

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT MONDAY, DECEMBER 16, 2013
(SPECIAL MEETING)**

Mr. Bucceroni called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

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

Mr. Bucceroni 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

#132045D

Tony & Barbara Carbone

Zoned: R3

Use "D" Variance

Block: 8901 Lot: 42

Location: 14 Roberts Lane, Somerdale

In law Suite built in 1983 (Bathroom/Bedroom/Small Stove/Private Entrance)

Mr. Costa swears in Ms. Carbone w/Mr. Jessie Debrosse (esq).

Ms. Carbone states she has the permits from 1982 and CO in 1983 for the apartment. She remembers her front window being plastered with them while they had the work done. The stove was added to the apartment because her father in law liked to cook long hots (peppers) and when he did it bothered her asthma. Her father in law added the stove so they could cook the peppers without giving her an asthma attack. They never had renters and didn't realize there was a zoning problem until November when contracts were signed for the house when it was sold. The closing for the house is 1/6/2014 and the stove was the issue, the electrical box for the house has an inspection sticker with a permit number on it with a signature.

Mr. DeBrosse states he can prove the apartment (+stove) will not be bad for the public good. The neighbors are worried new owners will rent to outsiders. But the apartment has existed for 30 years with no issues.

Ms. Carbone states there is plenty of parking with a 2 car garage and 900 sq. ft. of driveway, there is parking for 4 to 8 vehicles.

Mr. Costa states everything else appears to be alright in relation to side and rear yard.

Ms. Carbone states yes.

Mr. Costa states a **condition** that ONLY family members can use the apartment and they must file a deed that states that. Mr. Costa asks if the current buyers are aware they cannot rent the apartment out.

PUBLIC PORTION:

Ms. Mary Delaney states she called the town because she knew the house was up for sale and she was afraid the new owners would try to rent the apartment out. When she called the realtor he stated it never

occurred to them that you wouldn't be able to rent the apartment out. It is a single family residence in a neighborhood of single family homes.

Mr. Costa states the new buyer would have to disclose that to any next buyer.

Mr. Lechner requested a copy of the deed for his office.

A motion to approve the above mentioned application with the condition that the apartment is for family members only and NO rent can be charged along with this fact being added to the deed, was made by Mr. Scarduzio and seconded by Mr. Acevedo.

Roll Call:

Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Application Approved.

Resolution:

#132045D

Tony & Barbara Carbone

Zoned: R3

Block: 8901 Lot: 42

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

Roll Call:

Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Resolution Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.