

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JANUARY 27, 2020**

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

Roll Call:

Vice Chairman Simiriglia	Absent
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chimento	Present
Mr. Rosati	Absent
Mr. Acevedo	Absent
Mr. Dintino	Present
Mr. Rosetti	Absent
Mr. Treger	Absent
Mrs. Kelly	Absent
Chairman McMullin	Present

Chairman McMullin 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. Dintino will sit in for Vice Chairman Simiriglia.

MINUTES FOR ADOPTION

Zoning Board Minutes January 13, 2021.

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

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Dintino	Yes

Minutes Approved.

APPLICATIONS FOR REVIEW

#192014CDPMFMS

Auto Images, LLC

Zoned: NC R3

Prelim/Final Major Site Plan

Block: 12509 Lot: 1

Location: 401 S. Black Horse Pike, Blackwood

**Auto Body repair facility; proposed expansion of building.
w/60' x 50' proposed addition, etc.**

Mr. Mark Rinaldi, Esq. summarizes the issue with the police department and towing space. He explains Mr. Milstein has changed his towing business. Mr. Milstein's towing business is solely his now, the trucks have been purchased and will be operated by Mr. Milstein. The police departments square footage requirement has been satisfied by the lieutenant, and they will remain a police department tow list.

Mr. Costa swears in: Mr. Milstein (owner) and Mr. Jarrod Thomas (PE).

Mr. Thomas, PE Bulk Variances:

1. Lot depth 300' required vs. 171.47 available
2. Impervious coverage 50% allowed vs. 80%, previously 73%
3. Front yard 25' requesting 0'
4. Parking; total parking 41 spaces required; available: 4 for customers; 6 for employees; 84 for storage
5. Parking setback: 25' vs. 10' in side; 0' existing on Black horse Pike, from 0' to 7' in rear.

Waivers:

1. Wetlands aren't present,,
2. Waiver for an environmental impact study
3. Traffic impact waiver- no significant increase,
4. Site triangle easement,
5. Underground irrigation along the rear of the site, there will be irrigation along the Black Horse Pike,
6. Vehicle parking buffer: no vehicles w/in 7': dense aggregate will be held in place with 6' x 6' railroad ties.

The dense aggregate will be used vs. pavement, similar to what is there now.

7. Trash enclosure; small concrete pad on rear of property for a dumpster and a can for recycle.
8. Parking setbacks: 4 spaces for customers, is it safe to back out w/o setbacks into the R.O.W.
 - This is the current situation,
 - It is possible w/ more than one turn of the wheel,
 - This parking is present up and down the BHP.
 -

Mr. Mellett asks Mr. Thomas if he sees this as a safety hazard? Mr. Thomas states it is safe if you take your time. The Black Horse Pike does have an 8' shoulder.

Mr. Mellett states: it is a condition up and down the BHP and they are using it as a justification. When you are doing a major site plan there are better ways to fix it.

Mr. Lechner states he had the same concern. A suggestion of 90-degree parking w/12'. If we waive the parking condition, we are condoning something that is not 100% safe. There is room for parking, maybe diagonally.

Mr. Bucceroni is in agreement with the 40-degree parking.

Mr. Lechner states pave the 4 spaces on the side of the property instead of the front.

Mr. Milstein (owner) agrees to Mr. Lechner's suggestion. There will be no parking on the BHP, handicap only lateral to the building.

Mr. Thomas continues: There is a complicated issue with the grading layout. They would like to allow it to go underground

and bubble up on the side flow overland along Drexel Ave. They won't be able to keep the runoff lower for the 10-year storm increase; 4.2 vs. 5.23 proposed (existing condition). They can re-grade and use a low flow channel but a waiver for the storm water will be necessary.

Mr. Mellett: Over Land Flow, Drexel Ave. to BHP,

- Retaining water in the parking lot is not ideal,
- State standards don't apply,
- Take roof runoff into dry wells,
- Ponding in the rear could affect neighbors.

Mr. Thomas:

- Sidewalk along Drexel and BHP,
- BHP, not extending the sidewalk, DOT
- No Drexel sidewalk because the storm water may be flowing over that,
- Large tree on the Drexel Ave. side also,
- Multiple utility poles on BHP,
- Curbing just replaced by the township a year ago on Drexel Ave.
- Waiver for the on-site loading area, unloading will be done in the rear of the property.
- LED wall lights w/shielding
- Will not expand the sewer demand.

Mr. Lechner asks if the plans are noted "no fresh water on site".

Mr. Thomas states the certification is on the cover sheet.

Mr. Lechner states the lawn areas being irrigated is fine. The 7' buffer is an issue with me, it could be wider.

Mr. Rinaldi states the 7' buffer gives the lot the 22,000 sq. ft. storage for police towing.

Mr. Lechner states the parking needs to be fixed up front. We'll let the neighbors decide about the 7' buffer. The 6' x 6' railroad ties should be around the back and front storage area for the vehicles. Pressure treated wood should be used not creosoted wood. Is there a permanent bench mark?

