

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 Gloucester County 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 hearings was sent in writing to the Gloucester County Times on January 15, 2013.”

The Board saluted the flag.

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

Public Hearings:

1. #13-01 – Jesse Magee – Side & Rear Yard Variances

Present – Jesse Magee, applicant.

Member’s packets contained: 1. A copy of the applicant’s variance application, plan of survey, and photographs of the property.

The applicant is proposing to construct a 24'x32' pole barn behind his existing home. He is requesting a ten foot side yard variance, where the requirement is twenty feet and a fifty-five foot rear yard variance, where the requirement is seventy-five feet. The property is located at 128 Dahlia Avenue, also known as Block 14605, Lot 5.

Mr. McLaughlin asked Mrs. Farrell if the application contained the necessary information to be deemed complete. She replied that it did. Motion by Mr. Salvadori, seconded by Mr. Fritz to deem application #13-01 complete. Voice vote; all ayes, motion passed.

Mr. Magee was sworn in by Mr. Marmero. He stated that he is requesting side and rear yard variances in order to be allowed to construct a pole barn at the rear of his property. He stated that he cannot put it closer to the house because of the new septic system that was installed.

Public Hearings: (continued)

1. #13-01 – Jesse Magee (continued)

Mr. Hui asked Mr. Magee where his septic system was located on the property. Mr. Magee replied that there are two tanks, one approximately ten feet off of the corner of the house, and the second another five feet from that one, then the septic field is in the rear just to the right of where he is proposing to place the pole barn.

Mr. Marmero asked if the variance request was due to the fact that he cannot really put the pole barn in another location. Mr. Magee replied that he didn't know if putting the pole barn over the septic field would affect it in anyway so he didn't want to do that. Mr. Salvadori asked what was located behind Mr. Magee's property. Mr. Magee stated that Northeast Mechanical is located behind his property. Ms. Hui asked the height of the proposed pole barn. Mr. Magee displayed the type of pole barn he would be constructing. He stated it will be a regular A-frame roof approximately twelve feet high, with a regular garage type door.

Mr. Fritz asked how Mr. Magee will access the pole barn. He stated that he will install a gravel/stone drive back to the pole barn. The building will have electricity. Mr. Kozak asked how far the pole barn is from the house. Mr. Magee stated it will be approximately sixty-feet from the house. Mr. Kozak asked what the pole barn will be used for. Mr. Magee testified that it was for his own personal use and he will not be using it for a business. Mr. Marmero commented that a lot grading waiver was granted in November.

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 the applicant submitted a letter from the adjacent property owner, William Hargrove, in support of the application. Mr. Marmero stated that while Mr. Hargrove is not present, his absence can also be taken as support.

Motion by Mr. Fritz, seconded by Mr. Carney to grant a side yard variance of ten feet and a rear yard variance of fifty-five feet conditioned upon Mr. Magee not using the pole barn for a business. Roll call vote: Ayes – Mr. Fritz, Mr. Carney, Mr. Fitzgerald, Mr. Price, Mr. Salvadori, Ms. Hui, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Public Hearings: (continued)

2. #13-03 – Bruce and Sharon Souder – Side Yard Variance

Present – Bruce Souder, applicant, Sharon Souder, applicant.

Member's packets contained: 1. A copy of the applicant's variance application, plan of survey, and photographs of the property and the proposed new mobile home.

The applicant is requesting a side yard variance of fourteen feet, where twenty-five feet is required, in order to be allowed to replace a mobile home that existed on the property. The property is located at 36 Kent Road, also known as Block 1501, Lot 4.

Mr. McLaughlin asked Mrs. Farrell if the application contained the necessary information to be deemed complete. She replied that it did. Motion by Mr. Salvadori, seconded by Mr. Price to deem application #13-03 complete. Voice vote; all ayes, motion passed.

Mr. Souder was sworn in by Mr. Marmero. Mr. Souder testified that they would like to construct a modular mobile home on the property for their personal use. There was an existing mobile home on the site that they have removed. Ms. Hui asked if the driveway was already constructed on the site. Mr. Souder stated that there is an existing gravel driveway. They do not have plans to pave that driveway at this time.

Mr. Marmero asked if the variance request is due to the irregular shape of the lot. He commented that it would be impossible to meet the side yard on the right side of the property. Mr. Souder replied that it is an irregular shaped lot. Mr. McLaughlin asked if there were any drainage issues on the property. Mr. Souder replied that there aren't any drainage issues on the property. Mr. Salvadori asked what the reason was for the pins to be set in such an unusual way on the property. Mr. Souder replied that it was so the neighbor could maintain the property around their existing garage.

Motion passed to open the hearing to the public.

1. Sandra Rack, 32 Kent Road, was sworn in by Mr. Marmero. Ms. Rack commented that her grandparents owned three lots and when it was subdivided it was subdivided around the exiting garage, which is why the applicant's property is so unusually shaped on the that one side.. She did not have any issues with the applicant's variance request.

Motion passed to close the hearing to the public.

Public Hearings: (continued)

2. #13-03 – Bruce & Sharon Souder (continued)

Motion by Mr. Fritz, seconded by Mr. Carney to grant the side yard variance of fourteen feet to allow the applicant's to replace the previous mobile home with a new modular mobile home. Roll call vote: Ayes – Mr. Fritz, Mr. Carney, Mr. Fitzgerald, Mr. Price, Mr. Salvadori, Ms. Hui, 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. 1/15/13 reorganization meeting.

Motion by Mr. Price, seconded by Mr. Salvadori to approve the minutes from the January 15, 2013 reorganization meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:20 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