

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MAY 11, 2016**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Absent
Mr. Scarduzio	Absent
Mrs. Chiumento	Present
Mr. Rosati	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 April 13, 2016.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#152057C
James F. Clark, Jr.
Bulk C Variance
Block: 18301 Lot: 10.01

#162014C
Frederick & Joan Staas
Bulk C Variance
Block: 8102 Lot: 1

#162015CDM
88 Equities, LLC
Bulk C & Use D/Minor Subdivision
Block: 13203 Lot: 5.01

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

Roll Call:

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

**Mr. Acevedo
Chairman McMullin**

**Yes
Yes**

Resolutions Approved.

APPLICATIONS FOR REVIEW

#162017C

Alexander Crown

Zoned: RA

Bulk C Variance

Block: 13201 Lot: 76

Location: 1700 Winding Way, Clementon

6' vinyl fence (147 sq. ft.) w/0' s/b & 12' x 12' metal shed n 13' x 13' concrete pad w/1' s/b.

Mr. Costa swears in Mr. Crown.

Mr. Costa asks the applicant why he needs the following variances:
tool shed 1' side variance vs. 5' ordinance & rear s/b 1' vs. 5' ordinance;
6' fence 0' s/b vs. 40' ordinance.

Mr. Crown states he has never had the shed in that space before and it was just a request. The fence is replacing an existing fence and will go in the same spot.

Mr. Lechner reads the Fire Marshall's letter that he has no issue with the fence, the shed is close to dwellings and may create a fire hazard for the neighbors.

Mr. Costa asks if the shed could be moved 5'.

Mr. Crown states its a 12' x 12' wooden shed.

Mr. Costa states there is plenty of room to move the shed.

Mr. Mellett suggests putting the shed on the side closer to the road and closer to the property line.

Mr. Costa suggests moving to the other side and corner, also.

Mr. Crown asks if he can keep it on the Laurel St. side.

Mr. Costa states Mr. Crown must move the shed to the Laurel St. or move it in 5' both ways. If the applicant moves the shed to the Laurel St. side he can keep it closer to the property line but would still need a variance.

Mr. Crown states he will keep the shed 5' side/sb and 5' rear/sb to keep it away from the neighbor.

Mr. Costa states that removes the need for an variance as Mr. Crown will be w/in the ordinance requirements: shed variance withdrawn.

Mr. Rosati wanted to make sure Mr. Crown understood.

Mr. Lechner states he drew a picture on a survey for Mr. Crown as an example.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#162018C

Patrick Countey

Zoned: R3

Bulk C Variance

Block: 15602 Lot: 1

Location: 39 Brantley Way
6' wood fence (618 sq. ft.)w/12', 4" s/b

Mr. Costa swears in Mr. County.

Mr. County states he would like to extend the yard behind him and wasn't aware of the 40' setback and is just following the contour of his neighbors' fence.

Mr. Mellett asks if the applicant has started the fence posts.

Mr. County states "yes".

Mr. Mellett states there are no price issues.

Open to Public:

No Comments:

Open to Professionals:

No Additional Comments:

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#162020C

Ken Smith

Zoned: R3

Bulk C Variance

Block: 5001 Lot: 22

Location: 644 Good Intent Rd., Blackwood

30' x 30' 15'9" to peak garage 7' s/b to side and rear.

Mr. Costa swears in Mr. Smith.

Mr. Costa asks for the reason for the following variances:

-detached garage 7' s/b instead of 10' s/b;

-900 sq. ft. vs. 800 sq. ft.'

-3rd garage where 1 in required.

Mr. Smith states he just moved there and has jet ski's and equipment to store.

The garage is 30' x 30' with 12' walls and the peak is 15' 3/4": 10' from the rear property line.

Mr. Lechner reiterates the 10' from rear property line and Mr. Smith states yes.

Mr. Lechner discusses 1 carport and 1 garage is attached, along with a metal shed which will be removed.

Mr. Lechner continues that the survey shows 7' from easement line. The sideline shows 7' plus width which is 17' and 10' from rear property line.

Mr. Smith is fine with 10' from the rear property line.

Mr. Lechner asks about the drive to the garage.

Mr. Smith states they will just drive on the grass.

Mr. Lechner states be sure you get a permit before you pave the drive because you have to check your lot for impervious coverage.

Mr. Mellett states there are quite a few things on the property and asks if there are any drainage issues.

Mr. Smith states there is no water collection at all and we just had quite a bit of rain.

Mr. Mellett states install gutters away from your neighbors and onto your own property.

Mr. Rosati asks if the approach to the garage doors will be dirt.

Mr. Smith states : yes.

Vice Chairman Simiriglia asks if the easement is a cross easement.

Mr. Smith states "yes".

Vice Chairman Simiriglia asks if the people behind him can use it.

Mr. Smith states "yes".

Setback requirements will be met at 10' and variance has been withdrawn for side and rear S/B.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

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

Application Approved.

#162013 DM

Robert Yost

Zoned: R3

Use "D" Variance/Minor Subdivision

Block: 1305 Lots: 6&7

Location: 711 & 705 Floodgate Rd., Glendora

Subdivision to relocate boundary line between 2 lots to original position to 1980 subdivision.

The above mentioned application was rescheduled until June 8, 2016. No re-notice necessary. There is no hardship as it is already constructed.

Motion to approve the above was made by Vice Chairman Simiriglia and seconded by Mr. Rosati.

Roll Call:

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

Motion Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

