

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 25, 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. Chimento	Absent
Mr. Rosati	Present
Mr. Acevedo	Present
Mr. Treger	Present
Ms. Scully	Absent
Mr. Rich Rosetti	Absent
Chairman McMullin	Absent

Chairman Simiriglia had the professionals sworn in:

Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. Ken Lechner, Township Planner

Vice Chairman Simiriglia sits in for Chairman McMullin. Mr. Treger sits in for Mr. Bucceroni.

MINUTES FOR ADOPTION

Zoning Board minutes for Wednesday September 27, 2017

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

Roll Call:

Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman Simiriglia	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#172050C

Window Mechanics Direct

Bulk C Variance

Block: 1206 Lot: 8

A motion to approve the above mentioned resolution was made by Mr. Rosati and seconded by Mr. Acevedo.

Roll Call:

Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman Simiriglia	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

Advised by HO application will be withdrawn (see enclosed)

#172047C

Reynaldo O. Rapada

Zoned: R2

Bulk C Variance

Block: 8105 Lot: 40

Location; 494 Little Gloucester Rd.

Blackwood

(2 sheds) 12' x 10' metal w/R s/b & 16' x 12' wood w/R s/b

Above application has been withdrawn and letter submitted by HO.

#172051C

Robert Speese

Zoned: R4

Bulk C Variance

Block: 801 Lot: 23

Location 405 Station Ave., Glendora

26' x 6' front porch w/setbacks

Mr. Costa swears in Mr. Robert Speese and Mr. Thomas Speese.

Mr. Robert Speese states they are just jacking up the roof of the existing porch to replace the column; the column is structural and is necessary for the 91 yr. old home.

Open to the public:

No Comments:

Open to Professionals:

No Comments:

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

Roll Call:

Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman Simiriglia	Yes

Application Approved.

#172052C

Jason Hajnowski

Zoned: R3

Bulk C Variance

Block: 8102 Lot: 31

Location: 117 Florence Ave., Laurel Springs

40' x 30' garage with setbacks.

Mr. Costa swears in Mr. Hajnowski.

Mr. Hajnowski states: he has multiple classic cars and they would look better inside than outside his home. He may put a lift in later which is why he is asking for the height. There won't be any commercial work going on in the garage; he owns a Farmers Insurance and this is his hobby. Gutters will be on the garage and it will look like the house, which is also being improved.

Vice Chairman Simiriglia asks about no survey being submitted.

Mr. Hajnowski states his lot is 100' x 200',

Mr. Treger asks where the garage will sit on the property,
 Mr., Hajnowski states it will be in the back left corner.
 Mr. Treger asks if there will be a permanent driveway.
 Mr. Hajnowski states: Yes.

Chairman Simiriglia states 20' are awful high.

Mr. Hajnowski says he was told he had to have at least 12' or more for a lift.

Mr. Lechner states the board engineer (Mr. Mellett) said to make sure the garage has gutters and down spouts to direct any water away from the neighbors.

Mr. Lechner states the township reduced the garage heights 6 months ago.

Chairman Simiriglia states 12' sidewalls with a 4' pitch to the roof is 16' vs. 20' which is being requested; and it would be less intrusive to the neighbors.

Mr. Hajnowski states he would have to check his specs to see if that would work with his lift.

Chairman Simiriglia states he would have to change his zoning application too, if he decided to change the height of the garage.

Mr. Costa tells Mr. Hajnowski that he won't be able to come back to the board if he is turned down, unless there is a significant change to the application.

Mr. Lechner asks Mr. Hajnowski how high is his sidewalls?

Mr. Hajnowski states 14'.

Mr. Lechner explained the height is determined by taking half the height from the sidewall to the gable and adding it to the sidewall height. Thus the height of the garage is the 14' sidewalls plus 3' (half of the 6' height to the gable) which equals 17'.

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 Mr. Scarduzio.

Roll Call:

Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman Simiriglia	No

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.