

Call to Order:

The meeting was called to order at 7:00 p.m. by Vice Chairman Salvadori 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 hearings was sent in writing to the Gloucester County Times on September 4, 2012.”

The Board saluted the flag.

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

Memorialization of Resolutions:

1. #12-22 – App. #12-15 – Joseph & Arleen Alberici – Side Yard Variance Approved

Motion by Ms. Beltrante, seconded by Mr. Fritz to adopt resolution #12-22. Roll call vote: Ayes – Ms. Beltrante, Mr. Fritz, Mr. Manfredi, Mr. Fitzgerald, Mr. Kozak, Mr. Salvadori. Nays – Zero. Abstentions – Zero.

Public Hearings:

1. #12-16 – John & Rosemary Schroeder – Rear Yard Variance

Present – Rosemary Schroeder, applicant.

Member’s packets contained: 1. A copy of the applicant’s variance application, plan of survey and photographs of the property. 2. A letter dated 7/25/12 from the Holiday City Homeowner’s Association. 3. Letter dated 8/23/12 prepared by George Cossabone, MMUA.

The applicant is seeking a rear yard variance of fifteen feet where twenty feet is required in order to be allowed to construct a 10' x 20' sunroom on the rear of their existing home. The property is located at 348 St. Thomas Boulevard, also known as Block 9.0201, Lot 29.

Public Hearings: (continued)

1. #12-16 – John & Rosemary Schroeder (continued)

Mrs. Schroeder was sworn in by Mr. Marmero. Mr. Salvadori asked Mrs. Farrell if the application contained the necessary information to be deemed complete. Mrs. Farrell replied that it did. Motion by Mr. Fritz, seconded by Mr. Fitzgerald to deem application #12-16 complete. Voice vote; all ayes, motion passed.

Mrs. Schroeder stated that they have an existing 10' x 20' deck where they would like to put an enclosed sunroom. The existing deck will be removed. She stated that when she purchased the property, the previous owner had received an approval from the homeowner's association allowing her to construct a 12' x 16' sunroom; however Mrs. Schroeder was told she could not go out twelve feet. The previous owner mailed her the approval she had received from the association allowing for a 12' x 16' sunroom. Also her neighbor has a sunroom that is 12' x 16' and was told they received a variance. Mrs. Schroeder asked if they could propose a 12' x 16' or 12' x 20' sunroom. Photographs were provided of the neighbor's sunroom and marked as Exhibit A-1. Mr. Marmero commented that the applicant would have to amend her application to ask for a 12' x 20' sunroom. In addition, she will have to get a re-approval from the homeowner's association since her approval was for the 10' x 20' sunroom. There was some discussion concerning the property behind the applicant's property. Mrs. Schroeder stated that there are woods behind her; however the MMUA owns a utility easement on her property. Mr. Marmero stated that it would be the decision of the Board if they feel they have enough information to amend the application and vote on the application this evening. Instead of the five foot rear yard there would be a three foot rear yard. Mrs. Schroeder stated that there aren't any drainage problems on the property. The application was amended proposing a 12' x 20' sunroom with a variance for seventeen feet, leaving a three foot rear yard.

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

Motion by Mr. Fritz, seconded by Mr. Carney to approve the rear yard variance of seventeen feet to allow a 12' x 20' sunroom conditioned upon the applicant submitting approval from the homeowner's association. Roll call vote: Ayes – Mr. Fritz, Mr. Carney, Ms. Beltrante, Mr. Manfredi, Mr. Fitzgerald, Mr. Kozak, Mr. Salvadori. Nays – Zero. Abstentions – Zero.

Public Hearings: (continued)

2. #12-17 – Mary Taylor – Rear Yard Variance

Present – Mary Taylor, applicant.

Member's packets contained: 1. A copy of the applicant's variance application, survey, and photographs of the property. 2. A copy of the approval from the Holiday City Homeowner's Association.

The applicant is proposing to construct a 14' x 20' sunroom on the rear of her existing home and is requesting a variance to allow a twelve foot rear yard where twenty feet is required. The property is located at 210 San Juan Court, also known as Block 9.0104, Lot 30.

