

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JULY 22, 2015**

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. Rosafi	Present
Mr. Acevedo	Present
Mr. Treger	Absent
Ms. Scully	Absent
Chairman McMullin	Present

Chairman McMullin had the professionals sworn in:

Also Present: Mr. Anthony Costa, Zoning Board Solicitor

Mr. James Mellett, P.E., Churchill Engineering

Mr. Ken Lechner, Township Planner

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday June 24, 2015.

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

Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#152033C
David Forsythe
Bulk C Variance
Block: 11905 Lot: 10

#152032CDSPW
Bernie Wilson
Bulk/Use "D", Variance/Site Plan Waiver
Block: 5403 Lot: 11

#152025DMS
Jersey Outdoor Media, LLC
Use "D" Variance/Minor Site
Block: 10903 Lot: 2

#152031DSPW
Vision Properties, Strawberry Sq., LLC
Use "D" Variance/Site Plan Waiver
Block: 18601 Lot: 2.01 Unit: 1705

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

Roll Call:

Vice Chairman Simiriglia	Yes (excluding #152025DMS)
Mr. Bucceroni	Yes
Mrs. Chimento	Yes
Mr. Rosafi	Yes
Chairman McMullin	Yes

Resolutions Approved.**APPLICATIONS FOR REVIEW**

#152029C

Nicholas DiBiasio

Zoned: R3

Bulk C Variance

Block: 9110 Lot: 3

Location: 78 Hollyoke Rd., Somerdale

Construct 2nd garage 25' x 30' rear yard w/3' setback on West (rear) & 0' setback on South (left), install new driveway around left side of residence to access garage (approx. - 1800 sq. ft) install w/0' setback on South (left), Concrete floor in garage.

Mr. Costa swears in Mr. DiBiasio.

Mr. DiBiasio reviews his application:

- he can't fit his truck in the garage,
- not enough room for his tools,
- garage is about 750 sq. ft. (25' x 30'),
- concrete to garage,
- drainage in engineers report.

Mr. Mellett states the impervious coverage is greater then the allowable limit.

- allowable parallel property; curbing,
- dry well system to deal with run off from the garage and let the water perk into the ground (stone trench).
- should be an over flow in the design for the dry well system directing the water towards the driveway.
- roof leaders.

Mr. DiBiasio states they will install "T"s from the gutters.

Mr. Mellett states to put where the overflow will be on the plan.

Mr. Lechner inquires if the building will match the home.

Mr. DiBiasio states "yes, the same colors".

Mr. Lechner questions Mr. DiBiasio what kind of home he has.

Mr. DiBiasio states he as a bi-level and the garage will be steel.

Mr. Lechner questions where the gable will face.

Mr. DiBiasio states Hollyoke Rd. 30' wide, with 2 garage doors and gable, no "man" doors on that side.

Mr. Lechner states the building sub code official states a fire wall rating is necessary.

Mr. DiBiasio states he has discussed the fire wall rating with his builder.

Mr. Lechner states the building sub code official's opinion is more important.

Vice Chairman Simiriglia states the draining eve isn't shown.

Mr. DiBiasio states he will have that added to the plan and the downspouts that will run underground.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

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.**#152037C****Cortez & Sheronne Robinson****Zoned: RA****Bulk C Variance****Block: 17002 Lot: 8****Location: 222 Hampshire Rd., Sicklerville
6' to 4' white wood picket fence w/setbacks.**

Mr. Costa swears in Mr. Carter and Ms. Sheronne Robinson.

Ms. Robinson wants to put the fence on her property line.

Mr. Mellett points out the setback would put the fence in her living room because their frontage is only 24'..

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

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

A motion to approve the above mentioned application was made by Mr. Scarduzio and seconded by Mrs. Chiumento.**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.**#152038CDM****James & Linda Chando****Zoned: R3****Bulk C & Use "D" Variance/Minor Subdivision****Block: 7815 Lots: 1 & 1.01****Location: Old Black Horse Pike & Richmond Ave.****2 twins with a minor lot subdivision (amended application).**

Mr. Costa swears in Mr. James Chando, Mrs. Linda Chando, Mr. Addison Bradley (planner), & Mr. Brunermer (PE).

Mr. Wade explains the minor subdivision for 2 lots instead of 3 lots and requests an amended application. They would like to build on the 2 lots facing Richmond Ave. and do nothing with the rear lot.

Mr. Bradley begins by discussing the minor subdivision:

- there will be no access to the Old Black Horse Pike,
- amend the application to 2 lots on Richmond Ave. w/twins,
- no access to the Old Black Horse Pike from the corner lot,
- do nothing with the 3rd lot, a formal application will have to be done and they will do one,
- Old Black Horse Pike and Richmond Ave. back up to Rt. 42,
- across the street is all commerce, where the old Wawa is located,

Use Variance - positive criteria:

- meets special reasons,
- established appropriate,
- promotes use and site appropriateness,
- twins allowed in a RA zone,
- aging attached housing (twins) in the township,
- twins would be similar to previous twins built recently in the township,
- 13,000 sq. ft. lot,
- master plan consists of a variety of housing types,
- easier purchase price range 150,00 to 180,000,
- younger and older couples can afford them,
- twins would serve as a buffer from the commercial properties,
- site coverage is less than 40%,

Negative Criteria:

- excess of standards in RA zone,
- lower lot coverage than what is permitted in a R3 zone,
- buffer highway,
- prior sharpening business and home,
- has been on the market for single family homes and marketed for commercial use too.

