

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JULY 14, 2021**

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

Roll Call:

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

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

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

Application #212019CCDPFS WAWA will be postponed until 8-11-2021 Zoning meeting. NO readvertisement necessary.
 Application #212022CD Ville III, LLC will be postponed with no known date. Re-advertisement will be necessary.

MINUTES FOR ADOPTION

Zoning Board Minutes for June 23, 2021.

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

Roll Call:

Mr. Rosati	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#212020C
Opal Payne
Bulk C Variance
Block: 17007 Lot: 1

#212021C
Jonathan Lomenico
Bulk C Variance
Block: 8903 Lot: 1

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

Roll Call:

Mr. Rosati	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#212023C

Bernard L. Brown

Zoned: R3

Bulk C Variance

Block: 9601 Lot: 37

Location: 51 Jefferson dr., Laurel Springs

Construct of a Second Shed 16' x 10' x 8'

Mr. Costa swears in Mr. Brown.

The second shed will have Mr. Brown at 44% lot coverage vs. 40% which is allowed. A second shed variance is needed in addition.

Mr. Brown states the first shed is all pool equipment. The second shed is need storage of snow blower, leaf blower, lawn mower and additional property maintenance equipment. The

second shed will also store lawn chairs and tables they use in the summer.

Open to Professionals:
No Comments:

Open to Public:
No Comments:

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

Roll Call:

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

Application Approved.

#212025C

Mark Leason

Zoned: R3

Bulk C Variance

Block: 18403 Lot: 1

Location: 850 Sicklerville Rd., Erial

Construct a Detached Private Garage 30' x 40'

Mr. Costa swears in Mr. Mark and Mrs. Michelle Leason. Mrs. Michelle Leason states the garage is larger than the principal building. They are also withdrawing the 8' from the property line, it will be 10'.

Mrs. Leason states they currently have 2 car tents for their 4 classic cars. The shed will be 30' x 40'.

Mr. Lechner states the side wall is 12' vs. 9' that is allowed.

Mr. Leason states the garage will be 17' at the ridge.

Mr. Lechner states the maximum is 14' at the ridge. The applicant will need a variance for the side wall of 12' and the garage height of 17'.

Mr. Leason states they are next to the retention basin.

Mrs. Leason states they are surrounded by the basin.

Mr. Leason states there will be no impact to neighbors.

Mr. Lechner states they have very few neighbors.

Mr. Leason states the home is 100 years old and is the original farm house to the property.

Open to Professionals:

No Additional Comments:

Open to Public:

No Comments:

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

Roll Call:

Mr. Rosati

Yes

Mr. Dintino	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary