

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JUNE 10, 2020**

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

Roll Call:

Vice Chairman Simiriglia	Absent
Mr. Bucceroni	Present
Mr. Scarduzio	Absent
Mrs. Chiumento	Present
Mr. Rosati	Absent
Mr. Acevedo	Present
Mr. Rosetti	Present
Mr. Treger	Absent
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 Vice Chairman Simiriglia and Mrs. Kelly sits in for Mr. Scarduzio.

MINUTES FOR ADOPTION

Zoning Board Minutes Wednesday February 12, 2020.

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

Roll Call:

Mr. Acevedo	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#202001C

John L. Frantzis, Jr.

Bulk C Variance

Block: 5001 Lot: 21

#20200C

Cal Atlantic Group, Inc./Lennar & 18

Bulk C Variance

Block: 17409 Block: 15,16,17

A motion to approve the above-mentioned resolutions was made by Mrs. Kelly and seconded by Mr. Rosetti.

APPLICATIONS FOR REVIEW

#202010C

Mark Morozin

Zoned: R3

Bulk C Variance

Block: 15806 Lot: 5

Location: 101 Monticello Dr., Erial

24' x 24' wood deck 11' off ground w/3' setbacks

The above application will be postponed to the next zoning meeting.

#202009C

I & H Builders LLC

Zoned: R1

Bulk C Variance

Block: 17503 Lot: 5

Location: 26 Rhode Island Rd., Sicklerville

SFD 2 Story w/setbacks: S 21.1; R 73.47 Max. Building coverage 8.25%

Mr. Andrew Viola (ESQ.)

Vince Yanni – one partner in I & H, owners of the property.

Mr. Viola states:

It is a vacant lot; they would like to build a single-family home.

- Side variance request**
- Rear yard variance will not be needed.**

- There are pre-existing, non-conforming conditions that require a waiver/variance.
 1. Lot area
 2. Lot frontage
 3. Lot depth

Mr. Costa swears in Mr. Vince Yanni.

Mr. Yanni states: they bought the property from a township auction in November and the deed is from the township.

They are trying to develop the property. They were aware of the narrowness and depth of the lot when purchased. They are proposing a single-family home that will fit in the neighborhood. The floor plans were provided, it will be a 3 bedroom/2 ½ bath home. Originally, we had proposed a 4-bedroom home (model Isabella) but changed it to 3 bedroom/1500 sq. ft. The septic system status: there was a question to whether or not a septic would fit. The septic system was approved by the Camden County Board of Health. The character of the neighborhood is modest homes and this home will fit in w/the current neighborhood.

Mr. Costa asks if they tried to purchase additional property?

Mr. Viola states the adjacent properties are non-conforming with side setbacks of 25' and 21'. There is no real way to get around it.

Mr. Mellett states: since the lot is wooded it is subject to a grading plan and should be reviewed and inspected by the township engineer.

Open to the Public:
No Comments:

A motion to approve the above-mentioned application, with a grading plan, was made Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:

Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Application Approved.

#202011C

Thomas O'Neil

Zoned: R2

Bulk C Variance

Block: 20501 Lot: 5

Location: 1814 Downs Ave., Sicklerville

SFD – Area, Yard, Height, & Bldg. Coverage; Lot size; Side Yard

Mr. Costa swears in Ms. Leah Bruder, Planner and Mr. Jason Schaefer, builder and Mr. Thomas O'Neil (ESQ)-applicant.

Ms. Bruder: (planner)

- This will be a single family home on a 40,000 sq. ft. lot.
- R2 building district,
- 401H sector 5 no public sewer,
- 20501 lot 5,
- 1 acre required 1814 Downs Ave. fill in lot,
- Homes were built in the 1950's, 2004 and 2005,
- This would be a hardship variance because of topographical features,
- The lot is surrounded on 3 sides,
- The lot will not be able to be developed w/o variances,
- No detrimental impacts

Mr. Costa asks Ms. Bruder if they have obtained a permit from the Camden County Health dept. for the septic system.

Ms. Bruder states: Yes, they have the permit.

Public Portion:

Ms. Jillian Sacher – 1820 Downs Ave.

Ms. Sacher questions the length and location of the driveway. She asks why is it so long and will it have a commercial use?

Mr. O'Neil states there will be no commercial use, but they will be parking a RV in the driveway.

Ms. Sacher requests a buffer for the area the RV will be parked.

Mr. O'Neil states they can plant shrubs to help hide the RV.

Mr. Costa states screening the RV will be a condition of approval for the application.

Open to Professionals:

No Comments:

A motion to approve the above mentioned, with the condition of a shrubbery screen for the RV, was made by Mr. Bucceroni and seconded by Mr. Acevedo.

Roll Call:

Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Rosetti	Yes
Mrs. Kelly	Yes
Chairman McMullin	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.