

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, January 09, 2019
7:00 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:00P.M.

No applications will be heard after 10:00P.M.

All persons testifying before the board must be sworn in.

The Board Chairperson reserves the right to hear applications in any order.

Annual Reorganization
Election of Chairman
Election of Vice Chairman
Election of Secretary
Election of Recording Secretary

Appointment of Solicitor
Appointment of Engineer
Establishment of Meeting Dates
Adoption of Official Newspapers
Adoption of Agenda Procedures

MINUTES FOR ADOPTION

Zoning Board Minutes - *Wednesday, December 12, 2018*

RESOLUTIONS FOR MEMORIALIZATION

#182042C
Ellen Pitel

Bulk C Variance
Block: 15820 Lot(s): 11

#182050D
Helen Tallman/Kate Kullman

Use D Variance
Block: 17908 Lot(s): 10

APPLICATIONS FOR REVIEW

Meeting Adjourned

**Gloucester Township Zoning Board of Adjustment
Agenda Procedures
2019**

- 1. Flag Salute**
- 2. Reading of the Commencement Statement**
- 3. Roll Call**
- 4. Adoption of Minutes**
- 5. Adoption of Resolutions**
- 6. Discussion Items**
- 7. Review of Applications**
- 8. Adjournment**

**RESOLUTION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF
ADJUSTMENT PROVIDING THE ELECTION OF CHAIRMAN**

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Chairman who shall preside at all public meetings and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Chairman of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **09th day of January, 2019**.

Secretary

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF GLOUCESTER PROVIDING THE ELECTION OF VICE CHAIRMAN

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Vice Chairman who shall serve in the stead of the Chairman when the Chairman is absent and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Vice Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Vice Chairman of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **09th day of January, 2019.**

Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF
ADJUSTMENT PROVIDING THE ELECTION OF A SECRETARY**

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is empowered to elect a Secretary who need not be a member to serve as a Secretary to the Board and to assume and dispatch all obligations and duties of an administrative officer under the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Secretary:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Secretary of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **09th day of January 2019.**

Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT PROVIDING THE ELECTION OF A RECORDING SECRETARY

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is empowered to elect a Recording Secretary who need not be a member to serve as a Recording Secretary to the Board.

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Recording Secretary:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Recording Secretary of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **09th day of January, 2019.**

Secretary

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF GLOUCESTER PROVIDING FOR THE SERVICES OF A SOLICITOR

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Solicitor; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Zoning Board of Adjustment to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A (i); and this selection is part of a fair and open process in accordance with Title 19 of the laws of the State of New Jersey.

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Solicitor:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Solicitor; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Solicitor to the Zoning Board of Adjustment for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contract awarded hereby which notice must further stat that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **09th** day of **January, 2019**.

Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF
ADJUSTMENT PROVIDING FOR THE SERVICES OF AN ENGINEER**

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Zoning Board of Adjustment to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Engineer:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Engineer to the Zoning Board of Adjustment for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contract awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and

are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **09th day of January, 2019.**

Secretary

Gloucester Township Zoning Board of Adjustment Regular Meeting Schedule

**2019
7:00 P. M. Council Room**

**January 09, 2019
January 23, 2019**

**July 10, 2019
July 24, 2019**

**February 13, 2019
February 27, 2019**

**August 14, 2019
August 28, 2019**

**March 13, 2019
March 27, 2019**

**September 11, 2019
September 25, 2019**

**April 10, 2019
April 24, 2019**

**October 09, 2019
October 23, 2019**

**May 08, 2019
May 22, 2019**

November 13, 2019

**June 12, 2019
June 26, 2019**

December 11, 2019

**Kenneth D Lechner, PP, AICP
Director of Community Development & Planning**

KDL/dmb

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF GLOUCESTER ESTABLISHING REGULAR MEETING DATES AND OFFICIAL NEWSPAPERS IN CONFORMITY WITH THE OPEN PUBLIC MEETINGS ACT

WHEREAS, the Open Public Meeting Act requires advance written notice of all meetings of the Zoning Board of Adjustment be posted in one public place designated by the Board and mailed, telephoned, telegraphed or hand carried to at least two newspapers designated by Resolution and mailed to all persons requesting a copy of same upon payment of the established fee;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER as follows:

