

Call to Order:

The meeting was called to order at 5:08 p.m. by Chairperson Fox who read the following statement: “Notice of this meeting was given as required by the Open Public Meetings Act on May 30, 2020”.

The Board saluted the flag.

Roll call: Present – Mr. Mercado (5:15), Mr. McLaughlin, Mr. Salvadori, Mr. Sebastian, Mr. Kozak, Mr. Rybicki, Ms. Fox. Absent – Mr. Cossaboon, (excused), Mr. Fritz, (excused). Also present – Mr. Coe, Solicitor, Mr. O’Reilly, Council Liaison, Mrs. Farrell, Secretary, Mrs. Orbaczewski, Clerk Transcriber.

Memorialization of Resolutions:

1. #16-20 – App. #20-04 – Matthew & Miranda West – Lot Coverage Variance Approved

Motion by Mr. McLaughlin, seconded by Mr. Salvadori to adopt resolution #16-20. Roll call vote: Ayes – Mr. McLaughlin, Mr. Salvadori, Mr. Sebastian, Ms. Fox. Nays – Zero. Abstentions – Zero.

2. #17-20 – App. #18-07 – WBA Arbours Jr., LLC – Use Variance Reconsideration Denied

Mrs. Farrell stated that Ms. Fox is the only Board member present that can vote on the resolution. Mr. Coe replied her vote alone can memorialize the resolution. Ayes – Ms. Fox. Nays – Zero. Abstentions – Zero.

3. #18-20 – Closed Executive Session – WBA Arbours Jr., LLC & Wood Management

Motion by Mr. Salvadori, seconded by Mr. McLaughlin to adopt resolution #18-20. Roll call vote: Ayes – Mr. Salvadori, Mr. McLaughlin, Mr. Sebastian, Mr. Kozak, Mr. Rybicki, Ms. Fox. Nays – Zero. Abstentions – Zero.

Public Hearings:

1. #20-12 – Lisa Agigian – Rear Yard Variance

Present – Lisa Agigian, applicant, Agnes Tedesco, property owner.

The applicant is requesting a rear yard variance in order to construct a 10’ x 16’ deck on the rear of the property. The property is located at 635 Barbados Drive, also known as Block 9.0104, Lot 91 in the RA Zoning District.

Public Hearings: (continued)

1. #20-12 – Lisa Agigian (continued)

Ms. Fox asked if the application can be deemed complete. Mrs. Farrell replied the application can be deemed complete. Motion by Mr. McLaughlin, seconded by Mr. Salvadori to deem application #20-12 complete. Voice vote; all ayes, motion passed.

Ms. Agigian was sworn in by Mr. Coe. Ms. Agigian stated she is before the Board on behalf of her mother's property in order to be allowed to construct a deck and a rear yard variance is needed. She stated that other homes in the neighborhood have similar decks with the same size rear yards. Mr. McLaughlin asked if it would make it easier for Ms. Agigian's mother to use the backyard due to the sloping of the property. Ms. Agigian stated that due to her mother's age she cannot go out the rear yard now because of the slope. Mr. Coe stated that it appears the shape of the property without the deck renders most of the backyard useless. Ms. Agigian agreed. Mr. Kozak also commented that the homeowner's association has given their permission for the construction of the deck.

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

Motion by Mr. Salvadori, seconded by Mr. Sebastian to approve the rear yard variance where 10 feet is required and the applicant proposed 5.11 feet for the construction of a 10' x 16' deck conditioned upon the applicant constructing the deck according to the plans submitted, the applicant must obtain all the necessary permits, and maintain her escrow account. Roll call vote: Ayes – Mr. Salvadori, Mr. Sebastian, Mr. McLaughlin, Mr. Mercado, Mr. Kozak, Mr. Rybicki, Ms. Fox. Nays- Zero. Abstentions – Zero.

2. #20-13 – Stephen Paparo – Rear Yard Variance

Present – Stephen & Alysia Paparo, applicants.

The applicant is requesting a rear yard variance in order to construct a 14' x 30' covered porch on the back of their existing home. The property is located at 908 Shetland Lane also known as Block 24.0302, Lot 3 in the R-2 Zoning District.

Ms. Fox asked if the application can be deemed complete. Mrs. Farrell stated that the application can be deemed complete. Motion by Mr. McLaughlin, seconded by Mr. Salvadori to deem application #20-13 complete. Voice vote; all ayes, motion passed.

Public Hearings: (continued)

2. #20-13 – Stephen & Alysia Paparo (continued)

Stephen and Alysia Paparo were sworn in by Mr. Coe. Mrs. Paparo stated they are before the Board requesting a rear yard variance for the construction of a 14' x 30' covered porch. The rear yard setback is currently 29 feet and the required setback is 37.5 feet. Mr. Coe clarified the size of the proposed covered porch and asked the reason for the variance request. Mrs. Paparo confirmed it is 14' x 30' and stated that they are requesting the variance for the porch so they can enjoy their backyard. She stated she had suffered from skin cancer and this covered porch is a way for her to enjoy the backyard without being in the sun. Mr. Coe asked if there is anything behind their property. Mrs. Paparo replied that it is open space owned by the Township.

Motion passed to open the hearing to the public.

1. Darron Scriber, 726 Welsh Lane, was sworn in by Mr. Coe. Mr. Scriber stated that he is in favor of the Paparo's proposal.

Motion passed to close the hearing to the public.

Motion by Mr. McLaughlin, seconded by Mr. Salvadori to approve the rear yard variance where 37.5 feet is required and the applicant is proposing 29 feet conditioned upon the applicant obtaining all Township permits, constructing the covered porch according the plans submitted, and maintaining their escrow account. Roll call vote: Ayes – Mr. McLaughlin, Mr. Salvadori, Mr. Mr. Mercado, Mr. Sebastian, Mr. Kozak, Mr. Rybicki, Ms. Fox. 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:

Mrs. Farrell reminded the Board members that there is a meeting on June 16th and another on June 23rd. These meetings will be virtual meetings and start at 5:00 p.m.

Approval of Minutes:

1. 3/10/20 regular meeting.

Motion by Mr. McLaughlin, seconded by Mr. Salvadori to approve the minutes from the March 10, 2020 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 5:32 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.

Respectfully submitted by:

Ninette Orbaczewski, Clerk Transcriber