

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 28, 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	Present
Mrs. Chiumento	Present
Mr. Rosati	Absent
Mr. Acevedo	Absent
Mr. Rosetti	Present
Mr. Treger	Absent
Mrs. Kelly	Absent
Chairman McMullin	Present

Chairman Simiriglia had the professionals sworn in:

**Also, Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. Justin Pusey, P.E., Churchill Engineering
Mr. Ken Lechner, Township Planner**

Mr. Rosetti will sit in for Mr. Rosati.

MINUTES FOR ADOPTION

Zoning Board Minutes September 23, 2020.

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
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#202024C

Bruce T Hebert

Bulk C Variance

Block: 15819 Lot: 3

#202025C

Adam Fischer

Bulk C Variance

Block: 11103 Lot: 1

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#202029C

Kenson Napoleon

Zoned: R3

Bulk C Variance

Block: 17102 Lot: 67

Location: 2 Parsons Ct., Sicklerville

6' fence w/10' EOP2 setback

Mr. Costa swears in Mr. Napoleon.

Mr. Napoleon states he is a corner property. He has noticed a lot of corner properties in town with fences close to the property lines. He has 3 children who need more space. The neighbors' driveway will be clear for them to see while backing out.

Mr. Pusey mentions the tree on Mr. Napoleon's property and if the fence will be at or after that tree.

Mr. Napoleon states the fence will stop before the tree.

PUBLIC PORTION:

Ms. Asia Wallace – Wiltshire Rd.

Ms. Wallace states she's not sure where Mr. Napoleon is located. She wasn't sure if the fence would cut into her property.

Mr. Bucceroni states: No, Mr. Napoleon is across the street.

A motion to approve the above the 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
Chairman McMullin	Yes

Application Approved.

#202031C

Amanda Dube

Zoned: R3

Bulk C Variance

Block: 8104 Lot: 6

Location: 1618 Ellis Ave., Laurel Springs

6' fence w/0' setbacks

Mr. Costa swears in Ms. Amanda Dube'.

Ms. Dube' states her fence blew over and was damage by the storm in June. She would like to get rid of one of the fences; right now, she has three.

Mr. Pusey asks about the neighbor on the back side.

Ms. Dube' states the current picket fence will be replaced by the vinyl 6' fence.

Mr. Pusey states that along the backside with the driveway, the fence will cut off the neighbors' line of site.

Mr. Costa asks about a 5' setback instead of 0'.

Mr. Pusey states "yes".

Ms. Dube' states the picket fence is 3' now.

Mr. Pusey discusses 8' back of the edge of pavement.

Mr. Lechner states the existing fence may be in the Right of Way. He asks Ms. Dube' if she knows where her property line is.

Ms. Dube' states she thought the picket fence was on the property line.

Mr. Lechner discusses the existing fence that was 10' back from the property line. He tells Ms. Dube' that the fence can not be in the Right of Way (50').

Ms. Dube' asks why the fence is there now. The A-Omega fence company told her the picket fence on Ellis is 6' back and 3' back of the property line on Maurer.

Mr. Lechner states: Your property line is 25' from the middle of the road, if the road is in the middle of the ROW.

Chairman McMullin suggests getting the property line marked out and then let the engineer/Mr. Lechner come look at it.

Mr. Lechner agrees.

Mr. Pusey states he would like to know where the property line is located.

Vice Chairman Simiriglia asks if Ms. Dube' if she knew where her physical markings on her property are located?

Mr. Pusey discusses the location of 5' off her corner/property line.

Mr. Lechner: front corner of the garage is 20' off Ellis. From the corner of your house, perpendicular to the road is the property line. 10' on each side of the road is the Right of Way.

Chairman McMullin states 5 more feet from where you are now.

Mr. Lechner states the fence has to be 0' and not in the R.O.W.

Ms. Dube' asks if she pays for a new survey; will she have to pay the zoning fees again?

Chairman McMullin states the board can table the application and Ms. Dube' could come back in 30 days.

Ms. Dube' states A-Omega fence used her large survey for the fence.

Mr. Costa states there wouldn't be any additional fees until after 11/25/2020.

Mr. Bucceroni asks Ms. Dube' if she would like to go get the larger survey.

Ms. Dube' agrees and will return later tonight.

#202033C

Susanne Galanek

Zoned: R3

Bulk C Variance

Block: 5806 Lot: 3

**Location: 5 Sycamore Dr., Blackwood
6' vinyl fence w/3' F2 setbacks.**

Mr. Costa swears in Ms. Galanek.

Ms. Galanek states the 0' setback is along Magnolia. The existing fence has been there since 1991 and is need of repair. She would like to replace it where it is now. The large tree and shed can't be moved.

Mr. Lechner states in the survey the fence is 2.26' from the property line on Magnolia. The setback will be 2.26' not 0'.

