

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, AUGUST 14, 2019**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Absent
Mr. Scarduzio	Present
Mrs. Chiumento	Absent
Mr. Rosati	Present
Mr. Acevedo	Present
Mr. Rosetti	Present
Mr. Treger	Present
Mrs. Kelly	Absent
Chairman McMullin	Present

Chairman McMullin had the professionals sworn in:

Also, Present: Mr. Anthony Costa, Zoning Board Solicitor

Mr. James Mellett, P.E., Churchill Engineering

Mr. Ken Lechner, Township Planner

Mr. Rosetti will sit in for Mr. Bucceroni and Mr. Treger will sit in for Mrs. Chiumento.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, July 24, 2019

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#192025C
Salvatore Matarazzo
Bulk C Variance
Block: 13103 Lot: 16

#192026C
Bernice Grundy
Bulk C Variance
Block: 15703 Lot: 1.41

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#192029C

Kenneth Boyer

Zoned: R3

Bulk C Variance

Block: 15810 Lot: 12

Location: One Arlington Rd. Erial

14' x 24' shed w/setbacks

(curb opening must contact Camden County)

Mr. Costa swears in Mr. Boyer and Mr. Matt Vargo.

Mr. Boyer states the shed is already there. He put the shed up because he ran out of room in his garage, they are using the garage to store his in-laws furniture for about 5 months.

Mr. Costa asks the height of the shed.

Mr. Vargo states it is 6'6", it is a standard prefab shed size with a garage door. It is wood construction with a shingle roof and vinyl siding.

Mr. Boyer has noticed and gotten approval from Camden County already.

Mr. Lechner states Mr. Boyer still has to apply for construction permits, it is a regulation of the state. The setbacks and 2 sets of plans are required by the state. A foundation is required by the state.

Mr. Boyer states it is a prefab shed and was wondering if pilings and a pier would be acceptable.

Mr. Lechner states Mr. Boyer will have to speak to the Construction Department.

Chairman McMullin asks if the shed will be used for storage only.

Mr. Boyer states he will just be storing personal items and lawn equipment.

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. Scarduzio and seconded by Mr. Rosetti.

Roll Call:

Vice Chairman Simiriglia Yes

Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Application Approved.

#192030C

Garrett Carlsen, II

Zoned: R4

Bulk C Variance

Block: 2101 Lot: 19

Location: 117 Front St., Glendora

11.6' x 15.6' deck with setbacks

Mr. Costa swears in Mr. Garrett Carlsen and Mr. Steve Weber (close friend). Mr. Weber is present because Mr. Garrett is very hard of hearing.

Mr. Garrett states the deck will follow the line of the home 8' off the property line. The deck is 15 ½ foot by 11 ½ foot with steps not in the setback. The steps will be on the other side.

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. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Application Approved.

#192031CD

Ville, III

Zoned: R1

Bulk C & Use D Variance

Block: 186601 Lot: 7,8, (8 Q Farm) & 9

Location: 1401 Sicklerville Rd., Sicklerville

230 Townhouses Major Subdivision

The above application was tabled to a future date because there was an error in the notifications. The applicant will re-notice.

The motion to table the above-mentioned application to a future date was made by Mr. Scarduzio and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Application Tabled.**#192032CDM****McDonald's USA, LLC e/o Jonathan Baske****Zoned: HC****Bulk C & Use D Variance Minor Site Plan****Block: 20101 Lot: 9****Location: 1505 Blackwood - Clementon Rd.****Impervious coverage; signage, etc.; realignment of existing drive thru land; 1,000' to any other establishment, residential use district, or house of worship, etc.**

Mr. Costa swears in Mr. Michael Jeitner (PE), Mr. James Miller (Planner), Mr. Tom Duranty (operator of McDonalds). Ms. Cheryl Walker (ESQ) Explains the application and its many variances due to pre-existing conditions. Ms. Walker states McDonalds is going through a re-branding. There will be façade, ADA and sign improvements. The impervious coverage has a slight improvement to 82.31%. They have the Camden County letter of "no interest".\

Mr. Jeitner PE:

- McDonalds is going through a rebranding,
- The restaurant will be more modern,
- The signage will be smaller,
- The inside of the restaurant will be more modern and more casual,
- ADA all exterior and interior will meet federal guidelines.

A3 – signage Plan:

- Too many boards are there now, new menu boards and pre-menu boards. One board for each drive thru lane. Each sign will be 20 sq. ft. ea., they will be digital. There will be 60 sq. ft. of signs vs. 86 sq. ft. of drive thru signs now.
- Six, 6' free standing signs are allowed for digital boards, a variance is needed,
- Changeable copy signs are in the rear of the property. They will change for each menu.
- Pre-menu signs will change every 8 to 10 seconds.

A4- photo rendering exhibit of the existing restaurant. Picture of old building and new building. Façade signs are allowed to cover 5%. Requesting 74.8 sq. ft. where 140 sq. ft is allowed.

They are under the 5 % restriction.

- Existing non-conforming:
- Location w/in 1,000 sq. ft. of another fast food restaurant,
- Sign on Blackwood Clementon Rd.
- Parking setback not changing.
- Permit operating w/o underground irrigation.
- Review checklist waivers

Mr. Mellett request the applicant address storm water for site drainage and existing lighting.

Mr. Jeitner PE –

- Existing concrete reinforced pipes
- Drainage will be addressed
- Maintain drainage pattern
- Lighting: leave them where they are and upgrade to LED and more modern fixtures through parking lot and on building.

Mr. Mellett asks for information on negative affects to the new fixtures.

Mr. Jeitner states they will provide a lighting plan.

Mr. Lechner states the applicant responded to all his comments; they need to look at the ramp on Blackwood-Clementon Rd.

Mr. Jeitner states “yes, we have to look at that.”

Mr. Mellett states he will reserve additional comments to the rear parking lot.

Mr. Lechner states he appreciates the thoroughness to the engineer and their staff. The digital signs will need a variance.

Mr. Miller (Planner):

D3 – variance & bulk variances – proximity to another fast food restaurant or residence.

- No physical changes or use, just modifications.
- Shows how the site stays appropriate,
- Most things remain identical on site,
- Mostly enhancements to the site,
- Easily satisfies standards

Bulk Variance:

- Lot coverage changes w/in 100th of a percent,
- Benefits out way deficits,
- Sign package positive criteria
 1. directional signs are larger function and better signs
 2. menu and browser boards have a shared application or for drive thru.
 3. Façade signs: McDonalds logo signs: reinforce identification of building and character of building also; aesthetically nicer.

Negative criteria: Nothing is changing and the business has been in the community for many years

Mr. Jeitner (PE):

- New reserve drive thru sign
- New welcome sign
- Directional incidental - restricts signs size to (new sign) 4.6 vs. 2.0 (ordinance).
- Window position signs 2.5 sq. ft. are now 3.58 sq. ft.
- Doorway sign is 2.6 sq. ft. vs. now 2 sq. ft.

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. Scarduzio and seconded by Mr. Rosetti.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.