

Call to Order:

Mr. McLaughlin stated since the applicants were not present yet, the Board would continue with regular business until they arrived.

The meeting was called to order at 7:00 p.m. by Chairman McLaughlin who read the following statement: “Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings. This notice was sent in writing to the Gloucester County Times on January 11, 2012. A copy was posted on the second floor bulletin board of Town Hall and a copy was given to the Township Clerk. In addition, notice for this evening’s public hearing was sent in writing to the Gloucester County Times on August 21, 2012.”

The Board saluted the flag.

Roll call: Present – Ms. Beltrante, Mr. Fritz, Mr. Manfredi, Mr. Salvadori, Mr. Fitzgerald, Mr. Kozak, Mr. McLaughlin. Absent – Mr. Carney, (excused), Mr. Price, (excused), Ms. Pellegrini, (excused), Mr. Sander, (excused). Also present – Mr. Marmero, Solicitor, Mr. Sebastian, Council Liaison.

Memorialization of Resolutions:

No resolutions.

Public Portion:

Motion passed to open the meeting to the public. There being none, motion passed to close the meeting to the public.

Reports:

No reports.

Approval of Minutes:

08/07/12 regular meeting.

Motion by Mr. Fitzgerald, seconded by Mr. Fritz to approve the minutes from the August 7, 2012 regular meeting. Voice vote; all ayes, motion passed.

The Board took a brief recess while waiting for the scheduled applicants.

Public Hearing:

1. #12-15 – Joseph & Arleen Alberici – Side Yard Variance

Present – Joseph & Arleen Alberici, applicants.

Member's packets contained: 1. A copy of the applicant's variance application, plan of survey, and photographs of the property.

The applicant is requesting a side yard variance of nine and a half feet where ten feet is required in order to be allowed to construct a screened porch on the rear of their existing home. The property is located at 32 Virginia Avenue, also known as Block 11604, Lot 1.01.

Mr. McLaughlin asked Mrs. Farrell if the application contained the necessary information to be deemed complete. Mrs. Farrell replied that it did. Motion by Mr. Salvadori, seconded by Mr. Fritz to deem application #12-15 complete. Voice vote; all ayes, motion passed.

Mr. and Mrs. Alberici were sworn in by Mr. Marmero. Mrs. Alberici stated that they would like to have an enclosed porch to enjoy the outside without having to deal with the bugs. Mr. Alberici stated that the porch will have easy access from the kitchen and will be elevated to the existing door. The footings will be three foot deep and the finished structure will measure 10' x 12'. Mr. McLaughlin asked if the applicant's have any trouble with drainage on their property. Mr. Alberici stated they do not. He testified that the roof will be an A-frame so it will not cause any water runoff onto the adjacent property. It will be guttered directing the water onto their property and not the neighbors. Mr. Alberici stated that his fence is in approximately one foot from his property line.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public.

Mr. Sebastian commented that if the fence is one foot in from the property line then the applicant would need less of a variance then stated earlier. After some discussion it was determined that the applicant would still require a nine and half foot variance to insure that he has enough distance from the fence and the property line. Mr. Alberici stated that the porch will not go directly up to the fence.

Public Hearing: (continued)

1. #12-15 – Joseph & Arleen Alberici (continued)

Motion by Mr. Fritz, seconded by Mr. Fitzgerald to approve the side yard variance of nine and half feet as requested. Roll call vote: Ayes – Mr. Fritz, Mr. Fitzgerald, Ms. Beltrante, Mr. Manfredi, Mr. Salvadori, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Adjournment:

The meeting was adjourned at 7:16 p.m.

These minutes are an extract from the meeting that was held on the above date and are not a verbatim account or to be construed as an official transcript of the proceedings. The tape of the meeting is stored in the office of the Board.

Ninette Orbaczewski
Clerk Transcriber