

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, March 23, 2022 Tabled to April 13, 2022
7:00 P.M.**

Agenda

**Salute to the Flag
Commencement Statement**

General Rules

Meeting will start at 7:00P.M.
No applications will be heard after 09:30P.M.
All persons testifying before the board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR ADOPTION

Zoning Board Minutes – *Wednesday, March 09, 2022*

RESOLUTIONS FOR MEMORIALIZATION

#212051CDM Empire Investment	Bulk/Use/Minor Subdivision Block: 8010 Lot: 3.01
#222003D Adelanite Partners, LLC	Use Variance Block: 17902 Lot: 13

APPLICATIONS FOR REVIEW

#222004 Savon Chea Zoned: R1	Bulk C Variance Block: 10201 Lot: 15 Location: 1027 Chews Landing Rd. Laurel Springs, NJ 08021 A proposed rear yard attached frame 64 ft. x 16 ft. deck, 42 ft. from property line Instead of 75 ft. (2) sheds 10 ft. x 7 ft. & 25 ft. x 4 ft. shed, (1) shed allowed and a Rear yard 6 ft. fence, 31 ft. from property line closer than 50 ft. required.
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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 9, 2022**

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

Roll Call:

Vice Chairman Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Absent
Mr. Rosati	Absent
Mr. Dukes	Present
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 Cosabon, P.E., Sickels Associates

Mr. Petrongolo, Remington & Vernick, Planner

Mr. Rosetti will sit in for Mrs. Chiumento.

MINUTES FOR ADOPTION

Zoning Board Minutes for February 23, 2022.

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

Roll Call:

Mr. Scarduzio	Yes
Mr. Dukes	Yes
Mr. Dintino	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#212050C

Kevin Bucceroni

Bulk C Variance

Block: 2203 Lot: 8

#222001

Kenneth M. Romano

Bulk C Variance

Block: 2005 Lot: 3

#222002

Galea South, LLC

Bulk C Variance

Block: 10201 Lot: 6

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

Roll Call:

Mr. Scarduzio	Yes
Mr. Dukes	Yes
Mr. Dintino	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Resolution Approved.

APPLICATIONS FOR REVIEW

#212051CDM	Block: 8010 Lot: 3.01
Empire Investment, LLC	Location: 139 Coles Rd.
Zoned: GRC/R3	Blackwood, NJ
Bulk/Use/Minor Subdivision	
Subdivide Existing Twin into (2) SFL/Units	

Mr. Dukes recused himself from the above application.
Mr. Costa swears in Mr. Dirosa, PE, PLS; Mr. Addison Bradley, Planner.

Mr. Wade, Esq:

- This lot used to be a baseball field next to the Democrat Club,
- GCR & R3 zones,

- Other twin homes (one at 140 Coles Rd) were approved for the identical relief.

Mr. Dirosa, PE, PLS:

- West - Democrat Club
- East – exact duplicate
- North – Valleybrook development,
- South- residential
- Put one subdivision line to separate make each home fee simple,
- Leaving property exactly as-is,
- Bulk variance and waivers are a result of the subdivision,
- Affordable housing – 2 single family homes,
- Consistent w/surrounding properties,
- Townhomes to the rear of the 0' property line,
- No negative impact to the zoning plan,
- Adjacent house and 41 & 43 Coles Rd. received similar relief.

Review Letters:

Mr. Cosaboon engineer letter: The applicant will work to satisfy.

Mr. Petrongolo planning letter: The applicant has no objections and will bring plan in to compliance.

Bulk Variance: GCR zone vs. R2 zone, lot depth, frontage, building coverage, impervious coverage 30% vs. 32.6%, side yard 0' vs. 15', trapped perimeter: 50' vs. 13.54'.

Waivers: driveways w/o buffers, 25' buffer, concrete monument vs. concrete drill hole.

Mr. Bradley has no additional comments.

Open to the Public:

No Comments:

Open to the Professionals:

No Comments:

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

Roll Call:

Vice Chairman Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Dintino	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Application Approved.

10-minute break:

Roll Call:

Vice Chairman Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Absent
Mr. Rosati	Absent
Mr. Dukes	Present
Mr. Dintino	Present
Mr. Rosetti	Present

Mr. Treger	Absent
Mrs. Kelly	Absent
Chairman McMullin	Present
Mr. Cosaboon	Present
Mr. Costa	Present
Mr. Petrongolo	Present

Mr. Dukes is re-seated on the board for the next application.

