

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, FEBRUARY 14, 2018**

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	Absent
Mr. Rosati	Present
Mr. Acevedo	Present
Mr. Treger	Absent
Ms. Scully	Absent
Mr. Rosetti	Present
Mrs. Kelly	Present
Chairman McMullin	Present

Chairman McMullin had the professionals sworn in:
Also, Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. Ken Lechner, Township Planner

Mr. Rosetti sits in for Mrs. Chiumento.

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday February 14, 2018

Motion to approve the above-mentioned minutes was made by Mr. Rosati and seconded by Vice Chairman Simiriglia.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Acevedo	Yes
	Mr. Rosetti	Yes
	Chairman McMullin	Yes

Minutes Approved.

Zoning Board Minutes for Wednesday, January 10, 2018:

Motion to Approve the above-mentioned Minutes was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Chairman McMullin	Yes

Minutes Approved.

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2017 Annual Report:

Vice Chairman Simiriglia states #4 was denied not granted; the Annual Report will be corrected.

APPLICATIONS FOR REVIEW

#182001C

John & Kathleen McCourt

Zoned: R3

Bulk C Variance

Block: 10706 Lot: 1

Location: 401 E. Church St., Blackwood

Oversize shed (192sq. ft.) 12' x 16' x 10.6; with 0' setback side and front.

Mr. Costa swears in Mr. and Mrs. McCourt.

Mr. McCourt states the shed is in the side yard in their corner lot because the other side is too small. It is a 12' x 12' shed.

Mr. Costa asks Mr. Lechner about the fire rating for the shed.

Mr. Lechner explains the fire rating: The construction code states 5' from the property line. There must be a 1-hour fire rating inside and outside including roof and overhangs. A building permit is necessary. Mr. Lechner asks Mr. McCourt how height of shed wall.

Mr. McCourt states the wall is 8' high.

Mr. Lechner asks how far away the shed is from the home.

Mr. McCourt states it is 5' from the home.

Mr. Lechner states Mr. McCourt needs a variance since the minimum is 10' between buildings.

Mr. Mellett discusses drainage, especially since the shed is so close to the property line. Water will go over to the neighbor's driveway, gutters are necessary.

Mr. McCourt states the neighbor's driveway is slanted.

Open to the Public:
No Comments.

A motion to approve the above-mentioned application with the following amendments: shed must be fire rated and gutters installed, was made by Mr. Bucceroni and seconded by Mr. Treger.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Application Approved.

#172054CDSPW

Clear Channel Outdoor, Inc.

Zoned: NC

Bulk C & Use 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.

Mr. Costa swears in: Mr. Jeff Jones – Clear Channel; Mr. Tantella – PE; and Mr. Miller- Planner.

Mr. Jones is the senior real estate representative for Clear Channel.

- Mr. Jones states the current sign is vinyl;
- A 14' x 48' LED sign is proposed;
- Razor shaped LED lights set in a module, they have a shielded light;
- Ambient light sensor;
- Just fix the top light by removing it and not the whole structure itself;
- Regular rectangular sign;

Mr. Tantella, PE states:

- He specializes in signage/safety/traffic/illumination/LED;
- Mr. Tantella drove the site in all directions for viewing angles and times.
- His findings are: A controlled installation meets requirements for state and local. The photo cell is adjustable for brightness, 3/10 of a foot candle for ambient light, which is better than the current technology there now. It also controls light spillage onto other areas and minimizes light illumination. Atlantic City Expressway ramp is the closest at 6300 feet.

Mr. Mellett states the photo cell measures from 250'.

Mr. Tantella states he measures the light at the sign and restricts itself. The ambient light will not be more than 3/10 of a foot candle/250' perpendicular to the face will be a dim-no spillage side. Mr. Tantella states the brightness diminishes past 250' dramatically.

Mr. Mellett asks about the distance to interchanges.

Mr. Tantella defers to Mr. Miller.

Mr. Mellett states an updated survey is needed and where specifically the billboard is supposed to be.

Mr. Lechner states there are variances not know yet without the new survey. There is a 10' setback required and we don't know the setbacks yet. It is difficult because it is not "Tied down" to anything.

Mr. Jim Miller- Planner:

- Reviewed and analyzed,
- There is a 1000' distance required,
- 2000' is the closest interchange at Cross Keys Rd.,
- The re-produced survey is to scale,
- There are no "tie down" figures.

A6 survey image/photo image 1986:

- The image shows the location of the pole,
- 400' requirement,
- 500' between the zoning line and pole,
- Rear setback they don't have,
- Pre-existing non-conforming: it does have a right to be continued.

Mr. McMullin states a new survey will be a condition for property and setbacks.

Mr. Miller:

D2 variance for relief to promote general welfare.

D1 variance remains appropriate for use.

Alpine Tower case modification justifies and applies here, increasingly the technology of billboards is changing.

Discussion of ordinances and code along with relief needed for LED lighting with lower impact on surrounding area. These types of signs are common along highways and it is already pre-existing.

Mr. Lechner, he reviewed this application as a new multi-message billboard. Mr. Lechner refers to the D1 variance and the D6 exceeds height.

Mr. Lechner states once the billboard is removed it is no longer a pre-existing and it has already been removed.

Mr. Miller gives D1 and D6 testimony:

- Commercial district
- Location was once equipped for a billboard
- D6 assumed w/in D1 and D2 is a common reason.

Mr. Costa states Mr. Lechner is probably right because LED's are usually prohibited.

Mr. Mellett discusses the site plan waiver and questions any clearing necessary.

Mr. Jones states no, there will be no more clearing.

Mr. Mellett discusses fences around the base to be considered.

Mr. McMullin states an updated survey is needed.

Mr. Jones states the fencing/gate at the ladder is now a ladder that is 14' off the ground. They can add a gate and a dog cone with a key.

Mr. Mellett states they want the area to be secure.

Mr. Bucceroni asks if the township can have access for non-political advertisements, like the Pumpkin Festival.

Mr. Jones states the town can as long as they submit the request 30 days in advance for any public service message.

Mr. Lechner states the ordinance 426L1 prohibits moving, flashing, blinking, etc...the only thing allowed is time and temperature displays.

Open to the Public:

No Comments.

A motion to approve the above-mentioned application with the following conditions: site plan waiver, new survey, safety, public service messages allowed by town, was made by Mr. Bucceroni and seconded by Mr. Acevedo.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Acevedo	Yes

Mr. Treger	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Application Approved.

A motion to Adjourn was made by Mr. Treger and seconded by Vice Chairman Simiriglia.

Respectfully Submitted, Jean Gomez, Recording Secretary.