

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, DECEMBER 13, 2017**

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	Present
Mr. Treger	Present
Ms. Scully	Absent
Mr. 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

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday November 8, 2017.

Motion to approve the above-mentioned minutes was made by Mr. Rosati and seconded by Mrs. Chiumento.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mrs. Chiumento	Yes
	Mr. Rosati	Yes
	Mr. Rosetti	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#172053C
Christopher Pascucci
Bulk C Variance
Block: 16603 Lot: 21

#172055C
Miliero, LLC
Bulk C Variance
Block: 10303 Lot: 23.01

#172057DSPW
Donald Train
Use "D" Variance/Site Plan Waiver
Block: 2102 Lot: 5 & 6

#172058D
Joseph D. Burton III
Use D Variance
Block: 18605 Lot: 26

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mrs. Chiumento	Yes
	Mr. Rosati	Yes
	Mr. Rosetti	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#172054CDSPW

Clear Channel Outdoor, Inc.

Zoned: NC

Bulk C & Use D Variance, Site Plan Waiver

Block: 18601 Lot: 2

Location: 1651 Sicklerville Rd., Sicklerville

Convert existing back to back billboard 16' x 60' vinyl to back to back 14' x 48' LED

The above application has been tabled until January 2018; no re-advertisement needed.

A motion to table the above-mentioned 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. Acevedo	Yes
	Chairman McMullin	Yes

Application Tabled.

#172059C

Zoned: R4

Bulk C Variance

Block: 1802 Lot: 4

Location: 304 Lake Ave., Glendora

Seeking 10' setback on 2nd Front (Price Ave).

Mr. Addison Bradley (Planner).

Mr. Costa swears in Mr. Alberto.

Mr. Bradley explains the application: the side yard variance is on a front yard zone: 50' x 125' and front 50'; side 10'. In this neighborhood it is common to have a corner lot at a side yard variance of 10' not 20'. If the variance is granted it will be typical in Glendora.

Mr. Lechner has no comments and agrees with Mr. Bradley's assessment.

Open to Public:

No Comments.

Open to Professionals:

No 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. Acevedo	Yes
	Chairman McMullin	Yes

Application Approved.

152005DCMPFMS

Founders Grove

1743 Farmhouse, LLC

Zoned: R3

Use D Variance & Minor Subdiv. Extension; Bulk C Variance; Prelim/Final Major Site Plan

Block: 3306 Lot: 11 & 12

Location: 1010 E. Evesham Rd., Magnolia

Catering/Wedding Facility

Mr. Costa swears in applicants.

Ms. Carly Farrow explains the application: the kitchen is historic and has to be kept with the building. The highlighted portion on the plan is the part they want to keep. Initially they were going to demolish it, but now they would like to keep the original kitchen,

Mr. Mellett asks if there were any other problems with the permit.

Applicant: No.

Mr. Lechner asks what it was going to be according to the original plan.

Applicant: Patio.

Open to the Public:

No 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. Acevedo	Yes
	Chairman McMullin	Yes

Application Approved.

#172034D

David Waronker (Little Pond Village)

Zoned: HC

Use D Variance

Block: 20601 Lot: 5 & 6

Location: 1110 Chews Landing Rd., Clementon

15 Apt. Buildings, 204 Units, on-site parking, community clubhouse, pool & recreation center.

Mr. Costa swears in: Mr. Al Marmaro (investment company), Mr. Waronker (owner), Mr. Shropshire (traffic engineer), Mr. Reading (economist), Mr. Combs (Planner).

Mr. Marmaro explains the application: the property at 111 Chews Landing Rd., 13-acre highway commercial, surrounded by residential, luxury apartment communities w/ pool and clubhouse.

Mr. Waronker discusses his other developments In Florida and the average rent paid. He suggests this is suburban development vs. Urban development. He has been looking for "in-fill" projects such as this one. A project with public transportation, parks and schools within walking distance.