#222003

Adelanite Partners, LLC

Zoned: HC

Use Variance

Block: 17902 Lot: 13

Location: 389 Cross Keys Rd., Sicklerville, NJ 08081

Proposed Self-Storage (Concept Plan)

Mr. Costa swears in Mr. Alvarado (owner/operator), Mr. Brian Peterman (PE), Ms. Leah Bruder (Planner).

Ms. Emily Givens, Esq.:

- The applicant is just going for the use variance, they will come back with a site plan.

Mr. Peterman, PE:

- North side is Cross Keys Rd.,
- Open space to the north,
- Vacant to the south,
- West there is a single-family development
- The self-storage will be 5 buildings with RV parking in the rear,

- Storm water along the east side opposite residential,
- Will discuss design waiver for the gravel parking area for the RV's.
- Design aspect- numerous under site plan and willing to discuss,
- 25.77% building coverage vs. 25% allowed,
- Board review letters were received and will discuss,

Ms. Leah Bruder, Planner:

- Reviewed master plans,
- Use variance: 9.75 acres, Highway Commercial site: allowed – retail, restaurant, hotel, motels, etc....
- Conditionally allowed: car dealerships, bars....

Storage is not allowed: it is a productive use,

- Appropriate for a commercial use,
- Light Industrial use = storage,
- But also, a retail service,
- Owner has explored many properties and market demands,
- Shape of the lot is narrow and deep,
- It is an ideal location for high quality storage space,

D1 use variance:

- Positive criteria: particularly suited and special reasons.
- Negative Criteria: no substantial detriment to public good or to the master plan,

Use Planning: the number of retail offices required has changed. E-commerce is threatening brick and mortar stores.

A1 – concept:

- Office space is overbuilt, especially since the pandemic.
- This site is marginal and can use a new use.

- On periphery of commercial sites,
- Low impact use,

Suitability: location, physical, & how it compares to town use.
It is harmonious with surrounding uses.

A2- aerial view:

- Fitted & economically feasible,
- Triangle shaped lot,
- 1200' deep,
- Abuts to residents, but it is a low impact use,
- Utility limited and variances are limited,
- Compatible to surrounding uses,

West: buffer 25', North twp. Land, east utilities, south Cross
Keys Rd.,

This use can be successful and is less intense.

Special reasons:

- Municipal action,
- General welfare,
- Site will remain in limbo,
- Promotes public health and safety,
- 2b development of industry in municipalities,
- Land across street is the town of Winslow that has light
industry uses,
- Planning 1 & 2 smart sensible planning.

2g- sufficient space for uses,

- Strong use for residence and small business,
- Light impact,
- Won't undermine zoning master plan,

2i – desirable visual environment,

2m- coordination w/land development and efficient use of land. Master Plan does not specifically talk about this site,

- 1999 HC was recommended for this lot,
- 2015 recent commercial development along Cross Keys Rd.

Negative Criteria:

- No detriment to the public good or to the zoning master plan,
- It can be developed independently,
- Less noise, height and pollution,
- Space intended for commercial development.

Mr. Alvarado (owner):

- Hours of operation: 8am to 6pm with gate access 6am to 10pm,
- Lights dimmed in evenings,

Mr. Peterman: 6' fence along the front and around the perimeter, chain link with trees.

- The building is 15' high, 100' wide, length about 230' to 250'.
- One story w/slopped roofs.
- Entry building façade will have more red accents and brick.

Mr. Dintino asks if the lights are dim at night.

Mr. Alvarado states the lights dim in the evening or are turned off. The lights have downcast shields.

Mr. Peterman states the doors are inward facing so less light escapes. There is less need for lighting.

Mr. Dintino asks if there will be water or sewer hook-ups for the RV's?

Mr. Peterman states "no".

Vice-Chairman Bucceroni asks if the fence along the back could be solid vs. chain link.

Mr. Peterman states “yes, it can.” And the buffer will be infilled.

Mr. Bucceroni: what is the purpose of the gravel along the back?

Mr. Peterman states: the gravel is a balance between the two, allows water to go through but allows maneuverability for RV's.

Mr. Bucceroni states the stone driveway has a lot of dirt and dust and becomes a maintenance issue.

