

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, AUGUST 26, 2020**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Absent
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Acevedo	Absent
Mr. Rosetti	Present
Mr. Treger	Present
Mrs. Kelly	Absent
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 will sit in for Mr. Acevedo and Mr. Treger will sit in for Mr. Scarduzio.

MINUTES FOR ADOPTION

Zoning Board Minutes Wednesday August 12, 2020.

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

Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#202010C

Mark Morozin

Bulk C Variance

Block: 15806 Lot: 5

#202019C

John Conway

Bulk C Variance

Block: 12007 Lot: 6

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

Roll Call:

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

Resolutions Approved.**APPLICATIONS FOR REVIEW****#202023C****Susan Kerr****Zoned: R3****Bulk C Variance****Block: 20503 Lot: 43****Location: 29 Meadowyck Dr., Laurel Springs****14' x 24' patio roof w/20' setback.**

Mr. Costa swears in Ms. Kerr.

Ms. Kerr states her home is on a corner lot and can not meet the 30' setback. The patio is already existing and she is just putting a roof over it.

Chairman McMullin asks if there will be gutters installed.

Ms. Kerr states "yes".

Open to 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 Mrs. Chiumento.

Roll Call:

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

Application Approved.

#202008CDCUPFMSP

Provco Pinegood Erial Clementon, LLC

Zoned: NC

Prelim & Final Site Plan

Conditional Use, Bulk C, & Use D Variances

Block: 16401 Lot: 1,2,3,4, & 42

**Location: 1990 New Brooklyn – Erial Rd & 2071,2077 & 2085
Erial Clementon Rd.**

Wawa w/fueling stations, improvements including parking area, construction of underground utilities such as water and sewer, storm water conveyance system & storm water basin.

Mr. Costa swears in Mr. Giel (Professional Planner), Mr. Hammond (Traffic Engineer), Mr. CJ Bock (Civil Engineer).

Mr. Prime Esq. explains the application:

A1 colored rendering of plan 8 ½" x 11"

A2 use and operations statement

A3 colored rendering of plan

The former use of the site was a bank. The other corners are occupied by a Rite Aid, a Pronto convenience store and the Erial Fire House. The Wawa will be a 24hr/7day a week operation. The applicant is looking for a conditional use, site approval and variances tonight. This is not an application for a use variance for a prohibited use. The applicant doesn't have the 3 acres required. It is an appropriate use but a conditional use variance, the focus is on the conditions not the use. There are also setbacks and bulk variances.

Mr. Bock (site engineer):

- Presentation review of site layout,
- 55 parking spaces
- Canopy
- Air machine etc...
- Access from New Brooklyn, using old bank access,
- Full driveway in the rear,
- 3-acre lot minimum not met 2.214 acres,
- 69.2 % impervious coverage
- Sign package

Design waivers:

- Street trees may not be planted because of low overhead wires,
- Vegetation and landscaping
- Buffer width required is 50'//7'.3" in one corner away from residents,
- 15' and 10' buffers,
- Design relief for lighting and illumination 2.96,
- There are hotspots for lighting by driveways,
- Review letters: most items addressed, new sidewalks, additional access to the site, fencing will be estate style around the basin. No longer providing oversize parking spaces.
- All along the periphery 8' to 6' trees.

A4- colored rendition of canopy

A5- elevations of building

Mr. Mellett has gone through the subsequent review, the engineering is sound, the traffic and drainage will be overviewed by the county. Waivers for buffers: 7'.3" vs. 50"; parking 7.3 vs. 10. The lighting is 2ft. candles vs. 2.96 is skewed by the canopy.

Mr. Bock states the back lighting on the canopy is required.

Mr. Mellett asks if they can meet the 2' outside the canopy.

Mr. Bock states they should be able to along the residential properties.

Mr. Lechner: they have revised and met his letter.

