

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, FEBRUARY 12, 2020**

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

Roll Call:

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

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

Mr. Rosetti sits in for Mr. Bucceroni and Mr. Treger sits in for Mrs. Chiumento.

MINUTES FOR ADOPTION

Zoning Board Minutes Wednesday January 22, 2019.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

Zoning Board of Adjustments 2019 Annual Report.

Nichol & Doug Moore	Bulk C Variance
Bulk C Variance	Block: 15204 Lot: 6

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Resolutions Approved.**APPLICATIONS FOR REVIEW****#202001C****Bulk C Variance****John L. Frantzis, Jr.****Block: 5001 Lot: 21****Zoned: R3****Location: 646 Good Intent Rd., Blackwood****Carport 24' x 18'; 2nd oversize detached garage 30' x 40' x 12' w/setbacks.**

Mr. Costa swears in Mr. Frantzis.

Mr. Costa asks Mr. Frantzis the reason he cannot meet the ordinance. He is requesting a 1200 sq. ft. garage and 2 garages. Mr. Frantzis states he is getting rid of 3 sheds to condense into 1 storage shed.

Mr. Lechner states Mr. Frantzis may need a variance for the height if the wall height is over 12'.

Mr. Frantzis states the garage is for personal storage; no commercial use.

Mr. Mellett has the plans for the garage and does the calculation for wall height: it is 13.875' where 14 is maximum. Mr. Lechner states there is no variance for the garage height needed.

PUBLIC PORTION:

Mr. Costa swears in Mrs. Betty Frantzis. Mrs. Frantzis states they purchased the home in 2017. The car port and sheds were already there. They still have storage at public storage units they would like to get home.

Mr. Costa has trouble with the industrial look of the garage. The décor doesn't fit the neighborhood. Does the company make a garage with windows in this model?

Mr. Frantzis states there is supposed to be windows and a walk-in door.

Mrs. Frantzis states they are going to install horizontal siding. They were told the siding will be horizontal not vertical.

Mr. Frantzis states his neighbor has the same exact shed 30' x 30' and the same height. There will be gutters on the garage and windows (new rendition was found in packet).

Variances for: 2 garages, area of garage, 12' sidewall height

A motion to approve the above-mentioned application with horizontal siding, windows & gutters was made by Mr. Rosati and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Mrs. Treger	Yes
Chairman McMullin	Yes

Application Approved.**#202002C****Cal Atlantic Group. /Lennar****Zoned: HC-R3****Residential decks with setbacks.****Bulk C Variance****Block: 17409 Lot: 15,16,17,18****Location: 54,56,58 & 60 Iron Gate**

Mr. Nial O'Brien (ESQ.) gives an overview of the application.

Mr. O'Brien states the extension and bulk variances for Iron

Gate. It was approved in 2013, last unit was being sold and they were told it doesn't conform. The approvals should be covered until May of 2020.

Permits are from 2017 for these units.

- Setbacks are 25' and these two are off by .4 and .5 inches.
- Extension valid to May 2020,
- HC to RA zoning change in 2015 probably caused the issue.
- .4 and .5 inches for the last 2 decks.

Mr. Costa discusses the extension validity to May 2020 with Mr. O'Brien.

- 2 variances and extension of the subdivision
- Lots 15 and 17 variances: where 25' is required and they are off by .4 and .5 inches.

Mr. Costa swears in Mr. Tony Paz (area mgr. Lennar rep), Mr. Joseph Mancini (planner).

Mr. Paz states the last CO's weren't granted because of the .4 and .5 inches.

-After remarketing and rebranding the development everything is sold.

- the buyer is ready to move into home but we have this unforeseen circumstance.

Mr. Lechner states the decks are built? How did you get a building permit?

Mr. Paz states he has a building permit in hand and this was just a simple oversight.

Mr. Mellett asks if the decks consistent with the rest of the neighborhood?

Mr. Paz "Yes".

PUBLIC PORTION:

Mr. Folders and Mr. Brass are the owners of lots 15 & 17. They state the decks have been standing since the units were built.

Extension of major subdivisions: lots 15 and 17 are 24'6"

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Mrs. Treger	Yes
Chairman McMullin	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.