

CORRESPONDENCE:Handouts:

List of Board Solicitor voucher dated January 25, 2016.

Chairman Hanson read the agenda for the benefit of the public.

Mr. Utsch made a motion to approve the minutes from the January 7, 2016 meeting. The motion was seconded by Mr. DiStefano. Motion carried.

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

Mr. Sweeten made a motion to approve the resolution from the January 7, 2016 meeting. The motion was seconded by Mr. DiStefano. Motion carried.

2. Hardship variance application to construct a front porch encroaching into the front yard setback, submitted by Steve & Lynda Hinde for the location known as Block 680, Lot 13, 716 Caspian Avenue.

Mr. Steve Hinde, and Mrs. Lynda Hinde, applicants were sworn in by Chairman Hanson.

Mr. Hinde explained that they would like to construct a covered front porch. He explained there is existing steps with a small roof above. He explained that the proposed new porch would come five feet out and 16' across.

Mr. Galestok explained if the applicant's weren't proposing a roof, they could construct the deck and no variance would be required.

This portion of the hearing was opened to the public.

Mr. James Dillon was sworn in by Chairman Hanson.

Mr. Dillon explained he was against the application. He explained he would like to see the porch put on the side or rear of the house. He explained that he would like to keep the noise away from his house.

Mr. Hinde explained they are only putting a couple of rocking chairs on the porch to use. He explained there isn't enough room on the porch for parties or creating a lot of noise.

Mr. Frank Nero was sworn in by Chairman Hanson.

Mr. Nero explained he was in favor of the application. He explained this would add diversity to the area and will increase property values in the area.

This portion of the hearing was closed to the public.

There was a discussion that there is an existing overhang that was there when the house was built.

Mr. Hinde submitted two photographs into evidence. A-1 is a photo of the existing house. A-2 is a photo what the proposed front porch would look like.

Mr. Hinde explained they are just looking to improve the house and the area. He explained they have already made improvements to the house.

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

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|-------|---------------|-----|-----------------|-----|
| VOTE: | Mr. DiStefano | YES | Mr. Utsch | YES |
| | Mr. Sweeten | 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.

3. Informal discussion to discuss the feasibility of demolishing the existing single family dwelling and construct a new residential use, submitted by Edmond Shinn for the location known as Block 769, Lots 19 & 20, 1181-83 Wissahickon Avenue.

Mr. Edmond Shinn explained they have a 50 x 100 lot in the Schellinger Landing area. He explained on one side of the property is a triplex and the other side is a vacant lot that Lucky Bone's uses for overflow parking.

Mr. Shinn explained they would like to construct a three-story structure with a living unit on each floor for family. He submitted two photos of residential uses in the area. One on Spicer's Creek and the other one of WKR Construction duplex.

Mr. Shinn explained the zoning is MGB, but a commercial use is really not feasible on a 50 x 100 lot especially with a triplex on the adjacent lot.

There was a discussion that parking would be an issue in this area. Mr. Shinn explained they would have at least two parking spaces per unit. Mr. Galestok explained he would like to

see at least nine parking spaces.

There was a discussion regarding the height of the proposed structure explaining the other new residential uses were made to bring the elevations up so any vehicles in an extreme high tide or flooding, could park on the property.

Mr. Utsch made a motion to adjourn at 7:38 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.