- New sidewalks
- Pedestrian access link
- Estate style fencing

Mr. Hammond: (Traffic Engineer):

- Reviewed the letter from 7-31-2020 submission from revised 10/2019.
- Traffic along both roadways,
- Using the bank entrances and 1 new one,
- They have meetings w/Camden County planning board,
- Intersection "B" level or better,
- Peak hours on 9/2019 76% pass-by traffic,
- 5 comments in Mr. Lechner's letter: mass transit study, crosswalks, bike racks, traffic study, pedestrian traffic.
- Internal site circulation: minimum aisle width 4' but Wawa is 26'; parking spaces minimum 9' x 18' but Wawa's are 10' x 20'.

Mr. Giel (Professional Planner):

- D3 conditional use,
- Zoned for mix uses,
- Commercial use,
- A normal use for a commercial zone,
- Number of pumps 8 Wawa pumps vs. 4, 2.214 acres vs. 3 required, 50' buffer.

(Legal reference: Coventry Square)

- Adequate space for parking,
- 8 fuel dispensers promote capacity for customers,
- Site design keep impacts away from the residential properties,
- Minimum lot area no less suitable,

Summary:

- Negative criteria – no substantial negative impact,
- Appropriate for the Township master plan w/no negative impact in spirit or plan.

- C variances – design of property,
- Screening,
- Lot coverage due to larger parking spaces,
- Drainage issues addressed,
- Signage – corner lot has to be identified.
- C2 criteria

PUBLIC PORTION:

Mr. Brian Burns: lives w/in ¼ mile

Mr. Burns want to know why the zoning board meeting isn't online. He states he is speaking for his neighbors.

Mr. Costa states we have access for 37 and there are only 26 here. Mr. Costa informs Mr. Burns that he can only speak for himself. The meeting isn't normally online and the question doesn't pertain to the application.

Mr. Burns insists the meeting needs to be available online for busy families. The bank was commercial and he doesn't understand how this property was rezoned commercial in a residential neighborhood.

Vice Chairman Simiriglia explains the function of the zoning board.

Mr. Lechner states the property is zoned neighborhood commercial. The bank was permitted, the Wawa is permitted and technically the single-family homes are an existing non-conforming use.

Mr. Burns states there are 2 residential homes being torn down for the Wawa.

Mr. Lechner states the 2 homes are in a commercial zone.

Mr. Burns wanted the petition forwarded w/over 100 signatures on it.

Mr. Costa states the zoning board can not accept petitions; it is not allowed by law. Anyone can come and ask questions.

Mr. Burns states we already have a Wawa and continues to name multiple locations. He believes there is an oversaturation of Wawa's. He believes he will see lights in his backyard. Mr. Burns states he thinks Wawa's bring more crime into the area. He doesn't want it and won't support it. He states there are 4 Wawa's in a small radius.

Mr. Bucceroni states: Several years ago, the town was having a parade and he went to the Almonesson Wawa and requested waters. The Manager of that Wawa gave us a dump truck load of water, lemonades and ice tea. They gave us all of that with no questions asked. I believe Wawa's are great neighbors.

Mr. Costa states the board has to focus on the lack of 3 acres and the buffers. That is all the board can consider in their decision. Not how many Wawa's are in town.

Mr. Burns states they shouldn't get any waivers and should go somewhere else.

Mr. Rosati states Mr. Burns should be courteous and let others talk.

Mr. Sam Sweet: Elizabeth Pl, Erial

Mr. Sweet states he lives about 1 ½ miles from the property. He states he only hears 2 conditionals.

Mr. Costa states: I said it is permitted but the board can only focus on 2 conditions by law.

Mr. Sweet mentions the lighting.

Mr. Costa states they would face the same waivers at the planning board. The 2 conditions are the only reason they are

in front of the zoning board; they don't have 3 acres and the buffers.

Mr. Lechner states the site lighting is considered site improvements like fencing. Waivers are not variances, but because they are in front of the zoning board the board can consider the other signs and waivers.

