

**Call to Order:**

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 hearings was sent in writing to the Gloucester County Times on October 26, 2012.

The Board saluted the flag.

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

**Public Hearings:**

1. #12-21 – Stephen Zelnick & Gi Young You – Rear Yard Variance

Present – Gi Young You, applicant, Colin Sargent, applicant's contractor.

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

The applicant is proposing to construct a 20'x20' foot enclosed porch with a 12'x20' attached deck, on the rear of the existing home. The property is located at 362 Rushfoil Drive, also known as Block 103.0103, Lot 15.

Ms. You and Mr. Sargent were sworn in by Mr. Marmero. 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 #12-21 complete. Voice vote; all ayes, motion passed.

**Public Hearings: (continued)**

1. #12-21 – Stephen Zelnick & Gi Young You (continued)

Mr. Sargent stated that they were before the Board to request a rear yard variance. He indicated that he would like to amend the application to show the correct rear yard setback after the addition is added to the existing home. Mr. Weikel's paperwork indicates that the variance needed is 22.6 feet; however they are proposing a rear yard setback of 9.6 feet therefore a rear yard variance of 15.6 feet is being requested. Mr. Sargent stated that the siding on the addition will match the house.

Mr. McLaughlin asked if there were any neighbors behind Ms. You's property. Mr. Sargent testified that there is a home behind the property but that home faces another street and the side of their garage is what faces the rear of Ms. You's property. There is also a white privacy fence between the properties. Mr. Salvadori asked if there are any issues with drainage in the applicant's yard. Mr. Sargent stated that there is a swale between the two properties for water runoff. The addition will also have the proper downspouts for water runoff. Mr. Sargent also stated that the addition will be an added improvement to the property and the development.

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

Motion by Mr. Salvadori, seconded by Mr. Carney to grant the rear yard variance of 15.6 feet where 25 feet is required and the applicant is proposing 9.6 feet. Roll call vote: Ayes – Mr. Salvadori, Mr. Carney, Ms. Beltrante, Mr. Fritz, Mr. Manfredi, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

2. #12-22 – Victoria Giebel – Use Variance & Two Side Yard Variances

Present – Victoria Giebel, applicant, Justin Simpson, applicant.

Member's packets contained: 1. A copy of the applicant's variance application, photographs, and certified survey. 2. A written explanation of the accessory buildings currently on the property.

**Public Hearings: (continued)**

2. #12-22 – Victoria Giebel: (continued)

The applicant is proposing to construct a 10'x40' shed row barn and a 10'x20' run-in shed on the property for her horses. The property currently has five accessory buildings including a one car garage, a large equipment shed, a barn, an older structure that will be used for hay storage, and a smaller shed used for storage of various other tack and equipment needed for the horses. A use variance is required for the two accessory buildings proposed. In addition, the applicant is requesting two side yard variances for the proposed buildings; the proposed barn will require a side yard variance of eleven feet where fifty feet is required, and the run-in shed will require a thirty-five foot side yard variance where fifty feet is required. The property is located at 1435 Winslow Road, also known as Block 2702, Lot 27.

Mr. Simpson and Ms. Giebel were sworn in by Mr. Marmero. 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 #12-22 complete. Voice vote; all ayes, motion passed.

Mrs. Farrell explained to the Board that even though this application requires a use variance, she did not feel it was necessary to send the application for review by the planner. The existing accessory buildings were constructed prior to the applicant purchasing the property; however she did inform the applicant that if the Board felt as though they didn't have enough information contained in the application for the two additional accessory buildings, then she would forward the application to the planner for her review. Mr. Marmero suggested that the Board should hear the application and if they have questions that only the planner could answer, then they can continue the matter after her review. Ms. Giebel testified that they are requesting a four stall horse barn and the two stall run-in. They also would like to amend the application to include an additional run-in building in the rear of the property, to be built sometime in the future, so the horses can get out of the weather if they are at the back of the property. The application was amended to include a third accessory building request. The applicant stated that they would comply with all the setbacks for the third building in the rear of the property.

**Public Hearings: (continued)**

2. #12-22 – Victoria Giebel (continued)

Mr. Kozak asked the size of the proposed third building. Mr. Simpson testified it would be the same size as the other proposed run-in shed. Mr. McLaughlin asked how many horses the applicant has now and if they are planning to add additional horses. Ms. Giebel testified that she currently has four horses and may add an additional one or two in the future. Mrs. Farrell commented that under the new ordinance the applicant would be permitted to have a total of seven horses.

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

Ms. Beltrante asked exactly where the third proposed run-in shed would be located. Ms. Giebel stated it would be further back behind the vinyl fence but not at the very rear of the property. They will be able to meet the fifty foot setback requirements with that proposed building.

Mr. Marmero commented that the vote will be two separate motions; the first for the use variance and then the two side yard variances. Motion by Mr. Salvadori, seconded by Ms. Beltrante to grant the use variance for an additional three accessory buildings for a total of eight accessory buildings. Roll call vote: Ayes - Mr. Salvadori, Ms. Beltrante, Mr. Carney, Mr. Fritz, Mr. Manfredi, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Motion by Mr. Carney, seconded by Ms. Beltrante to grant the two side yard variances; the first for a variance of eleven feet where fifty feet is required and the applicant is proposing thirty-nine feet, and the second for a thirty-five foot side yard variance where fifty feet is required and the applicant is proposing fifteen feet. Roll call vote: Ayes – Mr. Carney, Ms. Beltrante, Mr. Fritz, Mr. Manfredi, Mr. Salvadori, Mr. Kozak, Mr. McLaughlin. 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.

**Correspondence:**

1. Christopher Fazzio – Extension of Use Variance (application #09-02)

Member's packets contained: 1. Letter dated October 19, 2012 prepared by Christopher Fazzio.

Mr. Marmero stated that the letter was received in response to his letter to the applicant indicating that his use variance had expired and that he should remove his equipment or request an extension. He read the letter into the record which stated Mr. Fazzio's request to extend the use variance for another eleven months. Mr. Kozak suggested the Board, if deciding to approve the request, should grant the extension for one year. Motion by Mr. Salvadori, seconded by Mr. Carney to grant the extension request for one year. Roll call vote: Ayes – Mr. Salvadori, Mr. Carney, Ms. Beltrante, Mr. Fritz, Mr. Manfredi, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

**Approval of Minutes:**

1. 10/16/12 regular meeting.

Motion by Ms. Beltrante, seconded by Mr. Carney to approve the minutes from the October 16, 2012 regular meeting. Voice vote; all ayes, motion passed.

**Reports:**

1. Discussion: Special meeting on December 18, 2012.

Mrs. Farrell explained that she put this item on the agenda for another application that was supposed to be submitted; however they did not follow through. In the meantime an application was received from Cross Keys Monroe for one of the commercial pad sites along Berlin Cross Keys Road; but they have not finalized the subdivision, so technically, the lot for the proposed site plan does not exist yet. She stated that it is up to the Board on how they want to proceed; either schedule a special meeting or have the applicant wait until early next year. After some discussion, the Board stated that if the applicant is ready to come in on December 18, 2012, then they will have the meeting. Motion by Ms. Beltrante, seconded by Mr. Carney to hold the special meeting if the applicant is ready to proceed. Voice vote; all ayes, motion passed.

**Approval of Minutes:**

1. 10/16/12 regular meeting.

Motion by Ms. Beltrante, seconded by Mr. Carney to approve the minutes from the October 16, 2012 regular meeting. Voice vote; all ayes, motion passed.

**Adjournment:**

The meeting was adjourned at 7:30 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