

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 South Jersey 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 South Jersey Times on May 7, 2013.

The Board saluted the flag.

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

Memorialization of Resolutions:

1. #13-14 – App. #13-07 – Cross Keys Monroe, LLC – Use Variance Denied

Motion by Mr. Fritz, seconded by Mr. Manfredi to adopt resolution #13-14. Roll call vote: Ayes – Mr. Fritz, Mr. Manfredi, Mr. Carney, Mr. Salvadori, Ms. Hui, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

2. #13-17 – App. #13-05 – Deborah Shiflet – Rear & Front Yard Variances Approved

Motion by Mr. Salvadori, seconded by Mr. Fritz to adopt resolution #13-17. Roll call vote: Ayes – Mr. Salvadori, Mr. Fritz, Mr. Fitzgerald, Mr. Manfredi, Ms. Hui, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

3. #13-18 – App. #13-10 – Scott & Virginia Kaye – Percentage of Lot Coverage Approved

Motion by Mr. Fitzgerald, seconded by Mr. Salvadori to adopt resolution #13-18. Roll call vote: Ayes – Mr. Fitzgerald, Mr. Salvadori, Mr. Fritz, Mr. Manfredi, Ms. Hui, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Memorialization of Resolutions: (continued)

4. #13-20 – App. #12-05 – Salvatore Rizzo – Extension of Time Approved

Motion by Mr. Salvadori, seconded by Mr. Fritz to adopt resolution #13-20. Roll call vote: Ayes – Mr. Salvadori, Mr. Fritz, Mr. Fitzgerald, Mr. Manfredi, Ms. Hui, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

5. #13-21 – Mr. Marmero’s Annual Report – Approved to Forward to Council

Motion by Mr. Salvadori, seconded by Mr. Fitzgerald to adopt resolution #13-21. Roll call vote: Ayes – Mr. Salvadori, Mr. Fitzgerald, Mr. Fritz, Mr. Manfredi, Ms. Hui, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Public Hearing:

1. #13-11 – James Naughton – Rear Yard Variance

Present – James Naughton, applicant.

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

The applicant is requesting a rear yard variance of 7.8 feet where 15 feet is required and 7.2 feet is proposed in order to be allowed to construct an enclosed patio. The existing concrete pad was approved and built by the previous owner. The property is located at 640 St. Vincent Court, also known as Block 9.0302, Lot 29.

Mr. Naughton was sworn in by Mr. Marmero. Mr. Marmero asked if the application could be deemed complete. Mrs. Farrell replied that the application could be deemed complete. Motion by Mr. Salvadori, seconded by Mr. Fitzgerald to deem application #13-11 complete. Roll call vote: Ayes – Mr. Salvadori, Mr. Fitzgerald, Mr. Carney, Mr. Fritz, Mr. Manfredi, Ms. Hui, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Public Hearing: (continued)

1. #13-11 – James Naughton (continued)

Mr. Naughton testified that he recently purchased a home in Holiday City that has an existing concrete patio. He would like to enclose part of the patio and needs a rear yard variance. Mr. Marmero commented that the applicant has submitted approval from the homeowner's association and does require a rear yard variance of 7.8 feet.

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

Motion by Mr. Fitzgerald, seconded by Mr. Carney to approve the rear yard variance of 7.8 feet. Roll call vote: Ayes – Mr. Fitzgerald, Mr. Carney, Mr. Fritz, Mr. Manfredi, Mr. Salvadori, Ms. Hui, 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.

Reports:

No reports.

Approval of Minutes:

1. 5/7/13 regular meeting.

Motion by Mr. Fritz, seconded by Mr. Fitzgerald to approve the minutes from the May 7, 2013 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:10 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