

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 24, 2021**

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

Roll Call:

Vice Chairman Simiriglia	Absent
Mr. Bucceroni	Present (7:15)
Mr. Scarduzio	Absent
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Acevedo	Absent
Mr. Dintino	Present
Mr. Rosetti	Present
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 Associates

Mr. Ken Lechner, Township Planner

Mr. Dintino will sit in for Vice Chairman Simiriglia, Mr. Rosetti will sit in for Mr. Scarduzio.

MINUTES FOR ADOPTION

Zoning Board Minutes February 24, 2021.

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

Roll Call:

Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Dintino	Yes
Mr. Rosetti	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#202036CDPMSFMS

Public Service Electric & Gas Company

Preliminary & Final Major Site

Use & Bulk Variance

Block: 5504 Lots: 3-12: Block: 3 Lot: 1

#202048C
Davis CPA Group

Bulk C Variance
Block: 8206 Lot: 6

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

Roll Call:

Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Dintino	Yes
Mr. Rosetti	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#212006C

Robert Goulet

Zoned: R3

Bulk C Variance

Location: 2308 Plantation Dr, Glendora

Proposed 26' x 12' Shed Located 6' From the Property Line & 7' From the Dwelling.

Mr. Costa swears in Mr. Goulet.

Mr. Costa asks why Mr. Goulet can not put the shed 10' vs. 9' from the property line and needs a 312 sq. ft. shed vs. the 168 sq. ft. that's allowed.

Mr. Goulet states he has a lot of yard stuff. He has a lot of Christmas decorations to store. Right now, he has a temporary shed and the squirrels get in and eat all his wires.

Mr. Lechner asks if Mr. Goulet is going to remove the second shed.

Mr. Goulet states he already has removed the second shed.

Mr. Cosaboon states that Mr. Goulet is on the side of his property and to make sure he corrects any run off from the shed. Make sure it runs onto the road and not towards any neighbors.

Mr. Goulet states he will excavate to the road and make sure water doesn't end up near the neighbors.

Chairman McMullin asks Mr. Lechner if there is a fire rating required.

Mr. Lechner states no it's not necessary.

Open to the Public:

No Comments:

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

#212004C

Robin Zorn

Zoned: R3

Bulk C Variance

Block: 11904 Lot: 12

**Location: 155 Trinity Ave. Blackwood
Rear Yard 7'4" x 6' x 8' Jacuzzi Spa Within a Proposed Enclosed
16' x 12' Cabana.**

Mr. Costa swears in Ms. Zorn.

Mr. Costa asks Ms. Zorn why the 16' x 12' cabana is 4' vs. the 10' required, 192 sq. ft. vs. the 168 sq. ft. allowed, and 8.5 ft vs. 10' required.

Ms. Zorn states she is a corner property and didn't want to block her neighbor's view. Ms. Zorn states she may need a wheelchair in the future and wanted the spa close to the home. It would easier to put a lift into the spa, if necessary. The windows on the cabana are plastic and the cabana is made of composite.

Open to the Public:

No Comments:

Open to the Professionals:

No Comments:

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

Roll Call:

Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Dintino	Yes

Mr. Rosetti	Yes
Chairman McMullin	Yes

Application Approved.

#212003

David & Shannon Morton

Zoned: R3

Bulk C Variance

Block: 17402 Lot: 2

Location: 4 Chestertown Rd., Sicklerville

Proposal of 2nd Shed 8' x 10', 3' From Property Line.

Mr. Costa swears in Mr. David Morton and Mrs. Shannon Morton.

Mrs. Morton states they installed a pool and need additional storage for pool equipment.

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

Roll Call:

Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Dintino	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Application Approved.

#212008C

Keva & Enma White

Zoned: R3

Bulk C Variance

Block: 8601 Lot: 15

Location: 2 Sterling Ct., Blackwood

A proposed Rear Yard 16’ x 8’ Shed, 2’ From the Property Line.

Mr. Costa swears in Keva and Enma White.

Ms. White states the yard is not very big and 5’ will eat up a lot of yard. There is a large tree they don’t want to remove because it shades the yard.

Mr. Lechner states the corner lot makes it harder. Usually, you have to fire rate the wall and roof of the shed. You may want to move it 2.5’ to save some money.

