

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 27, 2021**

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

Roll Call:

Mr. Bucceroni	Present
Mr. Scarduzio	Absent
Mrs. Chiumento	Present
Mr. Rosati	Absent
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 the open Vice Chairman chair, Mr. Rosetti will sit in for Mr. Scarduzio and Mr. Treger will sit in for Mr. Rosati.

MINUTES FOR ADOPTION

Zoning Board Minutes for September 22, 2021.

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

Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#212034C

Mark Bianchini

Bulk C Variance

Block: 9404 Lot: 48

#212036C

Denova Teoulo

Bulk C Variance

Block: 12204 Lot: 36

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

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#212037C

Deva White

Zoned: R3

Bulk C Variance

Block: 8601 Lot: 15

Location: 2 Sterling Ct. Blackwood

6' Vinyl Fence w/ Setbacks.

Mr. Costa swears in Mr. Keva White and Mrs. Emma White. Mrs. White states they have found pieces of cardboard and clothes on that side of the fence. She is afraid someone is sleeping there, there are a lot of trees for cover. They have found trash near the section where the gate is located.

Mr. White states moving the fence post on the side so, it will be even with the neighbor. But a little bit in from his fence.

Mr. Lechner - Lt. Kohlmeier's report states if the fence is moved closer to the roadway it may cause a site triangle problem.

Mrs. White states there are already trees there that you have to look around.

Mr. Costa asks if the trees will be on the inside or outside of the fence?

Mr. White states they would like to put the fence just on the outside of the trees. Have the trees on the inside of the fence line, in the yard.

Mr. Lechner states, if the pool is filled you will need a construction permit for the fence. There is a site easement from Lt. Kohlmeier mentioned.

Mr. White states it will be wider not longer.

Mr. Cosabon states this is a corner lot, Somerdale and Sterling. If you look left there are trees that block your view a little. The easement could give someone else permission to keep the area clean, it may be the townships property.

Mr. White states they have been paying for the landscaping for that land.

Mr. Cosabon explains the access is just for "open site" easement. We don't know who owns it.

Mr. Lechner suggests tabling the application until we find out who owns it.

Mr. White states he bought the property 3 years ago.

Mr. Costa states in the title report it should tell you about the easement.

Mr. Costa explains the utilities have easements so they can come on your property to service the utility.

Mr. Lechner states it is a “site easement” not a utility easement.

Mr. Costa states the assessment may say no fence is allowed. You have to look at the title report.

Mrs. White states our neighbors fence goes way out, how come his fence goes out to the road and ours can't?

Mr. Costa states he may have not done it legally, without a variance or permit.

A motion to table the above-mentioned application until 11-10-2021 zoning board of adjustment meeting was made by Mr. Bucceroni and seconded by Mr. Rosetti.

Roll Call:

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

Motion To Table Approved.

#212040C

Dave & Sandy Dorofy

Zoned: R3

Bulk C Variance**Block: 11803 Lot: 17****Location: 18 Trinity LA, Blackwood****32' x 15' rear addition located 12'/15' from rear property line.**

Mr. Costa swears in Mr. Dave Dorofy and Mrs. Sandy Dorofy. 21% lot coverage vs. 20% allowed. 12.7' from back property line where 30' is required.

Mrs. Dorofy states they want to add a master bedroom, bathroom and closet. 32' x 15' x 12'. Mrs. Dorofy states her husband has dementia issues and she has leg issues.

Open to the Public:

No Comments:

Open to the Professionals:

No Comments.

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

Roll Call:

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

Application Approved.

#212038D

JCM Holdings, LLC

Michael D Lombardo

Zoned: NC

Use D Variance

Block: 7401 Lot: 1-2-3

Location: 700 N. Black Horse Pike, Blackwood

Bulk, Setback & Use Variance for used Car Sales Lot Expansion from Lots 1 & 2 onto Lot 3.

Mr. Bucceroni recuses himself from the above application.

