

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, AUGUST 25, 2021**

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

Roll Call:

Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Present
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 Cosabon, P.E., Sickels Associates

Mr. Ken Lechner, Township Planner

Mr. Dintino will sit in for Vice Chairman Simiriglia.

MINUTES FOR ADOPTION

Zoning Board Minutes for August 11, 2021.

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

Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#212028C

Wawa Inc.

Conditional Use, Bulk C Variance

Use Variance, Preliminary & Final

Major Site Plan

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

Roll Call:

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

Resolutions Approved.**APPLICATIONS FOR REVIEW****#212028C****Stan Lewis****Zoned: R3****Bulk C Variance****Block: 18310 Lot: 54****Location: 39 Mullen dr.**

Mr. Costa swears in Mr. Stan Lewis.

Mr. Lewis states the first floor has the required 10' side yard setback. The second floor is cantilevered and only has 8.5' for a side yard setback. Mr. Lewis states he has a Down Syndrome grandson who is 17 years old. He would like to have his grandson in the addition to give him a semblance of independence. But he will still be close by for support. The kitchen will have a microwave but no stove and a refrigerator. There will be a washer and dryer, an additional bedroom and

bathroom. The addition will match the rest of the house exterior.

Mr. Lechner asks if this will be a 2nd housekeeping unit.

Mr. Costa swears in Mr. Steven Cox (builder of the addition).

Mr. Cox states the addition will not be closed off and will still be part of the original home. There will be doors to the outside (deck and ground floor).

Mr. Lewis states they will be living as a family unit.

Mr. Bucceroni states the deed should be deed restricted; so, the addition is used for a family member only. When the home is sold, it will revert to a single-family unit again.

Mr. Lewis agrees to the deed restriction.

Mr. Cosaboon states the runoff should go towards the lake.

Mr. Lechner mentions the height of the addition.

Mr. Cox states the addition is less than 35' from grade.

Mr. John Kosylo (ESQ.): representing neighbors who are against Mr. Lewis' addition.

If there is a separate entrance and a kitchen along with doors leading outside it is a duplex.

Mr. Cox states there is a sliding door to a deck and pavers.

There will be entrances from both levels.

Mr. Scarduzio asks if it is a walk out from the basement level.

Mr. Lewis states Yes, but there are no separate steps from the addition.

Mr. Kosylo states there are clearly separate entrances and sleeping quarters.

Mr. Costa swears in Mr. Charles Insalaco who is the previous sales and marketing director when the homes were originally being sold.

- Mr. Insalaco states: the lake is the draw,
- With this 17' x 36', 1200 sq. ft. addition you will lose the total lake view.
- Reality is potentially a second unit,
- You could compare this to "ocean front" vs. "ocean view",
- Lakefront home additions were limited so you didn't limit the lake views,
- This will have an effect on the neighbor's view.
- People paid a huge premium to be on the lake,
- From the McClays the view next door will be the side of the addition. Windows on the side of the home were to invite views of the lake.
- Basement is 8' grade will be 12',
- 26' to 28' high addition,
- Impervious coverage of a 1300 sq. ft. addition.

Mr. Scarduzio states the deck is 16' now.

Mr. Insalaco states the addition will be 18' past that deck.

Mr. Kosylo states the neighbors will be losing the view, it is a negative effect. The main home is 3400 sq.ft. with an additional 1200 sq. ft. addition it will be almost 5000 sq. ft. home.

Mr. Bucceroni asks if blocking one window is blocking the whole lake?

Mr. Insalaco states it is the kitchen and morning room window that will be completely blocked by the addition.

Mr. Bucceroni describes his neighborhood where his neighbor blocked his view from his deck. Mr. Bucceroni used to look at a historic home now he can't see it. It was his neighbor's choice and he just had to live with it.

Mr. Insalaco states if Mr. Bucceroni saw the scope of the project, he might change his mind.

Mr. Costa asks if an HOA or the builder prohibited building additions along the lake?