Open to the Public:

No Comments:

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

Roll Call:

Mr. Bucceroni Yes

Mrs. Chimento Yes

Mr. Rosati	Yes
Mr. Dintino	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Application Approved.

#212001CDPMSFMS

Nico Enterprises, LLC

Zoned: CR

Bulk C Variance & Use

Preliminary & Final Major Site

Block: 6703 Lot: 33

Location: 1421 N. Blackhorse Pike, Blackwood

Self-Serve Car Wash

Mr. Madden, ESQ; states the applicant is willing to proceed with 6 members present on the board. The applicant would like to convert a full-service car wash to an automated car wash. It is a slight alteration to an existing property.

Mr. Costa swears in: Mr. Al Nicolosi (owner) and Mr. Sam Agresta, PE.

Mr. Nicolosi states:

- He has been in the car wash business since 1997,
- This will be his 4th car wash,
- He likes to take a run-down property and make it beautiful again.

- A full-service car wash is labor intensive,
- This will be a drive thru car wash,
- The extra building on site may be utilized for detailing,
- Hours of operation: 8am to 8pm,
- 2 employees on site,
- Deliveries for soap and detergents about once a week with a box truck,
- Trash will be in garbage cans and emptied into a small dumpster,
- Jim Buffy's landscaping will maintain the property,
- No hazardous materials will be present on site,
- Noise: blowers on the end closest to Rocco's collision not the residents,
- Plants and flowers will be kept on a seasonal basis.

Mr. Lechner: in addition to the review letter; a note on the plan for a few extra trees if required? The neighbors looking north may need additional screening, 3 or 4 arborvitaes may help screen those homes.

Mr. Nicolosi states: "no problem"

Mr. Lechner states he will defer to Mr. Nicolosi's landscaper.

Mr. Cosaboon:

- operations in general,
- parking will stay or move?

Mr. Nicolosi: they wash, then vacuum, then leave. There is no reason to park for any length of time.

Mr. Bucceroni: The first house on Landing Rd maintain 15' there. Be mindful of the trash that will accumulate in the retention pond too.

Mr. Nicolosi states this will be a top-notch business, he has been in the industry many years and is well respected. The property will be well maintained.

Mr. Dintino asks about the lanes entering the car wash.

Mr. Nicolosi states: it will be like 3 toll booths. The customer will be in the car and be allowed to proceed when appropriate.

Mr. Nicolosi explains the history of car washes going from bristle rotating brushes; to cloth; to soft foam that doesn't absorb the dirt.

Mr. Sam Agresta, PE:

A1- existing conditions

- the fence will be repaired and updated,
- building orientation,
- stay as far away from residential as possible

A2 – Site Plan Rendering:

- everything taking place in front
- parking specifics, 2 employees,
- better circulation,
- extra stacking so the cars don't back up onto Black Horse Pike.
- Newer quieter conditions and vacuums; the rear vacuum will be removed.
- Additional landscaping and arborvitaes,
- Storm water management, basin in rear; 15 acres disturbance no additional storm water needed,
- Planning: A1 use variance,
- Zoning ordinance – this is better than what was there,

- Eyesore at the moment will be cleaned up and adjacent businesses will benefit,

- No real detriment to neighbors,

Site improvements: C Variance:

1. Additional lot coverage 60.9%

2. Parking in front,

3. Drive aisle set back 5.75' is a pre-existing condition,

- Reusing site more efficiently and more useful

- Good screening w/landscaping,

Final Variance for signs:

1. Number of signs

2. Size of signs

3. Height of sign

- Replace existing signs

- Previously approved use,

- Allows more efficient use of site

Mr. Lechner asks Mr. Nicolosi where the trash cans will be located for customer use?

Mr. Nicolosi states the trash cans are attached to the vacuums.

Mr. Nicolosi states: a car parked w/a large boom vacuum and the trash is mounted on the bottom of the vacuum.

Mr. Cosaboon: add a note to the plan where the trash cans are located.

Mr. Agresta states all letters will be met.

Open to the Public:

No Comments:

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

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

Respectfully Submitted, Jean Gomez, Recording Secretary