

**Call to Order:**

The meeting was called to order at 5:07 p.m. by Chairperson Fox who read the following statement: “Notice of this special meeting and public hearings was given as required by the Open Public Meetings Act on June 13, 2020”.

The Board saluted the flag.

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

**Public Hearings:**

Mrs. Farrell announced that the applicant listed third on the agenda has withdrawn their application and will not be heard this evening. Also, she made a typo on number seven for the Aucello application as the size of the proposed pool should be 16’ x 38’ not 16’ x 28’.

1. #20-10 – Our Lady of Peace Parish – Use Variance/LED Sign

Present – Frank Monari, applicant’s attorney, Deacon Mike McDonough, Our Lady of Peace, Nick Kappatos, owner of Sign Pros.

The applicant is requesting a use variance in order to be allowed to replace an existing fluorescent lighted church identification sign with a changeable LED sign to be placed in the same location. The new sign is proposed to be 41” x 87” and the changeable copy area will be 36” x 84”. The property is located on South Main Street and Carroll Avenue in the RG-PR Zoning District.

Ms. Fox asked if the application can be deemed complete. Mrs. Farrell replied that the applicant is asking for waiver of the filing fee since they are a non-profit organization. Motion by Mr. Salvadori, seconded by Mr. Mercado to waive the filing fee and deem application #20-10 complete. Voice vote; all ayes, motion passed. Deacon Mike and Mr. Nick Kappatos were sworn in by Mr. Coe.

Deacon Mike introduced himself to the Board and stated he is one of the facilitators at the parish with regard to maintenance and building projects. The existing sign is located at the front of the property along Main Street. The proposed sign will be located in the same place as the old sign and use the same foundation. The existing sign is approximately twenty years old and is deteriorating with rusted worn out sections on the metal portion.

**Public Hearings: (continued)**

1. #20-10 – Our Lady of Peace Parish (continued)

Mr. Kappatos stated his company will manufacture and install the new sign. He stated the existing foundation and steel pole are in good shape and there is existing electric. The old sign will be lifted off the foundation and pole and new sign will be placed on the same foundation. Mr. Kappatos stated the current sign is ten feet wide and the new sign is only eight feet wide; however, the difference is made up in the height due to the changeable copy message board. The sign will be more energy efficient and the display can be controlled by the parish. He stated that if the parish wanted to display different messages and since the speed limit along that area of Main Street is low, the message sign can probably change every ten to fifteen seconds, with no blinking or flashing. The rendering of the sign was in the member's packets and marked into evidence as Exhibit A-1. Mr. Kappatos stated that this type of sign is becoming very popular and there are similar ones on Main Street.

Mr. Coe asked if the sign will only be used to convey information for the church. Deacon Mike testified that the sign will only display messages pertaining to church activities and there will not be any flashing or blinking. They are in agreement to display any emergency communication the Township may want to display. Ms. Pellegrini reviewed her report for the Board. She stated that there are typical standards for LED signs; the applicant has acknowledged there will not be any flashing or blinking of the sign and the display time may be between ten and fifteen seconds which is fine. She asked the applicant to acknowledge compliance with the other standards listed in her report. The setback to the right-of-way is a little less non-conforming. The clearance under the sign appears to be the same as what is existing and she asked Mr. Kappatos to confirm. Mr. Kappatos replied the new base of the sign will be in the same place. They are going to do a faux brick base which will be about eighteen to twenty inches off the ground. Mr. Kappatos agreed to the other comments in Ms. Pellegrini's report. Mr. Sebastian inquired as to the luminance level. It was determined that the sign will not exceed the maximum nits of 750. Mr. Kappatos replied that the user will be able to control the brightness and they will not exceed the maximum luminance levels in the evening.

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

Motion by Mr. Sebastian, seconded by Mr. McLaughlin to grant the use variance and associated variances conditioned upon the applicant constructing the sign in accordance with the plans submitted, the applicant must obtain all construction and zoning permits, the applicant must maintain their escrow account, the applicant must adhere to all the standards listed in the planner's report. Roll call vote: Ayes – Mr. Sebastian, Mr. McLaughlin, Mr. Cossaboon, Mr. Mercado, Mr. Salvadori, Mr. Kozak, Ms. Fox. Nays – Zero. Abstentions – Zero.

**Public Hearings: (continued)**

2. #20-18 – Jeff & Jessica Rudolph – Percentage of Lot Coverage

Present – Jessica Rudolph, applicant, Jeff Rudolph, applicant, Toni, Williamson, the Pool Store.

The applicant is requesting a lot coverage variance where 30% is the maximum and they are proposing 50% in order to construct a 16' x 36' inground pool. The property is located at 1615 Holly Parkway also known as Block 11207, Lot 25 in the RG-PR Zoning District.