1. All advance written notices of the Board meetings shall be posted by the Board Secretary on the official bulletin board located in the Municipal Building of Gloucester Township;
2. All advance written notices of Board meetings shall be given to the **Courier Post** and/or the **Philadelphia Inquirer, South Jersey Edition**;
3. All advance written notices of Board meetings from January 09, 2019 through the date of the 2019 reorganization meeting of the Zoning Board shall be mailed to all persons requesting a copy of same after payment by such person of a fee of \$5.00. News media shall be exempt from such fee;
4. The regular meetings of the Board are hereby affixed for the following dates at the Township of Gloucester Municipal Building, Chews Landing-Clementon Road at Hider Lane, Gloucester Township, New Jersey at 7:00 p.m.

5. The regular meetings shall be held as scheduled unless canceled for lack of applications to process;
6. The board may provide for special meetings at the call of the Chairman or at the request of any two of its members, which special meetings shall be open to the public and to be held on at least forty eight (48) hours notice, which notice shall be in the same manner as that for a regular meeting;
7. The Chairman may call an executive session at any time to discuss the procedural preliminaries of an application being considered or to discuss any other matters permitted to be disbudded in closed session by N. J. S. A. 10:4-6 et seq. "The Sunshine Law"
8. Notice of the schedule of meetings indicated in Paragraph 4 shall forthwith be posted on the official bulletin board located in the Municipal Building and mailed to the Courier Post and filed with Clerk of the TOWNSHIP OF GLOUCESTER.

ATTEST:

TOWNSHIP OF GLOUCESTER

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **09th day of January, 2019.**

Secretary

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF GLOUCESTER ADOPTING AGENDA PROCEDURES

WHEREAS, the Municipal Land Use Law N. J. S. A. 40:55D-8 requires that every municipal agency acting thereunder must adopt rules and regulations for the administration of its functions, powers and duties; and

WHEREAS, the Zoning Board of Adjustment is desirous of maintain the current agenda procedures that have been adopted for such administration a copy of which are attached hereto and made a part hereof;

NOW, THEREFORE, BE IT RESOLVED THAT the agenda procedures of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER be and are hereby adopted pursuant to the statutes in such case made and provided.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the **TOWNSHIP OF GLOUCESTER** at a meeting held on the **09th day of January, 2019.**

Secretary

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, DECEMBER 12, 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	Absent
Mr. Acevedo	Absent
Mr. Treger	Present (7:05pm)
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, Mr. Treger sits in for Mr. Rosati, Mrs. Kelly sits in for Mr. Acevedo.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, November 28, 2018

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#182046C
 Eliran Boskila
 Bulk C Variance
 Block: 10401 Lot(s): 22

#182051D
 88 Equities, LLC
 B Variance Interpretation
 Block: 19405 Lot (s): 1

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Resolutions Approved

APPLICATIONS FOR REVIEW

#182042C (continued)
 Ellen Pitel

Zoned: SCR
Bulk C Variance
Block: 15820 Lot(s): 11
Location: 68 Shelly St., Erial
Roof over Deck 8' x 16' with 1.8' Rear Setback

Mr. Costa swears in Mrs. Ellen Pitel and Mr. Joe Pitel.
 Mrs. Pitel states they have met with the HOA and they have agreed to a 7.5' width x 16' length deck; with a 2.2' rear setback instead of 10'.

A downspout on the roof is a condition and a letter from the Board of Directors of the HOA.

Open to the Public:
 No Comments:

Open to the Professionals.
 No Additional Comments.

A motion to approve the above-mentioned application, with the condition of downspouts, was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

Roll Call:

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

Application Approved.

#182050D
Helen Tallman/Kate Kullman

Zoned: R3

Use D Variance

Block: 17908 Lot(s): 10

Location: 51 Cedar Grove Dr., Sicklerville

In-Law Suite w/Kitchen.

Mr. Costa swears in Ms. Helen Tallman and Mr. Jay Rienert (architect).

