

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JUNE 27, 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	Absent
Mr. Treger	Absent
Ms. Scully	Absent
Mr. Rosetti	Present
Mrs. Kelly	Absent
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 is seated for Mrs. Chiumento.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, June 13, 2018

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

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#182014C
Anthony Piccone
Bulk C Variance
Block: 8701 Lot: 2.02

#182016C
John Barrett
Bulk C Variance
Block: 12807 Lot: 12

#182017C
Soby Itty
Bulk C Variance
Block: 171208 Lot: 1.01

A motion to approve the above-mentioned resolutions 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
	Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#182020C
Beverly Bauers
Zoned: R3
Bulk C Variance
Block: 8105 Lot: 1
Location: 1592 Ellis Ave., Laurel Springs
10' x 16' x 10' shed with setbacks

Mr. Costa swears in Ms. Beverly Bauers.

Ms. Bauers states the foundation was already there and they would like to put a shed on it. The shed would be for personal use.

Mr. Lechner asks if there will be only 1 shed.

Ms. Bauers states "yes".

Mr. Mellett states: only 17" from the property line, what is in the rear of your property.

Ms. Bauer states there is another yard.

Mr. Lecher states the fire code has been amended for anything less than 200 sq. Ft.; there is no building permit needed anymore.

Mr. Bucceroni states be careful of water run off and add gutters if there is a problem in the future.

Open to Professionals:
No Additional Comments.

Open to The Public:
No Comments.

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

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

Application Approved.

#182019C
Frank Koch
Zoned: R3
Bulk C Variance
Block: 16501 Lot: 6
Location: 1083 Jarvis Rd., Sicklerville
12'x 20' x10' wood shed w/setbacks

Mr. Costa swears in Mr. Frank Koch.

Mr. Koch states he is changing from one 12'x 20'x 10' shed to 2 smaller sheds instead:

1. Shed – 12'x16'
2. Shed - 10'x10'

Mr. Koch wishes to amend his application.

Mr. Koch states the sheds will be used for personal storage and will be 25' off his neighbor's property and 80' off the front property line.

Mr. Lechner states Mr. Koch will need a variance for 2 sheds, the 12'x16' shed being 192 sq. ft., the 2 sheds being less than 10' apart.

Variations: for 168 sq. ft. shed, 2 sheds 5' apart, 2 sheds.

Open to Professionals:
No Additional 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
	Mr. Rosati	Yes
	Mr. Rosetti	Yes
	Chairman McMullin	Yes

Application Approved.

**#182021C
John Hesington
Zoned: R3
Bulk C Variance
Block: 4704 Lot: 5 & 4
Location: 1654 Charter Oak Ave., Blackwood
6' vinyl fence with setbacks**

Mr. Costa states: The above application has been postponed to the July 25, 2018 meeting. No re-advertisement is needed and this is your notice.

**#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.**

Mr. Costa swears in Mr. Steve Bach (PE), Mr. Anthony DeRosa (surveyor) and Mr. Lance Oberparleitmer (owner).

Mr. Bach discusses the existing non-conforming use.
A1- 2007 site plan waiver granted for site improvements

2007 aerial is the same as 2004 for Coles Rd. and Black Horse Pike Lots 5,6,7,8; Lot 5 being the gas station, it is one consolidated lot in the tax map.

- Prelim and final site plan approval

A2- improvement – site plan

- Restripe lot
- Landscape island
- Remove stone cut through drive
- Add set back along Black Horse Pike
- Re-configure handicap parking
- Removal of asphalt in certain areas

A3 – some drainage improvement

A4 – overall land disturbance is less than 1 acre

- Will do some storm water mitigation and will add river rock trenching along lots 4, 3 & and tie into system along lot 9. They will try to intercept as much water as possible.

A5 – add color rendition of landscaping

- Not LED lighting
- Will match existing lighting as close as possible
- Tractor trailer delivery along Coles Rd. Delivery will be during off peak hours

Requested Variances:

- Use
- Lot coverage 72% (50% allowed)
- Decrease overall lot coverage by 4%
- 2 parking setbacks
- Rear property 10.2

Mr. Lechner's report:

- Site plan pg. 6
- Waiver of street lights
- #1 comply
- #2 will provide shade trees
- #4 add landscape
- #7 not exceed 2' candles; illumination – lights will work in an appropriate manner.
- #9 loading area the same
- #11 curbing around island; sidewalks along Coles Rd A1
- 5-point intersection – the 5th leg is where you don't want to cross; therefore, no sidewalks along Coles Rd.

Mr. Mellett's letter:

- Will provide all review requests, contours, traffic circle, let striping direct traffic
- 280 occupants = 94 spaces required: Requests 175 spaces

Mr. Mellett asks if the general need for parking is so large? The original parking including handicap was 103 spaces.

Mr. Bach states there is no maximum in the town ordinance.

Mr. Oberparleitmer states when he visits his restaurant and sees the parking lot full, he is always surprised it's not packed. Everyone drives their own car, so the lot gets full quickly.

Mr. Mellett states grade details will be reviewed together

- Storm water management effect will be mitigated and has been discussed to alleviate storm water.
- Add areas to help with the storm water.
- They are adding a pipe system but there are unknowns at present.
- If they can't agree with the storm water system the applicant will come back to the zoning board.

** COA – soil analysis:

- A condition of approval for de-watering/within footprint of the storm water management system. 72-hour de-watering satisfactory to Mr., Mellett.

Mr. Bach .91 acres less than 1 acre overall impervious acre increase = .1 acre/going back to 2004.

Mr. Mellett discusses irrigation.

Mr. Bach states they will irrigate landscape adjacent to the building. No additional irrigation but will bond.

** waiver for irrigation

Mr. Lechner asks why they can't irrigate along the Black Horse Pike.

Mr. Bach states they would have to dig up the new pavement.

Mr. Bucceroni states the county and state want to take away that 5-point intersection and redo it. They will do away with that island eventually.

Mr. Oberparleitmer states everyone want to drive separately and he has 25 to 30 employees that have to park too.

Mr. Bach:

- Use and C2 variance
- Positive and negative criteria
- Why appropriate and special reasons

Mr. Oberparleitmer states the changes were necessary in the parking lot was awkward and people were cutting through the parking lot.

Mr. Lechner states if the board approves this application it should approve it with a schedule.

Mr. Bach suggests allowing the site plan with islands that are illustrated; with bonding the bonding done by the end of the year, Islands will be built in the spring of 2019.

*Request completion date in one year: June 27,2019.

Mr. Lechner asks why the project couldn't be done by the Fall of 2018.
Mr. Bach states he doesn't believe they'll get all the approvals and bonds by the Fall of 2018 or the Winter. They need County and State approvals.
Mr. Lechner asks if the approvals would transfer to a new owner.
Mr. Costa states any conditions follow a subsequent owner.
Mr. Bach states the applicant will disclose this approval.
Vice Chairman Simiriglia discusses irrigation waiver: states he understands the difficulty in reaching these areas and has confidence in the applicant. In the past Mr. Oberparleitmer has done a nice job and has a plan in place to maintain it.
Mr. Mellett suggests drought tolerant plantings.

Variances:

- Use
- Prelim Final Site
- Add parking spaces

Condition: COA contingent on soil analysis

Open to Professionals:
No Additional Comments.

Open to The Public:
No Comments.

A motion to approve the above-mentioned application with condition: COA contingent on soil analysis 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. Rosetti	Yes
	Chairman McMullin	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.