A motion to add Tony Chadwell as the zoning board conflict engineer was made by Mrs. Chiumento and seconded by Mr. Treger.

Roll Call:

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

Motion Granted.

Mr. Costa swears in: Mr. James Miller, Planner: Mr. Michael Lombardo, Owner.

Mr. Cutler, ESQ explains the application. There is an empty lot next to Mr. Lombardo's business he would like to develop.

Mr. Lombardo explains the location.

A1 is the picture of the undeveloped lot. Mr. Lombardo states he has been in the township for 34 years with the used car lot. The business is now internet driven. He can store about 65 cars. Mr. Lombardo used to have another location but it was sold. Now he needs about another 25 units to sustain the business on the Black Horse Pike. Business hours are 9am to 6pm M-F and closing at 5pm on Saturday.

A2 – a picture of the 2-car carrier that will deliver the cars.

Mr. Lombardo states the lighting is controlled by PSE&G with a dome light. They will not need for additional lighting. No buffers along Almonesson. The car repairs will be sent out and not done on site. We clean and detail cars in the service bays. There are 7 employees that work at the same time. He needs the extra space to generate enough sales to sustain the business.

Mr. Lechner states: Should the application be approved; a site plan approval should be part of it. Anything over 5,000 sq. ft. is a major site plan. The site plan will need a site plan approval variance.

Mr. Chadwell states the storm water management approval is needed.

Mr. Miller (Planner):

- The property is next to Wawa and the lot (10' x 50' x 217') strip is next to the car lot, along with access road to the Wawa. This lot will allow 25 additional spaces for cars.
- 35' on the side of the property for store water management,
- D1 variance for use because it was previously a residence.
- Land use low and particularly suited for the site,
- Use all lands,
- Provide additional space for appropriate area,
- Sufficient use for the community,
- Pre-existing, non-conforming use,
- No detrimental impact on area,
- Change of use for used car dealership which relies on online retail for sales,
- Maybe 3,4,5 or 6 visitors a day,
- Not an intensive use, less intrusive
- Removal of the blighted house that was previously on the site,
- Butts up to the redevelopment area,
- Solely for parking of vehicles,

Negative Criteria:

- General welfare- highway corridor, appropriate impact, use well established, won't change character of the area.
- Reconcile approval of use, primary use already present (car dealership),
- Expands existing use, won't generate more use,
- Operational character of car dealerships has changed and is much less intrusive (mostly online).

- Parking lot in area is surrounded by other uses with parking lots.

Public Portion:

Ms. Elaine Dzeima, Almonesson Rd.

- Ms. Dzeima states she lives next to Wawa driveway,
- Would like the lighting to be low illumination,

Mr. Costa states there will be no new lighting.

Ms. Dzeima states the lights there now shine directly into my 2nd story bedroom windows.

Mr. Costa states: tonight, we are only voting on the 25 cars being parked on the property. The next hearing at the site plan will deal with the lighting. You will be notified for the site plan meeting.

Ms. Dzeima asks if they will be selling cars or parking for clients.

Mr. Lombardo states it will be used for parking cars to sell.

Mr. Lechner state the site plan will be available to be viewed in my office before the meeting.

Mr. Lombardo state he will contact PSE&G about changing the lighting.

Mr. Lechner state the existing lot 70' x 217' is a non-conforming lot, is Mr. Lombardo gong to file a deed of consolation?

Mr. Lombardo states: Yes.

Mr. Lechner states this will remove a non-conforming lot. He also thanks Mr. Lombardo for putting he brick pavers in on the front walk.

A motion to approve the above-mentioned application, with the condition of a site plan, was made by Mr. Treger and seconded by Mrs. Chiumento.

Roll Call:

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

Application Approved.

Motion to Adjourn was made by Mrs. Chimento and seconded by Mr. Treger.

Respectfully Submitted, Jean Gomez, Recording Secretary