

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JANUARY 23, 2019**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiuimento	Present
Mr. Rosati	Present
Mr. Acevedo	Present
Mr. Treger	Absent
Mr. Rosetti	Present
Mrs. Kelly	Absent
Chairman McMullin	Present

**Chairman McMullin had the professionals sworn in:
Also, Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. Ken Lechner, Township Planner**

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, January 09, 2019

A motion to approve the above-mentioned minutes was made by Mr. Scarduzio and seconded by Vice Chairman Simiriglia.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Minutes Approved.

ADOPTION OF ANNUAL REPORT

A motion to approve the Zoning Board of Adjustment 2018 Annual Report was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Approved

APPLICATIONS FOR REVIEW

#182056CD

Empire Investments, LLC

Zoned: R2 GI

Bulk C & Use D Variance

Block: 10902 Lot: 12

Location: 44 Coles Rd., Blackwood

To permit individual manufacturing, assembly, & contracting uses for a wide variety of small Industries, administrative activities & offices, Contractor's equipment & material storage, warehouse & wholesale establishments.

Mr. Nickerson (Esq.) represents Mr. Klein who lives across the street from the property. Mr. Nickerson is requesting a postponement for Mr. Klein.

Mr. Costa states the 10 days' notice required by statute has been done.

A motion to deny the postponement was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes to deny
Mr. Bucceroni	Yes to deny
Mr. Scarduzio	Yes to deny
Mrs. Chiumento	Yes to deny
Mr. Rosati	Yes to deny

Mr. Acevedo
Chairman McMullin

Yes to deny
Yes to deny

Motion to postpone denied.

Mr. Costa swears in Mr. Addison Bradley (Planner) and Mr. Jack Smith (architect/Bishop & Smith).

Mr. Bradley states:

- Industry and residential is on 4 sides of the property,
- Frontage of 100' is now vacant ground,
- Easy access to Rt. 42 and the Black Horse Pike,
- Billboards in adjacent area,
- Applicant wants to develop a facility to keep surplus material and equipment from his home building business. The applicant wants to lock material up so it is protected,
- Request to decrease the buffer,
- 10' side yard next to residential area/will plant a row of cypress,
- Will do a storm management plan,
- The applicant wanted to bid as an economic development,
- They found out the property is zoned R2
- There is a GI alongside (business park),
- It's not a practical residential lot being 100'w x 400' deep,
- 1 story industrial units will blend well with the homes,
- The design will be conducive to nearby homes with shutters and siding; make it look residential.
- Use of property: hours of business will be early morning pick up and return around 4pm or 5 pm.
- Mr. Addison sees this use as very compatible.

Mr. Costa asks how many businesses will be on the property.

Mr. Addison states 11 units probably won't fit so about 8 or 9 units.

Mr. Costa asks if the parking has been figured out yet.

Mr. Wade states they will have to figure that out when they get to the site plan.

Mr. Bradley state the owner is in home construction and everything will be kept inside. Nothing will be outside including any leased buildings. The owner will use about 30% of the units.

Mr. Costa states the Use variance is the only thing that the board can grant tonight.

Mr. Wade states they are ok with that, but he understands that Mr. Nickerson and folks want the density reduced. They will be using the buffers on their plans. He's sure the town would want a dedication along the front of the property. 12,175 sq. ft. will be built as if it is a GI Zone.

Mr. Costa states they will need more details to approve right now, there are too many things up in the air.

Mr. Mellett states there is a big difference in parking needs with manufacturing. You should have the site meet your needs and develop what you want to do. Vice Chairman Simiriglia asks If the applicant is using GI Zone parameters? If so, it is too intrusive for this location. The GI zone allows manufacturing and outside storage. There are commercial and industrial in the area, but he doesn't think the GI should be allowed next to a residential area. Vice Chairman Simiriglia states he thinks a business park would be more fitting. GI zone across the street with homes next to them.

Mr. Wade states across the street was R3 and GI that had to be changed for the duplexes.

Vice Chairman Simiriglia states the Business Park would be easier with what is and is not permitted.

Mr. Bradley uses in business park are explained to the audience.

Mr. Lechner states the business park allows a combination of office and manufacturing. The application is too vague and can be used for a "wide varieties" of uses. What will be allowed and what will not be allowed?

Mr. Bradley states if it was a warehouse zone, how would we know what they would be building in the warehouses?

5 Minute Recess:

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Acevedo	Present
Mr. Rosetti	Present
Chairman McMullin	Present
Mr. Costa	Present
Mr. Lechner	Present
Mr. Mellett	Present

Mr. Wade moves for a continuation so the applicant can provide a plan with more specifics and uses. They will be picking business park uses without getting involved with manufacturing.

Mr. Bradley will be amending application with a conceptual plan.

Mr. Lechner is concerned with referencing another zone.

Mr. Bradley states they will be specific with the businesses.

Mr. Wade states they will be specific: tradesman storage/offices and limit it to that.

Mr. Nickerson states this application is asking for re-zoning not a use variance.
They must tell the exact uses that will be there.

Mr. Costa states the applicant **must re-advertise**.

A motion to continue the above application to March 27, 2019 was made by Mr. Acevedo and seconded by Mr. Rosati.

Roll Call:

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

Continuation to 3-27-2019 is approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

