

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, DECEMBER 11, 2019**

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	Present
Mr. Rosati	Absent
Mr. Acevedo	Absent
Mr. Rosetti	Present
Mr. Treger	Present
Mrs. Kelly	Present
Chairman McMullin	Present

Chairman Simiriglia 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 sits in for Mrs. Rosati and Mr. Treger sits in for Mr. Acevedo.

MINUTES FOR ADOPTION

Zoning Board Minutes Wednesday November 13, 2019.

A motion to approve the above-mentioned minutes 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
Mrs. Kelly	Yes
Chairman McMullin	Yes

Minutes Approved.

*An error in resolution # #192041CDMFSPa that states the drive aisle is 20' when actually the drive aisle is 30'.

RESOLUTIONS FOR MEMORIALIZATION

#192047C Robert Marroletti	Bulk C Variance Block: 5807 Lot: 1
#192048C Justin McManus	Bulk C Variance Block: 4701 Lot: 4
#192051C Frank Anzelmi	Bulk C Variance Block: 9102 Lot: 2
#192049DSPW James E. Rusin, Jr., Trustee President Chews United Methodist Church	Use D Variance/Site Plan Waiver Block: 2102 Lot: 2
#192041CDMFSPa	Minor Subdivi; Revised Plans

Amy Tarvis

Block: 7301 Lot: 3 & 8

#182056CDPMSFMS

Prelim & Final Major Site Plan

Empire Investment Enterprise, LLC

Block: 10902 Lot: 12

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

Roll Call:

Vice Chairman Simiriglia	Yes (Abstain from #192041CDMFSPa)
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#192052C

William Santarlaschi

Zoned: R3

Bulk C Variance

Block: 18607 Lot: 4

Location: 3 Sagebrush La, Sicklerville

20' x 18' wood roof w/7' setbacks from existing pool

Mr. Costa swears in Mr. Santarlaschi.

Mr. Santarlaschi states he wanted to cover the whole patio.

Construction Official states in a letter: the roof puts a lot of load on the overhang. The homeowner will have to consult an engineer or architect before a construction permit will be issued. This will be a condition of approval.

Open to the Public:
No Comments.

Open to the Professionals:
No Comments.

A motion to approve the above-mentioned application with the condition of an engineer or architect consultation, was made by Mr. Scarduzio and seconded by Mr. Rosetti.

Roll Call:

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

Application Approved.

#192053C

Frank Cucunato

Zoned: R3

Bulk C Variance

Block: 3009 Lot: 8

Location: 32 Randy Rd, Glendora

19' x 4' front porch w/22' setbacks

Mr. Costa swears in Mr. Cucunato.

Mr. Cucunato states he can't conform because 27' back. The porch has a roof.

Mr. Bucceroni states this particular porch is seen throughout the neighborhood.

Open to the Public:

No Comments.

Open to the Professionals:

No Comments.

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

Roll Call:

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

Application Approved.

#1920545C

Jennifer and March Grasso

Zoned: R4

Bulk C Variance

Block: 11507 Lot: 7

Location: 124 W. Central Ave., Blackwood

Wrap around porch 26'x 9'x 8' w/setbacks – (front porch w/12')(side porch 20'x 6'10" w/34.16)

Mr. Costa swears in Mr. and Mrs. Grasso.

Mr. Grasso states they can't conform because it was a pre-existing condition. They just opened it up.

Mr. Lechner states it looks like new construction.

Mr. Grasso states "yes".

Mr. Lechner states new construction has to be approved.

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. Rosetti.

Roll Call:

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

Application Approved.

#192055C

Edward Rost

Zoned: R3

Bulk C Variance

Block: 14504 Lot: 8

Location: 12 Benson Way, Blackwood

2nd shed 12' x 16' w/0' from property line

Mr. Costa swears in Mr. Rost.

Mr. Rost states he was under the impression anything under 20 sq. ft. was buildable. He needs a second shed because the first shed is going to be a "she shed". All for personal use.

Mr. Lechner asks Mr. Rost if the shed is on his property.

Mr. Rost states "yes".

Mr. Lechner states his property adjoins open space that is owned by the town.

Mr. Rost states he will move the shed 4' forward off of open space.

Mr. Lechner asks if his fence is on township property.

