

**Call to Order:**

The meeting was called to order at 7:05 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 8, 2014. 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 South Jersey Times on August 19, 2014.”

The Board saluted the flag.

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

**Memorialization of Resolutions:**

1. #14-20 – App. #14-08 & #464-SP – A & R Used Cars, Inc. – Application Tabled

Motion by Mr. Carney, seconded by Mr. Fritz to adopt resolution #14-20. Roll call vote: Ayes – Mr. Carney, Mr. Fritz, Ms. Hui, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

**Public Hearings:**

1. #14-10 – Bernice Jerrell Witts – Side Yard Variance

Present – Bernice Jerrell Witts, David Witts, applicants.

Member’s packets contained: 1. A copy of the applicant’s variance application. 2. Photographs of the property and a copy of the applicant’s survey.

The applicant is requesting a side yard variance of 9.9 feet where 10 feet is required in order to be allowed to construct a carport on the side of her existing garage. The property is located at 929 Lois Drive, also known as Block 13501, Lot 20 in the R-2 Zoning District.

Mr. and Mrs. Witts were sworn in by Mr. Marmero.

**Public Hearings: (continued)**

1. #14-10 – Bernice Jerrell Witts (continued)

Mr. Witts stated that they would like to construct a carport. He displayed a rough drawing of where the carport would be located. Mr. Marmero marked the drawing as Exhibit A-1. Mr. Fritz asked Mr. Witts if he intended to close in one side of the carport. Mr. Witts stated that he would like to close in the side that will be along the fence. Mr. McLaughlin stated he forgot to ask if the application could be deemed complete. Mrs. Farrell stated that it could be deemed complete. Motion by Mr. Fritz, seconded by Mr. Manfredi to deem application #14-10 complete. Voice vote; all ayes, motion passed.

Mr. Witts stated that he would like to go close enough so that he does not have to cut the grass between the carport and the fence. Mr. McLaughlin asked if there were any problems with drainage on the property. Mr. Witts stated there isn't any drainage issues on the property but in the street. Mr. Sebastian inquired as to the dimensions given on Mr. Witts drawing in comparison with the dimensions on the survey. He stated that the survey indicates there is ten foot three inches on the side yard in the front and ten foot four inches in the rear. The drawing indicates there is eleven feet; Mr. Sebastian's concern was that there wouldn't be enough room in the carport if the applicant left one foot between the carport and the fence as he indicated. Mrs. Farrell commented that Mr. Weikel's paperwork indicates they are requesting a three inch side yard. Mr. Witts stated that he thought he would have enough room to park his truck under the carport. Mr. Kozak asked why the applicant wanted to close the one side of the carport. Mr. and Mrs. Witts replied that they want to close that side due to the weather.

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

Mr. Kozak commented that the applicant should be made aware that they will be responsible if they create any drainage problems for their neighbors after the construction of the carport. Mr. Witts stated that there will be an A roof with downspouts that will keep the water on their property. Mr. Sebastian informed the applicant that the water issue on the street is being addressed by Council. Mr. Marmero stated that the variance would be to allow a three inch side yard and the applicant has been made aware that they would be responsible if they create any drainage problems. Mr. Marmero also commented that since the applicant is proposing to close the one side it may not technically be considered a carport, so he will identify it as the structure and not a carport.

Motion by Mr. Fritz, seconded by Mr. Manfredi to approve the variance to allow a side yard of three inches. Roll call vote: Ayes – Mr. Fritz, Mr. Manfredi, Mr. Carney, Ms. Hui, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

**Public Hearings: (continued)**

2. #14-11 – Marilyn Wengert – Side Yard Variance

Present – Marilyn Wengert, applicant, Edward Bakis, applicant’s friend.

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

The applicant is requesting a side yard variance of four feet seven inches in order to allow her exiting shed a side yard of five inches from the property line. The shed is set on an angle so that the rear corner encroaches into the side yard setback requirement of five feet. The property is located at 1051 Clayton Road, also known as Block 12901, Lot 32.04 in the Commercial Zoning District.

