

Call to Order:

The meeting was called to order at 7:03 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 to the South Jersey Times on September 17, 2013.

The Board saluted the flag.

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

Memorialization of Resolutions:

1. #13-29 – App. #13-07 – Cross Keys Monroe, LLC – Use Variance Approved

Motion by Mr. Fitzgerald, seconded by Mr. Salvadori to adopt resolution #13-29. Roll call vote: Ayes – Mr. Fitzgerald, Mr. Salvadori, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Public Hearing:

1. #13-15 – Joseph Giove/Crystal Clune – Use Variance

Present – Joseph Giove, applicant, Crystal Clune, applicant.

Member’s packets contained: 1. A copy of the applicant’s use variance application, plan of survey, and photographs of the property. 2. Report dated September 23, 2013 prepared by Pam Pellegrini. 3. Two letters of concern from residents who live in the area, the first dated September 27, 2013 prepared by Vera Hilsher and the second dated September 30, 2013 prepared by Albert and Yvone Brunk.

The applicant is proposing to construct a 2,400 square foot pole barn for storage and maintenance of his classic cars. The pole barn is a permitted use; however the existing house is only 640 square feet which makes the pole barn larger than the house triggering the need for a use variance. The property is located at 1106 Herbert Boulevard, also known as Block 1001, Lot 10.

Public Hearing: (continued)

1. #13-15 – Joseph Giove/Crystal Clune (continued)

Mr. Giove and Ms. Clune were sworn in by Mr. Marmero. Mr. Marmero explained that since the applicant's are requesting a use variance, they need five affirmative votes and there are only six members present of a seven member board. They have the option of postponing their hearing until there is a full seven member board present for their application. Ms. Clune stated that prior to the start of the meeting someone mentioned that the absent members of the Board could listen to a transcript of the meeting. Mr. McLaughlin explained that if the applicants proceed and a vote is taken and they do not receive five affirmative votes, the application is denied, and the absent members will not need to listen to the tape of the hearing. Ms. Clune asked if they could have a few minutes to talk over whether or not they wanted to proceed this evening.

The Board took a brief recess.

The Board resumed the meeting at 7:10 p.m. Ms. Clune indicated that they were going to proceed with the hearing this evening. Mr. Giove testified that he owns five classic cars and currently pays rent at two different locations for storage. He purchased this property a couple of years ago with the intention of building a pole barn to store his classic car collection. He has been a collector of classic cars his whole life and he would like to have the cars in one place. He testified that he works two jobs and does not intend to open a business at this location; the building is his own personal hobby shop. Mr. McLaughlin asked if the applicant will only be storing the five cars. Mr. Giove stated that he does add to his collection. The proposed pole barn would probably hold anywhere from ten to twelve cars; he stated that he would never have more than that because he couldn't afford it. Ms. Clune commented that any building they would propose to construct on the site would probably need a variance since the house is so small at only 640 square feet; however the property is almost four acres. They will only remove the trees that are necessary to construct the pole barn. Mr. Marmero commented for the Board's information that the pole barn itself is a permitted use; the only reason the applicant needs the variance is because it will be larger than the existing house.

Ms. Pellegrini asked if the applicant's currently reside at the property. Ms. Clune replied that they do not and they do not intend to reside there in the future. The existing home is being rented.

Public Hearing: (continued)

1. #13-15 – Joseph Giove/Crystal Clune (continued)

Mr. Giove testified stated that he wants the pole barn to be secluded; he does not want it to be that visible because he has over \$150,000.00 in cars being stored. He will keep as many trees around the pole barn as possible. Mr. Salvadori asked if Mr. Giove will be working on the cars. Mr. Giove testified that he does do some minor repairs to the cars and maintenance. He will not be selling any cars or conducting any type of business at this site. Mr. Salvadori asked how far the building will be from the homes on the left side of the property. Mr. Giove replied that the lot is 200 feet wide. He chose the to place the building as far to the right side of the property as he can go so he does not impose on the privacy of the existing homes. Ms. Pellegrini stated that the building will be approximately 140 feet from the residences to the left. Mr. Giove commented that the entrance to the building will be from the right side along the Atlantic City Electric easement. He will be using the existing driveway of that easement to access the pole barn. Ms. Clune testified that they have a letter from Atlantic City Electric which states their support of them using the driveway; they just have to clear the brush away. She will provide the Board with a copy of the letter. Mr. Giove will be the only one with access to the pole barn.