Engineers Report:

Mr. Wade discusses a minor subdivision and meeting all requirements,

- item 4 request details of the development on a plan and waive the curb and make it consistent with Richmond Ave..
- will remove aprons,
- will try to maintain mature trees,
- grading & drainage: will be submitted with building permits,
- storm water management won't be addressed because they are only dealing with 2 front lots.

Vice Chairman Simiriglia discusses the minor subdivision and use. Also, turnaround capabilities for the vehicles along with the striping of the driveways.

Mr. Addison states they will be similar to the previous twins that have been built and approved.

Mr. Wade states any new issues that arise will be resolved with the professionals.

Mr. Brunermer (PE):

- the 2 lots drop off quickly,
- flood plain discussion,
- approval for a buffer not impacting the flood plain.

Mr. Bradley (planner) discusses landscaping, saving some mature trees, and landscaping the homes.

Mr. Wade states the Camden County planning board application has been made. They are not impacting their drainage/CC soil conservation.

Mr. Mellett states there shouldn't be an soil contamination expected.

Mr. Lechner states it was a auto accessory business before.

Mr. Chando states they sold detail stuff and stickers.

Mr. Mellett suggests they will address all concerns and they will add details, remove lot 1 and simplify the application. Confirm the grading plan when the applicant applies for his building permits.

Mr. Wade reviews Mr. Lechner's report:

- certification for the absence of wetlands,

-renaming the lot will have to be dealt with separately.

Mr. Brunermer discusses the application:
- the property slopes down front to back,
- grade and storm water will be addressed,

Mr. Wade states they are in agreement with all subdivision comments pg. 1 thru pg. 5,
- agree with paragraph 8 items 1 - 3,
- in agreement with land development ordinance.

Mr. Lechner discusses section 3 #2 zoning schedule to other Use category with Mr. Wade.
Mr. Lechner continues with section 6 driveway and easement language; deed restriction.
Mr. Bradley states the twins will be owner/renter, which has been no problem so far.
Mr. Lechner inquires if the building that burned down has any oil tanks.
Mr. Chando states they only had gas, no oil tank.
Mr. Lechner asks Mr. Chando if he is comfortable with no environmental issues.
Mr. Chando states "yes".
Mr. Wade requests a waiver for sidewalks since there aren't any in any of the neighborhoods. This is followed by much discussion about sidewalks on the Old Black Horse Pike.
- remove apron and lace a curb that is ADA compliant,
- ramp at intersection should be brought up to standards,
- repair sidewalk on Old Black Horse Pike.
Mr. Lechner discusses the landscaping in lieu of a performance guarantee.
- put landscaping and grading on the plan,
- done before a CO is granted.

Mr. Bucceroni requests the shrubs on the 3rd lot be kept 8' to 10' from the sidewalk.

Open to Professionals:
No Additional Comments.

Open to the Public:
No Comments.

A motion to approve the above mentioned application with the following conditions: grading plan and landscaping plan at time of building permit, no affect on buffer, wetlands/flood plain, repair sidewalks and apron, waiver for the sidewalk, curb, and storm water management, was made by Mr. Bucceroni and seconded by Mr. Rosati.

Roll Call:

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

Application Approved.

#142005CDSPWA
Joseph Federico
Zoned: CR
Appeal of Administrative Officer's Decision
Block: 6502 Lot: 8
Location: 1000 Black Horse Pike., Blackwood.
Clarify the Zoning Code for Sign Height.

Mr. Costa swears in Mr. Joseph Federico (owner) and Mr. Bruce McKenna (PE).
Mr. Wade (Esq.) discusses the old ordinance.

A1 - Sign visibility

New Ordinance sign visibility: 50' above where the sign can first be seen; the ordinance changed to 45' from the horizontal plane of the road.

Mr. McKenna (PE):

-the exhibit shows the USG's quadrangle, Blackhorse Pike and Rt. 42 and the north side of the sign. The sign will meet ordinance requirements, southbound side is the same elevation (100') same as the northbound side.

Vice Chairman Simiriglia requests the total elevation of the billboard.

Mr. McKenna states 115': the 1st elevation is 100' and the sign will be 50' above the elevation.

Mr. Mellett discusses elevations: 60' at site, billboard at 150' and 60' along rt. 42 with the site 20' lower.

Mr. McKenna states the owner would like to build at 115'.

Mr. Lechner questions the signs total height at 115': 80' from road height.

Mr. Bucceroni asks how much of the sign do you see at 100'.

Mr. McKenna states all you see is the top boarder of the sign.

Mr. Lechner states he has no objections.

Mr. Mellett states adding height doesn't add any engineering implications.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

A motion to approve the change in the billboard height to 115' and clarify the language on the issued permit 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

Approved.

Mr. Bucceroni addresses the board about Timber Creek Liquors as they haven't started any work promised since the board approved fencing and front drive/sign improvements. Suggests shutting the store down if he doesn't comply.

****AUGUST 12, 2015 Zoning Board Meeting is cancelled.**

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

Respectfully Submitted, Jean Gomez, Recording Secretary.