

Call to Order:

It is 6:30 p.m., January 18th, 2024 and Ms. Gallagher states this is the reorganization meeting of the Monroe Township Zoning Board of Adjustment. Notice of this meeting was sent in writing to the newspaper and published on December 13, 2023, and was posted on the 2nd floor bulletin board in Town Hall and on the Township's website. "Be advised, no new item of business will be started after 10:30 p.m., and the meeting shall terminate no later than 11:00 p.m."

The Board saluted the flag.

Roll call: Present; Mr. Carino, Mr. Colavita, Mr. Cummiskey, Mr. Kerr, Mr. Kozak, Mr. Seidenberg, Mr. Fooder. Mr. Fiore, Solicitor, Mr. Heverly, Council Liaison. Also present; Ms. Gallagher, Secretary, Ms. Gabbianelli, Clerk Transcriber. Mr. Warburton, Engineer and Planner. Excused: Mr. Rice

Reorganization:

1. Appointments to the Board by Council:
 - a) Bruce Rice, Class IV Member, 4-year term, 1/1/24 to 12/31/27
 - b) Frank Seidenberg, Class IV Member, 4-year term, 1/1/24 to 12/31/27
 - c) Eric Fooder, Alternate II Member, 2-year term, 1/1/24 to 12/31/25
 - d) Don Heverly, Council Liaison, 1-year term, 1/1/24 to 12/31/24

Election of Chairman:

Ms. Gallagher opened nominations for the election of a Chairman. Mr. Colavita nominated Mr. Cummiskey, seconded by Mr. Kozak. With no other nominations, Ms. Gallagher cast a vote for Mr. Cummiskey as Chairman.

Roll call: Mr. Carino, Mr. Colavita, Mr. Kerr, Mr. Kozak, Mr. Seidenberg, Mr. Fooder.

Election of Vice Chairman:

Mr. Cummiskey opened nominations for Vice Chairman. Mr. Cummiskey nominated Mr. Colavita, seconded by Mr. Kerr. With no other nominations, Ms. Gallagher cast a vote for Mr. Colavita as Vice Chairman.

Roll call: Mr. Carino, Mr. Cummiskey, Mr. Kerr, Mr. Kozak, Mr. Seidenberg, Mr. Fooder.

Reorganization Resolutions:

1. #01-2024 – ZBA Secretary & Assistant Secretary

Mr. Cummisky opened nominations for Secretary and Assistant Secretary. Mr. Colavita made a motion to nominate Ms. Gallagher and Ms. Gabbianelli, seconded by Mr. Kozak. Voice vote; All ayes, motion passed.

2. #02-2024 Zoning Board Schedule of Meetings

Mr. Cummiskey reviewed the proposed scheduled meeting dates. Motion to accept the 2024 meeting schedule by Mr. Colavita, seconded by Mr. Carino. Voice vote; All ayes, motion passed.

3. #03-2024 Zoning Board of Adjustment Solicitor

Mr. Cummiskey opened nominations for Board Solicitor. Mr. Kozak nominated Charles Fiore, seconded by Mr. Seidenberg. Voice vote; All ayes, motion passed.

4. #04-2024 Zoning Board Rules and Regulations-with changes made

Mr. Cummiskey opened nominations to adopt the Rules and Regulations. Mr. Kerr made a motion to adopt the Rules and Regulations, seconded by Mr. Colavita. Voice vote; All ayes, motion passed.

5. #05-2024 Zoning Board Planner

Mr. Cummiskey opened nominations for Board Planner. Mr. Colavita nominated Colliers Engineering, seconded by Mr. Carino. Voice vote; All ayes, motion passed.

6. #06-2024 Zoning Board Engineer

Mr. Cummiskey opened nominations for Board Engineer. Mr. Colavita nominated Colliers Engineering, seconded by Mr. Carino. Voice vote; All ayes, motion passed.

7. #07-2024 Zoning Board Clerk Transcriber

Mr. Cummiskey opened nominations for Clerk Transcriber. Mr. Colavita nominated Ms. Gabbianelli, seconded by Mr. Kerr. Voice vote; All ayes, motion passed.

8. #08-2024 Zoning Board Official Newspapers

Mr. Cummiskey opened nominations for Official Newspapers. Mr. Colavita made a motion to approve South Jersey Times and Courier Post as the official newspapers of the Zoning Board, seconded by Mr. Carino. Voice vote; All ayes, motion passed.

