

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 23, 2015**

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

Roll Call:

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

Chairman Simiriglia 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 August 26, 2015.

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

Roll Call:

Mr. Bucceroni	Yes
Mr. Rosafi	Yes
Chairman Simiriglia	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#152040C
Michael Galante
Bulk C Variance
Block: 12802 Lot: 1

#152042C
Brian & Maria Stubbs
Bulk C Variance
Block: 20503 Lot: 57

#152032CDSPWMS
Bernie Wilson
Minor Site Plan
Block: 5403 Lot: 11

#152041A
1840 P. Cheeseman Rd., LLC
"A" Variance
Block: 14003 Lot: 13

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

Roll Call:

Mr. Bucceroni	Yes
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Mr. Rosati
Chairman Simiriglia

Yes
Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#152046C
Michael Rakus
Zoned: R3
Bulk C Variance
Block: 9702 Lot: 11
Location: 2 Hampton Ct., Laurel Springs
6' vinyl fence with setbacks

Mr. Costa swears in Mr. Rakus.
Mr. Costa asks Mr. Rakus why he can't conform to the ordinance of a 40' setback and wants an 18' setback.
Mr. Rakus states he is on a corner and there isn't 40' available on his property for that setback. He will also have one fence panel past the front of the home on one side.
Mr. Mellett states there are no site impact issues.

Open to Professionals:
No Additional Comments.

Open to the Public:
No Comments.

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

Roll Call:

Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman Simiriglia	Yes

Application Approved.

#152049C
Stephen Ortiz
Zoned: R3
Bulk C Variance
Block: 9901 Lot: 50
Location: 9 E. Kennedy Dr. , Laurel Springs
3 8' x 10' pergolas with setbacks

Mr. Costa swears in Mr. Ortiz and asks why he can't conform to the ordinance and setback of 30' and is requesting an 18' setback.
Mr. Ortiz states if he conforms to the ordinance the pergolas would be in his pool because he has a corner lot.
Mr. Mellett asks Mr. Ortiz if there will be pavement under the pergolas.
Mr. Ortiz states he his putting the pergolas on top of existing concrete and deck.
Chairman Simiriglia asks if the pergolas are already erected.
Mr. Ortiz states "yes".

Open to Professionals:
No Additional Comments.

Open to the Public:

No Comments.

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

Roll Call:

Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Chairman Simiriglia	Yes

Application Approved.

#152050C

Thomas Monahan

Zoned: R3

Bulk C Variance

Block: 17908 Lot: 23

Location: 3 Oak Leaf Ct., Erial

20' x 13' deck with setbacks.

Mr. Costa swears in Mr. Monahan and asks why he can't conform to the 30' setback and is requesting 22'.

Mr. Monahan states the back patio door puts the 20' x 13' deck at an odd angle. If he follows the ordinance it would be too narrow.

Mr. Costa asks about steps for the deck.

Mr. Monahan states there will be steps on the side.

Mr. Lechner states the lot is an irregular shape and in a cul de sac. Mr. Monahan's property is shaped like a pie wedge and the wide end is in the front.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

Roll Call:

Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Chairman Simiriglia	Yes

Application Approved.

#152052C

David Anderson

Zoned: R3

Bulk C Variance

Block: 3309 Lot: 15

Location: 21 San Diego Dr., Magnolia

18' x 21' carport with 7' wall with setbacks.

Mr. Costa swears in Mr. Anderson and asks why he can't conform to the ordinance; carport 22% impervious coverage vs. 20% and 5' front setback instead of 10'.

Mr. Anderson states he has a pie shaped lot and he is the first house in from the corner. The angles of the lot are inhospitable to a carport.

Mr. Costa asks Mr. Anderson about the front yard.

Mr. Anderson states his lot is very wide in front so it's more on the side. The 18' x 21' carport will be used for a car.

Mr. Costa asks how many cars will fit under the carport.

Mr. Anderson states 2 cars will fit.

Mr. Lechner states the "crust of the pie" is in the front and the point in the back of the yard.

Chairman Simiriglia asks about the shrubbery sketched in along the property line.

Mr. Anderson states the shrubbery is already existing and staying.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

Roll Call:

Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman Simiriglia	Yes

Application Approved.

#152048CD

Anthony Alberto

Zoned: R3

Bulk C

Block: 11602 Lot: 18

Location: 216 Glen Ave., Blackwood

Single Family Home

Mr. Costa swears in Mr. Addison Bradley (Planner) and Mr. Anthony Alberto (owner).

Mr. Bradley presents the board with A1: aerial of the lots, all 50' frontages because it was originally zoned R4 and is now a R3 zone. The current plan has to follow R3 setbacks by ordinance.

Mr. Costa states they cant' buy and land as there is no land available and the applicant must address any drainage issues.

Mr. Lechner states the neighborhood is being kept in character with the existing homes.

Mr. Mellett states a grading plan is necessary.

Mr. Bucceroni questions what the black line is on the aerial photo.

Mr. Bradley states it is a fence.

Mrs. Chiumento states it looks like the property to the left is protruding on this photo.

Mr. Mellett states the GIS lines aren't accurate.

Chairman Simiriglia states it is a deeded lot with no issues.

PUBLIC PORTION:

Mr. Costa swears in Mr. Don Gansky of 220 Glenn Ave. (on right of lot).

Mr. Gansky states the lot butts up close to the neighboring homes.

Mr. Costa states the rear yard is 50' like all the other lots.

Mr. Gansky asks if he can request they put up a 6' fence.

Chairman Simiriglia states the chain link fence is no longer compatible with the ordinance.

Mr. Bradley states they will remove the fence.

Chairman Simiriglia doesn't think the board has jurisdiction over a new fence being constructed on the lot.

Mr. Costa states the board has no authority for the fence.
Mr. Rosafi suggests Mr. Gansky ask Mr. Alberto if he would like to split the cost of a new fence.

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:

Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Chairman Simiriglia	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.