Mr. Peterman: will probably go towards the high-tension wires. It will be a park and go not a constant in and out situation.

Mr. Bucceroni asks what happens if a RV leaks? What happens to the environment?

Mr. Petrongolo, Township Planner:

- The 1-24-22 letter
- Use variance only,
- You have to meet special reasons and negative criteria,
- Is there a hardship on the property?
- Information viability to site itself,
- Not our discussion if the site is not zoned correctly,
- HC appropriate for the zone,
- Planning board sets zoning,
- Enhanced burden of proof,
- Something enhances the aesthetics,
- Land use goals are to enhance,
- This use is not harmonious to adjacent residential & institutional zoning.
- Doesn't need 25' buffer, but they are using 20',

- Paving driveways not gravel,
- If the vehicle leaks it goes into water table,
- No room for loading lane,
- Not consistent w/zoning standards,
- 2015 no desire to change zoning,
- Self-storage more in warehousing realm,
- No testimony what will be removed on site, trees, vegetation, etc....
- Suitability use and site "fit well"; not according to our ordinances (site suitability).
- Gates open til 10pm but how late will they be there til if they arrive at 10pm.
- Site features?? Understands a full site plan is not completed.

Steven Cosaboon: PE

- Concept plan
- Not an engineering plan
- RV parking has fencing internal to site,
- Driving thru the corridor of fencing.

Mr. Peterman states that line on the plan was not meant to be there. There is no internal fencing.

Vice-Chairman Bucceroni: Car sales and gas stations have concrete or asphalt, no stone.

- Storm water protected,
- Beneficial for you not for us, its an opinion.
- No gravel,
- Run off will go from the asphalt into a retention basin.

Ms. Emily Givens, Esq.:

- The applicant is looking for feedback from the board,

- Can remove the RV parking,
- There are more intense uses,
- Any storage needs use Variances.

Mr. Bucceroni: all of our storage businesses are in industrial sites.

Mr. Petrongolo: Those more intense uses are conditional uses if you meet all the conditions. There are other criteria in play.

PUBLIC PORTION:

Mr. Nicholas Palumbi: Kenwyck Ct.

- Versus a car wash or a gas station I would much rather have this storage unit. Everything else is much worse. Somebody is going to build something there eventually.

Ms. Lisa Cowne: Kenwyck Ct.

- I would be happy if they took away the RV and gravel,
- Concerns about the gravel and RV's sinking,
- Doesn't want a site of RV's parked with weeds growing all around them.
- What happens if a RV breaks down and needs repairs on site?
- 75' buffer? Plan says 20' town says 25',
- Looking at a mess for a long time
- Solid fence would be better,
- RV's driving around the property,
- No way you can convince me it will look nice,
- Lots of trees to remove,
- It will be a dirty mess all summer while they build.

Mr. Petrongolo: eliminate the RV parking and expand buildings?

Ms. Givens: no, the applicant will leave it green with no buildings or RV parking. That whole area will be a buffer.
Mr. Dintino clarifies: there will be a solid fence with no RV parking and a 75' buffer.
Mr. Peterman states there will be a solid fence around the whole perimeter, too.

A motion to DENY the above-mentioned application was made by Vice-Chairman Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Bucceroni	Yes to deny
Mr. Scarduzio	Yes to deny
Mr. Dukes	Yes to deny
Mr. Dintino	Yes to deny
Mr. Rosetti	Yes to deny
Chairman McMullin	Yes to deny

Application Denied.

Motion to Adjourn was made by Mr. Scarduzio and seconded by Mr. Rosetti.

Respectfully Submitted, Jean Gomez, Recording Secretary

TOWNSHIP OF GLOUCESTER

1261 Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

Community Development & Planning: (856) 374-3500 – FAX: (856) 232-6229

For Office Use Only

Submission Date: _____

Application No. #222004

Taxes paid YES NO (Initial) JF

Fees 100 Project # 15807

Planning Board Zoning Board of Adjustment Redevelopment Entity

Escrow 3150 Escr # 15807

Upon receipt of all fees, documents, plans, taxes paid, etc.