Reorganization Resolutions:(continued)

9. #09-2024 Zoning Board Conflict Solicitor

Mr. Cummiskey opened nominations for Conflict Solicitor. Mr. Colavita nominated Rick Coe, seconded by Mr. Kozak. Voice vote; All ayes, motion passed.

Memorialization of 2023 Resolutions:

1. Res. #75-2023 - #23-42 Copart of Connecticut

Motion to approve by Mr. Kerr, seconded by Mr. Carino. Voice vote; All ayes, motion passed.

2. Res. #76-2023 - #529-SP Copart of Connecticut

Motion to approve by Mr. Kozak, seconded by Mr. Carino. Voice vote; All ayes, motion passed.

3. Res. #77-2023 - #23-52 Garden State Outdoor, LLC

This application will be addressed at next ZBA Meeting 02/08/24

4. Res. #78-2023 - #23-57 Allison Longo & John Tress - Interpretation

Motion to approve by Mr. Colavita, seconded by Mr. Kozak. Voice vote; All ayes, motion passed.

5. Res. #80-2023 - #525-SP Williamstown Congregation of Jehovah's Witnesses

Motion to approve by Mr. Seidenberg, seconded by Mr. Colavita. Voice vote; All ayes, motion passed.

6. Res. #81-2023 - #23-53 Williamstown Properties LLC

Motion to approve by Mr. Kerr, seconded by Mr. Colavita. Voice vote; All ayes, motion passed.

7. Res. #82-2023 - #524-SP Williamstown Properties LLC

Motion to approve by Mr. Carino, seconded by Mr. Colavita. Voice vote; All ayes, motion passed.

Memorialization of 2023 Resolutions: (continued)

8. Res. #83-2023 - #23-54 Margret & Shawn Bozarth

Motion to approve by Mr. Carino, seconded by Mr. Colavita. Voice vote; All ayes, motion passed.

9. Res. #84-2023 - #23-56 Stephen & Alysia Paparo

Motion to approve by Mr. Kerr, seconded by Mr. Colavita. Voice vote; All ayes, motion passed.

Public Portion:

1. 1. #24-01 – Michael Scheiblein – Lot Coverage Variance

The applicant is requesting a lot coverage variance to allow 34.2% where 30% is the maximum permitted for the existing pool and concrete patio; along with any other variances or waivers deemed necessary by the Board. The property is located at 304 Bayard Drive, also known as Block 129.0104, Lot 13 in the R-2 Zoning District.

Mr. Fiore swears in Mr. Scheiblein. Motion passed to deem the application complete. Mr. Scheiblein is in front of the Board to get approval for the overage on the variance of patio and pool construction that is in his rear backyard.

Mr. Fiore asks if this is an existing condition and Mr. Scheiblein replies yes. Mr. Fiore asks about the location of his property and he responds it is in the Willow Woods development. He asks if there are other properties in the development that have to request variance like Mr. Scheiblein and he states yes.

Mr. Fiore asks if his request would not be offensive to the neighborhood and he replies not at all. And it would be a hardship for Mr. Scheiblein to remove the pool. Mr. Kozak asks if there have been any problems with drainage or flooding and Mr. Scheiblein replies no.

Motion passed to close the hearing to the public.

Motion approved by Mr. Carino, seconded by Mr. Fooder Roll Call Vote; Ayes-Mr. Carino, Mr. Fooder, Mr. Colavita, Mr. Cummiskey, Mr. Kerr, Mr. Kozak, Mr. Seidenberg. Nays-Zero.

2. #1876 & #23-62 – John Lasch – Minor Subdivision & Use Variance

The applicant is proposing a minor subdivision of Lot 25 to create 2 lots with proposed Lot 25 becoming 0.546 acres and proposed Lot 25.01 becoming 9.250 acres, along with any other variances or waivers deemed necessary by the Board. The applicant is proposing a use variance on proposed Lot 25.01 to allow an accessory building where there is currently no primary dwelling and it is located in the front yard, along with any other variances or waivers deemed necessary by the Board. The property is located at 317 Lake Avenue, also known as Block 1001, Lot 25 in the R-2 Zoning District.

Mr. Cummiskey asks if this application can be deemed complete to which Mr. Warburton replies yes upon the following waivers needed. All existing structures and wooded lands within 200 ft, general description of proposed drainage facilities (a waiver has been requested) and the location and width of all existing and proposed utility easements in the area be subdivided.