Mr. Insalaco states No.

PUBLIC PORTION:

Mr. James McClay: 37 Mullin dr.

- This project will impact me the most. It will affect the resale value of my home. We bought the home for the panoramic views.
- Putting an addition will devalue all the homes around it.
- There is a Lakeside association not an HOA. It deals with only the rules of the lake.
- He received notifications 2 ½ weeks ago and the neighbors didn't consult him at all.
- Appreciates what Mr. Lewis is doing for his grandson and finds it admirable.
- Cobblestone is considered the jewel of Gloucester Township and I feel this will ruin that and set a precedent.

Mr. Costa states it will not "set a precedent" because the zoning board hears each application separately.

Mr. Bucceroni states: Uses Ocean City, NJ is an example of old homes being knocked down and huge homes put in their place. Blocking the view of the ocean for the homes behind them.

Mr. Kohout: 35 Mullin dr.

- Homes in Cobblestone are all aligned so I don't see anyone's house. I'll be 120' away but the landscape will be blocked. It will diminish the view from my house.
- I still think it will set a precedent and it will affect everyone on the lake.

Mr. Scarduzio points out what Mr. Lewis is doing is legal.

Mr. Cox (builder) states there will still be 160' after the addition to the lake. Our rear yard setback is 50'; this addition could go back another 80' vs. the 36' requested.

Mr. Lechner asks is it a 2 story add on?

Mr. Cox states it is a 1 story add on over a walk out basement.

Mr. Lechner asks if they could rework the floor plan.

Mr. Cox states: we tried to do that but then the addition would have to go deeper into the lot. The floor plan consists of:
basement level: fridge, microwave, washer, dryer. Second floor: bedroom, bathroom, closet. There is 612 sq. ft. for the bedroom, bathroom and closet.

Mr. Costa suggests the parties discuss the project privately to see if they could come to some sort of agreement.

5 MINUTE BREAK:

Roll Call:

Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Present

Mr. Acevedo	Absent
Mr. Dintino	Present
Mr. Rosetti	Absent
Mr. Treger	Absent
Mrs. Kelly	Absent
Chairman McMullin	Present
Mr. Lecher	Present
Mr. Cosaboon	Present
Mr. Costa	Present

The parties from application #212028C are still in discussion.
The board continues with the next applications.

#212030C

John Polizzo

Zoned: R3

Bulk C Variance

Block: 11504 Lot: 19

Location: 122 Pine Ave. Blackwood, NJ

**Replacing Front Porch of house supporting bedroom. Porch
24.30 ft. x 8.10 ft. which is 10.88 ft. ad 11.24 ft form the street
and 5.25' from the property line.**

Mr. Costa swears in Mr. John Polizzo.

Mr. Polizzo states he is replacing an existing front porch
because it is falling apart. It will look much nicer too. It will be
25' x 10'/200 sq. ft.

Open to Professionals:
No Comment:

Open to Public:
No Comment:

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

Roll Call:

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

Application Approved.

#212029C

Bryan Aingworth

Zoned R2

Bulk C Variance

Block: 14702 Lot: 20

Location: 225 Hickstown Rd., Sicklerville NJ 08081

Mr. Costa swears in Mr. Aingworth.

Mr. Aingworth states it is a second story deck. The deck will be 10' from the property line it used to be 15'. The deck will stay even with the house and will be 5'x 6'

Mr. Cosaboon asks if any trees will be removed.

Mr. Aingworth states: No

Open to Professionals:

No Additional Comments:

Open to Public:

No Comment:

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

Roll Call:

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

Application Approved.

#192041CDMFSPa

Monarch Self Storage

Amy Tarves

Zoned: GI

Use Variance & Amended

Final Site Plan

Block: 7301 Lot: 3

Location: 850 W. Blenheim Ave., Blackwood, NJ

Modifying an existing approval to accommodate non-climate-controlled Facility associated With and existing self-storage use with the GI Zone.