- the units will cost about 135,000 dollars to build and the tenant rent will be about 1500.00 per month.
- 204 units in 15 buildings, 3800 sq. ft. club house, with a possible 29 to 30 students added to the schools.
- 110 dollars a month for utilities because the buildings are high efficiency.
- 10% 1 bedroom, 80% 2 bedrooms, 10% 3 bedrooms,
- Mr. Waronker states his company has a good reputation starting and finishing other people's projects and they're own projects.
- rent for a 2 bedroom 1575.00 per month, 1800.00 to 1900.00 per month for a 3 bedroom with utilities included,
- no subsidized rent all straight market rental units,
- People who fractured their credit during the recession are still renting,
- good quality renters with background checks.

Mr. Bucceroni discusses 29 students added to the school system and how he came up with that number.

Mr. Acevedo discusses Pine Hill property that was for sale and rental units.

Mr. Waronker states he builds both rentals and sale units.

Mr. Acevedo asks what else can be built in a highway commercial zone.

Mr. Lechner states retail, shops and sales can be built in HC zones.

Mrs. Chiumento discusses rent prices of 875.00 and 975.00 with utilities.

Mr. Waronker states he has some built in Florida already.

Mr. Rosati asks about the units and the impact on the residents.

Mr. Waronker states he doesn't want to steam roll the project into the town. He will stay away from the egress onto Kelly Driver Rd...

Vice Chairman Simiriglia asks if this property in under contract yet.

Mr. Waronker states "yes".

Vice Chairman Simiriglia asks why this property.

Mr. Waronker states he flies a lot and he can see where the traffic flows to and from. The workability of the property is important. In addition, Gloucester Township needs higher quality rental properties.

Mr. Combs (planner),

A1- aerial of lot/property 2014

- to the south is residential, north heavily built up,
- seamless transition to residential.

A2- Proposed Site Plan

- 15 buildings
- 204 units
- 11 buildings – 2 stories
- 4 buildings – 3 stories
- 50' to R1 zone
- 75' buffer to Kelly Drivers Rd.
- pool and clubhouse near shopping center
- will permit 25% more green spaces than permitted uses. Permitted use would include restaurants, government building, auto repair, auto sales etc.
- this plan is 60% green space.

Mr. Combs continues with positive and negative criteria.

Positives:

- great transitional use to the 1 acre home next door,
- believe more compatible use,
- visual environment w/increased open space and residential character of development.

Negative:

- addresses the public good and more compatible to surrounding properly vs. a retail use, harmonious to master plan.

Chairman McMullin infers that single-family homes would do the same thing.

Mr. Combs states it makes more sense to have a transitional use instead of single-family homes next to retail.

Mr. Bucceroni doesn't believe 3 story apartments will blend next to the single-family homes either.

Chairman McMullin asks how high the apartment buildings will be.

Mr. Combs states around 42'.

Vice Chairman Simiriglia states a residential home is about 10' per story, plus an attic. Thus a 2 story home is about 28' high.

Vice Chairman Simiriglia doesn't think the apartment buildings will be any less intrusive than the retail buildings that are already there.

Mr. Combs states that it won't be a driving range anymore.

Mr. McMullin asks why there has to be 240 units.

Mr. Combs states the critical mass is necessary to provide the amenities.

Mr. Lechner asks: "what amenities?"

Mr. Waronker lists the amenities: pool, clubhouse, walking trails, 2 bathrooms, café bar, movie room, exercise room.

Mr. Lechner states the maximum density is 10 and this application is asking for 15. In addition, the clubhouse isn't centrally located.

Mr. Waronker states they kept it nearer the road to make use of the buffer.

Mr. Combs states it may be a 450' to 500' walk.

Mr. Lechner states it could be more centrally located.

Mr. Combs states the clubhouse will also house the rental office.

Mr. Mellett states the site plan is different than the one they reviewed: this site plan has a larger parking lot and a smaller basin.

Mr. Lechner states it's not the package the professionals reviewed, asking for concept design, and appropriate for the use.

Mr. Costa states the details should be included in the use variance.

Mr. Lechner states it could be critical because the applicant is asking for higher density than the town allows.

Mr. Combs states he never submitted all those details to a board. It's not really necessary to the use.

Mr. Lechner asks Mr. Waronker if this site plan has ever been built anywhere.