Mr. Kozak asks if the waivers are acceptable and Mr. Warburton replies absolutely. Mr. Kozak approves the motion to accept the application complete with waivers. Voice vote; All ayes, motion passed.

Mr. Fiore swears in Mr. Lasch and Mr. Warburton in. Mr. Lasch would like to build a house for his son next door and that is why he is asking for a subdivision. Mr. Colavita asks if he is going to build a house on the property that has the existing accessory building and Mr. Lasch replies yes. Mr. Colavita states eventually it will be a primary residence only and he responds yes. Mr. Fooder asks about his application where he states the accessory building is existing and Mr. Lasch is asking to be allowed to keep it there until he builds the house. Mr. Lasch replies that he plans on keeping the accessory building after he builds the house.

Mr. Fiore asks Mr. Lasch if the house will be for residential purposes only and he says yes and he will not utilize this lot for the business (which he has an approved use variance for on his other property). He complies and he will be ok with the approval for residential purposes only. Mr. Fiore talks about the residential area the property is near by and Mr. Lasch calls the area farm land. Mr. Cummiskey asks Mr. Lasch if he would create a divide between the residential property and the commercial, such as a fence. He says if the Board requires him to do so, then he will do it.

Mr. Fiore asks the Board suggestions for a definite separation barrier. Mr. Kozak asks Mr. Lasch what he would prefer a fence or tree and Mr. Lasch does not particularly like the idea of dividing the property. He stated he just removed all the trees to beautify the property. Mr. Fiore states the concern is the Board does not want the business to overlap into the residential lot and that will be a conditional to approve. Mr. Fiore asks Mr. Lasch if he is aggregable to all conditions and he is.

Mr. Warburton recommends any type of fence or evergreens would be efficient to develop a solid property line. The Board agrees to some type of separation as a condition of the approval and Mr. Lasch agrees.

2. #1876 & #23-62 – John Lasch – Minor Subdivision & Use Variance

Mr. Fiore asks Mr. Lasch if he thinks this is the best use of the property and he agrees to continue a residential setting. Mr. Fiore explains he would like the accessory building to remain on the property, which is the basis for the use variance. There are two uses on the property; the accessory building and the house, which is not to be contrary to the MLUA. Mr. Kozak states the Board would entertain the fact if the case was the other way around and Mr. Fiore agrees.

Mr. Lasch states the accessory building is 276 ft wide and on one side of the property. He questions why he cannot have a garage in front of their house because they sit on 9 acres of land. Mr. Kozak responds that in a more residential areas, like a development, you wouldn't but the barn in front of the house and that is the reason for the ordinance. Mr. Lasch understood.

Mr. Kozak asks Mr. Lasch that after he removed the trees from the property, does he have a stump pile and what does he plan to do with it. Mr. Lasch states he has a branch pile and he plans to leave it there for now and not remove it. Asked if he was going to remove the pile when he builds the house, Mr. Lasch respond they are not in his way. Mr. Fiore mentions the soil conservation may make him move them which is another process that is outside the jurisdiction of the Board.

Mr. Cummiskey asks if the Board would like to make the removal of the trees a condition upon completeness of the house. Mr. Fiore agrees. Mr. Seidenberg asks if the property in question is considered Pinelands and he replies no.

Mr. Warburton gives his testimony on the use variances. The accessory building already existing on the lot without a principal structure. The applicant demonstrated special reason why proposed use carries out.

Mr. Warburton discusses two bulk variances required. First would be lot area, the minimum required lot area is 32,670 square ft. Proposed Lot 25 does not conform so a bulk variance would be required there. Second is lot depth, the minimum required lot depth is 200 ft. Proposed Lot 25 does not conform so bulk variance would be required.

Mr. Warburton states there are two preexisting non-conformities driveway side yard and side yard. He asks Mr. Lasch if he plans on moving his drive way anytime and he replies no. He asks if the accessory building is staying and it would be a hardship to Mr. Lasch to remove it, he agrees.

Mr. Warburton reminds the applicant there will be no business or anything commercialized permitted inside the building and Mr. Lasch agrees. Mr. Warburton asks Mr. Lasch when he anticipates to begin construction on the house and he replies this spring.

In accordance, accessory structures are not permitted in the front yard but with approval of the applicant's testimony, Mr. Warburton states they would consider the property a flag lot. The house will not be proposed "inside the pole" of the flag. Mr. Lasch is creating a subdivision of the lot which would look like a flag. In the pole section of that flag all the way to the back of the lot, construction cannot be built inside that pole. Mr. Lasch understands and agrees.

2 #1876 & #23-62 – John Lasch – Minor Subdivision & Use Variance

Mr. Kozak asks how many feet is from the drive way pole to the new construction. Mr. Warburton response it is about 198 ft. Basically Mr. Lasch will be 200 feet off the road before he builds the new house.

Mr. Warburton states concrete curbs shall be installed along all the frontage. The plan does not conform to these requirements, neither proposing a curb. He states a waiver should be required. Also, a waiver is requested for sidewalks. Lastly, Mr. Warburton request the applicant should revise the setback dimension in front of the metal building to reflect a front yard setback rather than a rear yard.

Mr. Warburton mentions that another variance would be needed since the building is only 40 ft from the applicant's front yard, which requires 50 ft. Mr. Fiore suggests the applicant agrees to 50 ft rather than asking for a waiver and Mr. Warburton agrees. Mr. Lasch agrees the new building will be 50 feet beyond the metal building.

Mr. Fiore states for the record if Mr. Lasch is asking for waivers for the side walks and curbs. Mr. Lasch does not believe it will look pleasing since none of his neighbors have them. Mr. Fiore reiterates there are no side walks and curbs near the applicant's property and his neighbors.

Mr. Kozak asks Mr. Warburton if he has any issue with the stump pile. Mr. Warburton does not, he has seen it and it looks pretty clean and tucked away in the backyard. Mr. Kozak states though the back of his property may be the back of someone's property, someone in Holiday City. Mr. Lasch says the electric company is using part of his property as well.

Mr. Colavita asks if the metal building is existing behind a residential home and Mr. Warburton replies yes. Essentially, it will look as if the building is apart of that lot and Mr. Warburton replies yes. And it doesn't create the appearance that the building is just sitting in someone's front yard and Mr. Warburton responds no.

Mr. Fooder asks the Board if the application #1876 and #23-62 is separate or combined and the Board agrees to separate. Mr. Fiore says they will address the use variances first and then the site plan.

Motion to open to the public. Renee Premaza addresses the Board. Mr. Fiore swears in Ms. Premaza. She is a resident of Holiday City, where her corner property is surrounded by woods on two sections and has a lot of privacy (that is why she and her husband decided to move there). Ms. Premaza is very upset over the wood pile in her backyard caused by Mr. Lasch's clearing of his property. She says Atlantic City Electric put a tower near her house where the wires hang off. She is afraid if there is a lightning storm and the wires caught on fire, so would the wood pile and so would her home. And she thinks it is ugly and she is very upset. Mr. Premaza states she witnessed Mr. Lasch in his construction trucks dumping more wood on this pile for five straight days.

2 #1876 & #23-62 – John Lasch – Minor Subdivision & Use Variance

She is afraid with the construction of the new property that he would continue dumping onto the existing pile. Mr. Premaza finishes her testimony that she is concerned about a fire and the pile is aesthetically unpleasing.

Mr. Fiore swears in Charles and Kathleen Lemanowicz. The applicants are Lot 26, to the right of Mr. Lasch's property. Prior to this meeting the Lemanowicz submitted a packet of testimony and pictures and wanted to make sure the Board received it. All members of the Board received their packet.

Mr. Lemanowicz begins his testimony about their sunroom, their family gatherings and their outdoor barbeques. He says there was not an asphalt driveway on Mr. Lasch's property. Previously it was an old dirt driveway and was heavily wooded. The Lasch's put in the new asphalt driveway that comes directly to the Lemanowicz property line. He feels it is not pleasing to look at and there is some safety issue due to how close it is. The Lasch's and their visitors park their vehicles very close against the property line.

Another problem the Lemanowicz have is the way the applicant and his guest park their cars that cause light pollution. They back the vehicles up against their home so the headlights shine directly into the Lemanowicz's bedroom window. Ms. Lemanowicz attest she has a video of the headlights shinning on their home for over four minutes at 11p.m.

Mr. Lemanowicz reiterates the problems with the Laschs is the safety issues, the light pollution, the noise from the vehicles and not pleasing to look at. He adds when the applicant cleans off their driveway with a leaf blower, specifically during the summertime, they blow debris and dust into their sunroom. He explains last summer Mr. Lasch used weed killer on their property line which caused an awful smell. Which in affect would not allow the Lemanowicz to use their sunroom and the side yard to barbeque.