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 #20-18 complete. Voice vote; all ayes, motion passed. Jeff Rudolph, Jessica Rudolph, and Toni Williamson were sworn in by Mr. Coe. Ms. Williamson stated that they are seeking a lot coverage variance to allow 50% lot coverage for the installation of an inground pool. The applicants were already over the lot coverage with the construction of a deck some years ago when the lot coverage was not being enforced. Mr. McLaughlin asked if the above ground pool is being removed and if the inground pool is going to be in the same location. Ms. Williamson replied the above ground pool is being removed and the inground pool is going in the same general location. A lot grading plan will be submitted for approval by the Township engineer. Mr. Coe what is behind the Rudolph's property. Ms. Williamson stated that there is another house behind this property.

Motion passed to open the hearing to the public.

1. Joseph Wesner, 1619 Holly Parkway, was sworn in by Mr. Coe. Mr. Wesner stated he is in favor of the Rudolph's application.

Motion passed to close the hearing to the public.

Mr. Coe reviewed the variance request for the Board. Motion by Mr. McLaughlin, seconded by Mr. Sebastian to approve the lot coverage variance conditioned upon the applicant's constructing the pool according to the plan submitted, the applicant must receive lot grading approval, they must obtain all necessary zoning and construction permits, and they must maintain their escrow account. Roll call vote: Ayes – Mr. McLaughlin, Mr. Sebastian, Mr. Cossaboon, Mr. Mercado, Mr. Salvadori, Mr. Kozak, Ms. Fox. Nays – Zero. Abstentions – Zero.

**Public Hearings: (continued)**

3. #20-20 – George & Jenn Appenzeller – Percentage of Lot Coverage/Rear Yard

Present – Toni Williamson, the Pool Store, George & Jenn Appenzeller, applicants.

The applicant is requesting a lot coverage variance where 30% is the maximum and they are requesting 53% in order to construct a 17' x 35' inground pool. In addition, the applicant is requesting a rear yard variance where 35' is required and they are proposing 25'. The property is located at 322 Bryn Mawr Drive also known as Block 29.0202, Lot 14 in the RG-MR Zoning District.

Ms. Fox asked if the application can be deemed complete. Mrs. Farrell replied the application can be deemed complete. Motion by Mr. Sebastian, seconded by Mr. McLaughlin to deem application #20-20 complete. Voice vote; all ayes, motion passed. George Appenzeller, Jenn Appenzeller, and Toni Williamson were sworn in by Mr. Coe.

Ms. Williamson stated that the applicants were already over the maximum percentage of lot coverage when they constructed a basketball court in their backyard. They are asking to increase the percentage to 53% in order to install an inground pool. A lot grading plan will be submitted to the Township engineer for approval. The applicant is also requesting a rear yard setback variance from the required 35' to 25' for reasons associated with the installation of the pool. Mrs. Farrell replied that this a corner lot so the 35' setback requirement is from the right-of-way, so really it can be a right-of-way setback or however it should be stated. Mr. McLaughlin commented that this property also has an above ground pool and asked if it will be removed. Mrs. Williamson replied it will be removed.

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

There was some question as to whether it should be a rear yard variance or side yard variance, or just a right-of-way setback variance. Mr. Coe reviewed the variance request for the Board. Motion by Mr. McLaughlin, seconded by Mr. Sebastian to grant the lot coverage and right-of-way setback variances conditioned upon the applicant constructing the pool in accordance with the plan submitted, the applicant must obtain all zoning and construction permits; the applicant must receive lot grading approval, and they must maintain their escrow account. Roll call vote: Ayes – Mr. McLaughlin, Mr. Sebastian, Mr. Cossaboon, Mr. Mercado, Mr. Salvadori, Mr. Kozak, Ms. Fox. Nays – Zero. Abstentions – Zero.

**Public Hearings: (continued)**

4. #20-21 – Jose Alvarado – Percentage of Lot Coverage

Present – Jose Alvarado, applicant, Toni Williamson, the Pool Store.

The applicant is requesting a lot coverage variance where 30% is the maximum and he is proposing 55% in order to construct a 16' x 36' inground pool. The property is located at 948 Dartmoor Avenue also known as Block 24.0303, Lot 12 in the R-2 Zoning District.

Ms. Fox asked if the application can be deemed complete. Mrs. Farrell replied that the application can be deemed complete. Motion by Mr. McLaughlin, seconded by Mr. Kozak to deem application #20-21 complete. Voice vote; all ayes, motion passed.

Mr. Alvarado and Ms. Williamson were sworn in by Mr. Coe. Ms. Williamson stated that this pool was constructed several years ago when the lot coverage was not being enforced. They are before the Board to ask for the lot coverage variance. Mr. McLaughlin stated that it appears the Township engineer is okay with the lot grading. Ms. Williamson agreed with that comment.

