

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JUNE 13, 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	Present
Mr. Rosati	Present
Mr. Acevedo	Present
Mr. Treger	Present
Ms. Scully	Absent
Mr. Rosetti	Absent
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

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday May 9, 2018

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#182011C
Kate & Brad Holden
Bulk C Variance
Block: 14901 Lot: 33

#182012C
Roland Bordi
Bulk C Variance
Block: 2001 Lot: 13

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. Acevedo	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#172045DPMSFMS
Lance's Tavern, LLC
Zoned: NC
Use D Variance, Prelim & Final Major Site
Block: 8301 Lot: 7
Location: 7 Coles Rd., Blackwood
Overlay of existing parking lot & expansion of non-conforming use parking lot to provide 177 parking spots & curbing for restaurant, liquor store, tavern w/outside raised patio; replacement of 6' fence.

The above-mentioned application will be postponed to June 27, 2018, this is the notice; no re-advertisement necessary.

#182014C
Anthony Piccone
Zoned: R3
Bulk C Variance
Block: 8701 Lot: 2.02
Location: 18 Stonegate Ct., Blackwood

2nd Shed with setbacks

Mr. Costa swears in Mr. Piccone.

Mr. Piccone states he is a disabled vet and is going to use the 2nd shed for wood working. He will conform with all the setbacks.

Mr. Lechner asks the space between the 2 sheds.

Mr. Piccone states 1'.

Mr. Lechner states there would be a 2nd variance for less than 10' between the sheds. Mr. Lechner asks about the 15' drainage easement on the property.

Mr. Piccone states the easement is on the other side.

Mr. Mellett states the way it was drawn, both sheds are on the easement. Vice Chairman Simiriglia suggests it could be swale.

Mr. Piccone states "you could swim in my yard" when it rains.

Mr. Bucceroni states easements are overflowing all over town when buildings are on top of pipes. Can you move it forward?

Mr. Piccone states he can move both sheds 15' closer to the house.

Mr. Mellett states put the new shed 5' in front of the current shed.

Open to the Public:

No Comments:

A motion to approve the above-mentioned application with the following: variance for less than 10' between the 2 sheds & put the 2nd shed 5' closer; was made by Mr. Scarduzio 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.

#182016C

John Barrett

Zoned: R3

Bulk C Variance

Block: 12807 Lot: 12

Location: 13 Glamis Rd., Blackwood

12' x 43' roof covering patio with setbacks.

Mr. Costa swears in Mr. Barrett.

Mr. Barrett states they are covering an existing patio and it is located 20' off property line. They are also covering a 10' section of the house next to the patio.

Open to the Professionals:

No Comments.

Open to the Public:

No Comments.

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
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#182017C

Soby Itty

Zoned: R3

Bulk C Variance

Block: 171208 Lot: 1.01

Location: 2 Dittess Ln. Sicklerville

12' x 16' deck with setbacks.

Mr. Costa swears in Mr. Soby Itty.

Mr. Itty states his lot isn't real deep. He is not putting up a roof and the steps will be on the side.

Mr. Mellett states there is adequate separation between the drainage and easement.

Open to the Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

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.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.