Mr. Wade Esq. introduces the application to the board. A 2019 use variance and buffer with a minor subdivision (lot 8). The property owner does not have a clear title so we were not able to purchase the additional lot. The applicant would like to build the same building.

Mr. Costa swears in Mr. Bach (architect, planner)

Mr. Bach:

- 2003 Monarch boiler and self-storage,
- Ph I 6 buildings,
- Ph II add building in 2003, 10,515 sq. ft.,
- 2019 9,000 sq. ft. building,
- Doors will be on both sides,
- Will match exactly existing building,
- Amend the approval w/1 point relief
- 9,000 sq. ft. circular on lot 3 only,
- 8' sidewalk will fit in rear (SE),
- Stone turnaround for emergency vehicles,
- Point of relief – 5' buffer to lot 8,
- 6' vinyl fence (white),
- Everything on lot 3 only

Mr. Cosaboon – doors will be on plans?

Mr. Bach:

- Will not be disturbing more than an acre,
- Storm water management will be less (decreased) impervious coverage,
- Will not raise threshold to storm water

Mr. Cosaboon asks if they will be using compacted stone.

Mr. Bach states:

- Vested 2003 approval & 2019
- Already approved before change of storm water management.
- Mr. Bach states they agree with Mr. Cosaboon and Mr. Lechner's letters.

Open to Professionals:

No Additional Comments:

Open to Public:

No Comments:

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

Roll Call:

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

Application Approved.

Continuation of Application #212028C:

Mr. Insalaco understands if it weren't for the 18" the applicant wouldn't be in front of the zoning board at all. But his clients still don't want the variance granted; understanding the applicant could go out further. They do want a deed restriction and no stove in the kitchen if the variance is granted.

Mr. Cox states: They needed the 18" and didn't want to destroy the back deck that was built and they can't match the material. The edge of the fireplace will interfere with venting, this is why we requested the 18".

Mr. Lewis states no stove will be installed and is agreeable to the deed restriction.

- If he doesn't get the variance, he will have to add sq. footage and doesn't want to block anyone's view.
- Maybe 10% of the neighbor's view will be blocked,
- When he purchased the home, he had problems w/Mr. Insalaco and feels there is bad blood between them.
- He states the neighbor is Mr. Insalaco's sister.

Mr. Costa states you have every right to have the application voted on this evening. But if it is denied, you cannot come back in front of the board unless the application has significantly changed (Resjudacata).

Mr. Lewis states I could do without the overhang and go back further into my yard.

Mr. Costa asks if there are 2 entrances? I keep hearing this?

Mr. Lewis states: there are 2 doors in the back on the shed. 1 door on the deck, and 1 door on the basement level.

Mr. Cox states:

- It is a walk out basement onto a patio with glass doors,
- Egress doors will be replaced on the addition in the basement,
- Bedroom will have a sliding door to the deck,
- The get to the addition you must go through the house,
- There are steps from the grade to the deck, but the it is not closed off to the house,
- A slider is not an egress door, its just access to the deck

Mr. Lewis states: You can still get into any room in the house.

Mr. Lechner asks: Can You can get into the addition w/o going into the house?

Mr. Cox states: the overhang is the reason we're here.

Mr. Costa asks: if it's a separate unit it requires a use variance. This is why the board is asking the questions.

Mr. Insalaco asks the board to consider:

- Entrance in question,
- Living floor w/slider on deck,
- Allow 1.5'encroachment on side yard.

Mr. Costa states the building code is not before the board. If you are related as Mr. Lewis stated, it goes towards your credibility.

Mr. Insalaco states: no matter how it goes it needs to be deed restricted.

Mr. Bucceroni stated it has to be deed restricted anyway.

Mr. Costa states: If it is approved it will be open for 30 to 60 days.

Mr. Lechner states: If it is approved w/deed restriction what time limit for the deed restriction.

Mr. Costa suggests 90 days for deed restriction.

A motion to approve the above-mentioned application, with a deed restriction (in 90 days), was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

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

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary