

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, July 11, 2013**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Absent
Mr. Gunn	Absent
Mr. McMullin	Absent
Mrs. Chiumento	Present
Mrs. Giusti	Absent
Mr. Acevedo	Present
Mr. Treger	Present
Chairman Richards	Absent

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

MINUTES FOR ADOPTION

Zoning Board Minutes for June 13, 2013.

Motion to approve the above-mentioned minutes was made by Mr. Acevedo and seconded by Mr. Treger.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Abstain
Mrs. Chiumento	Abstain
Mr. Acevedo	Yes
Mr. Treger	Yes

Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

5/23/2013

#132012C
Chad Milstein
Bulk C Variance
Block: 2906 Lot: 7

#132006C
Sandra DiCaprio
Bulk C Variance
Block: 2003 Lot: 19

#132013C
Barry & Camille Wendt
Bulk C Variance
Block: 15817 Lot: 10

#132014C
Bryan Voight
Bulk C Variance
Block: 21005 Lot: 8

#132015C
Brian & Natalie Collazo
Bulk C Variance
Subdiv.
Block: 3003 Lot: 17

#122049DCPF
Ville II, LLC
Bulk C/Preliminary & Final
Block: 18501 Lot: 2 & 11

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes

Resolutions Approved.

6/13/2013

**#132017C
Kenneth Lehman
Bulk C Variance
Block: 18102 Lot: 8**

**#132019C
John J Colaianni, Jr
Bulk C Variance
Block: 8201 Lot: 24**

**#132020C
Christian Mattison
Bulk C Variance
Block: 19303 Lot: 17**

A motion to approve the above mentioned applications was made by Mr. Acevedo and seconded by Mr. Treger.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Resolutions Approved.

Villa II clarification: sales trailer on lot 19, deed restriction on 18501 (1 lot) open space to benefit lot 3. The above will be corrected in the resolutions.

Applications For Review

#132021C

Mark & Kathleen Dempsey

Bulk C Variance

Block: 16201 Lot: 5

Location: 47 Highland Ave., Erial

Replace 6' stockade fence w/5' side setback; 0' setback.

Mr. Costa swears in Mark and Kathleen Dempsey.

Mr. and Mrs. Dempsey they are replacing an existing fence which is dilapidated.

Mr. Costa asks the applicant if the old fence was also 6 ft.

Mr. Dempsey answers in the affirmative.

Vice Chairman Simiriglia asks the applicant how the 5ft. was measured from the property line or the curb.

Mr. Dempsey states it was measured from the curb.

Vice Chairman Simiriglia states that the fence will be in the right of way.

Mr. and Mrs. Dempsey both state they will be in line with all the neighbor's fences.

Vice Chairman Simiriglia states the board can't give them permission to put the fence in a right of way, but they could put the fence on the property line.

Mr. Lechner states that 10 ft. from the curb is the property line. A 0' setback is allowed it would just have to be confirmed that is proper measurement. Mr. Lechner reiterates that the board cannot give you permission to put the fence in the right of way.

Mr. Dempsey asks if they can place the fence at the same place as the neighbors at their own risk.

Mr. Lechner states there is a 40 ft. right of way on Highland. Thus, 20 ft. from the center line of the road is the property line.

Mr. Lechner reads Mr. Mellett's engineers letter into record....it states there are no sight line issues.

Open to the Public:
No Comments.

Open to Professionals:
No Additional Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Application Approved.

#132022C

Charles & Pat Elia

Zoned: SCR

Bulk C Variance

Block: 15821 Lot: 48

Location: 57 Shelly Street, Sicklerville

Constructing 12.6' x 20.10 sunroom; extending deck 2' w/1' rear lot

Mr. Costa swears in Charles and Pat Elia along with Rick Yeager who will be constructing the deck.

Charles Elia explains they already have a deck and the development has relaxed the rules. They would like to put a 3 or 4 season sunroom on top of the deck.

Mr. Lechner reviews the dimensions of the deck and sunroom:

Deck: 12 ½ ft. by 28 ft.

Sunroom: 12 ½ by 21 ft.

Mr. Lechner reminds the applicants that they must get a fire rating for the sunroom.

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments

#132023C

Robert & Yvonne Shipman

Zoned: SCR

Bulk C Variance

Block: 15817 Lot: 15

Location: 13 Joanne Dr. Sicklerville

Constructing deck 10' x 19' w/rear setback of 5.36'

Mr. Costa swears in Mr. Robert Shipman.

Mr. Shipman states their backyard is very shallow. They want to build a 10' x 19' open deck.

Open to the Public:
No Comments.

Open to Professionals:
No Additional Comments

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

