

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

Chairman McMullin called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

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|--------------------------|---------|
| 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.

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

Minutes Approved.

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2017 Annual Report with correction.

A motion to approve the above mentioned Annual Report 2017 with correction was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

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|------------|--------------------------|-----|
| Roll Call: | Vice Chairman Simiriglia | Yes |
| | Mr. Bucceroni | Yes |
| | Mr. Scarduzio | Yes |
| | Mr. Rosati | Yes |
| | Mr. Acevedo | Yes |
| | Chairman McMullin | Yes |

Annual Report Approved.

RESOLUTIONS FOR MEMORIALIZATION

Zoning Board of Adjustment 2017 Annual Report

#172054CDSPW

Clear Channel Outdoor, Inc.

Bulk C & Use Variance; Site Plan Waiver

Block: 18601 Lot: 2

#182001C

John & Kathleen McCourt

Bulk C Variance

Block: 10706 Lot: 1

A motion to approve the above-mentioned resolutions was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#182002

Davis CPA Group, PC

Zoned: OR

Bulk C Variance

Block: 8206 Lot: 6

Location: 1400 Chews Landing Rd., Laurel Springs

Digital LED Over-Sized Free-Standing Sign.

Mr. Costa swears in Mr. Ron Davis (owner), Mr. Addison Bradley (planner), & Mr. Curt Ryan (Sign Pros).

Mr. Bradley states Mr. Davis is a Gloucester Township resident and just purchased this property to be close to his home. The single commercial building has 4 or 5 offices in it; including Farmers Insurance, GT FOP, Dental office and Mr. Davis's office. All signs are internal lit signs on Chews Landing Rd... There will be an internal lit sign with LED underneath. Right now, there are spot lights on the current sign. The new sign is perpendicular to Chews Landing Rd. and there are existing mature trees around the property to screen any homes. The current sign is 12' and the new sign will be 14'. The LED sign will have larger letters and easier to see.

-Variance; the size because the current signs take up the peaks of the all the buildings. The sign will be lit all night; the top portion can be turned off and the digital section can be turned down. Mr. Davis is willing to turn the sign off late in the evening if requested to do so.

Mr. Bucceroni asks about the size of the sign from the side.

Mr. Bradley states around 4.5'.

PUBLIC PORTION:

Mr. Costa swears in Mrs. Colleen Reese. 97 Brookline dr.

Do we need a sign that used to be on the White Horse Pike?

Mr. Davis states it's necessary to see to the other businesses in the property. It is a nicer sign with softer light that can be dimmed.

Mr. Costa asks Mrs. Reese if the current sign bothers her.

Mrs. Reese states "no". She asks if this new sign will attract more bugs in the summer.

Mr. Davis states the flood light attracts more bugs than this new sign will.

Mr. Costa asks Mr. Davis if the sign could be turned off at midnight.

Vice Chairman Simiriglia asks why the sign would have to be on if the offices aren't open.

Mr. Wade states there are a lot of vacancies in the area and possibly the lack of visibility is part of the problem.

Mr. Costa suggests a midnight shutoff and dimming of the LED part of the sign.

Mr. Davis agrees.

Mr. Bucceroni asks if the township could use the sign for emergency purposes.

Mr. Davis states: no problem for the town to use the sign for emergency purposes.

A motion to approve the above-mentioned application with the following condition: back lit sign is turned off at midnight and the LED will be dimmed at midnight, was made by Mr. Scarduzio and seconded by Mr. Rosati.

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|-------------------|---------------------------------|------------|
| Roll Call: | Vice Chairman Simiriglia | Yes |
| | Mr. Bucceroni | Yes |
| | Mr. Scarduzio | Yes |
| | Mr. Rosati | Yes |
| | Mr. Acevedo | Yes |
| | Mr. Rosetti | Yes |
| | Chairman McMullin | Yes |

Application Approved.

#182003C

Walter Tomlinson, III

Zoned: R4

Bulk C Variance

Block: 11504 Lot: 4 & 2

Location: 276 W. Central Ave., Blackwood

SFD w/ basement and setbacks.

Mr. Costa swears in Mr. Walter Tomlinson, III.

Mr. Costa asks Mr. Tomlinson the reason for the variances of 6' setback where 10' is required and 1' side setback where 10' is required.

Mr. Tomlinson states the lot is 100' x 140' deep and the next lot is 50' x 140' and the home is 36' wide. The pool's concrete is over the property line and will be cut so the pool is within its property line.

Open to Professionals:

No Comment:

Open to the Public:

No Comment:

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

| | | |
|------------|--------------------------|-----|
| Roll Call: | Vice Chairman Simiriglia | Yes |
| | Mr. Bucceroni | Yes |
| | Mr. Scarduzio | Yes |
| | Mr. Rosati | Yes |
| | Mr. Acevedo | Yes |
| | Mr. Rosetti | Yes |
| | Chairman McMullin | Yes |

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.