Mr. McLaughlin asked if Mr. Giove takes the cars out to shows. Mr. Giove replied that he does take them out sometimes on the weekend, he might take one out for a family outing, and he does sometimes go to small car shows. All the cars have mufflers so they are not race cars and they are all registered to him. With regard to lighting, he will tie into the electric for the building; he will not be running any water and sewer. There will be an overhead light at the door. Mr. McLaughlin asked when he would access the building. Mr. Giove stated that he will be there mostly on the weekends, sometimes during the week but not late at night. Ms. Clune provided the Board with photographs of the cars owned by Mr. Giove which were marked as Exhibit A-1. Mr. Fritz asked about the trailer in the photograph and if Mr. Giove will be hauling the cars in and out with the trailer. Mr. Giove stated that he will drive them in and out; however he does have a brand new enclosed trailer which he currently stores on the property and he will continue to keep it there on the side of the building so it won't be visible to the residents. Mr. McLaughlin asked Mr. Giove to describe the type of building. Mr. Giove replied that it will be a corrugated steel building; it will have eaves and overhangs and gutters as well as skylights. There will be one ten foot door and a three foot walk in door and the floor will be concrete. Ms. Clune stated it is a beautiful building; she did provide a photograph of the type of building being proposed.

Public Hearing: (continued)

1. 13-15 – Joseph Giove/Crystal Clune (continued)

Mr. Fritz asked about the drainage and if there are any issues on the property. Mr. Giove stated there aren't any drainage issues. Ms. Clune also stated that they received a waiver from the grading plan from the Township Engineer's office. She stated he visited the site to look at the grading and did not see any issues. Mr. Kozak commented, for clarification, that if the house on the property was a typical size, like 2400 square feet, the applicant would not need a variance, he would be allowed to build the pole barn, it's only because the house is undersized at 640 square feet that they are before the Board. Ms. Pellegrini provided the Board with aerial photographs of the site. Mr. Kozak stated that he has never met the applicant; however he does the rental inspection there and the property has been cleaned up and is kept very nice.

Motion passed to open the hearing to the public.

1. Vera Hilsher, 436 Virgin Island Drive, was sworn in by Mr. Marmero. Ms. Hilsher commented that she was impressed with the proceedings of the Board. She also addressed the applicant and stated that she was happy that Mr. Giove planned the location of the pole barn with the residents in mind.

2. Mary Ann Craig, 420 Virgin Island Drive, was sworn in by Mr. Marmero. Ms. Craig asked if the driveway will be paved. She also asked if the building will be alarmed and have smoke alarms. She also asked if the building will be heated.

3. Helen Donovan, 416 Virgin Island Drive, was sworn in by Mr. Marmero. Ms. Donovan commented that she was happy the old trailer was removed from the site. She was interested in the type of building that was being constructed. She also commented on the turkeys and deer that are in the area.

Motion passed to close the hearing to the public.

Mr. Giove addressed the questions asked by the public. With regard to the driveway, it will be recycled asphalt, which is not a permanent paving; it's like crushed asphalt that is permeable. The building will be alarmed for security and fire. He will have a salamander heater that will only be on when he is there. He also testified that the building will not be an eyesore as its costing him approximately \$50,000.00 and will be very nice.

Public Hearing: (continued)

1. #13-15 – Joseph Giove/Crystal Clune (continued)

Mr. McLaughlin indicated that the application should be deemed complete. Motion by Mr. Fritz, seconded by Mr. Salvadori to deem application #13-15 complete. Voice vote; all ayes, motion passed.

Motion by Mr. Fritz, seconded by Mr. Fitzgerald to grant the use variance to allow the pole barn conditioned upon the applicant not running a business from the site, providing a copy of the consent letter from Atlantic City Electric, and receiving soil conservation if more than 5,000 square feet is disturbed. Roll call vote: Ayes – Mr. Fritz, Mr. Fitzgerald, Mr. Salvadori, Ms. Hui, 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:

No reports.

Approval of Minutes:

1. 9/17/13 regular meeting.

Motion by Mr. Salvadori, seconded by Mr. Fitzgerald to approve the minutes from the September 17, 2013 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:50 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