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 variance request for the Board. Motion by Mr. McLaughlin, seconded by Mr. Kozak to grant the lot coverage variance conditioned upon the applicant receiving lot grading approval and maintenance of his escrow account. Roll call vote: Ayes – Mr. McLaughlin, Mr. Kozak, Mr. Cossaboon, Mr. Mercado, Mr. Salvadori, Mr. Sebastian, Ms. Fox. Nays – Zero. Abstentions – Zero.

5. #20-22 – Ed & Kristin Penna – Percentage of Lot Coverage

Present – Ed Penna, applicant, Toni Williamson, the Pool Store.

The applicant is requesting a lot coverage variance where 30% is the maximum and they are proposing 50% in order to construct a 16' x 36' inground pool. The property is located at 289 Rushfoil Drive, also known as Block 103.0201, Lot 24 in the RG-PR Zoning District.

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. Kozak to deem application #20-22 complete. Voice vote; all ayes, motion passed.

**Public Hearings: (continued)**

5. #20-22 – Ed & Kristin Penna (continued)

Mr. Penna and Ms. Williamson were sworn in by Mr. Coe. Ms. Williamson stated that the Penna's live in the Carriage Glen development and the backyards are fairly small. They are only asking for the lot coverage variance as opposed to any setback variances. Mr. McLaughlin asked if a grading plan will be submitted. Ms. Williamson replied a lot grading plan will be submitted for approval.

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 variance request for the Board. Motion by Mr. McLaughlin, seconded by Mr. Sebastian to grant the lot coverage variance conditioned upon the pool being constructed in accordance with the plan submitted, the applicant must obtain all zoning and construction permits, the applicant must receive lot grading approval, and the applicant must maintain their escrow account. Roll call vote: Ayes – Mr. McLaughlin, Mr. Sebastian, Mr. Cossaboon, Mr. Mercado, Mr. Salvadori, Mr. Kozak, Ms. Fox. Nays – Zero. Abstentions – Zero.

6. #20-23 – Anthony & Stephanie Aucello – Percentage of Lot Coverage

Present – Anthony & Stephanie Aucello, applicants.

The applicant is requesting a lot coverage variance where 30% is the maximum and they are requesting 41.3% in order to construct a 16' x 38' inground pool. The property is located at 263 Staggebush Road, also known as Block 103.0201, Lot 6 in the RG-PR Zoning District.

Ms. Fox asked if the application can be deemed complete. Mrs. Farrell replied that the application can be deemed complete. Motion by Mr. McLaughlin, seconded by Mr. Cossaboon to deem application #20-23 complete. Voice vote; all ayes, motion passed.

Mr. & Mrs. Aucello were sworn in by Mr. Coe. Mr. Aucello stated they are before the Board to request a lot coverage variance to allow 41.3% where 30% is the maximum. Mr. McLaughlin stated that the lot grading plan was submitted to the Township engineer. Mr. Aucello agreed that it was submitted. Mr. Coe asked what is behind their house. Mr. Aucello stated that another house is behind their house.

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

**Public Hearings: (continued)**

6. #20-23 – Anthony & Stephanie Aucello (continued)

Mr. Coe reviewed the variance request for the Board. Motion by Mr. McLaughlin, seconded by Mr. Mercado to grant the lot coverage variance conditioned upon the applicant constructing the pool in accordance with the plans submitted, the applicant must obtain all zoning and construction permits, the applicant must receive lot grading approval, and they must maintain their escrow account. Roll call vote: Ayes – Mr. McLaughlin, Mr. Mercado, Mr. Cossaboon, Mr. Salvadori, Mr. Sebastian, Mr. Kozak, 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:**

1. Mrs. Farrell stated that the next meeting is scheduled for July 7, 2020 via Zoom at 5:00 p.m.
2. Mr. Sebastian commented that the Zoning paperwork doesn't match with the actual percentage of lot coverage being requested. Mrs. Farrell replied that the pool store made the request based on the lot grading plan they had and these applications were submitted before we actually had the zoning paperwork.

**Approval of Minutes:**

1. 6/9/2020 special meeting.

Motion by Mr. McLaughlin, seconded by Mr. Salvadori to approve the minutes from the June 9, 2020 special meeting. Voice vote; all ayes, motion passed.

Mr. Coe thanked the Board for the fruit basket sent in sympathy for the loss of his son. Ms. Fox commented that the Board's thoughts and hearts are with him and everyone is so sorry for his loss. Mr. Coe thanked the Board for their sentiments.

**Adjournment:**

The meeting was adjourned at 6:16 p.m.