Open to Professionals:

No Additional Comments:

Open to the Public:

No Comments:

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Application Approved.

#202034C

Nicholas Louie

Zoned: R3

Bulk C Variance

Block: 19306 Lot: 3.10

Location: 19 Erik Ct., Sicklerville

In ground pool 16' x 32' w/5' R & 8' s/b to pool apron.

Mr. Costa swears in Mr. Louie.

Mr. Louie states he wanted to get the pool as close to the fence as he could. He backs to woods.

Mr. Bucceroni states he has Township property behind him. A strip that is about 10' to 15' wide.

Mr. Lechner states the concrete walk to the back door makes it 0'. Must be sure to follow the drawing so they don't go any closer than 5'.

Open to 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. Bucceroni	Yes
Mr. Scarduzio	Yes

Mrs. Chiumento	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Application Approved.

#202038C

Jim Hudrick

Zoned: R3

Bulk C Variance

Block: 9102 Lot: 13

Location: 1201 Mardale Dr., Somerdale

6' vinyl fence w/setbacks.

Mr. Costa swears in Mr. Hudrick.

Mr. Hudrick states the existing fence is 15' in on the property.

He is trying to get a little more yard for his 3 kids. There is no interference with the neighbors' driveway.

Roll Call:

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

Application Approved.

#202039C

Nicole Webb

Zoned: R3

Bulk C Variance

Block: 18309 Lot: 5

Location: 9 Red Gravel Circle, Sicklerville

2nd shed 12' x 12' w/setbacks.

The above-mentioned application is tabled until the 11-25-2020 ZB meeting. No re-advertisement necessary.

Continuation of the tabled application:

#202031C

Amanda Dube

Zoned: R3

Bulk C Variance

Block: 8104 Lot: 6

Location: 1618 Ellis Ave., Laurel Springs

6' fence w/0' setbacks

Mr. Pusey and Mr. Lechner look over the larger survey with a scale.

Mr. Lechner states the corner of the house is 32' perpendicular to the road (approximately). 0' is 32' perpendicular.

Public Portion:

Mr. Anthony Talata – Maurer (to the left of Ms. Dube):

Mr. Talata states Ms. Dube's property line is 3' off the picket fence. He doesn't want the 6' vinyl fence to go to where the

picket fence is now. He would prefer the fence be located 10' to 12' off the curb line; somewhere between the 2 fences probably.

Mr. Pusey states about 8' from the property line.

Chairman McMullin states 5' in from the picket fence.

Mr. Lechner states for the record: the picket fence is not on the survey. "Known" is the home. Thus, 32' perpendicular (right angle) to Maurer. The board cannot approve a fence in the road right of way. God forbid a car hits that fence.

Vice Chairman Simiriglia states the existing fence corner, if you measure from there 100' minus 3.4' it will equal the corner.

Position at Right of Way 97.6'.

Mr. Talata states 17.4' from the property line in the back will work too.

Mr. Lechner states the corner of the fence in the back.

Vice Chairman Simiriglia states if you measure 20' you're in the Right of Way.

Mr. Talata states the picket fence is too close.

Ms. Dube' states she just wanted privacy fence out further.

Ms. Dube' decided to table the application until 11-25-2020 That will give her time to get a new survey.

A motion to table the above-mentioned application until 11-25-2020, with no readvertisement necessary, was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia Yes

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Application Tabled.

#182039DCPFMSP(p)

Hutton Gloucester NJ ST, LLC

Zoned: OF

Prelim/Final Major Site Plan Amended

Block:18103 Lot:7.01

Location: 810 New Brooklyn Erial Rd.

Car Wash

Mr. Costa swears in: Mr. Carol (Hutton), Mr. Steven Panayi (PE):
Mr. Deluca (ESQ.) explains the application. The storm water
design updated/amend preliminary and final.

A1 – current plan (eliminate 2nd driveway)

A2 – May 2020 site plan

All additions and changes have been made. The basin along
Cross Keys Rd. will expand as requested. The short
piece of sidewalk to the north will be eliminated
because it is a low spot. It will be similar to across the
street.

Mr. Panayi (PE):

- Two flat areas entrance and exit clarification,
- Heated pavement section w/no grade,

- Storm water will be addressed w/professional letters, Mr. Lechner has only seen this plan on line and will need a detail trash enclosure w/details in the plan. Also, retaining wall details in the plan. The sidewalk on New Brooklyn Rd. will have to be waived (requirement).

Mr. Pusey discusses DEP and FHA approvals.

Mr. Costa states if the plans are revised, Mr. Mellett will need a copy, along with the revised basin.

Mr. Nathan Mosley (traffic PE):

- There is good on-site circulation,
- Exit from the kiosk area,
- Changes to the surrounding area; no impact.

All professionals will work with Churchill Engineering for approvals.

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
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.