

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY, DECEMBER 12, 2013

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

Roll Call:

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

Vice 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 NOVEMBER 14, 2013

Motion to approve the above-mentioned minutes was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

Roll Call:

Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. Acevedo	Abstain
Vice Chairman Simiriglia	Yes

Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

#132039C
Dorothea Clark
Bulk C Variance
Block: 9801 Lot: 16

#132040C
Anthony Sparano, Jr
Bulk C Variance
Block: 906 Lot: 11

#132033D
James Milazzo
Use "D" Variance
Block: 11901 Lot: 20

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

Roll Call:

Mr. Scarduzio
Mr. Bucceroni
Mr. Acevedo
Vice Chairman Simiriglia

Yes
Yes (abstains from app#132039C)
Abstain
Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#132008CD
Sierra International
Zoned: R3
Bulk C & Use "D" Variance (s)
Block: 6801 Lot (s): 21,22,23 & 24
Location: 415-421 Almonesson Rd., Blenheim
4 twin units

#112039CDMal
Edward Pine
Zoned: GI
Bulk C Variance & Minor Site Plan Amended
Block: 8301 Lot: 17/18
Location: 47 Coles Rd., Blackwood
Erection Of 100' 16' x 60' double digital billboard adjacent to NJ Rt. 42

The above applications will be postponed until the next posted zoning meeting. The applicant will re-notice when Mr. Lechner advises him of the date of the next meeting.

#132037C
Joseph Bottino
Zoned: R3
Bulk C Variance
Block: 18903 Lot: 21
Location: 7 Glen Burnie Drive, Erial
445 sq. ft. Cabana w/.07 from the shed. 5' 5" setback from the rear property line; impervious & building coverage.

Mr. Costa swears in Mr. Bottino, Mr. Wade (esq) and Mr. Bradley (planner), and Mr. McKenna (engineer).
Mr. Wade representing Mr. Bottino explains the home in Wye Oak and necessary variances.

Mr. Addison Bradley explains the surrounding buildings and coverage around the lot. Mr. Addison explains how the rear run off is less since the pool was built and the water from the cabana is pumped out front. Mr. Addison also states the backyard is aesthetically pleasing. The pool was built in 2003 and when it was constructed the water ridge line now allows water to go towards the front and back yards. The Cabana was built for shade and the shed is a regular shed.

Mr. McKenna presents the Zoning Board with 3 drainage calculations:

A1 – original survey and C.O.

A2 – Pool improved and constructed

A3 – additions as of today

The old drainage went to the front. The drainage was checked in July after a heavy rainfall and the lot elevations are higher. In 2003 the ridgeline is the pool line. The sump pump is in the rear of the yard and runs out to Glen Burnie dr.. The drainage is better now than it was originally.

Vice Chairman Simiriglia asks Mr. McKenna is the sump pump is for the roof area only of the cabana.

Mr. McKenna states: Yes; just the concrete around the cabana runs off to the back. The cabana water goes to the sump pump.

Vice Chairman Simiriglia asks why the applicant is before the board.

Mr. Wade states the applicant was sighted for the construction of cabana.

Mr. Bradley states the cabana is 6 years old.

Vice Chairman Simiriglia states the applicant is actually asking for forgiveness and not permission.

Mr. Wade states "yes".

Mr. Mellett asks if exhibit A is from 2001.
 Mr. McKenna states it is the "as built plan".
 Mr. Mellett states there isn't a lot of building around this lot, did you witness any pooling of water.
 Mr. McKenna states there was no pooling and the neighbors' properties are higher than this lot.
 Mr. Wade states he has a letter from a neighbor that states they have no water issues since the cabana was built.
 Mr. Mellett asked Mr. McKenna if he inspected the pump.
 Mr. McKenna stated yes he inspected the pump.
 Mr. Mellett asked if the water is getting from the bubbler to the street.
 Mr. McKenna stated yes.
 Mr. Lechner asks Mr. McKenna if the water from the roof of the cabana is getting to the sump.
 Mr. Bradley states yes.