Mr. Sweet discusses the traffic report: the professional testifies about the traffic report and says there are about 110 trips, is that new?

Mr. Hammond (traffic engineer) states 55 additional vehicles with 1 vehicle equals 2 trips = 110.

Mr. Sweet inquiries about the school bus routes at that time.

Mr. Hammond states the township planner requested mass transit and school transportation. We count traffic at peak hours. We add proposed traffic to traffic count we get.

Mr. Sweet states it will be adding traffic. He did request crash history from Camden County. The left-hand turn is dangerous and is requesting a light. He is worried about the additional traffic and safety. There are a lot of kids and the traffic will be hazardous to bike riders. He questions if there is an environmental impact because they will have 8 pumps instead of 4. He believes the rules are there for a reason and the board should not grant the variances.

Mr. Costa states anyone can ask for variances. There would be no reason for a zoning board if there was no relief. Residents come in all the time and the board grant them variances. Anybody can ask for relief.

Mr. Sweet states everyone will be affected by this Wawa not just one or two neighbors. He believes it is an environmental issue.

Mr. Prime Esq. states the fuel tanks are state of the art.

Mr. Lechner discusses an environmental impact statement.

Mr. Bock (Civil Engineer): Discusses the safety of the fuel tanks.

They are double walled w/salt water solution in between the walls. There are tons of electronic controls, pads that would soak up fuel from the area and access to the shut off button.

Mr. Bucceroni asks about if a customer drives off with the nozzle still in the vehicle.

Mr. Bock states there is an automatic shut off upstream from the hose, it contains a quick connect. Wawa is a 5-star operation, everything is top notch.

Mr. Treger asks if 4 pumps adds 4 tanks.

Mr. Bock states there will be 3 tanks that can blend.

Mr. Treger asks about the low buffer under 5'.

Mr. Bock states they re-worked the plan and it is now 7.3' and farthest away from the residential area.

Mr. Sweet asks about the lighting being brighter because of the 8 bays vs. 4 bays.

Mr. Bock states it is the larger canopy.

Mr. Sweet discusses the 2.96 illumination, would it be less if there were 4 bays.

Mr. Bock states it is convoluted and would love to do the calculation but its hundreds of numbers. No Wawa has 4 pumps. The canopy lights are recessed and LED so there are no hotspots; they are evenly distributed with less "sky glow".

Mr. Sweet states they mentioned hot spots by a driveway.

Mr. Bock states for safety reasons it has to be that way (4.9). Mr. Sweet states it is in a residential area even though it is zoned commercial. He is worried about crime and doesn't think Wawa should get the variances.

Mr. Ray Polidoro – Highland Ave. Erial

Mr. Polidoro states he lives behind Erial fire house. He discusses the pros and cons of Wawa's and the impact on the area and other small businesses. There are 2 schools in the a Proximity. He is worried about the parents picking up their kids along with extra traffic at the Wawa for that "second cup of coffee" for the parents picking up their children. Mr. Polidoro states he is also worried about the apparatus getting out of the fire house in a timely matter. Minutes wasting getting out of the firehouse could make big difference in a small home if its on fire: response time.

Mr. Bucceroni states that the schools get out at a different time since they use the same buses.

Mr. Polidoro states he was referring more to the parents picking up creating extra traffic than the buses.

Mr. Hammond (traffic engineer):

The school buses are between 7am and 9 am in the morning and between 4pm and 6pm in the afternoon. Elementary schools would be more a 2:30 pm to 3:30 pm pick up time. He doesn't know too much about the "second cup of coffee stop". He data would catch all of the above traffic flow. The difference between 4 and 8 pumps isn't significant. The extra pumps are more for the convenience of the customer, so they have an

empty pump to pull up to. There isn't a significant impact on traffic because of the 8 pumps.

Mr. Lechner asks Mr. Hammond to explain the "B" level of service rating for the intersection.

Mr. Hammond explains the levels of A (being good) – F (being bad) levels of service. The longer the delay the worse the service on an average. Typically, "D" is an appropriate design service and this is a "B".

