

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 23, 2016**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Acevedo	Present
Mr. Treger	Absent
Ms. Scully	Absent
Chairman McMullin	Present

Chairman Simiriglia had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. Ken Lechner, Township Planner

APPLICATIONS FOR REVIEW

#162010C
Norman & Josette Nofrada
Zoned: R3
Bulk C Variance
Block: 12807 Lot: 1
Location: 60 Argyle Ave. , Blackwood
20' x 13' Sunroom (260 sq. ft.) /20'.6" setback from 2nd Front.

Mr. Costa swears in Mr. Nofrada.

Mr. Nofrada states the addition will hit the 2nd floor and it is a corner lot. Because he has a corner lot it is an irregular shaped lot with two front yards.

Mr. Bucceroni states it is very common in the neighborhood.

Open to Public:
No Comments:

Open to Professionals:
No Comments:

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#162011C
Denise & Al Wolf
Zoned: R3
Bulk C Variance
Block: 17502 Lot: 19
Location: 36 Sherri Lane, Erial
30' x 20'x 14' Pole Barn w/6' setback.

Mr. Costa swears in Mr. Al Wolf and Mrs. Denise Wolf.
 Mr. Wolf states it will line up with the driveway and garage door vs. having to drive behind the house. There is an existing building 6' from the property line. It will be an enclosed pole barn with a garage door front and a "man" door on the side.
 Mr. Lechner asks if the existing building will be removed.
 Mr. Wolf states "yes".
 Vice Chairman Simiriglia asks if there is a picture.
 Mr. Wolf shows the board a picture and states it will be very similar.
 Mr. Lechner adds: make sure the gutter are not run towards any neighbor's property.
 Mr. Wolf states the water will be directed down the driveway.

Open to the Public:
 No Comments:

Open to Professionals:
 No Additional Comments:

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#162012C
Keith Quigley
Zoned: R3
Bulk C Variance
Block: 9502 Lot: 8
Location: 364 Hartford Rd. , Somerdale

Mr. Costa asks the reason for surpassing the impervious lot coverage of 40.2% vs. 40%.
 Mr. Costa swears in Mr. Keith Quigley.
 Mr. Quigley asks if the pool company representative and testify too.
 Mr. Costa swears in Ms. Toni Williamson from the pool store.
 Ms. Williamson states in the future the applicant would like to build a sun room where the patio is located. The sun room will have to be 10' from the pool in the future; so they are trying to remedy that now.
 Mr. Quigley states he has two 3 year olds and wants to fence the pool in separately and it will look better and be out of they way towards the back of the yard.
 Mr. Lechner states the building coverage is already over and you will have to come back to this board for the sun room. More building will require the applicant to come back in front of the zoning board.

Mrs. Chiumento asks if the pool will be fenced in on all 4 sides.

Mr. Quigley states "yes".

Mr. Bucceroni tells the applicant to be careful with drainage since he is already only 5' off the property line.

Open to Public:

No Comments:

Open to Professionals:

No Comments:

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

A motion to Adjourn was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Respectfully Submitted, Jean Gomez, Recording Secretary.