PUBLIC PORTION:

Ms. Debbie Hoyer states before the pool there were a lot of water issues and now its better, no water issues. She is not opposed to the application.

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

Roll Call:

Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. Acevedo	Yes
Vice Chairman Simiriglia	Yes
Application Approved.	

#132043C
William Natoli
Zoned: R1
Bulk C Variance
Block: 17405 Lot: 77,78,And 79
Location: 1383 Erial – New Brooklyn Rd., Erial
5' wrought iron front fence 12' from cart way & 40' x 60' pole barn (2nd garage for personal storage).

Mr. Costa swears in Mr. Natoli.
 Mr. Natoli states the old fence was dilapidated, not secure and not aesthetically pleasing. The barn is for private storage of quads & motorcycles. It will be 60' x 40' pole barn w/3 overhead doors, 1 lower door, with tan and brown trim on 5.6 acres.

Mr. Lechner states the pole barn is 600ft. off the front property line and 150 ft. off the rear line.
 Mr. Lechner asks Mr. Natoli if the garage height is 20ft.
 Mr. Natoli states the barn is 14ft. high w/ a 4/10 pitch.
 Mr. Lechner requests the height from ridge line to eve.
 Mr. Natoli states it will be 19ft. to ridgeline, no loft and no 2nd story.
 Mr. Lechner states the applicant will have to consolidate the lots because as it stands now the garage is on a lot by itself, which is not permitted. Mr. Lechner explains the applicant must combine the lots or put the garage on the same lot as the house.
 Mr. Natoli asks what is involved in joining the 2 lots.
 Mr. Lecher states Mr. Natoli will have to file a deed of consolidation with the County.
 Mr. Natoli states he will do the consolidation.
 Mr. Costa states the consolidation will be a condition if the board approves the application.
 Mr. Mellett isn't clear where the county right of way is located, he's afraid 12ft. from the pavement may be too close to place the fence for the county line.
 Mr. Lechner and Mr. Mellett discus the width of New Brooklyn Rd and the closest the ROW could be and decide the fence is fine.
 Mr. Mellett states the roof leaders from the garage run onto the applicant's property for drainage.

Vice Chairman Simiriglia states to make sure any gate for the fence is off the road.
Mr. Natoli states the gate will be 25ft. further back.
Vice Chairman Simiriglia states the gate being 25ft. back will be a condition.

PUBLIC PORTION:

Mr. Toby Rechter states his back yard butts up to Mr. Natoli's yard and he is worried about how the barn will look from his home. The barn is 130 ft. off the property line. He is also worried about the noise level from the quads and motorcycles along with any security lighting shining towards his home.

Vice Chairman Simiriglia if Mr. Natoli is planning on removing any trees.
Mr. Natoli states: NO.

Mr. Rechter states he can see the orange tape where they have the garage marked out and he was hoping Mr. Natoli could plant some evergreen trees to block his view of the new garage. He suggested willows, wax myrtle, or Leyland Cypress.

Vice Chairman Simiriglia asks Mr. Natoli if he is willing to plant trees even though he realizes there already is a good buffer.

Mr. Bucceroni states he wouldn't force the tree issue but good fences make good neighbors.
Mr. Lechner states Mr. Natoli could purchase less expensive "whip" trees to hide the back of the barn.

A motion to approve the above mentioned application with the following conditions: consolidation of lots and the gate has to be 25ft. from the road, was made by Mr. Bucceroni and seconded by Mr. Scarduzio

Roll Call:

Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. Acevedo	Yes
Vice Chairman Simiriglia	Yes
Application Approved.	

A motion was made by Mr. Bucceroni and seconded by Mr. Scarduzio to change the meeting nights of the Zoning Board of Adjustment to Wednesday nights starting in January of 2014.

Roll Call:

Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. Acevedo	Yes
Vice Chairman Simiriglia	Yes
Change of meeting nights to Wednesday Approved.	

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mr. Acevedo.

Respectfully Submitted, Jean Gomez, Recording Secretary.

