

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 8, 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. Chimento Present
Mr. Rosati Present
Mr. Acevedo Absent
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. Scarduzio;
Mr. Rosetti sits in Mr. Acevedo.**

MINUTES FOR ADOPTION

Zoning Board minutes for Wednesday September October 25, 2017

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

Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#172051C #172052C
Robert Speese Jason Hajnowski
Bulk C Variance Bulk C Variance
Block: 801 Lot: 23 Block: 8102 Lot: 31

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

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#172053C
Christopher Pasucci
Zoned: RA
Bulk C Variance
Block: 16603 Lot: 21
Location: 26 Kings Rd., Sicklerville
6' vinyl fence with setback 1'

Mr. Costa swears in Mr. Pasucci.

Mr. Pasucci states he wants to extend his yard; he has a corner lot and will lose half of his side yard. The fence is not interfering with his neighbor's site line.

Mr. Mellett states the fence is 1' off the edge of the sidewalk. He is concerned with the fence so close to the sidewalk and orientation of the road. 5' would be more appropriate with the road (minimum 5' from sidewalk).

Mr. Pasucci states the fence is parallel to the front of the house and feels the distance is ok on Kings and Presidential.

Mr. Costa states if the board denies the application, Mr. Pasucci can't come before the board with the same application or he can amend the application to 5'.

Chairman Simiriglia discusses Mr. Pasucci neighbor's site line when he is backing out of his driveway.

Mr. Pasucci will amend his application to 5'.

Mr. Treger asks if the fence is solid vinyl.

Mr. Pasucci states "yes".

Mrs. Chiumento asks if it is a single home.

Mr. Pasucci states "yes".

Open to the public:

No Comments:

Open to Professionals:
No Additional Comments:

A motion to approve the above mentioned application with the amendment of a 5' setback, 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. Rosetti Yes
Chairman Simiriglia Yes

Application Approved.

#172055C
Miliero, Inc.
Zoned: R3
Bulk C Variance
Block: 10303 Lot: 23.01
Location: 233 Clementon Ave., Blackwood
Oversize garage 60' x 40' (Garage will exceed sq. ft. of SFD)

Mr. Costa swears in Mr. Jeffery Mills.
Mr. Robert DelSordo (Esq.) explains the application.
Mr. Mills is an antique auto collector and owns the building next door,
A1- compendium of location and area itself.
Mr. Mills states the property is close to the football field and he owns the garage across the street. Mr. Mills wanted to improve the neighborhood. The pole barn will house WWII vehicles that are large. A home will be built in front of the pole barn for his son. Mr. Mills has owned the property for about a year for his nephew and hopefully he will be able to buy it from him someday. The stewardship he has for some of these vehicles is for his cousins. Mr. Mills's parent may move into the home after his son moves out. His whole family is from Blackwood and they all went to Highland High School.
Mr. DelSordo states the garage was left alone and used to be part of the home next door.

Chairman Simiriglia asks if the board can act on this application as the garage is free standing without a home on the property.

Mr. Lechner states: as long as the owner ensures the home will be built before the garage. The applicant won't apply for the building permit for the garage until the home is habitable,

Mr. Mills states he can't have the CO without both being done at the same time.

Mr. Costa asks for a list of vehicles.
Mr. Mills lists the vehicles: 9 vehicles in total
- 3 model T Fords
- 1975 Ford Ranger
- 2 WWII Dodge Power Wagons
- 1943 Williams Jeep (Willows)
- 1978 Pontiac Trans Am
They are used in parades and car shows, they are all registered in NJ.

Mr. Bucceroni asks why the garage is so high,
Mr. Mills states 12' is for the 10' high door.
Mr. Bucceroni states there isn't a lot of land for this large pole barn and a house.
Mr. Mills states he works full time and he isn't a mechanic or a home flipper. He travels a lot and this property just came into my view to help solve the storage issue for the vehicles.
Mr. Bucceroni doesn't want this new garage to be a giant elephant in the neighborhood.

Mr. Costa asks the lot size.
Mr. DelSordo states 224' x 82'.
Mr. Mellett states there will be 11' on either side of the garage.
Mr. Mills states 11' on the residential home and on the front part of the property.

Mr. Mellett states a drainage plan will be needed with such a large structure (60' x 40') and being 11' off the property line.
Chairman Simiriglia asks if the property drains back to front?
Mr. Mellett states the grading plan will have to be done by an engineer.
Mr. Bucceroni asks if the garage will have access to Lower Landing Rd..
Chairman Simiriglia states the application could be denied because of fire access.
Mr. DelSordo states there will be a 10' driveway.
Chairman Simiriglia states a 18' driveway is needed for fire trucks and there weight.
Mr. Del Sordo states the old garage will be the footprint for the new home.
Mr. Rosati states there will be 41' between home and garage.
Mrs. Chiumento asks about Pg. 5 being the rendition of the home.
Mr. Mills's states: Pg. 5 is a stylistic view of the home to be built: Pg. 30 is the home he bought; pg 31 is what it will look like when completed. The last 2 pages are pictures of the home 2 properties down that needs to be rehabbed.
Mr. Rosetti asks if any work will be going on in the garage.
Mr. Mills states "no", that work is too specialized for him.
Mr. Simiriglia states he is concerned with the height and the size of the garage being 3x's bigger than is allowed. He believes this garage will be very intrusive to the neighborhood; it doesn't "fit in".

PUBLIC PORTION:

Mr. Costa swears in the following residents:

Mr. Jim Lash: lives next to the property.
Mr. Lash asks Mr. Mills specifics about the property.
Mr. Lash asks if there will be car lifts.
Mr. Mills states "no"
Mr. Lash asks if there will be stacking of the vehicles.
Mr. Mills states "no".
Mr. Lash asks if the property will be titled in his name.
Mr. Mills states: "yes".
Mr. Lash asks if Mr. Mills's son, who is coming out of the Navy, is a mechanic.
Mr. Mills states "no".
Mr. Lash states the biggest problem sees is the affect on his property value.
Mr. DelSordo states that is an assessor or appraisers job.
Mr. Costa states the Zoning Board can not let property value influence their decision.
Chairman Simiriglia states: comments from the assessor's office could be a deterrent to neighborhood value.
Mr. Lash states this is my investment, my home, so property value is a major concern.

Mr. David and Mrs. Kathy Hamilton: states he is across the street about 100' over. Mr. Hamilton states the home is fine but the garage is too big.

Mr. Zachary Markely: Mr. Markley states he is directly behind the property and he is speaking for his Mom. They have been there for 13 years. The new garage will be an elephant and an eyesore. The home is no problem but the garage is too big.

Mr. Kirk Tharp: 234 Clementon.

Mr. Tharp is directly across the street and feels the size of the garage is a commercial size. This "commercial size garage" is in a residential area. Mr. Tharp states Mr. Mills homes are rentals since he isn't living in them. Mr. Tharp states the water will come his way. He also has no problem with a home but the garage is too big.

Mr. Michael Paulis: next to Clark across the street.

Mr. Paulis tried to get a 30' x 50' garage on his acre lot and was turned down and it was a steel inner and steel outer shell. Mr. Mill's barn is wood, what happens if it catches fire. He feels it is way too large.

Ms. Tony Enoch: 228 Crestview Ave.

Ms. Enoch is behind Mr. Mills. Ms. Enoch objects to the pole barn because it will be all she sees from his backyard. She is also worried about drainage because she floods when it rains. She states they weren't told about the home.

Mr. Costa explains they weren't told about the home because it is permitted.

Ms. Enoch states there is someone making noises all the time. She is worried about drainage, if there is a fire, and the garage is just unsightly. She has lived here 19 years and also believes her property value will drop with the addition of this garage.

Mr. Treger requests clarification of the variances.

