

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 June 18, 2013.”

The Board saluted the flag.

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

Memorialization of Resolution:

1. #13-24–App. #444-SP PS-2–Cross Keys Monroe, LLC–Prelim. & Final Major Site Plan

Motion by Mr. Fitzgerald, seconded by Mr. Carney to adopt resolution #13-24. Roll call vote: Ayes – Mr. Fitzgerald, Mr. Carney, Mr. Fritz, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Public Hearing:

1. #13-12 – Glenn Ziegler – Rear Yard Variance

Present – Glenn Ziegler, applicant.

Member’s packets contained: 1. A copy of the applicant’s variance application. 2. The certified survey and photographs of the property.

The applicant is requesting a rear yard variance of fourteen feet in order to be allowed to cover a portion of his existing deck for shade. If approved, the applicant will have eleven feet to the rear property line, where twenty-five feet is required. The property is located at 611 Atlanta Avenue, also known as Block 139.0101, Lot 23.

Public Hearing: (continued)

1. #13-12 – Glenn Ziegler (continued)

Mr. Ziegler was sworn in by Mr. Marmero. Mrs. Farrell stated the application can be deemed complete. Motion by Mr. Fritz, seconded by Mr. Salvadori to deem application #13-12 complete. Roll call vote: Ayes – Mr. Fritz, Mr. Salvadori, Mr. Carney, Mr. Fitzgerald, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Mr. Ziegler explained to the Board that he would like to cover a portion of his existing deck, the smaller of the two decks located off of the sliding glass doors, in order to have some shade from the heat of the sun. The proposed roofing will not extend the entire width of the deck. Mr. Kozak asked if there was a house behind Mr. Ziegler's house and if there were any drainage problems on the property. Mr. Ziegler replied that there is a house directly behind his and that there aren't any drainage problems on his property. Mr. Marmero commented that the deck is already encroaching into the required setback; the applicant just wants to put a roof over a portion of the existing deck. Mr. Ziegler replied that his comment was correct. There was a question as to whether Mr. Ziegler received a permit for the deck. He responded that he did.

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

Motion by Mr. Carney, seconded by Mr. Fritz to grant the fourteen foot rear yard variance where twenty-five feet is required and the applicant will have eleven feet. Roll call vote: Ayes – Mr. Carney, Mr. Fritz, Mr. Fitzgerald, 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.

Reports:

Mrs. Farrell commented that there is an application being submitted for the next meeting in August that concerns an LED sign. The applicant currently has a sign out on Route 322 and wants to add a small section underneath that is LED. The property is located in a residential zone. She asked the Board if they thought it was necessary for her to send the application to the planner or could the Board make a determination on their own. After some discussion it was decided that the application did not have to be sent to the planner for review; however if there were any controversy over the issue, they could ask the planner to review the application.

Approval of Minutes:

1. 06/04/13 regular meeting.

Motion by Mr. Carney, seconded by Mr. Fitzgerald to approve the minutes from the June 4, 2013 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:15 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