

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, August 22, 2013**

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

Roll Call: Mr. Simiriglia	Present
Mr. Scarduzio	Present
Mr. Bucceroni	Present
Mr. Gunn	Present
Mr. McMullin	Present
Mrs. Chiumento	Present
Mrs. Giusti	Absent
Mr. Acevedo	Absent
Mr. Treger	Absent
Mr. Richards	Present

Chairman Richards had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James J. Mellett, P.E., Churchill Engineering
Mr. Ken Lechner, Township Planner

MINUTES FOR ADOPTION

Zoning Board Minutes for July 11, 2013.

Motion to postpone approval of minutes to the September 26, 2013 Zoning Board of Adjustment meeting was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. Gunn	Abstain
Mr. McMullin	Abstain
Mrs. Chiumento	Yes
Chairman Richards	Abstain

Minutes Postponed until September 26, 2013.

RESOLUTIONS FOR MEMORIALIZATION

#132021C
Mark & Kathleen Dempsey
Bulk C Variance
Block: 16201 Lot: 5

#132022C
Robert & Pat Elia
Bulk C Variance
Block: 15821 Lot: 15

#132023C
Robert & Yvonne Shipman
Bulk C Variance

Block: 15817 Lot: 15

A motion to approve the above mentioned resolutions was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#132025C

Stephen Phillips

Zoned: R3

Bulk C Variance

Block: 9602 Lot: 1

Location: 48 Monroe Dr., Laurel Springs

Replacing existing fence w/4' vinyl w/ 13.3 setback from cart way.

Mr. Costa swears in Mr. Phillips.

Mr. Phillips states the existing fence needs to be replaced and they have never had any complaints about its location.

Mr. Phillips would like to keep his yard the same. The new fence will be put up in the same exact place as the old fence. The new fence will be more aesthetically pleasing.

Vice Chairman Simiriglia states he didn't see any issues with the fence placement, but asks Mr. Mellett his opinion.
Mr. Mellett states he has seen the fence and didn't see any issues with the placement.

Open to Public.
No Comments.

Open to Professionals.
No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Chairman Richards	Yes

Application Approved.

#132026C

Victor Maselli & Monica Herrera

Zoned: R3

Bulk C Variance

Block: 7506 Lot: 1

Installing vinyl fence w/a 10' side setback.

Mr. Costa swears in Mr. Maselli (owner of property) and Ms. Herrera (resident of property).

Mr. Maselli and Ms. Herrera state the property is only 55 ft. long so if they complied with the 40 foot setback they would have no yard.

Vice Chairman Simiriglia states the property line is right on the road and the fence will be 10 ft. from the roadway.

Mr. Mellett sees no site issues.

Mr. Lechner has no comments.

Open to Public.

No Comments.

Open to Professionals.

No 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. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Chairman Richards	Yes

Application Approved.

#132027C

Alciauskas, Romanas & Brenna

Zoned: R3

Bulk C Variance

Block: 12802 Lot: 7

Location: 88 Argyle Ave., Blackwood

Installing 6' fence w/ 10' side setback.

Mr. Costa swears in Mr. Romanas Alciauskas.

Mr. Alciauskas would like to create additional backyard for his child and a future pool. There is an existing fence 22ft. from the property line. The current fence also creates an odd exit from the home.

Vice Chairman asks Mr. Alciauskas if he is going to move the whole fence forward and cover one of the homes' windows.

Mr. Alciauskas states yes the one window will be enclosed w/in the fence.

Mr. Mellett states this application is not as clear cut as the others due to the curb line along the road of Edinburgh. The lot itself doesn't meet the site distance ordinance even without the fence. The site line standard can't be met and the fence wouldn't be as much of a site hazard as the neighbors' tree. The closer the fence is to the home the greater the site distance.

Vice Chairman Simiriglia states if the fence stopped at the corner of the house the site distance would be better. Vice Chairman also points out there is a stop sign at the Edinburgh corner.

Mr. Mellett agrees the stop sign is a big help in this situation. Mr. Alciauskas agrees to the fence stopping at the corner of his home.

Mr. Mellett shows Mr. Alciauskas what they are explaining to him on paper.

Mr. Lechner asks Mr. Alciauskas about his future plans for the roof over the open porch.

Mr. Alsiauskas states he would like to replace it in the future.

Mr. Lechner explains he would have to come in front of the board again unless they would like to approve it now.

Mr. Alciauskas asks the board for permission to extend his roof line to cover the existing concrete porch.

Vice Chairman Simiriglia and Mr. Lechner agree to this addition.

Open to Public.

No Comments.

Open to Professionals.

No Additional Comments.

A motion to approve the above mentioned application, with the addition of the roofline being extended, was made by Mrs. Chiumento and seconded by Mr. McMullin.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Chairman Richards	Yes

Application Approved.

The board agrees to cancel the next meeting on September 12, 2013 and meet again on September 26, 2013

A Motion to Adjourn was made by Mr. McMullin and seconded by Mr. Gunn.