

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, MAY 26, 2021**

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

**Roll Call:**

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

**Chairman McMullin had the professionals sworn in:**

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

**Mr. Stephen Cosabon, P.E., Sickels Associates**

**Mr. Ken Lechner, Township Planner**

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

**MINUTES FOR ADOPTION**

**Zoning Board Minutes April 28, 2021.**

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

**Roll Call:**

<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#212011C**

**Harry R. Foster**

**Bulk C Variance**

**Block: 5001 Lot: 14 & 15**

**#212012D**

**Louis Kitsios**

**Use Variance**

**Block: 16204 Lot: 12**

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

**Roll Call:**

<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Resolutions Approved.**

**APPLICATIONS FOR REVIEW**

**#182039DCPFMSPa  
Hutton Gloucester, NJ ST, LLC  
(Express car wash)  
Extension of Use Variance**

**#212009C  
Crystal Metzger  
Zoned: R4  
Bulk C Variance  
Block: 1803 Lot: 1  
Location: Glendora  
6' fence located 4.5' from Property line along Price Ave.**

**#2120113CDPF  
Lot: 1 Holdings, LLC  
Zoned: Business Park  
Use/Bulk/Preliminary & Final Major Site  
Block: 14002 Lot: 1  
Location: 200 Freeway dr., Blackwood  
Work/Layout Yard and Warehouse 10.329 acres**

**A motion to postpone the above-mentioned applications to June 9, 2021 was made by Mr. Scarduzio and seconded by Mr. Rosetti. NO re-advertisement necessary.**

**Roll Call:**

<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Rosetti</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Motion to postpone approved.**

**#212015C**

**Harry Landis**

**Zoned: R3**

**Bulk C Variance**

**Block: 4504 Lot: 1**

**Location: 230 Maple Ave., Blackwood**

**A proposed rear yard 36'x 11.6' Roof over existing concrete patio.**

Mr. Costa swears in Mr. Harry Landis.

Mr. Landis states the existing setbacks are pre-existing from when the house was built. 21' rear s/b, 27% building lot coverage, Roof less than 10' from pool.

This is the original site plan since 1979, Mr. Landis just wants to cover the pre-existing patio with a roof.

Mr. Cosaboon asked Mr. Landis if it is just an internal roof.

Mr. Landis states: Yes.

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. Treger.**

**Roll Call:**

<b>Mr. Scarduzio</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.**

**Motion to Adjourn was made by Mr. Scarduzio and seconded by Mr. Rosetti.**

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