Mr. Rienert states the addition of the in-law suite exceeds the building coverage by 2%. Ms. Tallman lives with her daughter and grandchildren, and needs more space. There will be a sitting room, kitchen, bedroom and bathroom adding 820 sq. ft. It will be an irregular shape and will match the existing home.

Mr. Costa states the addition will be for their use only and that must be added to the deed. The deed must be submitted to Mr. Lechner's office.

Mr. Mellett states the increase in lot coverage increases runoff. There has to be roof leaders that go away from the adjacent properties.

Mr. Rienert reviews the architectural drawings of the addition and the site plan. The home owners started with planning of this project in July.

Ms. Tallman states she has a sister in a wheelchair that will be living with her. Ms. Tallman will be taking care of her grandchildren and her children will be taking care of her as she ages.

Mr. Rienert states the project took on an irregular shape to protect the light currently coming in the kitchen window.

- Pictures of the existing condition:
- Put in a walk that rises for level access to the home.
- Pictures of the neighbors' yard and deck.
- Reviews side driveway and interior floor plan.
- She doesn't want to interfere with the family's' kitchen.
- The In-law suite will work as part of the home after it is sold to another buyer.
- Non-gable roof lets in more light into the existing home.

Mr. Mellett discusses the interior deck area drainage.
Mr. Rienert states the drainage will be under the deck and the slab will be removed.

Open to the Public:
No Comments:

Open to the Professionals.
No Additional 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. Rosetti	Yes
Mr. Treger	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Application Approved.

A motion to Adjourn was made by Mr. Treger and seconded by Mr. Scarduzio.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182042C

Ellen Pitel

Block 15820, Lot 11

WHEREAS, Ellen Pitel is the owner of the land and premises located at 68 Shelly Street Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a deck 7.5'x16' 2.2 feet from the front lot line instead of the required 10' for the property located upon Block 15820, Lot 11, as shown on the Official Map of the Township of Gloucester, located in a SCR- Zone, said application being represented by Barry Wendt, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on Dec, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Ellen Pitel is the owner of the land and premises located at 68 Shelley Street in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15820, Lot 11, on the Official Tax Map of the Township of Gloucester, located in an SCR- Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.

4. After being sworn, the applicant testified they have a small yard and there is no other location to build the deck. The applicant stated they now have their HOA approval for the 2.2' setback and have amended the application. As a condition of approval the applicant agreed to have downspouts directing any water away from any neighbor.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 7.5 x 16' deck 2.2 feet from the rear lot line , the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 12 th day of December, 2018, the applicant Ellen Pitel is hereby granted the aforesaid variance for the property located upon Block 15820, Lot 11 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Ken Treger	Yes
Rich Rosetti	Yes
Dorsett Kelly	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 9th day of January, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 182050D

**Helen Tallman
Block 17908, Lot 10**

WHEREAS, Helen Tallman is the owner of the land and premises located at 51 Cedar Grove Drive in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit an in-law suite with separate kitchen and to permit lot coverage of 22% instead of the required 20% for the property located upon Block 17908, Lot 10, as shown on the Official Map of the Township of Gloucester, located in a R-3- Zone, said application being pro-
se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on Dec, 2018 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Helen Tallman is the owner of the land and premises located at 51 Cedar Grove Drive in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 17908, Lot 10, on the Official Tax Map of the Township of Gloucester, located in an R-3- Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified they are requesting the 820 square foot addition to the original home that includes an in-law suite with a separate kitchen. It is their intention to create a home that better supports their multi-generational family and is not intended to be used as a multi-family property and will submit a recorded deed restriction as a condition of approval.

Jay Reinert, an Architect, stated the addition will contain a sitting room, bedroom, bath and a kitchen to support Mrs. Tallman's hobby of cooking. The addition will match the existing home and will have gutters to prevent water from running onto any neighbor's property.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct an in-law suite and to exceed lot coverage by 2% , the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 12 th day of December, 2018, the applicant Helen Tallman is hereby granted the aforesaid variances for the property located upon Block 17908, Lot 10 as

shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and conditioned upon the applicant providing a recorded deed with the restriction that the addition is for family use only.

ROLL CALL:

LIST NAMES

Ken Treger	Yes
Rich Rosetti	Yes
Dorsett Kelly	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 9th day of January, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire