

Call to Order:

The meeting was called to order at 7:00 p.m. by Vice Chairman Salvadori 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 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 to the South Jersey Times on November 17, 2015.”

The Board saluted the flag.

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

Public Hearing:

1. #15-10 – Daniel DiVigenze – Rear Yard Variance

Present – Daniel DiVigenze, applicant.

Member’s packets contained: 1. A copy of the applicant’s variance application with photographs. 2. A survey of the property. 3. Letter dated September 14, 2015 prepared by ARH granting a lot grading waiver.

The applicant is requesting a rear yard variance of fifteen feet in order to be allowed to replace an existing portable garage with a permanent 24 x 30 garage for storage of cars and personal items. The property is located at 1462 Victory Avenue, also known as Block 9009, Lot 2 in the RG-MR Zoning District.

Mr. DiVigenze was sworn in by Mr. O’Donnell. Mr. Salvadori asked Mrs. Farrell if the application could be deemed complete. Mrs. Farrell replied that the applicant is requesting a waiver of the certified survey. There is a survey provided; however it is not a sealed copy. Motion by Mr. Fritz, seconded by Mr. Carney to grant the waiver and deem application #15-10 complete. Roll call vote: Ayes – Mr. Fritz, Mr. Carney, Ms. Hui, Mr. Kozak, Mr. Manfredi, Ms. Capate, Mr. Salvadori. Nays – Zero. Abstentions – Zero.

Mr. DiVigenze testified that he currently has a portable building in his yard that is located right at his fence line; he would like to construct a permanent garage in its place. The rear yard requirement is twenty-five feet and he is requesting a variance to allow a rear yard setback of ten feet. Mr. DiVigenze stated that if he constructs the garage twenty-five feet from the rear yard it would only be about fifteen feet off of his back deck. He also didn’t want all that wasted space behind the garage.

Public Hearing: (continued)

1. #15-10 – Daniel DiVigenze (continued)

The garage will be used for storage of his cars and other items and will not be used for a business. Mr. Carney asked about the property behind Mr. DiVigenze's property. Mr. DiVigenze stated that there is a residence's backyard behind his property. Ms. Hui asked how many vehicles will be stored in the garage. Mr. DiVigenze testified that it will be two vehicles and if later on he can get a lift then he could fit two and maybe a motorcycle. Mr. Fritz asked if the shed will remain on the property. Mr. DiVigenze stated that the shed will remain but the portable garage will be removed.

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 rear yard variance of fifteen feet and allow a rear yard setback of ten feet. Roll call vote: Ayes – Mr. Carney, Ms. Hui, Mr. Fritz, Mr. Kozak, Mr. Manfredi, Ms. Capate, Mr. Salvadori. 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 informed the Board that Council was holding their reorganization meeting on January 4, 2016. She asked the Board if she can schedule their reorganization meeting for January 5, 2016. The Board was in agreement for the reorganization meeting for January 5, 2016. The Board's last meeting for the year is scheduled for December 15, 2015.

Approval of Minutes:

1. 11/17/15 regular meeting.

Motion by Mr. Fritz, seconded by Ms. Capate to approve the minutes from the November 17, 2015 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:12 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. Ninette Orbaczewski, Clerk Transcriber.