Mr. Waronker states "yes, in Florida."

Mr. Combs states the architecture will be different.

Vice Chairman Simiriglia states there is no place for trash enclosures.

Mr. Combs states there are plenty of islands to put trash enclosures.

Mr. Lechner's Planners' Report:

-3 story buildings over 40' back to back with 52' separation for aesthetics isn't very good.

The size and height of the berm on Kelly drivers is in question too.

Mr. Combs states the berm will be 4' to 5'.

Mr. Lechner states the site rendering for both Chews Landing Rd. and Kelly Drivers would be helpful.

A3- Rendering:

Mr. Lechner asks where the sidewalks and walking trails will be located and the density question.

Mr. Waronker states if more detail is needed than they will submit it.

Mr. Mellett states; "in regard to layout":

-parking under required RSIS, 392 parking spaces vs. 402 needed or required.

Mr. Waronker proposed what is necessary but will provide what the town requires.

Mr. Mellett asks about density, drainage, lighting, parking has to support all that.

Mr. Shropshire (traffic engineer):

-use variance component, traffic evaluation, comparison to shopping center:

AM	PM	
250 trips	750 trips	Shopping Center
104 trips	130 trips	Apartments

From a traffic perspective the apartments would be less traffic.

Access parking there is sufficient space on site.

RSIS standards are conservatively high in parking and diminutive exceptions have been granted. Chairman McMullin asks how many cars per unit and would single family homes would be less intense.

Mr. Shropshire states he's not sure.

Mr. Bucceroni asks what the lot next door is zoned.

Vice Chairman Simiriglia states R1; he also asks if they are OK with the traffic circulation w/in the development.

Mr. Shropshire answers "yes".

Vice Chairman Simiriglia questions the roadways being thru the parking lots and the width of those roadways. 24' is needed for 90-degree parking.

Mr. Shropshire states it will be 18' curb to curb (9' x 18').

Mr. Reading (economist analyst: Penn State):

Mr. Reading testifies often on land use and the economics of land use.

-evaluation, demographic and fiscal impact analysis.

-model input/output: measures the impact of a new development,

-completed project value (revenues) worth 30 million dollars,

-cost to municipality is 148,000, on plus side,

-cost: 29 students to public school, 20 to local and 9 to BHPRS,

-over 1 million in revenues,

-for each new student the increase in fiscal is still greater.

Mr. Lechner understands fiscal evaluations but why 149,000 per unit.

Mr. Reading state it is based on income base vs. income growth.

Mr. Lechner states the tax assessor vs. value base is closer to 20 million: example: Autumn Ridge Apartments on 53 acres with 848 apartments = 35 million assessed value. The scales seem to be unbalanced somehow.

Vice Chairman Simiriglia states: This board cannot use this type of testimony to make a decision. People may think this type of information influenced our decision.

Mr. Reading states class 4C is cash flow not income.

Mr. Costa asks if the value is based on construction.

Mr. Reading states it is capitalization of income.

Mr. Costa states the assessor says it's 20 million.

Mr. Read states; 145,000 multiplied by number of buildings = 29 to 30 million.

Mr. Waronker discusses the transition time from build to full rental.

Mr. Rosati states the board can't base a decision on money but what is best for the township and should it go there.

Mr. Bucceroni discusses what apartment complexes do to the school system, grade point averages. All large apartments in one school will affect the value of the home. Lake View Apartments were premier apartments once too. But, 40 years later they are what you are calling aged apartment complexes.

PUBLIC PORITON:

Mr. Jack Smith: 1059 Chews Landing Rd.

Mr. Smith is a resident and businessman (Bishop and Smith) in Gloucester Township. He has watched the town grow with his 6 kids and has a great stake in the community. He states the Zoning Board is protecting his rights, property value, and future. Looking for the board to protect him.

Apartments next to a R1 zone is not transitional, they will tower over those homes. He has built homes to promote overall community.

Mr. Smith is worried about the parking and when these residents have company. There isn't anywhere for them to go. What happens when all the apartments aren't rented. The new apartment complex down the road, The Colony, is only 60% rented. People only rented out of necessity because of the recession. He needed a police escort to do a survey in Lindenwold at an apartment complex. Mr. Smith believes 29 students is a low estimate. He doesn't believe this complex will promote community.

Mr. Smith asks the board to please consider the public in their decision.

In addition: Mr. Smith thinks the 200' rule for notification is a horrible rule, otherwise he believes more people would be here.

Mr. John Massanova: 25 Royalty La.

Mr. Massanova is a CPA, finance officer and has been on the zoning board in Runnemede. He states the average unit will hold 3 people which will be a total of 500 people, which will use 400 to 450 cars per day. He states the community is changing because of what is coming down the Black Horse Pike. He doesn't think Chews Landing Rd. can handle another 400 to 450 cars. Also, doesn't believe only 29 students will use the schools, way too low. Our schools are already full and can't handle another apartment complex. Apartment complexes attract trouble and you'll probably have to add more police officers. Mr. Massanova suggests making it another park. Mr. Costa states the board can not take Mr. Massanova's testimony as expert testimony therefore the board can not take it as fact.

Mr. Lee: (seller of property):

He has lived here 27 years and is 77 years old now, he needs to relax now. He would like to leave a good thing not a bad thing behind. The business is too much and he needs help.

Mr. Scott Smith: Mt. Laurel NJ

He is a potential resident to the apartment because he finds this development appealing. He feels the apartment complex would be better than a commercial use. Mr. Smith thinks the transition from high to low density housing would be easier than commercial. Mr. Smith states the land could be used for a tattoo parlor and biker bar.

Mr. Bucceroni asks Mr. Smith if he would want the apartment complex next to his home.

Mr. Smith states its not a yes or no answer.

Mr. Dwayne Little; former police officer. 1068/1070 Chews Landing Rd.

Mr. Little learned about the development from the neighbors. He is obviously worried about police services for the apartment complex. He believes apartment complexes do bring in trouble and overwhelm the school system. There are 25 apartment complexes in Lindenwold and those kids flow into our town. A high rise and 3 stories brings up fire department questions. Mr. Little believes our fire department is overwhelmed too, so that's a safety concern. 500 additional residents will require additional police department help. He has lived here 30 years, worked here and retired here. Mr. Little suggests helping Mr. Lee with the green acres act.

Ms. Linda Colanchceo: Glen Oaks Development:

Ms. Colanchceo recently purchased a home in the Glen Oaks development. She believes Gloucester Township is the best. After college she travelled and lived in a lot of apartments. 1500.00 a month is much lower than a mortgage, which worries her. 204 apartments with 408 parking stalls; along with security officers, employee parking will all overflow into Shop Rite's parking lot. She believes more than 1/2 these people aren't going to be working. Ms. Colanchceo states the gated community will just cause a wait line on Chews Landing Rd. She is worried and scared along with wondering if she should stay in Gloucester Township.

Ms. Helen Albright: 6 Tucker Ct.

Ms. Albright states there was a moratorium on apartments years ago, the wisdom back then was amazing. The moratorium saved us from over crowding and violence. Our children get a good education. We have a lot of apartment complexes and none of them are filled. Mr. Waronker's facts didn't seem to jive, she googled his apartment complex in Florida and it's an assisted living complex, it has 180 apartments for rent. Ms. Albright used to be very active with the fire department and she doesn't think they would get to these apartments.

Mr. Rick Hustace:

Mr. Hustace discusses the small piece of lot highlighted on the map he handed to the board; which was supposed to be an apartment complex. Transitions from 2 stories to 4 stories never looks good. He discusses the pin on google map and the golf farm. The biker bar probably wouldn't happen considering it's been commercial zone since 2002, no Harley's yet. The traffic study is from 2012 before new construction had taken place. He doesn't believe 200 to 300 new apartments is a good idea.

Mr. Soon Lee: Marlton, son of owner:

He worked at the golf range as a kid and they have a long history in the current location. The golf industry was in a different spot years ago. It's not as busy and hard to support; it has become a burden to the

family. It is difficult to find a way out of the business. What kind of business would want to be in the Township. He believes there will be a balance of tensions with schools and police. Not everyone wants to own a single-family home. There is a crisis in other parts of the country with low rental units. It's hard to compare this development to the one that is 30 or 40 years old. 500 people is less than 10% of the population of GT.