Ms. Wengert and Mr. Bakis were sworn in by Mr. Marmero. Mr. McLaughlin asked Mrs. Farrell if the application could be deemed complete. Mrs. Farrell replied that the application can be deemed complete. Motion by Mr. Fritz, seconded by Mr. Carney to deem application #14-11 complete. Voice vote; all ayes, motion passed.

Ms. Wengert testified that she is before the Board asking for the side yard variance for a shed that was constructed on her property in 1999. She stated that the rear corner of the shed does not meet the five foot requirement; however the front of the shed does meet the requirement. Mr. McLaughlin asked if there were any complaints about the shed. Ms. Wengert stated that no one has complained; she just decided to come in to get the required variance. Mr. Marmero asked if the shed could be easily moved. Mr. Bakis stated that it could not because it was on a concrete foundation and that the shed is tucked in around some trees which would have to be moved. Ms. Wengert also testified that the shed is used strictly for storage of her lawn tools and equipment. Mr. Fritz asked if there was electricity to the shed. Ms. Wengert testified that there is electricity but only to be able to see at night; there aren’t any plumbing lines or any plans to install plumbing. Mr. Sebastian inquired as to when the survey was completed because the shed is shown on the survey. Ms. Wengert stated that she had the survey done when she added her salon to her home. Mrs. Farrell stated that the survey was done in 2012 when Ms. Wengert came in for approvals for her salon.

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

**Public Hearings: (continued)**

2. #14-11 – Marilyn Wengert (continued)

Mr. Marmero stated that the applicant is asking for a variance to allow the corner of the shed to be five inches from the side yard. Motion by Mr. Carney, seconded by Ms. Hui to grant the variance to allow a side yard of five inches. Roll call vote: Ayes – Mr. Carney, Ms. Hui, Mr. Fritz, Mr. Manfredi, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

3. #14-12 – Robert & La Tia Kendrick – Side and Rear Yard Variances

Present – Robert & La Tia Kendrick, applicants.

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

Mr. & Mrs. Kendrick were sworn in by Mr. Marmero. Mr. McLaughlin asked Mrs. Farrell if the application could be deemed complete. Mrs. Farrell replied that the application could be deemed complete. Motion by Mr. Fritz, seconded by Mr. Carney to deem application #14-12 complete. Voice vote; all ayes, motion passed.

Mr. Kendrick stated that they live on a corner property in the Glen Eyre development and they would like to get a pool. They are before the Board because they need a side and rear yard variance to allow the pool to be five feet from each of those property lines. They are proposing to place the pool in the furthest corner of the yard away from the street. Mr. Fritz asked if the five foot setback was to the concrete walkway around the pool. Mr. Kendrick stated he is requesting the setback to the pool. Mr. Kozak stated that it is to the water's edge. The walkway does not require the setback. The Board agreed that there isn't another place on the property they can place the pool. Mr. Kendrick stated that he back yard is fenced from each corner of the house. He testified that they will comply with all the requirements with regard to locks and fencing for the pool.

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 Ms. Hui to grant the side and rear yard variances to allow a five foot setback to the pool conditioned upon the applicant submitting a lot grading plan if required by the Township Engineer. Roll call vote: Ayes – Mr. Carney, Ms. Hui, Mr. Fritz, Mr. Manfredi, 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:**

1. Mrs. Farrell stated that it was very important for the Board members to attend the September 16, 2014 meeting since there is use variance scheduled. If anyone cannot make the meeting they were asked to notify the office as soon as possible.

**Approval of Minutes:**

1. 8/5/14 regular meeting.

Motion by Mr. Carney, seconded by Ms. Hui to approve the minutes from the August 5, 2014 regular meeting. Voice vote; all ayes, motion passed.

**Adjournment:**

The meeting was adjourned at 7:40 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