

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JULY 22, 2020**

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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>Present</b>
<b>Mr. Rosati</b>	<b>Present</b>
<b>Mr. Acevedo</b>	<b>Absent</b>
<b>Mr. Rosetti</b>	<b>Present</b>
<b>Mr. Treger</b>	<b>Absent</b>
<b>Mrs. Kelly</b>	<b>Absent</b>
<b>Chairman McMullin</b>	<b>Present</b>

**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**

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Mr. Rosetti will sit in for Mr. Acevedo.

## MINUTES FOR ADOPTION

**Zoning Board Minutes Wednesday July 8, 2020.**

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

**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>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Minutes Approved.**

## APPLICATIONS FOR REVIEW

**#202013C**

**Lindsey Sampolski Siano**

**Zoned: R3**

**Bulk C Variance**

**Block: 10304 Lot: 1**

**Location: 439 Good Intent Rd., Blackwood**

**Wood Front Porch 8' x 16'**

Mr. Costa swears in Ms. Sampolski.

Ms. Sampolski states they are replacing a concrete pad with a smaller wood deck. Right now, they don't have a front entrance into their home. The deck is 8' x 16'.

Mr. Lechner states the setback is 17' vs the required 30'.

Open to the Public:

No Comments:

Open to the Professionals:

No Comment:

**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>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#202015C**

**John & Jocelyn Villegas**

**Zoned: R3**

**Bulk C Variance****Block: 12407 Lot: 1****Location: 710 Linda Ave., Blackwood****Oversize Wood Shed 16' x 20' w/setbacks**

Mr. Costa swears in Mr. and Mrs. Villegas.

Mr. Villegas states they want to get a 320 sq. ft. shed with an 18' front yard setback.

Ms. Villegas states they need a bigger shed for lawn storage.

Mr. Villegas states they don't have a basement and need the extra storage.

Mr. Costa questions the front yard setback for a shed.

Mr. Lechner states it is a corner property with 2 front yards. He asks if they have another shed if they are going to keep it.

Mr. Villegas states "yes, we have another shed and they are going to keep it." The current shed, that is staying, is 8' x 10'.

Mr. Lechner states the applicant will need a variance for the second shed too.

Open to the Public:

No Comments:

Open to the Professionals:

No Comment:

**A motion to approve the above-mentioned application, with the addition of the second shed variance, was made by Mr. Rosati and seconded by Mrs. Chiumento.**

**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>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.****#202016C****Debbie Bovio****Zoned: SCR****Bulk C Variance****Block: 15821 Lot: 15****Location: 30 Chrissy Way, Erial****Deck 32' x2 12' w/setbacks**

Mr. Costa swears in Ms. Bovio.

Ms. Bovio states they already have a deck and they are going to replace it. The new deck is twice the size and will be built with "trek like" material.

Mr. Costa asks if there will be a roof on the deck.

Ms. Bovio states: "no, roof."

Mr. Costa asks if there will be steps.

Ms. Bovio states "yes, there will be steps on the side."

Open to the Public:

No Comments:

Open to the Professionals:

No Comment:

## **#202018CMPFMS**

**Garden State Storage LLC**

**Zoned: HC**

**Bulk C, Minor SubDiv., Prelim & Final Major Site Plan**

**Block: 14701 Lot: 1 & 12**

**Location: 2530 Sicklerville Rd., Sicklerville**

**Proposed Minor/ Subdiv. and self-storage Facility.**

Mr. Wade (ESQ.):

Mr. Wade explains the application for the self-storage facility was approved w/conditions in October 2019. The new applicant is coming before the board w/site plans and a request for a subdivision.

Mr. Costa swears in: Mr. Bruce McKenna (engineer), Mr. Joe Evangelista (owner), Mr. Addison Bradley (planner), and Mr. Jason Vico (architect).

Mr. McKenna:

A1 – Site Plan

This is a 5 ½ acre site we would like to divide into one 4-acre lot and a 1 ½ acre lot. The 4-acre lot will be for the storage facility w/ a 3 story building and 4 or 5 other smaller storage buildings.

- The buildings total floor ratio is .68,
- They have mirrored the site as requested by the neighbors at the last approval.
- They are asking for relief on the maximum building coverage because it will all be storage. There will be no retail.
- Maximum lot coverage: increase of impervious coverage,
- Parking lot area is set back because of its location. There will only be 1 or 2 employees and they won't be parking in the parking spaces.
- Design waiver for offsite parking,
- Waiver request for a refuse recycle area. Usually we designate one of the front buildings as trash. In addition, we have trash barrels by the storage units. Your trash is supposed to leave with you.
- No dumpsters since the trash is leaving w/the tenant. It also cuts down on people cleaning out their unit and leaving big pieces of furniture behind for the trash trucks. Just cuts down on a big mess accumulating.
- There is a security deposit if anyone leaves a mess behind.
- Requesting a waiver for sidewalks, there are no sidewalks on that side of Sicklerville Road.

