

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

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

Roll Call:

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

MINUTES FOR ADOPTION

Zoning Board Minutes for October 27, 2021.

A motion to approve the above-mentioned minutes was made by Mr. Treger 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

**#212040C
Dave & Sandy Dorofy
Bulk C Variance
Block: 11803 Lot: 17**

**#212038D
Michael D. Lombardo
Use D Variance
Block: 7401 Lot: 1-2-3**

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

Keva White

Zoned: R3

Bulk C Variance

Block: 8601 Lot: 15

Location: 2 Sterling Court, Blackwood

Mr. Costa swears in Mr. Keva White.

Mr. White stated he contacted Camden County about the easement on his property. Camden County hasn't gotten back to him. He states he received a letter from Gloucester Township that states the variance was approved.

Mr. Lechner states that letter was inadvertently sent to the applicant. It was sent in error.

Mr. Costa states there is a recorded easement. It is a site triangle easement. The zoning board can not grant a variance on this easement. The space must be left open, no buildings, or structures allowed. The area must be kept clear for motorists site triangle and no bushes over 3'.

Mr. Lechner states he will ask the business administrator to refund Mr. White his application fees (as part of the motion).

A motion to dismiss the application and refund the applicant his fees was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

Roll Call:

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

Motion Approved.

#212042C

Ralph Donges

Zoned: R3

House destroyed by Fire. Basement & foundation remain.

Proposed to build on the existing foundation.

Bulk C Variance

Block: 8601 Lot: 15

Location: 2 Sterling Ct., Blkwd

Mr. Peter Rhoads Esq. explains he is representing the applicant and explains the application.

- There was a catastrophic fire and the house had to be removed,
- The foundation didn't fit the setbacks,
- The applicant is asking for variances
- 1. Existing foundation,
- 2. Right setback 1.5' off the property line,
- 3. Front setback 19' off roadway (vs. 20'),
- 4. Foundation from Woodland Ave. 19'

Mr. Costa swears in Mrs. Elizabeth Donges and Mr. Ralph Donges; Mr. Robert Evans, Contractor.

Mrs. Donges states: They moved to the home in 1975 and raised their family there. Now they have their grandchildren who will come to visit.

Mr. Donges states they purchased an area air conditioner. It blew air over ice cubes. The granddaughter plugged it in at 5pm O'clock and the fire started upstairs at 7:30pm. The second floor was weakened. The insurance company put them up for a year but they haven't made much progress.

Mr. Rhoads states the addition won't bother the side yard setback.

Mr. Evans (builder):

- The old structure was a cape cod,
- The new structure will be a 2 story,
- 16' x 16' addition for a sunroom,
- No changes in front or side setbacks,
- Basement will be re-used,

- New footings being put in,
- Crawl space under the addition

Mr. Bucceroni states 90% of Glendora is this way, everything has close setbacks.

Open to the Public:

No Comments:

Open to the Professionals:

No Comments:

Roll Call:

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

Application Approve.

#212043C

Joseph Boyle

Zoned: R3

12' x 16' shed, Height 13' x 11'

Bulk C Variance

Block: 9603 Lot: 15

14 Monroe Dr, Laurel Springs

Mr. Costa swears in Mr. Joseph Boyle.

Mr. Boyle wants to build a shed (12' x 16'), that is 192 sq. ft where 168' is permitted, 14' H vs. 12' H is permitted.

Mr. Boyle states he would like to get his garage back because its full. It will be a wood shed for personal use.

Mr. Cosaboon asks if the existing shed will be removed.

Mr. Boyle states: "yes, the existing shed will be removed."

Mr. Lechner states the shed is way in the back of the yard and meets setbacks.

Open to the Public:

No Comments:

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

Roll Call:

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

Application Approve.

Motion to Adjourn was made by Mr. Scarduzio and seconded by Chairman McMullin.

Respectfully Submitted, Jean Gomez, Recording Secretary