Mr. Rost states he has been maintaining the property since he moved in. The fence is on the property line.

Mr. Mellett states the current fence placement 64' off the deck to the fence line.

Mr. Lechner states make sure the shed is not on our property.

Mr. Rost states the shed will not be on township property. The shed will be on the 0' setback.

Mr. Lechner asks the height of the shed wall.

Mr. Rost states the shed wall is 8'.

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 Mrs. Chimento.

Roll Call:

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

Application Approved.

#192056C

M. Monshed

Zoned: R3

Bulk C Variance

Block: 11505 Lot: 5

Location: 244 Clifton Way, Blackwood

18' x 21' wood deck w/16' R Setbacks

Mr. Costa swears in Mr. Monshed.

Mr. Monshed states when the deck was built, he didn't know about the setbacks and the yard is too short.

PUBLIC PORTION:

Mr. Stuhelbruder states he lives behind Mr. Monshed. The steps to the deck are on the side not the back. The deck is high enough where anyone standing on it can look over into his yard. You can stand on this deck and talk to me, he is just looking for some privacy.

Mr. Bucceroni suggests planting arborvitaes for Mr. Stuhelbruder's privacy. 6' arborvitaes should grow fast.

Mr. Lechner asks how many steps up is the deck.

Mr. Stuhelbruder states 4 steps high.

Mr. Lechner states Leyland cypress will grow 1foot a year.

Mr. Monshed is willing to plant 5 Leyland cypress.

Mr. Stuhelbruder is just concerned between the shed and driveway.

Mr. Lechner states 3 Leyland Cypress should be enough. Plant them 8' on center and in 4 years it will be a solid screen

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

Roll Call:

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

Application Approved.

#192057C

Bilal Akbar & Terrye McGilberry

Zoned: R3

Bulk C Variance

Block: 16703 Lot: 1

Location: 1 Dunlin Way, Sicklerville

6' vinyl fence w/6' setback along Jarvis Rd.

Mr. Costa swears in Ms. McGilberry

Ms. McGilberry states she has a 6' fence along her property line along Jarvis Rd. She has an existing Gazebo that was approved by this board 5 years ago. She would like to replace the fence in the same spot.

Mr. Mellett states the fence has an affect on vehicular site lines down Jarvis Rd.

Ms. McGilberry states the fence is only about 2' from her Gazebo.

Mr. Mellett states if the fence is brought up to where the Gazebo is located that should be sufficient.

Mr. McGilberry states cars come in and out now with no problems. It isn't a high accident corner.

Mr. Bucceroni discusses the fence/gazebo space w/Ms. McGilberry.

Ms. McGilberry states they have trees there now and they would have to be removed. She doesn't feel it would be different if she just replaced the wooden fence. She mentions dead trees that need to be removed that aren't hers.

Mr. Mellett states the recommendation is to pull back the fence. What would happen if there was an accident at that corner and The Zoning Board approved the fence? It is not in accordance to the ordinance. He does sympathize with Ms. McGilberry.

Ms. McGilberry states there hasn't been an accident at that corner in the 23 years she has lived there.

Mr. Lechner asks if the applicant could move the fence in and jog it towards the gazebo?

Mr. Mellett states the drawing of the yard and gazebo is incorrect.

Ms. McGilberry states when I had the gazebo put there the fence wasn't a problem and it was approved by this board.

Mr. Bucceroni states the applicant wasn't in front of the board about the fence 5 years ago. The board can not go against the engineer.

Ms. McGilberry states the gazebo sits closer to the house then the drawing shows.

Mr. Scarduzio suggests just moving the fence in a little.

Ms. McGilberry states she would still have to take 2 trees down.

Vice Chairman Simiriglia asks how close is the Magnolia tree to the fence? Maybe you could put the fence between the gazebo and the trees.

Mr. Lechner confirms the fence line and states if you remove the fence it will be considered non-existent and you must follow the ordinance. This is a site issue.

Mr. Mellett states maybe placing it just outside the existing tree. Mr. Mellett requests to look at it again in person.

Ms. McGilberry requests Mr. Mellett try to keep the magnolia tree on the inside of the fence.

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

Roll Call:

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

The above-mentioned application was tabled to January 8, 2020.

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Chairman McMullin.

Respectfully Submitted, Jean Gomez, Recording Secretary.