Mr. Thomas "yes"

Mr. Lechner:

- mix the evergreens in the rear buffer,
- Drexel Ave. pole light, a decorative one would be great,
- The trash enclosure is not OK with me, the trash is going to blow without a cover.

Mr. Thomas states the trash is in a fenced area so it will stop on the fence, the owner can police it himself.

Mr. Lechner: the trash enclosure is next to the building; the fire department will ask for a sprinkler system.

Mr. Mellett asks if there will be an oil drum.

Mr. Thomas: "no".

Mr. Lechner: the sidewalks are on property and not on the Black Horse Pike, we are trying to get pedestrians up and down the BHP. There is no curb on the BHP, this is an opportunity to fix that; the sidewalk is the main issue.

Mr. Thomas states the telephone pole is in the way.

Mr. Lechner: maybe we can go around it?

Mr. Thomas: the applicant agrees to the sidewalk w/handicap ramp on the BHP. But, stop with the bench mark it can be removed or eliminated?

Mr. Mellett states the applicant will regrade the site towards Drexel Ave. and put in water management plans and best management practices.

Mr. Mellett continues: crushed stone and dust issue. Use the same mixture other engineers are using on other projects.

Mr. Bucceroni states Mr. Thomas lives on Cecelia dr. so he has a vested interest in the project because its in his neighborhood. There will be a better buffer now with trees instead of weeds.

Mr. Dintino asks if there was an overage for parking spaces.

Mr. Thomas states 41 parking spaces are required and we have 84.

Mr. Lechner asks if its possible to make the buffer larger in the rear. The 7' buffer will have mast evergreens and mixed evergreens.

Mr. Rinaldi suggests a solid fence along with the trees in the 7' section.

Mr. Lechner states if they're willing to do that, that would be good too.

Open to the Professionals:

No additional Comments:

PUBLIC PORTION:

Ms. Wahibah Ubaiban: Grand Ave.

States she has no problems with Mr. Milstein or his business.

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

Roll Call:

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

Application Approved.

#202018CMPFMS

Garden State Storage, LLC

Zoned: HC

Final Major Site Plan

Block: 14701 Block: 1 & 12

Location: 2530 Sicklerville Rd., Sicklerville

Mr. Wade states: the Camden County Planning board approved the subdivision and site plan.

Mr. Costa swears in Mr. Zabbo (PE), Mr. Brian Broja (owner) and Mr. Joe Evangelista (owner).

Mr. Zabbo states he has met with Mr. Mellett;

- Prelim and final requested,
- Outstanding storm drainage issues still which aren't an easy fix.

A1- aerial view:

- Lot 12 is a wooded lot and lot 1 has frontage on Sicklerville Rd,

A2 – Color rendering - submitted site plan 30 scale,

- Access from Sicklerville Rd.,
- Curb and 20' inlet section along Sicklerville Rd.
- 5 buildings 122,000 sq. ft.
- 14 parking spaces ADA access,
- Building A is 3 stories,
- Buildings B thru E are single story,
- The driveway allows all turning maneuvers safely
- Black fence will go anywhere there is not a building,
- 25' landscape buffer along the residences,
- 1 section by building A's buffer will be smaller because of inlet and piping system; it will be a 12' buffer,
- Site lighting,
- Parking lot illuminated,
- 10' x 10' trash enclosure will be emptied weekly and will remain locked, it is for employee use only. It will be buffered from public view in the back of the site,
- Hours of operation: 8am to 10pm,
- 2 to 3 employees,
- Total number of buildings from went from 6 to 5, the middle building is wider now,
- 14 total parking spaces, 2 will be ADA,
- Driveway will be 30', one lane in and one lane out: per request of the Camden County Planning Board,
- Site circulation, garbage truck is the largest vehicle,

A3 – shows truck maneuverability and trash truck circulation plan. The Fire Department has no problem with it.

A4 – Fire truck circulation plan for a pumper truck, according to the Fire Marshall.

- 4' fence around basin meeting the 6' fence, a gate is provided for inspection of the basin,

A5 – utility connections – off site: proposed inlets that will be constructed, video inspection will be made of the system. 8" water main from Hickstown Rd. connection dedicated to Aqua NJ.

Mr. Zabbo agrees to Mr. Mellett's report.

Mr. Lechner states: landscaping should be on street side of the basin, on the outside of the fence for better aesthetics. Also, a permanent bench mark on the plan.

Mr. Mellett states some issues still exist with the storm water. That will be resolved with engineers. Mr. Mellett asks if there was a request by residents on Poplar Ave. for water access?

Mr. Zabbo states Aqua water didn't want it there. There is a 12" main in Hickstown Rd., a 24" Waste water pipe runs down Sicklerville Rd.

Mr. Lechner asks an administration question:

The variance that was approved in 2019 is only good for 2 years which only gives the applicant until October 23, 2021 to start construction.

Mr. Wade states the applicant is requesting an extension on the variance, while they are here.

Mr. Costa states once the prelim is approved 3 years, and final site plan approval gives you 2 years.

An extension for the applicant is requested.

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. Bucceroni.

Roll Call:

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

Application Approved.

Motion to Adjourn was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Respectfully Submitted, Jean Gomez, Recording Secretary.