

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 17, 2013. 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 January 22, 2013.

The Board saluted the flag.

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

Memorialization of Resolutions:

1. #13-08 – App. #13-01 – Jesse Magee – Side & Rear Yard Variances Approved

Motion by Mr. Salvadori, seconded by Mr. Price to adopt resolution #13-08. Roll call vote: Ayes – Mr. Salvadori, Mr. Price, Mr. Fritz, Ms. Hui, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

2. #13-09 – App. #13-03 – Bruce & Sharon Souder – Side Yard Variance Approved

Motion by Mr. Fritz, seconded by Mr. Salvadori to adopt resolution #13-09. Roll call vote: Ayes – Mr. Fritz, Mr. Salvadori, Mr. Price, Ms. Hui, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Public Hearings:

1. #13-04 – Joan Rumpf – Side Yard Variance

Present – Joan Rumpf, applicant.

February 5, 2013

Public Hearings: (continued)

1. #13-04 – Joan Rumpf (continued)

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

Ms. Rumpf is requesting a side yard variance of five feet where ten feet is required in order to be allowed to construct a garage on her property. The property is located at 669 Sykesville Road, also known as Block 12101, Lot 2.

Ms. Rumpf was sworn in by Mr. Marmero. Mr. McLaughlin asked Mrs. Farrell if the application contained the necessary information to be deemed complete. She replied that it did. Motion by Mr. Salvadori, seconded by Mr. Fritz to deem application #13-04 complete. Voice vote; all ayes, motion passed.

Ms. Rumpf testified that she would like to have a 24' x 24' garage constructed on her property for the storage of her vehicles and lawn equipment. The garage will be detached from her existing home. Ms. Hui asked why the applicant is proposing a detached garage instead of an attached garage. Ms. Rumpf stated that she would not be able to get the roof shingles to match the house for the garage. If she wanted it to match she would have to redo the entire roof of the house. In addition the gas line to her home is on the same side she is proposing the garage and that would have to be relocated as well. Mr. Salvadori asked if the applicant had any drainage issues on her property. She replied she did not. Mr. Kozak inquired as to what direction the rain gutters will run. Ms. Rumpf testified that they will run from front to back, not on the side. Mr. Fritz asked if the garage will have electricity. Ms. Rumpf replied that it would. Mr. Marmero inquired as to the applicant having a business in the garage. Ms. Rumpf testified she does not intend to run a business from the garage.

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. Price to grant the five foot side yard variance. The applicant received a waiver for the grading plan by the Township Engineer. Roll call vote: Ayes – Mr. Fritz, Mr. Price, Mr. Manfredi, Mr. Salvadori, Ms. Hui, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Public Hearings: (continued)

2. #13-02 – Harold Paul Kanady – Certificate of Non-Conformity

Mr. McLaughlin stated that Mr. Kanady's application has been postponed and at this time it is not scheduled for a future meeting.

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. Price commented on the brightness of the Grand Theater sign and how you can see it from quite a distance from the theater. He stated that he recalled the Board put restrictions on the brightness when they came in for approval. Mrs. Farrell stated that she would discuss the issue with the Zoning Officer and see if he can ask them to dim the lights. Mr. Marmero stated that he would check the resolution as well.

Approval of Minutes:

1. 1/29/13 – regular meeting.

Motion by Mr. Price, seconded by Mr. Fritz to approve the minutes from the January 29, 2013 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:13 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