Fire District # 2

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: SAVON CHEA
 Address: 1027 CHEWSLANDING
 City: LAUREL SPRING
 State, Zip: NJ 08021
 Phone: (267) 972-5428 Fax: ()
 Email: SAVON518@YAHOO.COM

2. Owner(s) (List all Owners)

Name(s): SAVON CHEA
 Address: 1027 CHEW SLANDING PL
 City: LAUREL SPRING, NJ
 State, Zip: 08021
 Phone: (267) 972-5428 Fax: ()

3. Type of Application. Check as many as apply:

- | | |
|---|---|
| <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Appeal of Administrative Officer's Decision – "A" Variance |
| <input type="checkbox"/> Preliminary Major Subdivision ² | <input type="checkbox"/> Interpretation – "B" Variance ² |
| <input type="checkbox"/> Final Major Subdivision | <input checked="" type="checkbox"/> Bulk "C" Variance ² |
| <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Use "D" Variance ² |
| <input type="checkbox"/> Preliminary Major Site Plan ² | <input type="checkbox"/> Site Plan Waiver |
| <input type="checkbox"/> Final Major Site Plan | <input type="checkbox"/> Rezoning Request |
| <input type="checkbox"/> Conditional Use Approval ² | <input type="checkbox"/> Redevelopment Agreement |
| <input type="checkbox"/> General Development Plan ² | <input type="checkbox"/> Other _____ |

² Applicant shall provide public notice in the official newspaper and to all property owners within 200 feet [Basis N.J.S.A. 40:55D-12].

4. Zoning Districts or Redevelopment Areas (Circle all zones or redevelopment area that apply)

ER	<u>R-1</u>	R-2	R-3	R-4	RA	APT
SCR	GCR	SCR-HC	OR	OF	CR	IA-APT
NC	HC	GI	BP	IN	PR	FP
Blackwood West RDAs		G-RD	M-RD	BW-RD	L-RD	Glen Oaks
New Vision	Interchange	College Drive	Lakeland	DESCO	Moffa's Farm	GEMS

5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership

Name of Attorney: N/A City: _____
 Firm: _____ State, Zip: _____
 Address: _____ Phone: () - Fax: () -
 Email: _____

6. Name of Persons Preparing Plans and Reports:

V & J ASSOCIATES

Name: Apex General Contractors Inc
Address: 955 Hunts Blvd
Profession: Contractors
City: HCO
State, Zip: NJ 08004
Phone: 856-719-0191 Fax: ()
Email:

Name: FRANK A INTRESSIMONI
Address: 69 S. WHITE HOLE PIKE
Profession: LAND SURVEYING
City: Berlin
State, Zip: NJ 08009
Phone: 856-767-8162 Fax: 856-767-6106
Email:

7. Location of Property:

Street Address: 1027 Chew Landing Rd
Block(s): 10201 Lot(s): 15

8. Land Use:

Existing Land Use (Describe the Application): SINGLE FAMILY UNIT
Proposed Land Use (Describe the Application): SINGLE FAMILY UNIT
See DENIAL

9. Property: 1027 Chews Landing Rd Laurel Spring NJ 08004

Number of Existing Lots: 1
Number of Proposed Lots: 1

Proposed Form of Ownership:

- Fee Simple Cooperative
- Condominium Rental

Are there any existing deed restrictions? No Yes
Are there any proposed deed restrictions? No Yes
(If yes, attach copies)

10. Utilities: (Check those that apply.)

- Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications (property dimensions)

Lot frontage 1 _____
 Lot frontage 2 (corner lots) _____
 Lot depth _____
 Lot area _____

Abbreviations/Footnotes

¹ = E.O.P = Edge of pavement
² = Applies to corner lots.

Fence Application

Setback from roadway E.O.P.¹ 31 ft
 Setback from roadway E.O.P.² (corner lots) _____
 Fence type (i.e. wood, vinyl, etc.) VINYL
 Fence height 6 ft

Shed Application

Shed area (length x width) _____
 Shed height _____
 Shed wall height _____
 Setback from front property line 1 _____
 Setback from front property line 2² _____
 Setback from side property line _____
 Setback from rear property line _____
 Number of sheds _____
 Distance from other building(s) _____

Garage Application

Garage Area (length x width) _____
 Garage height _____
 Garage wall height _____
 Number of stories _____
 Number of garages _____
 (Includes attached garages if applicable) _____
 Distance from other building(s) _____

Swimming Pool Application

Swimming pool area or diameter _____
 Setback* from front property line 1 _____
 Setback* from front property line 2² _____
 Setback* from side property line _____
 Setback* from rear property line _____
 Distance** from dwelling _____

* Setback = Distance from pool apron.

