the wood.  
Vice Chairman Simiriglia asks how high the deck will be.  
Mr. Louie states 9 steps.  
Vice Chairman Simiriglia asks where the steps will be and if they will impact the rear setback.  
Mr. Louie states the stairs will be flush with the side of the morning room, on the side.

Mr. Lechner states Mr. Louie will need a zoning permit for the concrete patio because he will be over the impervious coverage.

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

**Roll Call:**

**Vice Chairman Simiriglia Yes**  
**Mr. Bucceroni Yes**  
**Mr. Scarduzio Yes**  
**Mrs. Chiumento Yes**  
**Mr. Rosati Yes**  
**Mr. Rosetti Yes**  
**Chairman McMullin Yes**

**Application Approved.**

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

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