

A G E N D A

Call to Order / Salute to Flag / Roll Call / Proper Notice 1/8/21

Memorialization of Resolutions

1. Resolution #53-2021 Application #21-26 Marc & Tara Grill – Percentage of Lot Coverage Variance Approved.

The applicant's request for a percentage of lot coverage variance was approved for the installation of an inground swimming pool and concrete patio located at 256 Spring Beauty Drive and is also known as Block 37.0203 Lot 5.

2. Resolution #54-2021 Application #21-31 Rick & Stacy Snyder – Right-of-Way and Encroachment Variances Approved.

The applicant's request for right-of-way and encroachment into the landscape buffer variances was approved for the installation of an inground swimming pool located at 800 Spain Court and is also known as Block 12104 Lot 23.

3. Resolution #55-2021 Application #21-32 Thomas & Christie Locchetto – Side, Rear & Percentage of Lot Coverage Variances Approved.

The applicant's request for side, rear and percentage of lot coverage variances was approved for the installation of an inground swimming pool located at 316 Marissa Court and is also known as Block 27.0201 Lot 5.

4. Resolution #56-2021 Application #21-33 Anthony Leanza – Side & Rear Yard Variances Approved.

The applicant's request for side & rear yard variances was approved to replace the existing shed with a 18' x 36' x 12' shed located at 405 Taylor Lane and is also known as Block 29.0102 Lot 2.

5. Resolution #57-2021 Application #21-34 Michael Fulbrook & Jamie Kienzle – Rear Yard Variance Approved.

The applicant's request for a rear yard variance was approved to install a 15 x 30' x 54" above ground swimming pool with a 30' x 40' deck located at 2028 Ridings Drive and is also known as Block 150.0101 Lot 61.

6. Resolution #58-2021 Application #21-29 David Howey & April Eganstafer – Use Variance Approved.

The applicant's request for a use variance was approved for the construction of a 30' x 50' x 15' pole barn located at 1028 Herbert Blvd. and is also known as Block 1001 Lot 17.

7. Resolution #59-2021 Application #1854 N.W.D. Development, LLC – The Greens (formerly Stirling Glenn II) – Recommendation the Township continue COAH agreement.

There exists a COAH agreement when approvals were granted to Stirling Glen I and Stirling Glenn II. The prospective buyers wish to continue said agreement for The Greens. They are asking for the COAH contribution of \$2,199.00 per unit and not the fee of one and one-half (1.5%) percent of the equalized assessed value of the residential construction.

Public Hearings

1. Application #21-30 Otis & Shahida Peterson – Side & Percentage of Lot Coverage Variances

The applicant is requesting a side yard and percentage of lot coverage variance for the existing asphalt driveway. The required side yard setback is 10'; proposed is 9'. The maximum percentage of lot coverage allowed is 30%; proposed is 70.48% and any other variances/waivers that may be necessary for the Board to

approved this application. The property for which approval is being sought is in the R-2 (Suburban Residential Option District) zone and is located at 49 Howard Drive and is also known as Block 13505 Lot 26.

2. Application #21-35 Dominic Esposito – Side Yard Variance

The applicant is requesting a side yard variance for the 5' x 12' addition to the existing home. The required side yard setback is 20'; proposed is 12' and any other variances/waivers that may be necessary for the Board to approved this application. The property for which approval is being sought is in the R-2 (Suburban Residential Option District) zone and is located at 1914 Herbert Blvd. and is also known as Block 301 Lot 7.

3. Application #21-36 Bari Chamberlin – Use Variance

The applicant is requesting a use variance to replace the existing garage located in the front yard with a new 30' x 40' x 15' 10" pole barn. The maximum size accessory structure allowed is 900 sq. ft.; accessory structures are not permitted in the front yard and any other variances/waivers that may be necessary for the Board to approved this application. The property for which approval is being sought is in the RG-MR (Regional Growth Moderate Residential District) zone and is located at 2143 Magnolia Avenue and is also known as Block 9604 Lot 18.

4. Application #21-37 Ty Hagy – Use Variance

The applicant is requesting a use variance to replace a portion of the existing accessory building with a 40' x 60' x 16' pole barn. The maximum size accessory structure allowed is 900 sq. ft. and should not be larger than the principal structure (home) and any other variances/waivers that may be necessary for the Board to approved this application. The property for which approval is being sought is in the AG (Agricultural District) zone and is located at 2121 Bluebell Road and is also known as Block 10401 Lot 4.

5. Application #21-38 William Quash – Side & Percentage of Lot Coverage Variances

The applicant is requesting a side yard variance for the existing 12' x 8' shed. The required side yard is 5'; proposed is 1'; and a percentage of lot coverage variance for the installation of an inground swimming pool. The maximum allowed percentage of lot coverage is 30%; proposed is 34% and any other variances/waivers that may be necessary for the Board to approved this application. The property for which approval is being sought is in the R-2 (Suburban Residential Option District) zone and is located at 800 Dartmoor Avenue and is also known as Block 25.0103 Lot 18.

6. Application #21-39 Andrew & Alyssa Dobbins – Side, Rear & Percentage of Lot Coverage Variances

The applicant is requesting side & rear yard variances for a 8' x 12' wooden shed. The required side & rear yard setback is 5'; proposed is 2'; and a percentage of lot coverage variance for the installation of an inground swimming pool. The maximum allowed percentage of lot coverage is 30%; proposed is 43% and any other variances/waivers that may be necessary for the Board to approved this application. The property for which approval is being sought is in the RG-PR (Regional Growth Planned Residential District) zone and is located at 292 Spring Beauty Drive and is also known as Block 37.0203 Lot 8.

7. Application #21-40 Eugene Taylor – Use Variance

The applicant is requesting a use variance to construct a 4,800 sq ft pole barn with a 60' x 25' lean to. An accessory structure is not permitted to be larger than the existing home (principle structure); and any other variances/waivers that may be necessary for the Board to approved this application. The property for which approval is being sought is in the FD-10 (Forest District 10) zone and is located at 2276 Winslow Road and is also known as Block 4902 Lot 2.

8. Application #21-41 Prime Construction & Development, LLC – Rear, Front & Lot Coverage Variances

The applicant is requesting bulk variances to construct a single family dwelling. The request is for (1) lot area variance, 1 acre required; .54 acres proposed (2) front yard setback, 60' required; 38.5' proposed; (3) rear yard variance, 75' required; 48.4' proposed and any other variances/waivers that may be necessary for the Board to

approved this application. The property for which approval is being sought is in the R-2 (Suburban Residential Option District) zone and is located Dahlia Avenue and is also known as Block 14607 Lot 6.

9. Application #21-42 Joseph Nikituk – Rear, Side & Percentage of Lot Coverage Variances

The applicant is requesting bulk variances for the existing home and detached garage. The request is for (1) percentage of lot coverage 20% permitted; 23.8% existing; (2) rear yard setback for existing home 75' required; 13' existing; (3) rear yard setback for existing detached garage 37.5' required; 9.3' existing; (4) side yard setback 10' required; 5.1' existing and any other variances/waivers that may be necessary for the Board to approved this application. The property for which approval is being sought is in the R-2 (Suburban Residential Option District) zone and is located at 293 S Tuckahoe Road and is also known as Block 12702 Lot 3.

Public Portion

Reports

Approval of Minutes

May 18, 2021 regular meeting

Adjournment