Ms. Karen Bond: 1077 Chews Landing Rd.

Ms. Bond has lived in Gloucester Township all of her 56 years. She lived here before Glen Oaks was built. 875.00 rent will bring you into Pine Hill rental territory where rent for a 1 bedroom for 812.00.

Chris Manardi: Commercial Real Estate:

He is a developer in North Jersey. Seniors are looking for apartments and younger people want to travel. Homes next to a Commercial will be impacted more.

Ms. Carol Colonccheo: Timber Birch development:

She talks about the landings development and apartments not being allowed by the master plan. Why are we building apartment complexes if there was a moratorium on them? Please vote against this plan.

Mr. John Benigno:

Mr. Benigno is a recent resident from Cape May and could be a future permanent resident. He is not a supporter of this project. The presentation itself was disorganized which troubles him. Mr. Benigno asks if the exhibits would be available on line to view.

Mr. Frank Nicosio: Kingswood Development:

Mr. Nicosio states he is across the street from the proposed apartment complex. He is against the plan. The idea of "luxury apartments" is debatable. Traffic on Chews Landing Rd. will need a traffic control. Plans for a gated community; how is that going to work? Will it cause problems on Chews Landing? Mr. Nicosio has been here for 30 years and plans on staying here.

Ms. Debbie Morris: Glen Oaks:

Ms. Morris states she is very much opposed to the apartments. Her and her husband are both teachers and states enrollment will increase. She requests the board oppose the application.

Ms. Kelly Ann Bond: 1077 Chews Landing Rd.

She states they used to live by the Autumn Ridge apartments and moved back to her original home. Ms. Bond believes the apartments will bring bad foot patrol to the community and is against the development.

Mr. Justin Smith: 1039 Chews Landing Rd.

He is opposed to the plan and backs his fellow residents. If the apartments go up, and they all get rented, it will be a shock to the community and things will deteriorate quicker. Mr. Smith asks if we will have to widen the roads for this development?

Mr. Jack Smith (returns):

Mr. Smith doesn't believe this is a harmonious land use and we need to protect our property value. Homes on 1 acre lots or 20 homes would be a better choice. The board must take purpose and intent, public safety, public health and moral welfare into their decision and how will this apartment complex do that. Mr. Smith thinks if the use is changed we'll be stuck with it and that's what will be left behind. Let's protect our community.

Mr. Lee: (returns)

My English is terrible, but Wal Mart offered him larger money, but he hated that idea.

Mr. Joseph Troxel: Kingswood Estates:

Mr. Troxel lives in the Court by the entrance. He states affordable luxury is an oxymoron. He was on a planning board for many years. He states if a 100,000-sq. ft. building could be built there, but he doesn't think it will attract that. The outlets, Cross Keys Shoppes and Deptford are all booming. Traffic wasn't considered too carefully. Hyder Lane people will cut through. Traffic will be an issue with an apartment complex. I would not want to live across from an apartment complex.

Mr. Waronker states he hears the concerns from the public and board. He suggests a continuance so the application could be discussed at greater length.

Mr. Costa states the board cannot tell you how to do your plan.

Mr. Waronker states any community needs rentals. "I hear all the concerns". Multiple businesses that need to grow too, Shop Rite and Goddard School. He states we need to create an amenity based community. Some issues may never occur such as the traffic gate.

Mr. Marmaro requests to table the application.

Mr. Lechner states they have had since August to prepare.

Mr. Marmaro prefers to re-submit and table the application.

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

Roll Call:	Vice Chairman Simiriglia	Yes to Deny
	Mr. Bucceroni	Yes to Deny
	Mr. Scarduzio	Yes to Deny
	Mrs. Chiumento	Yes to Deny
	Mr. Rosati	Yes to Deny
	Mr. Acevedo	Yes to Deny
	Chairman McMullin	Yes to Deny

Application Denied.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.