Ms. Taylor was sworn in by Mr. Marmero. Mr. Salvadori asked Mrs. Farrell if the application contained the necessary information to be deemed complete. Mrs. Farrell replied that it did. Motion by Mr. Fritz, seconded by Mr. Carney to deem application #12-17 complete. Voice vote; all ayes, motion passed.

Ms. Taylor stated that she was before the Board requesting a variance to be allowed to construct a sunroom on the rear of her existing home. Mr. Marmero explained why she needed the variance as she stated she didn't understand what the variance was for. He explained that she needed a rear yard variance of eight feet to allow her sunroom to be twelve feet from the rear property line where twenty feet is required. Mrs. Farrell asked if there were any drainage problems on her property. Ms. Taylor replied that there weren't any drainage problems. Ms. Beltrante asked what the concrete area was on the side of the house. Ms. Taylor replied that the previous owner's placed the patio on the side of the house. She also testified that she has neighbors that have similar sunrooms to the one she is proposing.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public. Mr. Marmero stated that there was a letter received in objection to the variance from a Jane van den Broek, who is not present, so the letter is essentially hearsay. It was noted that the person who sent the letter lived on a different street and not adjacent to the applicant.

Motion by Mr. Fitzgerald, seconded by Mr. Fritz to approve the rear yard variance of eight feet. Roll call vote: Ayes – Mr. Fitzgerald, Mr. Fritz, Ms. Beltrante, Mr. Carney, Mr. Manfredi, Mr. Kozak, Mr. Salvadori. Nays – Zero. Abstentions – Zero.

Public Hearings: (continued)

3. #12-18 – Joseph Garrison – Side Yard Variance

Present – Joseph Garrison, applicant.

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

The applicant is before the Board requesting a side yard variance of fifteen feet for an existing building he constructed to protect the Alpacas he raises on his property. The required side yard is fifty feet because of the livestock and he is proposing thirty-five feet. The property is located at 2730 S. Black Horse Pike, also known as Block 5501, Lot 10.

Mr. Garrison was sworn in by Mr. Marmero. Mr. Salvadori asked Mrs. Farrell if the application contained the necessary information to be deemed complete. Mrs. Farrell replied that it did. Motion by Mr. Fritz, seconded by Ms. Beltrante to deem application #12-18 complete. Voice vote; all ayes, motion passed.

Mr. Garrison stated he was before the Board to request a variance to allow his building to remain thirty-five feet from the side property line. The property next to him is owned by Shorty's Junk Yard. The building was placed in that area because water does not run down that way through the building and it keeps the Alpacas dry. He testified that at the time, he asked a couple of people, not from the Township, if he needed a permit to construct this type of building and they told him he did not because it's basically a roof with open sides. Mr. Garrison displayed a pair of gloves made from the Alpacas fleece; he stated they are sheared once a year. He testified that Shorty's is his only neighbor; there aren't any homes on the other side or behind his property.

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

Mr. Marmero asked if Mr. Garrison was operating a business from the property. Mr. Garrison stated that the business is not operated from his property, but there is a business associated with the Alpacas. Mr. Marmero stated that Mr. Weikel's paperwork also indicates a grading plan might be required, which will be at the discretion of the Township engineer. Motion by Mr. Carney, seconded by Ms. Beltrante to approve the side yard variance of fifteen feet conditioned upon the applicant submitting a grading plan if required. Roll call vote: Ayes – Mr. Carney, Ms. Beltrante, Mr. Fritz, Mr. Manfredi, Mr. Fitzgerald, Mr. Kozak, Mr. Salvadori. Nays – Zero. Abstentions – Zero.

Public Portion:

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

Reports:

1. Mr. Marmero informed the Board that he sent a letter to Mr. Fazzio with regard to the use variance he received to be allowed to store materials on property across the street from his business until a new storage building was constructed. The building was constructed; however the materials are still being stored on the other property. He stated that the letter asked Mr. Fazzio to appear before the Board to explain why he is still using the property for storage and to request an extension of the use variance if necessary. He will send a copy of that letter to the Board office to be included in the Board member's packets for the next meeting.

Approval of Minutes:

1. 09/04/12 regular meeting.

Motion by Mr. Fritz, seconded by Mr. Fitzgerald to approve the minutes from the September 4, 2012 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:35 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