

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, DECEMBER 12, 2018**

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Present</b>
<b>Mr. Bucceroni</b>	<b>Present</b>
<b>Mr. Scarduzio</b>	<b>Present</b>
<b>Mrs. Chiumento</b>	<b>Absent</b>
<b>Mr. Rosati</b>	<b>Absent</b>
<b>Mr. Acevedo</b>	<b>Absent</b>
<b>Mr. Treger</b>	<b>Present (7:05pm)</b>
<b>Ms. Scully</b>	<b>Absent</b>
<b>Mr. Rosetti</b>	<b>Present</b>
<b>Mrs. Kelly</b>	<b>Present</b>
<b>Chairman McMullin</b>	<b>Present</b>

**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 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:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Mrs. Kelly</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**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:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Mrs. Kelly</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

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

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