Mr. Polidoro: safety and response time was his concern but if we have done our due diligence and are satisfied. He did reach out for accident data sheets from fire and police.

Mr. Patel: Pantry Food Mart across the street:

They did not get notified about the application or what was going to be built there. He states he could have gotten legal help if he had known. His business, across the intersection from the proposed Wawa, supports a couple of families and this will affect their lives. He believes he should get more time.

Mr. Costa asks if he is the property owner.

Mr. Prime (Esq.) states they noticed within 200'.

Mr. Costa states this application goes back a month.

Mr. Lechner states he is looking up the property and they are not within the 200'. They are just outside the 200', it's a very large intersection.

Mr. Patel states he feels they should have gotten notice even if they weren't within the 200'. We don't need anymore Wawa's.

Mr. Blaine Johnson (Wynfield):

Mr. Johnson states he has lived in his house for 26 years and it used to be a quiet area. It is a residential area and he would like to be able to sit on his back porch in peace and quiet. Now, he feels, the signs and noise will change that. He also states that Wawa's do a substantial walk up business. Kids will ride their bikes there and he is concerned about the extra traffic and the kids. The Speedline traffic comes through there and it's very busy. He feels the noise and lighting are a big concern and the benefits don't outweigh the negatives.

Mr. Bucceroni asks Mr. Johnson about Speedline traffic?

Mr. Johnson states the traffic coming back from the Speedline and they make a lot of left hand turns at that intersection.

Ms. Lynn McKay – Fairmount Ave.

Ms. McKay states she lives ¼ mile away behind the baseball field. She states they have two additional developments down the street. How would those new developments affect the traffic.

Mr. Hammond states they increased the count by 2.25% to account for those developments. There will be 75 homes with 1 trip for each home during peak hours. The townhouses .7 to .6 trips per hour.

Ms. McKay states there are enough Wawa's. When she moved there 10 years ago it was a quiet area.

Ms. Dorothy Hope-Daleo: Erial Clementon Rd.

Ms. Daleo states her home she rents will be demolished. She has lived her whole life in Erial and it was a nice town. The development never stops. She paid taxes on the house 12,000

dollars. Our property was stolen away from us. What happens when Pine Hill has to come for an emergency call or when an ambulance has to get out. They have to go through that intersection. When I pull into my driveway those cars fly down that road. The traffic in that intersection is bad. We don't need another Super Wawa. Contrary to what everyone thinks, not everyone loves Wawa. A matter of 2 or 3 minutes in an emergency could mean someone's life. This town is turning into a city. Union Valley students live in that area. Added traffic to the Speedline traffic. This Wawa will add to the nightmare. Ms. Johnson asks if the Pine Hill Wawa will close and if anyone has considered the affect that will have on Pine Hill residents. Three homes are residential properties that are being demolished. She doesn't see the Wawa being beneficial to Erial residents.

Mr. Prime (Esq.):

Mr. Prime discusses the board deciding on less then 3 acres that trigger the variance and the buffers that trigger a variance. He states Wawa has a lot of experience with residents and Buffers. The store manager will address any issues with the residents that may arise. The site is zoned for this use.

Mr. Bucceroni asks if this is phase I or II of the application.

Mr. Lechner states this is use and final site plan.

Mr. Rosati clarifies the property is a commercial property.

Chairman McMullin states: Yes, it is a permitted use.

Mr. Costa states it is not he typical D1 Variance. No special reasons are necessary. The board can only focus on the applicant not having the required 3 acres and the buffer zone.

Mr. Costa reads from the Cox book: non-complying 40-55D.

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

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Application Approved.

5 MINUTE BREAK:

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Rosetti	Present
Mr. Treger	Present
Chairman McMullin	Present
Mr. Costa	Present
Mr. Mellett	Present
Mr. Lechner	Present

#202021CD**The Gardens @ Marksman****Zoned: R1****Bulk C & Use "C" Variance****Block: 13801 Lot: 5****Location: 1842 Erial Rd., Blackwood****Parking & Maintenance Facility: 4 bay structure 60' x 80'**

Mr. Mintz (Esq.)