Mr. Vico (architect):

A2 Rendering Building Elevation:

- The signage has an allocated space,

Mr. Mellett asks about the one-story buildings.

Mr. Vico states the drop-in units and try to match neutral colors.

Mr. Mellett states the units must match so they look nice to the adjacent properties.

### A3- Landscape Buffer Detail:

- Mr. McKenna states part of the lot is 5' to 7' below grade. So, you'll just see the top of the building.

Mr. Mellett states the trees are on the landscape plan but not on the site plan.

Mr. McKenna states it is there along the easement.

Mr. Lechner requests the landscape trees be identified on the site plan with details.

Mr. McKenna states the 25' buffer will have typical species planted.

Mr. Lechner states it has to be on the site plan shown w/graphic detail.

**Mr. Wade offers that the planners landscaping be made a condition\*\***

Mr. Mellett states there should be plantings everywhere w/in the 25' buffer zone w/the exception of the easement area.

Mr. McKenna states there are plantings along the upper level.

Mr. Mellett asks to address the privacy fence.

Mr. McKenna states there will be a fence along the easement and around the entire site.

Mr. Mellett asks the color of the buildings.

Mr. McKenna states the buildings are usually a light color with black &/or gray. The smaller buildings will emulate the larger building.

Vice Chairman Simiriglia asks a question about the buildings on the slope.

Mr. McKenna states the larger building will be on a 1 ½ slope. The larger building will not be exposed, you'll see part of the roof.

Mr. McKenna discusses the retaining wall. Usually the cost and economy of scale would equal a concrete wall. They will be using segmental block.

- 10' and 5' elevation differentials, they have to pick an elevation,
- Retaining wall will be from 2' to 5',
- Segmental wall block, like EP Henry.

Mr. Mellett:

- The aesthetics are addressed,
- Given the proximity of walls to the easement,
- GEO grid – 8' to 12' back grid needs to be determined. Could encroach on ROW and utilities,
- Take a better look at the basin.

Mr. Mellett states he has no conflict with the easement or GEO wall from edge to edge.

Mr. McKenna states he has to work out the details with the County.

Mr. Wade asks to get at least the preliminary approval and address drainage and retaining wall at a later date.

Mr. Vico states the height is exceeded in some areas, the parapet walls are higher to hide A/C units and mechanics.

Vice Chairman Simiriglia asks if the operation is 24 hours.

Mr. Wade states "no, to 11pm."

Vice Chairman Simiriglia asks if there is lighting in the units.

Mr. Evangelista state "yes, there is lighting in the units."

Mr. Lechner's report:

Mr. McKenna discusses light for the parking lot and possible locations for the signs.

Mr. Lechner states the issue is that the parking is required to be lighted.

Mr. McKenna states they will use pole lights for the parking lot.

Mr. Lechner asks if there will be underground irrigation.

Mr. McKenna states that will be no problem.

Mr. Lechner is not in favor of the split rail fence around the basin. Along the front he suggests "estate style" or equestrian fencing. It looks nicer and stands up better to the elements. It would be safer around the basin too.

Mr. Mellett states a 6' to 7' hole (basin) should have a fence.

Mr. McKenna states the fence will be a privacy fence either 6' vinyl or board on board. He also points out there is a 10' easement if sidewalks are wanted at a later date.

Mr. Mellett

1. Traffic impact and will defer to county,
2. Waiver turning diagram; SU 30 truck. His concern is fire access. The Fire Marshall should provide insight and if access is needed.

Mr. McKenna states they are providing 3 fire hydrants which will only require 800' of hose. This removes the worry of a hydrant being far away. The hose hookups will be on the side of the buildings.

Mr. Mellett asks for the rational on the trash.

Mr. McKenna states the trash truck will have no problem getting to the trash because it will be in the front of the site.

Mr. Mellett suggests a cross access easement to the smaller lot (small subdivision request) to remove the need for another driveway on Sicklerville road.

Mr. Wade states it is the same owner, so that is a possibility.

Mr. Mellett states the drainage and retaining walls are the biggest concerns and that some of the variances may change.

They will need further engineering. He recommends only Preliminary Approval at this point.

Open to the Public:

No Comments:

Open to the Professionals:

No Additional Comment:

**A motion to approve subdivision waiver, Preliminary site plan, variances: building height, lot coverage, setback, basin in buffer was made by Mr. Rosati and seconded by Mr. Scarduzio.**

**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>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Rosati</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. Scarduzio and seconded by Mrs. Chimento.**

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