Mr. Lechner states: a private garage that is 2400 sq. ft. vs. 800 sq. ft. which is permitted. The garage is larger than the principle building. The garage can not be larger than the home. 12' side wall vs. 9' side wall. 25' garage height vs. 14' that is allowed.

Mr. Bucceroni asks Mr. Mills if he has considered a smaller garage.

Mr. Mills states yes, he would discuss that option; 25' includes cupola; 40' deep 30'wide, but still centered with the height under 20: 10' door w/ 12' wall.

Chairman Simiriglia discusses reducing the height of the pitch and the ridge parallel w/the street, metal roof w/2' pitch, 4' above sidewalls, 11' sidewalls, 15' height acceptable vs. 25'.

REOPEN PUBLIC PORTION:

Mr. Lash states reducing the size still doesn't make it appealing to the eye.

Chairman Simiriglia states as long as they carry out the carriage house theme it will be nicer. 800' vs. 2400' and now 800' vs. 1200'.

Mr. Lechner and Chairman Simiriglia discuss the garage being larger than the home but now it's only 400sq. ft. larger as the home is 800 sq. ft. and the garage 1200 sq. ft..

Mr. Paulis suggest building the home first and then come back for the garage.

Mr. Mills states he would like to build them together for construction costs.

Chairman Simiriglia states it's easier to formulate an entire construction plan.

Ms. Enoch questions why the letter from zoning didn't mention the home.

Chairman Simiriglia states Mr. Mills didn't need to come to zoning board for the home because it is permitted.

Ms. Enoch states building the garage along with this home will ruin her yard; along with the drainage issue.

Mr. Markely asks how close to the fence line/property line the garage is located.

Mr. Mills states 11' from property line with 9 vehicles.

Mr. Markely states the fire trucks need to be able to get around to the garage.

Mr. Rosati asks what material the garage will be made from.

Mr. Mills states a wood frame with a steel roof.

Mr. Lechner states it will be a gabled "A" roof/ an average from the ridge to the eave allow 14'. Which means the new garage (1200 sq.ft.) doesn't need a height variance because it is 13'5". The proposed lot is very deep 82' wide by 225' deep.

Mr. Costa has concerns with building the home first: 1200 sq. ft. garage and a 800 sq. ft. home which means a 400 sq. ft. variance.

Mr. Lechner asks if the garage will still be centered.

Mr. Mills states "yes".

Mr. Lechner states there are 26' side yards and an extra 16' on the sides of the garage.

A motion to deny the above mentioned application was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:

Mr. Bucceroni Yes to deny
Mrs. Chiumento Yes to deny
Mr. Rosati Yes to deny
Mr. Treger Yes to deny
Mr. Rosetti Yes to deny
Chairman Simiriglia No to deny

Application Denied.

5 MINUTE RECESS

Roll Call:

Vice Chairman Simiriglia Present
Mr. Bucceroni Present
Mrs. Chiumento Present
Mr. Rosati Present
Mr. Treger Present
Chairman Simiriglia Present
Mr. Costa Present
Mr. Lechner Present
Mr. Mellett Present

#172057DSPW

Donald Train (Train Towers)

Zoned: CR

Use "D" variance/Site Plan Waiver

Block: 2102 Lot: 5 & 6

Location: 226 Chestnut St. Glendora

Use/SPW allowing Train Towers to conduct business (installation and repair of radio towers & antenna system).

Mr. Costa swears in Mr. Donald Train (Train Towers) Train Owner.

Mr. Matt Madden (Esq.)

Mr. Madden reviews the Use application: A garage currently.

- 1999 approval used for commercial ever since 1950.
- Train towers to use variance
- site plan waiver approval,
- CR zone permits appliance,
- low intensity use,
- minimal deliveries,
- master plan; fits in with typical uses; low volume uses; Train Towers fits squarely in that zone.

Mr. Train states he has been the owner and operator of Train towers for 38 years.