Mr. Costa swears in: Ms. Morrissey (planner), Mr. Anthony Marks – owner, Mr. Rogers PE, Mr. Vandrimo – Real estate appraiser.

Mr. Mintz: explains the property is across the street from the Gloucester Township Public Works building. The variance is a 403D – commercial use in a R1 residential zone. Mr. Marks trucking facility is out of town. He would be bringing 40 jobs from Winslow to Gloucester Township. He would like to keep his businesses in 1 area. The property is 1100' deep, they will maintain the current vegetation. They do not abut a residential community. They want to Develop the site and maintain natural growth. The existing structure will be maintained and there will be an additional structure built. The existing building has a non-conforming setback. The business is tractor trailers and hauling. The trucks will only be parked and serviced at the location, no warehousing or loading. An office will be in the existing building. The property will be mainly for tractor and trailer storage, trailers will be mainly at the produce warehouse on the road. They have an essential business with no layoffs.

Mr. Rogers (PE):

- A1 Site Plan
- 560' SW is the closet intersection,
- 198' frontage, 1100' deep,
- Existing garage will be an office,
- Zoned R1
- Proposed construction of a 4800 sq. ft. maintenance building w/4 bay doors.
- The driveway will be asphalt, 30' wide, 5 car parking spaces and 1 handicap.
- Felt trucks only // tractor trailers,
- 20 spaces 10' x 53' for trailers
- 29 spaces for tractor and truck,
- 54 spaces in total,
- Loading and delivery for the maintenance building,
- The back will have a dense grade aggregate
- There will be 2 above ground 1000-gallon fuel tanks; double walled and a concrete area for diesel.
- 200-gallon waste oil tank for used oil,
- Spill control kits,
- Masonry trash enclosure,
- Storm water basin 4' high w/split rail fence,
- A buffer to reduce headlight glare,
- Public water and sewer will be connected,
- Lighting will be shoebox w/rear shields to reduce glare,
- Shade trees along the front,
- Facility is a transportation of produce,
- Oil delivered and stored inside building,

- Traffic use is 24/7, but majority is during working hours, not during typical peak hours, distribution throughout the day (6 pm 2 vehicles, 8am 2 trips),
- ITE – no designation for this use they tell you to use a similar facility,
- Route will be Erial Rd to College Dr. to Rt. 42; 1.29 miles,
- Articulation turn and space present on the site,
- Variances: bulk

Chairman McMullin asks how many trucks will be on the property.

Mr. Rogers states the owner will answer that question.

Mr. Mellett asks why there is no buffer to the south.

Mr. Rogers states the owner owns that property too.

Mr. Mellett states it's still a residential use.

Mr. Rogers states it will stay.

Vice Chairman Simiriglia states you could eliminate the lot lines, and the buffer is a township requirement.

Mr. Mintz states two circumstances can occur:

1. Not consolidate and tie up the entire mortgage for a small lot,
2. It is for estate planning purposes. It's not for sale, provide notice, no intent.

Vice Chairman Simiriglia states that's the reason for no buffer?

Mr. Mintz states the owner of the lot agrees to no buffer, it is a rental house. The terms of the lease will explain the no buffer.

Mr. Mintz discusses if it were a flag lot, but if it is a concern, the site plan could be a separate application.

Mr. Lechner asks if they need a 98' drive aisle. You could decrease that and increase the buffer.

Mr. Rogers states it can be reduced but this is the optimum area for the use.

Mr. Mellett states the aisle can be reduced on the site plan. The applicant owns to the south, this just sets the applicant up for variances. Why can't you provide the 25' when you own both properties. To the north is 10'.

Mr. Lechner states the applicant owns both properties and can meet both buffer requirements.

Mr. Mellett states he has 400' in the rear to use.

Mr. Lechner lot 6 is well over an acre, you can subdivide.

Mr. Mintz because it is existing, they need a variance.

Mr. Rogers states the pre-existing non-conforming 35% vs. 15% lot coverage.

Mr. Bucceroni asks Mr. Costa is there is one owner can they deed restrict it? So, if they sold it the buffer would revert back to 25'.

Mr. Lechner asks if it is a possibility to subdivide the property?

Mr. Mintz states in the first 100' there isn't room for the 25' buffer because of the home.

Mr. Lechner states they can notch out 14' w/variance on the other side.

Mr. Mintz discusses the variances further.

Mr. Lechner states they go with the land.

Mr. Mintz states it makes the other lot less compliant.

Vice Chairman Simiriglia states the residence only requires 1 acre and lot frontage.

Mr. Costa asks how far from the property line is the house.

Mr. Mintz states 37' from side yard and in the north meet w/an overlap.

Mr. Mellett asks where the 20 trucks are in this 10'.

Mr. Treger asks for the total tractors?

Mr. Rogers states 20 trailers, 29 tractors, 5 car spaces = 54 total spaces.

Mr. Mintz states up to 54 doesn't usually occur.

Mr. Lechner asks how many tractors will be on the site.

Mr. Mintz states will be no greater than 50 tractors if no trailers, or 20 trailers.

Mr. Bucceroni states no more than 54 in all.

Mr. Mintz "yes".

Mr. Roger existing garage 38', width 198' vs. 200', R1 zone covers up to 35% proposed.

Mr. Lechner asks if the stie layout could change to meet the buffers.

Mr. Rogers states the basin is in the middle because of the natural drainage.

Mr. Lechner states the buffers are caused by the site layout.

Mr. Rogers states if they changed, he layout it would be harder for the tractor trailers to turn.

Mr. Mellett states it can be done, it's not a binary thing. If you start with a 25' buffer and redesign it is doable.

Mr. Mintz states they were trying to reach maximum efficiency of the site w/ reduced improvements.

Mr. Mellett discusses for a 25' buffer w/no improvements.

Mr. Mintz discusses shifting the site to the 25' buffer.

Mr. Mellett states the priority is to the north because they don't own that property.

Mr. Mintz states the applicant is considering utilizing the garage to maintain the landscape trucks that are across the street.

Mr. Rogers states the GTPD didn't see any anticipated traffic problems. The tractor trailers would be hauling produce; he sees this as consistent with the neighborhood since GTPW is across the street.

Mr. Lechner asks If the applicant is limiting the use variance to produce.

Mr. Mintz states the applicant isn't asking for anything that specific. There are no environmentally unsafe materials, all tractor trailers will be empty.

Mr. Lechner discusses the vehicles that will be on the property. He wants to make sure they are vehicles that are allowed: flat beds, dumpsters, trailers.

Mr. Anthony Marks: Partner/manger/resident:

- There will be 22 trucks
- 40 trucking employees
- Landscape 40 employees, w/those vehicles being repaired at the truck garage,
- 5 mechanics on site,
- Administration and drivers,
- More from Winslow,
- As of today, they only haul produce,
- No warehousing,
- Will haul other items,
- Units won't be running,
- 35 tractors, 15 trailers,
- No gasoline on site only diesel,
- All are in a sealed system and will be removed in a sealed system, which will be removed monthly,

- Hours are 8am to 7pm,
- Night movement of trucks should be for emergencies only,
- The drivers come pick up the truck and go,
- Other deliveries – diesel fuel only,
- Other materials – occasionally tires,
- Hauler will pick up used tires,
- The tires will be stored inside,
- Hours of operation: very few out trips, county traffic report, vehicles are tested for emissions, use of lot 4 is a commercial cleaning company, trash picked up by a licensed hauler.

Chairman McMullin there is still an issue with the north side buffer.

Vice Chairman Simiriglia asks if in the hours of operations will the drivers be picking up trucks at night.

Mr. Marks states No, they would be going in for service only at night. Pickups will be 8am to 7pm.

Vice Chairman Simiriglia asks if any trucks will be in or out during night hours.

Mr. Marks states trucks do return throughout the night but with no trailers, about 1 per hour.

Mr. Mellett clarifies no trailers at night.

Mr. Mark states they will be stored at the warehouse.

Mr. Jim Vandrimo (real estate appraiser):

- Erial Rd is a county road,
- Homes are close to the road and are older homes,
- Mix use up and down Erial road,
- Old landfill down the road,

Mr. Mintz states the residential are close to the county road. Mr. Vandrimo states the neighborhood being closer to the road may be a negative impact, along with the age and mixed use. Doesn't see any negative impact on the other residents, 4A is a commercial property already. This will be a complimentary use and an improvement.

Ms. Morrissey (Planner):

Ms. Morrissey states she has reviewed the ordinance and the master plan for the use variance:

- Previously the property was non-residential,
- Existing non-conforming,
- The site and use are suited to each other,
- The site has sufficient space,
- R1 isolated and smaller located across from GTPW,
- Oversize lot 4.89 acres,
- Under minimum lot width,
- This R1 zone is surrounded by commercial zones,
- Impervious coverage is 35% vs. 15% allowed,
- The buffering is important along the residential,
- Increase north and south buffering,
- The applicant is bringing his business back to Gloucester Township,
- They will be transporting essentials,
- Works well w/the developing of the property,
- A 98' drive aisle allows proper use of the land,
- Provides sufficient space,
- Since 1999 the set goals and objectives of the master plan,
- Previous commercial use on land,
- Good design and location,

- Appropriately located and doesn't substantially negatively affect or change the master plan,
- Will work w/the board on the buffering,
- Low traffic use, will minimize impact on roads,
- Benefits outweigh the detriments.

Mr. Mellett discusses the buffers and increasing the one to the north and don't decrease the buffer to the south. He doesn't recommend gravel or aggregate for parking.

Vice Chairman Simiriglia asks what the existing building will be used for.

Mr. Mintz states the residence will be an office.

Public Portion:

Mr. Wonderland: Windmill dr.

Mr. Wonderland states he sees a lot of variances in the application and doesn't agree with the non-compliance, it concerns him. He has lived here for 37 years. The tractor trailers//18wheelers maintenance concerns him too. There will be extra noise because of the use of gravel for the driveway. There are 6 houses that are within 100 yds. and 3 houses within 200 yds. His wife runs and these developments 4 days a week and will have to pass this thing. Mr. Marks will make it look nice, but there will be fumes from the trucks and refueling. Mr. Marks told him it will be used 24 hours a day. People are asleep and will be disturbed by the noise. Mosquitos kill more people and the basin will be an attraction for them.

Ms. Ruby Coffrin; Bluegrass Rd.

Ms. Coffrin states she is on the other side of the high-tension wires. All the wooded area was maintained but a large area has been cleared. Those trees were our buffer from the noise. Ms. Coffrin is worried about water run off because so many trees have been removed and fuel leaks from trucks and diesel pumps. Mr. Marks property on the other side of Erial Rd. doesn't back up to a residential area. Now that the trees have been taken down, she can see a lot more light in between the trees that are left. She has been living here for 32 years.

Mr. and Mrs. Czechowski: Erial Rd.

Mr. Czechowski isn't suggesting they don't do business there. He has known Mr. Marks for 15 years. Mr. Czechowski suggests putting a screening up so the lights don't shine on his property; light deflectors. Will there be mechanics on duty or truck noises. How about Saturday or Sunday? Mr. Marks is asking for 24/7 for the freedom to bring in breakdowns only? He is glad they won't be running refrigerator trucks on the property.

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

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mrs. Chiumento	No
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mr. Treger	No

Chairman McMullin

Yes

Application Denied.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.