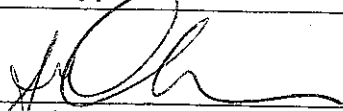
**Distance = Distance from edge of water.

14. Relief Requested (Variances, Conditional Use, Waivers, Exceptions):

- Check here if zoning variances are required.
- Check here if a conditional use is required.
- Check here if waivers from the Land Development Ordinance's performance and design standards are requested.
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested.
 - Such waivers require application to and approval from the N.J. Site Improvement Advisory Board].

NOTE: If any of the above are required, attach hereto separate exhibit(s) for each category of relief sought.

15. Signature of Applicant



 Signature of Applicant

2/27/2022

 Date

 Signature of Co-applicant

 Date

16. Consent of Owner(s):

I, the undersigned, being the owner(s) of the lot or tract described in this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach documentation authorizing application and officer signature).

Feb 22, 2022
Date

[Signature]
Signature
SAVON CHEA
Print Name

Sworn and Subscribed to before me this
22 day of Feb
2022 (Year).

Signature
Print Name

17. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):

Complete each of the following sections (attached names and addresses, if applicable):

- A. Is this application to subdivide a parcel of land into six or more lots?
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
- C. Is this application for approval on a site or sites for commercial purposes?
- D. Is the applicant a corporation?
- E. Is the applicant a limited liability corporation?
- F. Is the applicant a partnership?

- No Yes
- No Yes
- No Yes
- No Yes
- No Yes
- No Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

IF YES:

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

No Yes

[Signature]
Signature of Applicant

SAVON CHEA
Print Name

2/22/22
Date

18. Survey / sketch plat waiver certification:

As of the date of this application, I hereby certify that the survey / sketch plat submitted with this application, under the date of 2/22/22 shows and discloses the premises in its entirety, described as Block 10201 Lot 15, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey / sketch plat with the exception of the structures shown.

State of New Jersey,
County of Camden:

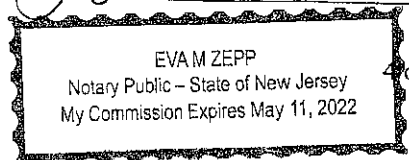
Eva M Zepp of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

SAVON CHEA
Name of property owner or applicant

Sworn and subscribed to

On this 22 day of February, 2022 before the following authority.

[Signature]
Notary public





ORLANDO MERCADO
Council President

DAVID R. MAYER
Mayor

TRACEY L. TROTTO
Council Vice President

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

THOMAS C. CARDIS
Business Administrator

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
FRANKLIN T. SCHMIDT
ANDREA L. STUBBS
MICHELLE L. WINTERS

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: Saxon Chea
Address: 1027 Chews Landing Rd Laurel Springs NJ
Block: 10201 Lot: 15 08021

If you have any questions, please feel free to contact the tax office at 856-228-4000.

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION



**Tax Collector
Gloucester Township
Camden County**



Printed on recycled paper

ZONING PERMIT DENIED

1027 CHEWS LANDING RD
Block/Lot 10201/15

Zone
R1

15689

CHEA SAVON
1027 CHEWS LANDING ROAD
LAUREL SPRINGS NJ 08021

Application is

Denied

This is to certify that the above-named has applied for a permit to/authorization for:

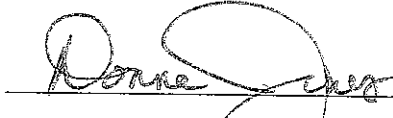
a proposed rear yard attached frame 64'X16' deck, 2 sheds (10'x7' & 25'x4) and a rear yard 6' vinyl fence as per survey submitted.. This application for approval is hereby denied

Comments on Decision:

Deck is to be located 75' from rear prop line, survey shows only 42'. Only one shed permitted per lot, applicant request for 2 and proposed 6' vinyl fence request to install closer than the required 50' from the front property line. A Bulk C Variance approval is required prior to issuance of permit.

Updated 2/22/22

Gloucester Township
1261 Chews Landing Road
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229


Date *2/22/22*

December 16, 2021

Applic No.

15689
9852

Cut Here

Deliver to...

CHEA SAVON
1027 CHEWS LANDING ROAD
LAUREL SPRINGS NJ 08021