- registered in NJ,
- state contract to cover state police,
- 45 years in total,
- installed whole communication systems for railroad, police, major trucking companies, radio stations, and T.V.
- will be storing spare antennas and lines,
- his company performs a public service,
- no site alterations,
- a vehicle comes in with an employee and they get the equipment needed and leave,
- 3 part time employees and 1 full time employee,
- utility body trucks used, no fabrications on premises,
- hours of operation generally 8 am to 5 pm.
- has 14 to 15 employees in total but only 4 maximum at a time,
- no customers come to visit.

Mr. Train explains in detail jobs he has done with Liberty Tower and WMMR. He also services the lights on cooling towers for nuclear plants, it is a service business. They will store antenna and connectors inside, but no storage outside. 1 truck to the store and 2 trailers inside; everything will be inside. There will be some UPS and FedEx deliveries. Mr. Train won't need any signage. He states they are a public assistance company and works for the power plants.

Mr. Lechner has no comments.

Mr. Mellett asks if any cranes will be on site.

Mr. Train states "no".

Mr. Mellett asks if everything is going to be inside will you need a gravel parking lot.

Mr. Madden states there are no written easements for neighbors to use the gravel lot. He sites a 10/17/2017 new survey that had no or little change to the 1999 survey.

Mr. Mellett asks if the adjacent property neighbors can use the gravel parking lot for access because it is noted as a "private driveway."

Mr. Madden states the paperwork should be completed for the use of the gravel driveway.

Mr. Mellett states there are 3 parking spaces in front and ask if they will be used.

Mr. Train states he is the 4th generation in this building and the 3 parking spaces in front will be used.

Mr. Mellett state the front driveway entrance is 5' wide which exceeds the 36' wide maximum.

Mr. Madden states they intend to keep it 50'.

Mr. Mellett suggests buffering the drive with vegetation or a fence.

Mr. Madden states the vegetation from the first home seems to have accomplished that.
Mr. Lechner states it is an existing condition and the 25' buffer doesn't apply.
Mr. Mellett asks if there will be additional lighting in the parking lot.
Mr. Train states there is a light out front.
Mr. Mellett mentions debris around the building.
Mr. Train states the seller is moving out and that is his debris.
Mr. Mellett states the 2 lots that occupy this site should be consolidated.
Mr. Bucceroni states just clean it up and make it look nice for the neighbors. Obviously in an emergency situation you will need access to the building; don't limit yourself to 8 to 5.

PUBLIC PORTION:

Mr. Costa swears in all residents before they speak:

Ms. Sarah Howard 237 BHP/lots 3 & 4: asks Mr. Train if he has any intentions to build a tower.
Mr. Train states "no".
Ms. Howard has owned her home since 1923 and is looking forward to a good relationship with the new owner.

Mr. Richard Walker 235 Chestnut Ave.: His concern was a tower being built. The parking facility in the front has never been a problem. He asks the applicant if there will be radio dispatch or any construction.
Mr. Train states: No construction and no tower to interfere with TV reception.

A Motion to approve the above mentioned application, with the condition to consolidate the lots, 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. Rosetti Yes
Chairman Simiriglia Yes

Application Approved.

#172058D
Joseph D. Burton III
Zoned: R3
Use D Variance
Block: 18605 Lot: 26
Location: 2 Daffodil Dr. Sicklerville
In Law Suite - 2nd kitchen

Mr. Costa swears in Mr. Burton.
Mr. Burton states he is building an in law suite in his garage. His Dad is dying of cancer and has about 1 month to live. The garage will have a bath/kitchen/living area. The entrance will be from the outside

and exit from the bedroom (current family room).

Mr. Lechner states there will need to be a deed restrictions that the space can be used for family only. It will be considered a 2nd housekeeping unit and not a duplex.

Mr. Mellett has no comments.

Open to the public:

No Comments:

A motion to approve the above mentioned application, with the condition of a deed restriction, was made by Mrs. Chiumento and seconded by Mr. Rosati.

Roll Call:

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

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.