

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, FEBRUARY 10, 2021**

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. Stephen Cosaboon, P.E., Sickels Ass.

Mr. Ken Lechner, Township Planner

Mr. Dintino will sit in for Vice Chairman Simiriglia.

MINUTES FOR ADOPTION

Zoning Board Minutes January 27, 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
Mr. McMullin	Yes

Minutes Approved.

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2020 Annual Report and Memorialization of Resolution.

A motion to approve the above Annual Report was made by Mr. Scarduzio and seconded by Mr. Dintino.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes

Mr. Dintino	Yes
Mr. McMullin	Yes

Annual Report and Resolution Approved.

RESOLUTIONS FOR MEMORIALIZATION

#192014CDMFMS	#202018CMPFMS
Auto Images, LLC	Garden State Storage, LLC
Preliminary & Final Major Site Plan	Final Major Site Plan
Block: 12509 Lot: 1	Block: 14701 Lot: 1 & 12

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

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#202045
Daniel Dean

Bulk C Variance

Block: 12601 Lot: 5

Location: 512 High Street

Blackwood, NJ 08012

To Permit a Second 20' x 30' Detached Private Garage

Mr. Costa swears in Mr. Dean Daniel.

Mr. Daniel states he plans on using the second garage to fix his personal vehicles and store various equipment. There will be no commercial use.

Mr. Costa asks Mr. Daniel if the garage could be moved at all.

Mr. Daniel states the location is in line with existing gates. The side setback is 5' and he is currently at 4'. Mr. Daniel states he can move the garage to meet the 5' side setback requirement.

Mr. Lechner states the garage won't have to be fire rated, as long as the eave is at 5'.

Mr. Daniel states he has no issues moving the garage to the 5' requirement. Discussion of the 9' garage door and his van being 8' high.

Mr. Lechner discusses the sidewall height being 9', but the overall garage height is under the maximum of 12.5'. Mr. Lechner asks if there will be a paved driveway to the new garage.

Mr. Daniel states "No, he wasn't planning on it."

Mr. Lechner states two driveways aren't allowed and it would exceed the lot coverage right now. But if Mr. Daniel paves the driveway he will have to come back before the board.

Mr. Daniel states he has no plans on paving the driveway to the garage.

Mr. Bucceroni states Mr. Daniel won't be able to park anything in front of the garage.

Mr. Daniel states he isn't going to do that, just going pull vehicles into the garage and pull them out. No parking will occur in front of the garage.

Mr. Lechner states the building coverage is 22%.

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. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

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

Application Approved.

Motion to Adjourn was made by Mr. Bucceroni and seconded by Mr. Dintino.

Respectfully Submitted, Jean Gomez, Recording Secretary