

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 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 December 1, 2015.”

The Board saluted the flag.

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

Memorialization of Resolutions:

1. #15-27 – App. #15-10 – Daniel DiVigenze – Rear Yard Variance Approved

Motion by Mr. Fritz, seconded by Mr. Salvadori to adopt resolution #15-27. Roll call vote: Ayes – Mr. Fritz, Mr. Salvadori, Ms. Hui, Mr. Kozak, Mr. Manfredi, Ms. Capate. Nays – Zero. Abstentions – Zero.

Public Hearing:

1. #15-11 – Steven Bennett – Side & Rear Yard Variances

Present – Steven Bennett, applicant.

The applicant is requesting a rear yard variance of thirty-two feet and a side yard variance of eighteen feet for an existing 30 x 40 pole barn for personal storage. The property is located at 1413 Pitman Downer Road, also known as Block 14901, Lot 20 in the R-2 Zoning District.

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 and pole barn.

Mr. Bennett was sworn in by Mr. Marmero. He testified that he is before the Board seeking rear and side yard variances for a pole barn he already constructed on the property noted above. He started building the structure in July and it is almost completed. Mr. McLaughlin asked Mrs. Farrell if the application can be deemed complete. Mrs. Farrell replied that it could be deemed complete. Motion by Mr. Salvadori, seconded by Mr. Fritz to deem application #15-11 complete. Voice vote; all ayes, motion passed.

Public Hearing: (continued)

1. #15-11 – Steven Bennett (continued)

Mr. Heffner asked if the pole barn was strictly for Mr. Bennett's personal use and not for a business or to be rented out. Mr. Bennett testified that it was strictly for his personal use for storage of his tools, lawnmower, wave runner, etc. Ms. Capate asked if the building will have electric. Mr. Bennett stated that it will not have electric at this time; however he has been using an extension cord to provide electric when he works on the pole barn in the evening. Ms. Hui inquired about the distance between the pole barn and house shown on the survey. Mr. Bennett stated that the survey is incorrect with regard to the location of the house. The house is actually in the middle of the property. Mrs. Farrell stated that you can see the location of the house on Google Maps and that it is not in the location indicated on the survey that was done when the house was being built. Mr. Bennett stated that he did not know he needed a permit to build the pole barn. The property is his mom's property and he just thought he'd build the barn for storage of his personal equipment. Mr. Kozak commented that he believes Mr. Bennett would have come in for the permit if he'd known rather than go through this added expense to get the variances. In addition the neighbors were notified and no one is present to contest the application.

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

Mr. Marmero stated that there are two variances required; the first is for a thirty-two foot rear yard where fifty feet is required and the applicant is proposing eighteen feet and the second is for a side yard of eighteen feet where thirty feet is required and the applicant is proposing twelve feet. Motion by Mr. Salvadori, seconded by Mr. Fritz to approve the rear and side yard variances as requested conditioned upon the pole barn strictly being used for personal storage. Roll call vote: Ayes – Mr. Salvadori, Mr. Fritz, 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. December 1, 2015 regular meeting.

Motion by Ms. Capate, seconded by Mr. Fritz to approve the minutes from the December 1, 2015 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:14 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