

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 in the Open Public Meetings Act in the Annual Notice of Meetings. This notice was sent in writing to the South Jersey Time on January 12, 2015. 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 the South Jersey Times on April 21, 2015.”

The Board saluted the flag.

Roll call: Present – Mr. Carney, Mr. Fritz, Ms. Hui, Mr. Kozak, Mr. Manfredi, Mr. Mercado, Ms. Capate, Mr. McLaughlin. Absent – Mr. Salvadori, (excused), Mr. Sander, (excused), Mr. Heffner, (excused). Also present – Mr. O’Donnell, Solicitor, Ms. Pellegrini, Planner.

Public Hearing:

1. # 15-04 – Louis Burgese – Use Variance

Present – Louis Burgese, applicant.

Member’s packets contained: 1. A copy of the applicant’s use variance application and supporting documents. 2. A copy of the applicant’s letter requesting a waiver of the certified survey. 3. Letter dated February 25, 2015 prepared by Kathryn Cornforth from ARH. 4. Report dated April 27, 2015 prepared by Pam Pellegrini.

The applicant is requesting a use variance in order to be allowed to construct a 3,744 square foot addition to an existing 1,728 square foot pole barn to store his car collection. An existing masonry building is proposed to be demolished. The property is located at 2083 S. Black Horse Pike, also known as Block 9901, Lot 12.

Mr. Burgese was sworn in by Mr. O’Donnell. Mr. Burgese testified that he is an automotive enthusiast. He keeps his property as nice as he can and would like to make it look nicer by being able to store his collection of cars inside a building. Ms. Hui inquired as to the car repair business next door to Mr. Burgese and asked if any of the stored cars would belong to the auto repair shop to be sold or repaired. Mr. Burgese replied that they would not. Mr. McLaughlin asked Mrs. Farrell if the application could be deemed complete. Mrs. Farrell stated that the applicant is requesting a waiver from providing the certified survey.

Public Hearing: (continued)

1. #15-04 – Louis Burgese (continued)

Ms. Pellegrini stated that the applicant did submit a plot plan and a copy of a prior survey; however the structure that he is adding to is not shown on that survey. She did not have an issue with granting the waiver for the survey since the building exists and will not show anything new with regard to the property lines. Motion by Mr. Fritz, seconded by Mr. Carney to grant the waiver and deem application #15-04 complete. Roll call vote: Ayes – Mr. Fritz, Mr. Carney, Ms. Hui, Mr. Kozak, Mr. Manfredi, Mr. Mercado, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Mr. Carney asked if the concrete pad in the cinderblock building will also be removed from the site once the building is demolished. Mr. Burgese replied that the concrete pad will be demolished as well. Mr. McLaughlin asked if the applicant had any issues with water drainage on the property. Mr. Burgese stated that he does not have any water problems. Mr. Fritz asked if there will be any utilities used in the new pole barn. Mr. Burgese replied that he will have electric; the old section of the pole barn already has electric. Mr. O'Donnell asked if all the vehicles proposing to be stored are already at the property. Mr. Burgese replied that he buys and sells cars, mostly race cars, so the inventory can change. It's not a business it's just his hobby. Mr. O'Donnell asked what the height of the building will be when completed. Mr. Burgese explained that there will be two different heights, two sections will be twelve foot high; the third section will be ten foot high. The access to the building will be from the existing driveway into the building once the cinderblock building is demolished. The driveway will consist of crushed concrete. Ms. Hui asked how many vehicles can be stored in the building once the new sections are added. Mr. Burgese stated that he should be able to store four in the larger section and his three everyday vehicles in the other section where he will also have shelving for storage. The building is a single story structure.

Ms. Pellegrini reviewed her report for the Board. She stated that the use variance is required since the uses are nonconforming for the zone and he is expanding a nonconforming use. In addition, the pole barn will be larger than the existing single family home which also requires a use variance. She asked the overall height of the building. Mr. Burgese stated that to the peak of the roof on the existing building is eighteen feet; the peak on the new sections will be sixteen feet. Ms. Pellegrini stated that the maximum is eighteen feet so the building complies.

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

Public Hearing: (continued)

1. #15-04 – Louis Burgese (continued)

Mr. Kozak commented that he would like to address some conditions of approval. The first is that the building will not be used for commercial use; secondly there will not be any outside storage of materials. There was discussion on a time frame of when the cinderblock building should be demolished after Mr. Burgese receives a Certificate of Occupancy for the building. Mrs. Farrell commented that technically a use variance is good for one year. After some discussion with the applicant, who stated that it may take him some time to empty the cinderblock building since he does work a full time job, the Board decided that he would have one year from the time he receives a Certificate of Occupancy, to demolish the cinderblock building. Mr. Kozak also asked if the Board should address the comment in the ARH letter concerning the suggestion of recharging the downspouts underground. Ms. Pellegrini commented that she did not see the necessity since the lot is a large lot. The Board agreed that it was not necessary for the applicant to comply with that suggestion.

Motion by Mr. Fritz, seconded by Mr. Carney to grant the use variance with the conditions stated and agreed to by the applicant. Roll call vote: Ayes – Mr. Fritz, Mr. Carney, Ms. Hui, Mr. Kozak, Mr. Manfredi, Mr. Mercado, 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. 4/7/15 regular meeting.

Motion by Mr. Fritz, seconded by Mr. Mercado to approve the minutes from the April 7, 2015 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:18 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