

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, MAY 9, 2018**

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

**Roll Call:**

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Absent
Mrs. Chiumento	Absent
Mr. Rosati	Present
Mr. Acevedo	Present
Mr. Treger	Present
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

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Mr. Rosetti will sit in for Mr. Scarduzio and Mr. Treger will sit in for Mrs. Chiumento.

**MINUTES FOR ADOPTION**

**Wednesday April 11, 2018:**

A motion to approve the Wednesday April 11, 2018 minutes was made by Mr. Bucceroni and seconded by Mr. Rosati.

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

Minutes Approved.

Minutes April 25, 2018:

A motion to approve the Wednesday April 25, 2018 Minutes was made by Mr. Rosati and seconded by Mr. Bucceroni.

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

Minutes Approved.

### RESOLUTIONS FOR MEMORIALIZATION

#182009D  
88 Equities, LLC  
Use "D" Variances  
Block: 19405 Lot: 1

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

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

Resolution Approved.

### APPLICATIONS FOR REVIEW

#182011C  
Kate & Brad Holden  
Zoned: R3  
Bulk C Variance  
Block: 14901 Lot: 33  
Location: 2780 Garwood, Sicklerville  
30' x 40' x 12' (1200 sf) Oversized garage/pole barn.

Mr. Costa swears in Mr. Brad Holden.  
1200 sf vs. 800 sf permitted and 12' high.

Mr. Holden states the garage is slightly smaller than the principal building. He is looking for extra storage for his boat and lawn equipment. The garage is a steel sided building, it will be clay colored with a red roof. Garage doors and a man door will face the road.

Mr. Mellett asks Mr. Holden about any planned driveway.

Mr. Holden states he will use dirt or millings.

Mr. Mellett states you can't use millings and asks about drainage.

Mr. Holden states there won't be any gutters.

Mr. Mellett asks Mr. Holden if the water will go into his neighbors' property.

Mr. Holden states "no".

Mr. Mellett states don't direct any run off to any neighbors' property.

Mr. Bucceroni asks the distance the garage will be from the home.

Mr. Holden states the garage will be 200' from the front property line and 100' from the back of the house.

Mr. Bucceroni states the board has already established the fire department can reach these buildings with prior applications.

Mr. Treger asks the size of the property.

Mr. Holden states an acre and a half.

Mr. Mellett asks about the easement on the property.

Mr. Holden states even with he easement he owns more than half the driveway.

Mr. Lechner discusses the door on he outside of the fence and why the sidewalls have to be 12' high.

Mr. Holden states he has a tall truck and he may put a lift in the garage at a future date; for personal use.

Mr. Lechner states the variance is for the sidewall height since the township has recently changed the ordinance.

Variances Required:

12' vs. 9' sidewall height

14.9' vs. 14' height overall

1200' vs 800' overall size of the garage

Public Portion:

No Comments:

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Mr. Rosetti</b>	<b>Yes</b>

Mr. Treger	Yes
Chairman McMullin	Yes

**Application Approved.**

**#182012C**

**Roland Bordi**

**Zoned: R4**

**Bulk C Variance**

**Block: 2001 Lot: 13**

**Location: 230 7<sup>th</sup> Ave. Glendora**

**6' vinyl fence, pool & deck w/setbacks.**

Mr. Costa swears in Mr. Roland Bordi.

Mr. Bordi explains the fencing will be 0' from the property line; hardscaping all on a corner property.

Mr. Mellett states there is no conflict with the intersection or adjacent driveway.

Mr. Mellett asks how far off the curb line the fence will be located.

Mr. Bordi states 3' from the sidewalk and 8' from the street.

Mr. Mellett states it's closer to 10' from the street on a low traffic street.

Mr. McMullin states make sure when you backwash the pool it's on your property.

Public Portion:

No Comments:

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Mr. Rosetti</b>	<b>Yes</b>
	<b>Mr. Treger</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

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

**Respectfully Submitted, Jean Gomez, Recording Secretary.**