

Call to Order:

The meeting was called to order at 7:00 p.m. by 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. In addition, a separate notice was sent in writing to the Courier Post in accordance with the Open Public Meetings Act.

The Board saluted the flag.

Roll Call:

Present – Mr. Cossabone, Ms. Fox, Mr. Fritz, Mr. McLaughlin, Mr. Mercado, Mr. Sebastian, Mr. Salvadori, Mr. Kozak, Mr. Rybicki. Also present – Mr. Coe, Solicitor, Mr. O’Reilly, Council Liaison, Mrs. Farrell, Secretary, Mrs. Orbaczewski, Clerk Transcriber.

Public Hearings:

1. #ZBA-19-01 – Don & Alicia Heverly – Rear Yard Variance

Present – Don Heverly, applicant, Toni Williamson, representative from the Pool Store.

The applicant is requesting a rear yard variance in order to install a 16 x 32 foot inground pool. The required rear yard setback is 10 feet and the applicant is requesting 7.5 feet thus needing a 2.5 foot variance. The property is located at 268 Rushfoil Drive, also known as Block 103.0202, Lot 32 in the RG-PR Zoning District.

Mr. Heverly and Ms. Williamson were sworn in by Mr. Coe. Mr. Heverly testified that he would like to install an inground swimming pool and is requesting a rear yard variance in order to place the pool directly behind the morning room at the rear of his home. In addition they plan to construct a deck off of the morning room at the rear so there will not be a blind spot created and they will be able to see the deck and the pool from the house as well as needing the pool to be at least ten feet from the deck so that their children cannot jump from the deck into the pool.

Mr. Mercado expressed his concern with regard to the water runoff onto the neighboring properties. Ms. Williamson replied that the engineer indicated that there was plenty of room at the side yards for the water runoff without affecting the neighbors; however if needed they will install drainage along the rear to collect any runoff. The Township Engineer will determine that when they submit their final lot grading plan.

Public Hearings: (continued)

Mr. Kozak asked Mr. Heverly if the landscaping in the rear yard along the fence will remain or if it will have to be removed for the pool installation. Mr. Heverly stated that if it can stay it will stay there. Ms. Williamson indicated that it does not have to be removed. Mr. Kozak commented that the landscaping will also help with drainage from water runoff.

Mr. Fritz asked if the applicant could construct the deck on the side of the morning room instead of the rear so he could meet the setback. Mr. Heverly replied that he could but it would still cause a blind area from the house to the deck.

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

Mr. Coe reviewed the application request for the Board. He stated the applicant is requesting the rear yard variance of 2.5 feet for a rear yard setback of 7.5 feet where 10 feet is required. Any approval will be subject to the lot grading approval by the Township Engineer as well as any and all escrow fees to be paid in full.

Motion by Mr. McLaughlin, seconded by Mr. Sebastian to grant the rear yard variance with the conditions stated. Roll call vote: Ayes – Mr. McLaughlin, Mr. Sebastian, Mr. Cossobone, Ms. Fox, Mr. Mercado, Mr. Salvadori. Nays – Mr. Fritz. Abstentions – Zero. 6 ayes, 1 nay, motion carried.

Public Portion:

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

Reports:

Mr. O'Reilly stated that the IPADS for the Board members are upstairs and that they should set them up with their Apple ID first and then their email. He stated that eventually they will be shown how to get their meeting packets and all other Township information from a folder in the cloud.

Mrs. Farrell asked the Board if they were opposed to holding the meetings in the Joe Pace conference room when there is only a resident variance application scheduled like the one this evening. She felt it was a more personal setting than in the courtroom where it can be intimidating to applicants. If there are applications that require the professionals then the meeting will still be held in the courtroom. The Board agreed that the small variance applications should be held upstairs in the Joe Pace meeting room with the notice being stated as such in the paper and to the residents. Mr. O'Reilly stated that he was okay with the small variance applications being held upstairs but whenever there are professionals involved with the applicants he wanted the meeting to be held in the courtroom since it is a more professional setting.

Approval of Minutes:

1. December 18, 2018 regular meeting

Motion by Mr. Salvadori, seconded by Mr. Mercado to approve the minutes from the December 18, 2018 regular meeting. Roll call vote: Ayes – Ms. Fox, Mr. Kozak, Mr. McLaughlin, Mr. Mercado, Mr. Salvadori. Nays – Zero. Abstentions – Zero.

2. January 15, 2019 reorganization meeting

Motion by Mr. Fritz, seconded by Mr. McLaughlin to approve the minutes from the January 15, 2019 reorganization meeting. Roll call vote: Ayes – Mr. Cossabone, Ms. Fox, Mr. Fritz, Mr. McLaughlin, Mr. Mercado, Mr. Sebastian, Mr. Salvadori. Nays – Zero. Abstentions – Zero.

Adjournment:

The meeting was adjourned at 7:22 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.

Respectfully submitted by:
Ninette Orbaczewski, Clerk Transcriber