

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JUNE 12, 2019**

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Present</b>
<b>Mr. Bucceroni</b>	<b>Absent</b>
<b>Mr. Scarduzio</b>	<b>Present</b>
<b>Mrs. Chimento</b>	<b>Present</b>
<b>Mr. Rosati</b>	<b>Present</b>
<b>Mr. Acevedo</b>	<b>Present</b>
<b>Mr. Treger</b>	<b>Present</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. James Mellett, P.E., Churchill Engineering**

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Mr. Rosetti will sit in for Mr. Bucceroni.

**MINUTES FOR ADOPTION**

Zoning Board Minutes – Wednesday, May 8, 2019

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#192018C**

**Anthony Stagliano**

**Bulk C**

**Block: 2905 Lot: 10**

**#192014CD**

**Auto Images**

**Bulk C & Use D Variance**

**Block: 12509 Lot: 1**

**A motion to approve the above-mentioned resolutions was made by Mr. Rosati and seconded by Mrs. Chimento.**

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

**Resolutions Approved.**

## APPLICATIONS FOR REVIEW

**#192020C**

**Diane Cimino**

**Zoned: R4**

**Bulk C Variance**

**Block: 902 Lot: 11**

**Location: 1145 Oak Ave., Glendora**

**27' x 12' carport**

Mr. Costa swears in Ms. Diane Cimino.

Ms. Cimino states they own a wide old Oldsmobile and they want to make sure it fits.

Mr. Sam Mellett, general contractor, is sworn in by Mr. Costa.

Mr. S Mellett states the carport will be 12' x 25' and will be even with the back and front of the home. The siding will match the home and will be used on the covered corners.

Mr. James Mellett, PE states roof gutters must drain towards the street.

Mr. Sam Mellett states he was going to direct the water towards the grass on the owner's side.

Mr. Mellett, PE states keep the water away from the neighbor's property.

Mr. Sam Mellett states the carport will be 27' eve to eve and 25' pier to pier.

Vice Chairman Simiriglia states we will make it 27' for the whole thing just in case.

Open to the Professionals:

No Comments:

Open to the Public:

No Comments:

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiumento</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>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#192021C**

**Kyle & Melissa Seidel**

**Zoned: R3**

**Bulk C Variance**

**Block: 15601 Lot: 30**

**Location: 42 Whitall Dr, Sicklerville**

**19'x 14' roof extension over Patio 3' from existing pool**

Mr. Costa swears in Mr. Seidel.

Mr. Seidel states they wanted to make the space more usable for entertainment. Where the sun sets it makes it hard, they've tried all umbrella locations and nothing seems to help.

Vice Chairman Simiriglia asks what material will be used for the roof.

Mr. Seidel states: a wood roof with synthetic covering and Owens Corning shingles. The posts will be covered in vinyl.

Vice Chairman Simiriglia asks if there is any access to the roof for children.

Mr. Seidel states "no, there is no access for children to the roof".

Open to the Professionals:

No Comments:

Open to the Public:

No Comments:

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiumento</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>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#192022C**

**David M. Lackner, MD**

**Zoned: R3**

**Bulk C Variance**

**Block: 7805 Lot: 4**

**Location: 316 Hillcrest La., Blackwood**

**1508 sq. SFD w/detached garage 24'x30' & 8'x12' shed w/setbacks**

Mr. Costa swears in Dr. Lackner.

Dr. Lackner wasn't aware he was so far over on lot coverage. He is buying a modular home that is 26' x 58' and it trying to fit it on the property. He does own the property next door too. The shed was just in case he wanted one. Dr. Lackner is selling the property and thought the shed would be a nice add on to store a lawnmower, bikes etc.

Mr. Mellett states a new home will have gutters and they must be directed away from homes next door.

Public Portion:

Mr. Costa swears in Mr. Wilmer Cornel who lives next door.

The old neighbor had a garden next to him. Mr. Cornel is worried about the new home having a basement installed. He is worried the backhoe will shift the ground and crack his foundation while digging. Mr. Cornel wants a berm 3 wide and 2' high between the homes. He is above the property that is being built.

Mr. Mellett states he doesn't think the backhoe excavating will bother the neighboring homes; it is done all the time.

It is a retaining wall in the picture not a berm. A new build will bring it up to level (grade to level). The grading will be away from homes and property and a grading plan is required.

Mr. Costa states there is no variance required on your side.

Mr. Cornel states "no" there isn't.

Mr. Costa states that is because it is far enough away. If the other side was 10' and not 7' a variance wouldn't be needed.

Dr. Lackner states they are 20' away from Mr. Cornel's home and they will grade the property to the back.

Mr. Rosati discusses the retaining wall.

Mr. Mellett states the board can make a grading plan a condition. Have a complete grading plan approved by the township engineer.

Open to the Professionals:

No Comments:

Open to the Public:

No Comments:

**A motion to approve the above mention application, with the condition of a grading, was made by Mr. Scarduzio and seconded by Mr. Acevedo.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiumento</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>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#192023C**

**Stacey Jones**

**Zoned: R3**

**Bulk C Variance**

**Block: 20901 Lot: 52**

**Location: 1 Cinnamon Ct., Sicklerville**

**In-Law suite (addition on R side) (Bedroom & Bathroom w/setbacks)**

Mr. Costa swears in Ms. Stacey Jones and Mr. Pete Rossi.

Mr. Rossi states they are trying to make the addition meet ADA requirements. The siding will conform with the rest of the home. He has reduced the bathroom as much as possible 16' x 25' / 9' x 7'. The addition will have gutters to direct the water away from the neighbors.

Open to the Professionals:

No Comments:

Open to the Public:

No Comments:

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiumento</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>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#192016CPMSFMS**

**SJ Dining, Inc**

**Zoned: HC**

**Bulk C/Use D Variance; Prelim/Final Major Site Plan**

**Block: 13303 Lot: 2**

**Location: 1370 Blackwood Clementon Rd., Clementon**

**Burger Kin w/drive thru (1,000' from another fast food restaurant)**

Mr. Costa swears in:

Mr. Craig Rahenanb – Planner

Mr. Jerrid Guinnen - Traffic engineer

Mr. Ahmad Tamous – Engineer

Mr. Travis Diffin – Director of operations

Mr. DeLuca, ESQ summarizes the application:

- A fast food restaurant is allowed in a highway commercial zone but this one has a condition. The conditions are it is less than 1000' feet from another fast food restaurant and a residential zone is behind the property.

A1 aerial view – the site is on 3 streets, Columbia, Plaza and Blackwood-Clementon.

A2 rendered site plan

- This is a less strict approval vs. a D1 variance. The bulk variances are 1. Signs 2. Parking in back.
- No objections to the engineers or planners' letters except for one. The one exception is the sidewalk request on all 3 streets. The applicant would prefer not to add sidewalks to Columbia dr.

Mr. Tamous, engineer:

- The prepared site plan overview; the property is the old Eastside Mario's restaurant site. The existing pavement and parking still exist.



- Retain access but change on Blackwood-Clementon Rd to no left turn. Change the circulation to one way counter clockwise.

A3 – schematic changes to the site plan per Mr. Mellett's letter. Two pork chops (concrete directional form) will direct traffic. All run off in the south east direction. Reducing the impervious coverage and the site will drain the same. There will be landscaping and lighting thru out the site.

A4 – plan for truck radius turning.

Variances; 25' setback on 3 frontages, Blackwood-Clementon 19.3' vs 25', Columbia 9.8' vs. 25 and 21' vs. 25' on Plaza. Parking setback less than 21', will not be less than 10', shape of lot & old restaurant without a drive thru previously. A level driveway is necessary for a drive thru.

A5- architectural elevations

A6- architectural elevations

Signage: proposing a sign on 2 sides and front of building plus free-standing drive thru signs.

- No environmental/asking for a submission waiver,
- No environmentally sensitive areas,
- Existing just redeveloping.

A2 – site plan: number of cars that can stack exceed the minimum of 6. The total number of cars that can stack is 14 cars because of two drive thru lanes.

- No loading zone: typically, deliveries are made in box trucks and between the hour 12 am and 6 am.
- Design waivers: Mr. Lechner's letter: being so close to the adjacent property (Filomena's) they will not grade towards that property. Keep the tree on the property and ask for a waiver

Mr. Mellett states the plans are very intact and they will work out the details.

- Handicap ramps along Blackwood Clementon Roads (sidewalk ramps).
- Will modify the ramps and the sidewalks,
- Will not replace the whole sidewalk,
- No sidewalks along Columbia drive

Chairman McMullin ask why no sidewalk along Columbia dr.

Mr. Tamous state there isn't any benefit.

Mr. Mellett states the scenario with the residences south of the restaurant could create foot traffic. It is possible the sidewalk would serve a purpose.

Mr. Treger asks where the trash enclosure is located.

Mr. Tamous states it is under the canopy and gated in the rear.

Mr. Diffin, Director of Operations;

- Hours of operation: 6am to 11pm dining room/12am drive thru.

Mr. Jerrid Guinnen - Traffic engineer:

Adverse impact:

- No, it will not be an adverse impact to the area,
- Similar use to the previous owner,
- Camden County requested a gap analysis for the left-hand turn into the site. They found plenty of time for gap and for the turn.
- Intersections will not be impacted significantly,
- Number of cars into the site; sometimes these types of restaurants draw traffic from the road,
- Small impact to trips,
- Site will increase traffic by 3% which is probably over inflated,
- Adequate stacking – 2 lanes for ordering will expediate the 14-car stacking ability,
- The development of this site will not degrade the level of service to existing intersections.
- Site circulation: there is safe access,
- Traffic impact statement: transit routes, NJ 459 along Blackwood-Clementon Rd. and Plaza drive.
- Bus stops within 1000', currently only sidewalk on Blackwood-Clementon rd.

Mr. Craigh Rahenanb – Planner:

- Key issue- don't meet one condition
- Permitted use,
- Proximity ordinance – residents 50' from zone, the crossing to the actual dwelling is well over 800' because of wetlands,

- 1000' between fast food/this is a relocation of a business within the same corridor in a favorable way. Not adding to the total of fast food restaurants.
- It's a needed use, parking improvement, signage architecture is muted and signs are more modern.

Will let the zoning board make the final decision about adding the sidewalk to Columbia Drive.

Mr. Mellett states the extra sidewalk should be added.

The applicant agrees to the added sidewalks along Columbia drive.

Open to the Professionals:

No Comments:

Open to the Public:

No Comments:

**A motion to approve the above-mentioned application, with 3 sidewalks, was made by Mr. Scarduzio and seconded by Mr. Acevedo.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiumento</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>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

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

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