Ms. Lemanowicz comments the heat that comes off the asphalt driveway is unbearable. It is only 2 ft away from their yard and they can feel the heat.

The Lemanowicz did consider a fence but knew Mr. Lasch would not give up his 10 ft buffer. They think he would place the fence on the edge of the driveway which would only give them 2 ft from the edge of the driveway to their chain link fences. The problems the Lemanowicz have with that scenario is there would be no accessible light for planting flowers and if weeds were to grow there, 2 ft is not enough room to maintain the area. The Lemanowicz are pleading to the Board they need the 10 ft buffer. Mr. Lemanowicz says they need 10 ft of the asphalt taken back up and put what was originally first there when they moved in year 1996. They have been utilizing their property for all those years with their sunroom, picnic tables and barbeque.

Ms. Lemanowicz tells the Board they never approved or were notified about the new driveway. They want the 10 ft buffer and some privacy such as trees or evergreens to resolve the issues.

2 #1876 & #23-62 – John Lasch – Minor Subdivision & Use Variance

Mr. Fiore ask the Lemanowicz about a property marker visible in one of their photos and they reply it is the Laschs. Mr. Kozak asks if the fence it the photo belongs to the Lemanowicz and they reply yes. Mr. Kozak makes it clear they want some sort of trees to divide the property line and not a fence because of the small distance between the properties.

Mr. Fiore clarifies the particular issues Mr. and Ms. Lemanowicz have with their neighbors such as the weed killer, flowers and allotted light is nothing that falls under the jurisdiction of the Board. Mr. Fiore states the Laschs put the driveway in and did not necessarily need to get approval because the existing driveway was already there.

Mr. Fiore asks Mr. Warburton the new lot, prior to the subdivision approval was a conforming lot and he replies yes and states it was a preexisting non-conforming lot. Mr. Fiore suggest the Board could put a condition for a buffer to please his neighbors. Mr. Warburton states there is typically a 10 ft setback off the property line which is required and you could put a condition where Mr. Lasch has to oblige by. Mr. Warburton suggests there could be some compromise since the driveway is roughly 66 ft. Mr. Kozak asks if the applicant would have to tear up the asphalt and bring it back to natural vegetation and Mr. Warburton replies yes.

Mr. Kozak asks Mr. Warburton if he would be in charge of overseeing this setback so that it is properly handled and he agreed to it. Ms. Lemanowicz says they would be agreeable to the setback and to allow the buffer they requested.

Mr. Fiore swears in from the public Anthony DeMarro. Mr. DeMarro understands the complaints but says Mr. Lasch spent a lot of money to clean up the property. He states the Laschs cleaned up trash, tires and basically beautified the neighborhood. He believes he is enhancing the property and its surroundings.

Ms. Premanze returns to the stand to contradict Mr. DeMarro's testimony. She says he may be beautifying his property but not his surrounding neighbors. Mr. Kozak asks if Ms. Premanze would be satisfied if the Mr. Lasch removes the large wood pile and does not dump near her property anymore. Mr. Cumiskey tells her they have discussed a condition that all of the wood dumping would have to be removed. Mr. Fooder asks Ms. Premanze about her previous testimony that the debris was being brought in by Mr. Lasch's trucks. Mr. Fooder ask if all the debris was from his property or brought in from somewhere else. Ms. Premanze was not positive on where it was coming from but she definitely knew it was his trucks.

Motion passed to close the hearing to the public.

Mr. Lasch says the driveway was always there and they could not utilize the driveway because of the overgrown brush from the Lemanowicz's property. Mr. Lasch paid to have the branches cut off. Also, he had the fire hydrant moved so he could have the driveway closer to his home.

2 #1876 & #23-62 – John Lasch – Minor Subdivision & Use Variance

Mr. Kerr asks Mr. Lasch if he had to take out the 10 ft buffer for the driveway in question. Mr. Kerr notices there is another driveway on the other side of the property. Mr. Lasch explains it is a horse shoe driveway and you could not use the driveway because of the brush hanging off, you physically couldn't drive down it. Mr. Lasch says he got permits to take down the garage on the driveway as well.

Mr. Cummiskey says that just because the driveway was there and existing does not necessarily mean it was existing according to our ordinance. Mr. Fiore asked Mr. Lasch if he is agreeing to do what he needs to do to co exists with his neighbors.

Mr. Lasch claims the dump trucks that Ms. Premaza was complaining about were not his trucks.

Mr. Kozak reiterates to Mr. Lasch that they want him to cut the driveway and bring it back to natural vegetation and plant some bushes or trees along the property line. Mr. Kozaks asks Mr. Lasch if he is willing to do that and he is.

Mr. Lasch complains because he feels the trees are just going to grow and grow which will look messy on his property. Also, he says the acorns he blows are from the Lemanowicz tree. Mr. Warburton explains he can grow evergreens which are very decorative and will eliminate the headlights going through the buffer.

Mr. Lasch is upset with the fact that he has to spend a lot of money for the wood pile removal. Mr. Fiore states it can be a condition of the approval that he removes the pile within six months from the date of approval. Mr. Lasch suggest he just spread the pile back on the property. Mr. Kozak replies that soil conservation will make him remove it. Mr. Fiore states there is an ordinance against keeping piles of debris because it becomes a public health nuisance.

Again, Mr. Lasch tells the Board he thinks he should just put the debris back to where it originally was. Mr. Kozak tells the Laschs the debris has nothing to do with the house. Mr. Fiore explains they have a couple of options. At this moment they have their application before the Board, there have been testimony and they have closed some of the portions. If the Laschs are unsure about continuing their applications, they may table it and think more about what needs to be done.

Mr. Lasch feels that no matter what, he is going to have to clean the debris up and questions about all the dead trees and branches on the property. Mr. Cummiskey response is the branches and debris naturally fell on the ground and it was not created by a human. Since Mr. Lasch created the issue with the piles of debris, now he has to resolve it. Mr. Lasch agrees he will resolve it.

Mr. Fooder asks Mr. Lasch if he had received approval from the fire marshal to remove the hydrate. Mr. Lasch and Mr. Kozak responded the MUA handle the fire hydrant situation.

2 #1876 & #23-62 – John Lasch – Minor Subdivision & Use Variance

Mr. Fiore clarifies to the Board the use variance and that there will be some type of landscaping which will be reviewed by the Board's planner. The second condition will be the property that will be going under construction will be intended for a one single family home and will retain its residential use. The front lot line from the house will be 200 ft off the roadway and 50 ft from the metal building. Also, the condition of the remaining building as an accessory and can only be used for residential purposes. A condition part of the site plan is the current debris on the property will be cleaned up 6 months from the date of the resolution of approval.

Motion approved by Mr. Colavita, seconded by Mr. Carino Roll Call Vote; Ayes-Mr. Carino, Mr. Fooder, Mr. Colavita, Mr. Cummiskey, Mr. Kerr, Mr. Kozak, Mr. Fooder, Mr. Seidenberg. Nays-Zero.

Second part of the Lasch application is the minor subdivision to create two lots. Mr. Fiore describes the conditions proposed; the paved parking lot will be cut back 10 ft from the property line of the Lemanowicz. A condition for some greenery that will be approved by the Township planner. Both these conditions will be 6 months from approval of resolutions. There will be a waiver for the curbs and sidewalks. Mr. Kozak adds the drive way should be the length of the existing property, so from the street to the back end of the driveway.

Motion approved by Mr. Kozak, seconded by Mr. Colavita Roll Call Vote; Ayes-Mr. Kozak, Mr. Colavita, Mr. Carino, Mr. Cummiskey, Mr. Kerr, Mr. Fooder, Mr. Seidenberg. Nays-Zero.

3. #24-02 – Sandra Ray – Front Yard and Sign Variances

The applicant is requesting a front yard variance to allow 12 feet where 15 feet is required and a variance to allow a 4' x 5' sign where 2' x 2' is the maximum permitted; along with any other variances or waivers deemed necessary by the Board. The property is located at 234 North Main Street, also known as Block 1803, Lot 9 in the R-1 Zoning District.

Motion passed to deem application complete and Mr. Fiore swears in Ms. Ray. She states she initially came to the Township to request for a larger sign. Unfortunately, she was misled about her existing ramp. She was told because they were residential they would not need any permits, but Township told her differently. So, she is here requesting a front yard bulk variance for the sign and approval of ramp.

Mr. Kozak asks what type of business is there and Ms. Ray responds it is a chiropractor practice. Ms. Ray had previously come before the Board for the business and now she is just cleaning up some aspects of it.

3 #24-02 – Sandra Ray – Front Yard and Sign Variances

Mr. Kozak asks if it is going to be a lighted sign and Ms. Ray response it will be a wood sign with LED lights on the ground. Mr. Kozak ask if she will be cognit of the traffic and the sign won't impair their vision and she agreed.

Mr. Kozak asks if the ramp is existing and Ms. Ray replies yes. Mr. Kozak asks if she has to get a construction permit for the ramp and she assumes so. Mr. Kozak states she will have to meet the ADA code for the ramp and she agrees.

Motion passed to close the hearing to the public.

Ms. Ray asks if there can be a variance for the ramp to be 12 ft from the sidewalk instead of the required 15 ft and the Board agrees.

Motion approved by Mr. Kozak, seconded by Mr. Fooder. Roll Call Vote; Ayes-Mr. Kozak, Mr. Fooder, Mr. Carino, Mr. Colavita, Mr. Cummiskey, Mr. Kerr, Mr. Seidenberg. Nays-Zero.

4. #23-60 Yanira Martinez – Rear Yard Variance and Encroachment of Buffer

The applicant is requesting a rear yard variance to allow 4.1 feet where 12.5 feet is required for the existing shed, an encroachment variance is also being requested to allow the existing shed and part of the pool walkway to remain in the buffer, along with any other variances or waivers deemed necessary by the Board. The property is located at 830 Rosetree Drive, also known as Block 120.0301, Lot 16 in the RG-PR Zoning District.

Motion passed to deem the application complete and Mr. Fiore swears in Ms. Martinez. She states she received a letter from the Township because of construction built on the back of her house without permission. She said she was trying to rebuild her existing shed because it was falling apart.

Mr. Kozak ask is it is a masonry shed, Ms. Martinez says yes and states it was already there when she moved it. Mr. Kozak states you can't move the masonry shed and it is permanent. Mr. Fiore adds the shed is in the buffer and not along the sidewalk area, so Ms. Martinez would not cut down any trees because it is an existing condition. She agrees.

Motion passed to close the hearing to the public.

Motion approved by Mr. Colavita, seconded by Carino. Roll Call Vote; Ayes-Mr. Colavita, Mr. Carino, Mr. Cummiskey, Mr. Kerr, Mr. Kozak, Mr. Fooder, Mr. Seidenberg. Nays-Zero.

5. #23-59 – Stephen Holmes – Lot Coverage Variance

The applicant is proposing a lot coverage variance to allow 31% where 3% is the maximum permitted for the construction of a 30' x 38' x 12' pole barn; along with any other variances or waivers deemed necessary by the Board. The property is located at 181 Jones Kane Road, also known as Block 10701, Lot 23 in the AG Zoning District.

Motion passed to deem application complete and Mr. Fiore swears in Mr. Holmes. He is requesting for a detached garage in his rear yard so he can move his vehicles inside his main garage. Also, would like to store his personal vehicles such as tractors, lawn mower, etc. Mr. Cummiskey ask if these vehicles are currently stored outside and Mr. Holmes states they are in a shed in the backyard or in his garage. He says his garage is very compacted and is overflowing with stuff.

Mr. Colavita ask if Mr. Holmes has any intention of working on vehicles or any outside business inside the proposed garage and he replies no.

Mr. Kozak asks if the color of the new garage will match the house and Mr. Holmes replies yes. Mr. Kozak asks if there will be any issues of water run off or drainage, Mr. Holmes replies no. Mr. Kozak suggest a condition of no commercial use and Mr. Holmes agrees.

Mr. Colavita asks what the square footage of the applicant's house. He replies it is a small ranch and the garage will be 30 ft x 30 ft. The Board clarifies the garage will be smaller than Mr. Holmes's house.

Motion passed to close the hearing to the public.

Motion approved by Mr. Carino, seconded by Colavita. Roll Call Vote; Ayes-Mr. Carino, Mr. Colavita, Mr. Cummiskey, Mr. Kerr, Mr. Kozak, Mr. Fooder, Mr. Seidenberg. Nays-Zero.

Approval of Minutes:

1. November 2, 2023
2. November 30, 2023
3. December 7, 2023
4. December 21, 2023

Motion to approve minutes. Voice vote; All ayes, motion passed.

Reports:

Mr. Heverly thanks the Board for being appointed council liaison for another term. Ms. Gallagher introduces the newest member Eric Fooder. He thanks the Board for his appointment.

Adjournment:

Meeting was adjourned at 8:05 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: Scottie Gabbianelli, Clerk Transcriber