

CORRESPONDENCE:

Draft Letter:

TO: Mayor Erik Simonsen & Council Members
FROM: James Hanson, Zoning Board Chairman
DATE: October 4, 2018
RE: Pending N.J. State Legislation to legalize marijuana (cannabis)

Handouts:

List of Board Solicitor vouchers dated September 27, 2018.

List of Board Engineer vouchers dated October 4, 2018.

The New Jersey Planner - July/August 2018 - Vol. 29, No. 4.

Mr. Kennedy made a motion to approve the September 6, 2018 minutes. The motion was seconded by Mr. Brand. Motion carried.

Mr. Brand made a motion to approve Board Engineer vouchers. The motion was seconded by Mr. Kennedy. Motion carried.

Mr. Kennedy made a motion to approve Board Solicitor vouchers. The motion was seconded by Mr. Brand. Motion carried.

Mr. Kennedy made a motion to approve the resolutions from the September 6, 2018 meeting. The motion was seconded by Mr. Brand. Motion carried.

1. Hardship variance application to construct a front porch encroaching into the front yard setback, submitted by Marianne & Leonard Teitelbaum for the location known as Block 641, Lot 4, 505 Pacific Avenue.

Mr. Ron Gelzunas, Esq., represented the applicant.

Mrs. Marianne Teitelbaum, applicant and Mr. Thomas Repici, Jr., project builder, were sworn in by Chairman Hanson.

Mr. Gelzunas had submitted into evidence as A-1 a revised survey with the proposed porch highlighted.

Mr. Gelzunas explained there is an existing single family dwelling on the lot that the applicant's are renovating. He explained they would like to construct a front porch that would encroach into the front yard setback.

Mrs. Teitelbaum explained they have owned the property for 2 ½ years. She explained this is their secondary home and they come down just about every weekend year round. She explained her daughter lives here in the summer months. She explained the house is in need work. She explained they would like to add a front porch to give the house more appeal. She explained they are planning on a new front door and windows. She explained the concrete was removed as well as the shrubs and new landscaping was installed.

Mr. Repici explained he has been a builder since 1998. He explained a lot of houses now are being built with porches. He explained the house is on the east side of the street and what is proposed would allow a view of the sunsets. He explained the porch would have a roof, but would remain open. He explained they would like to construct a six-foot porch and there would be a two-foot encroachment. He explained what is proposed would not impact the neighbors.

This portion of the hearing was opened to the public. There were no public comments. This portion of the hearing was closed to the public.

Mr. Kennedy made a motion to conditionally approve this application. The motion was seconded by Mr. Utsch.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Utsch	YES	Mr. Sweeten	YES
	Mr. Basco	YES	Chairman Hanson	YES

Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board to review and approve at the next scheduled meeting.

Mr. Galestok explained as per the Board's request last month, he drafted a letter to Township Council regarding the pending legalization of marijuana and the recommendation of what zone it should be permitted.

Chairman Hanson read the letter.

Mr. Brand made a motion to approve the letter and send it to Township Council. The motion was seconded by Mr. Kennedy. Motion carried.

Mr. Brand made a motion to adjourn at 7:16 P.M. The motion was seconded by Mr. Sweeten. Motion carried.

Respectfully submitted,

Lisa A. Schubert,
Recording Secretary

A verbatim recording of said meeting is on file in Township Hall.

THESE MINUTES HAVE NOT BEEN FORMALLY APPROVED AND ARE SUBJECT TO CHANGE OR MODIFICATION BY THE PUBLIC BODY AT ITS NEXT MEETING. THIS BOARD WILL NOT BE RESPONSIBLE FOR ANY MIS-STATEMENTS, ERRORS OR OMISSIONS OF THESE MINUTES, AND CAUTIONS ANYONE REVIEWING THESE MINUTES TO RELY UPON THEM ONLY AT THEIR OWN RISK.