

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JULY 26, 2017**

---

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

**Roll Call:**

**Vice Chairman Simiriglia Present**  
**Mr. Bucceroni Absent**  
**Mr. Scarduzio Present**  
**Mrs. Chiumento Present**  
**Mr. Rosati Present**  
**Mr. Acevedo Present**  
**Mr. Treger Absent**  
**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. Ken Lechner, Township Planner**

---

**MINUTES FOR ADOPTION**

Zoning Board minutes for Wednesday June 28, 2017

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

**Roll Call:**

**Mr. Scarduzio Yes**  
**Mrs. Chiumento Yes**  
**Mr. Rosati Yes**  
**Mr. Acevedo Yes**

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#172027C #172028C**  
**John & Ruth Massanova Dan Doyle**  
**Bulk C Variance Bulk C Variance**  
**Block: 10201 Lot: 1.05 Block: 3004 Lot: 2**

**#172030C**  
**Dian McCracken**  
**Bulk C Variance**  
**Block: 9502 Lot: 1**

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

**Roll Call:**

**Mr. Scarduzio Yes**  
**Mrs. Chiumento Yes**  
**Mr. Rosati Yes**  
**Mr. Acevedo Yes**

**Resolutions Approved.**

**APPLICATIONS FOR REVIEW**

**#172032C**  
**Daniel Geserick**  
**Zoned: R3**  
**Bulk C Variance**  
**Block: 5403 Lot: 2**  
**Location: 94 Oak Ave., Blackwood**  
**Lot coverage, a 20' x 36' in-ground pool & assoc. concrete/pavers & 6' vinyl fence w/setbacks.**

Mr. Costa swears in Mr. Daniel Geserick.

Mr. Geserick states that he would have 54.2 impervious coverage where 40% is maximum and 10' where 20' is required; a 5' side property setback because the pool is 20' x 36' with a sewer drain next to the home that inhibits the direction. Along with a 6' high fence for privacy, they would like the fence moved forward for more area around the pool. He has a 100' x 197' lot size with a severe angle on one side.

Chairman Simiriglia asks which side the pool is on.

Mr. Geserick states it will be on the left side.

Chairman Simiriglia asks if it will be beyond the driveway.

Mr. Geserick states that driveway will be removed.

Mr. Lechner reads the GTMUA letter for the record. The letter states the sewer line has to be inspected before the approval of the pool.

Mr. Lechner reads the construction office letter for the record. The fence requirements will have to be met, the chain link fence upgrade is needed. Lot coverage and grading will be needed so you don't create drainage issues for your neighbors.

Mr. Geserick states the pool contractor can add a drainage solution is necessary.

Mr. Lechner asks if he can submit a drainage lot plan; he is very concerned about the drainage.

Chairman Simiriglia states he doesn't want Mr. Geserick to dump any water on his neighbors' yard considering he is only 5' from the property line.

Mr. Charles Miller (pool contractor) is sworn in by Mr. Costa.

Mr. Miller states he can get their company engineer to put up a drainage plan. He would build proper trenches for drainage and flow.

Mr. Lechner states they will have the board engineer review the drainage plan.

Open to the public:

No Comments:

Open to Professionals:

No additional Comments:

**A motion to approve the above application with the condition of a drainage plan was made by Mr. Scarduzio and seconded by Mr. Rosati.**

**Roll Call:**

**Mr. Scarduzio Yes**  
**Mrs. Chiumento Yes**  
**Mr. Rosati Yes**  
**Mr. Acevedo Yes**  
**Mr. Rosetti Yes**  
**Chairman Simiriglia Yes**

**Application Approved.**

**#172036C**

**Rosemary Valentin**

**Zoned: R1**

**Bulk C Variance**

**Block: 8601 Lot: 10**

**Location: 7 Eyres Pl., Somerdale**

**2 sheds ( 10'x20'x11' & 10'x14'x10') with setbacks.**

Mr. Costa swears in Ms. Rosemary Valentin.

Ms. Valentin states they need 2 sheds for storage; weight lifting equipment and yard equipment. Her son and daughter in law moved in to help her out.

Mr. Mike Scott ( son) states the shed is 10'x 20' and will store his weight lifting equipment which he also uses to help his mother with physical therapy.

Mr. Lechner asks if the shed has to be less than 5' from the property line or can it be moved further so he doesn't have to fire rate the walls which can be expensive.

Mr. Scott agrees to move the shed to 5' from the property line to avoid fire rating the walls and now only needs a variance for the 2 sheds.

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. Scarduzio Yes**  
**Mrs. Chiumento Yes**  
**Mr. Rosati Yes**  
**Mr. Acevedo Yes**  
**Mr. Rosetti Yes**  
**Chairman Simiriglia Yes**

**Application Approved.**

**#172038C**

**Russ Prichard**

**Zoned: R3**

**Bulk C Variance**

**Block: 18310 Lot: 70**

**Location: 71 Mullen Dr. Sicklerville**

**Permit a 90" x 94" hot tub 1' from dwelling.**

Mr. Costa swears in Mr. Russ Prichard.

Mr. Prichard states he would like to put the hot tub 1' from the home to be under the overhang in inclement weather and to be able to use it year round. Mr. Prichard states the hot tub will probably be more like 2' from the home and still under the cover.

Open to the public:

No Comments:

Open to Professionals:

No additional Comments:

**Roll Call:**

**Mr. Scarduzio Yes**

**Mrs. Chiumento Yes**

**Mr. Rosati Yes**

**Mr. Acevedo Yes**

**Mr. Rosetti Yes**

**Chairman Simiriglia Yes**

**Application Approved.**

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

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