

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, AUGUST 9, 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 Simiriglia had the professionals sworn in:**  
**Also Present: Mr. Anthony Costa, Zoning Board Solicitor**  
**Mr. Ken Lechner, Township Planner**

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**MINUTES FOR ADOPTION**

Zoning Board minutes for Wednesday July 26, 2017

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

**Roll Call:**

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

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#172017SPW #172032C**

**John Connolly III Daniel Geserick**

**Site Plan Waiver Bulk C Variance**

**Block: 11901 Lot: 20.01 Block: 5403 Lot: 2**

**#172036C #172038C**

**Rosemary Valentin Russ Prichard**

**Bulk C Variance Bulk C Variance**

**Block: 8601 Lot: 10 Block: 18310 Lot: 70**

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

**Roll Call:**

**Vice Chairman Simiriglia Yes**

**Mr. Scarduzio Yes**

**Mrs. Chiumento Yes**

**Mr. Rosati Yes**

**Mr. Acevedo Yes**

**Mr. Rosetti Yes**

**Resolutions Approved.**

**APPLICATIONS FOR REVIEW**

**#172042C**

**Rosalind Chivis**

**Zoned: R3**

**Bulk C Variance**

**Block: 18316 Lot: 6**

**Location: 29 Bryce Ct. Erial**

**20' x 20' Pavilion/Cabana with 5' setback.**

Mr. Costa swears in Ms. Rosalind Chivis.

Ms. Chivis didn't know about the requirements for the cabana and the contractor didn't explain any of them. There was a tree in the way and she didn't want to remove it, which dictated where the cabana was going to be. The cabana is on a cement slab.

Mr. Lechner states you must get a zoning and building permit. the building code will require a foundation and they may have to see the depth of the concrete around the posts.

Ms. Chivis states her husband took pictures and there is 3' around the posts.

Mr. Lechner asks how height of the cabana.

Ms. Chivis states it is 8' high.

**Public Portion:**

Ms. Donna Bollard states her property is the closest to the cabana and she believes it is closer than 6' with the overhang. She is worried what this will do to her resale value and wonders if it will be a problem.

Mr. Costa states the ordinance states 10' and Ms. Chivis has 6'.

Mr. Scarduzio asks if Ms. Bollard gets any water from the cabana.

Ms. Bollard states "no".

Mr. Bucceroni states a lot of people who back up to the lake build things.

Chairman McMullin states they will make the setback 5' instead of 6' because of the overhang.

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. Rich Rosetti Yes**

**Chairman McMullin Yes**

**Application Approved.**

**#172043C**

**Todd Kasper**

**Zoned: R2**

**Bulk C Variance**

**Block: 8105 Lot: 29**

**Location: 1555 Hider La., Clementon**

**2 sheds (12' x 20') with 8' setbacks R & S and over 200 sq. ft.**

Mr. Costa swears in Mr. Kasper.

Mr. Kasper explains the first shed is for tools (12' x 20') and the 2nd shed is going to be a playhouse for his kids.

He will meet the setbacks and there is no problem with the water run off.

The construction official states both sheds will need a foundation and construction permit.

Mr. Lechner states the sheds will need footings and a variance because the sheds are both over 200 sq. ft..

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. Rich Rosetti Yes**  
**Chairman McMullin Yes**

**Application Approved.**

**#172041C**

**Cheryl Pine**

**Zoned: R3**

**Bulk C Variance**

**Block: 16403 Lot: 20**

**Location: 18 Pinewood Ct., Sicklerville**

**Permit a 90" x 90" hot tub 2.3' from dwelling.**

Mr. Costa swears in Ms. Cheryl Pine.

Ms. Pine states she hired a contractor and he didn't check any of this.

Mr. Bucceroni asks if the Jacuzzi is in the back.

Ms. Pine states it is on the lower level.

Mr. Costa asks if they have an irregular shaped lot.

Ms. Pine states "yes".

Open to the public:

No Comments:

Open to Professionals:

No Comments:

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

**Roll Call:**

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

**Application Approved.**

**#172044C**

**Frank Serratore**

**Zoned: R3**

**Bulk C Variance**

**Block: 19805 Lot: 1**

**Location: 25 Innsbruck Dr., Sicklerville.  
10' x 12' x 10'shed w/0 s/b to dwelling.**

Mr. Costa swears in Mr. Serratore.

Mr. Serratore discusses the 2 sheds; in the rear of the house is a pool and one shed will be used for pool equipment. The other shed will be used for utilities.

The construction office states the shed can be adjacent but not connected to the building, plus a construction permit will be needed.

Open to the public:

No Comments:

Open to Professionals:

No Comments:

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

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